



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																																																											
<b>Account</b> 300006963 <b>Parcel ID</b> 4020-00-033-001-0-001-00 <b>Cadastral ID</b> 4020-033-001-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UA VI Area 2 <b>Tax Area</b> 204 - 1T-2-ROSSTON-C <b>Name ID</b> 15710 RADFORD, ANNETTE  PO BOX 235 STRATFORD TX 79084-0000  <b>Parcel Location</b> <b>Situs</b> WILSON ST <b>Subdivision</b> ROSS 2ND ADDN <b>Lot/Block</b> 0001 / 0033 <b>Parcel Size</b> 4.29 - Acres <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 400100 - ROSSTON/MULTI <b>School District</b> 1-LAVERN - 1-LAVERNE																																																																
<b>Legal Description</b> Lat/Long: 36.82296006 -99.99447426 ROSS 2ND ADD. BLOCK 33 ALL BLOCK BOOK 735 PAGE 591																																																																
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<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>	<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>																																																									
2025	2025-300006963	RADFORD, ANNETTE	204	39,654	0	3,520	237.00																																																									
2024	2024-300006963	RADFORD, ANNETTE	204	41,864	0	3,418	227.00																																																									
2023	2023-300006963	RADFORD, ANNETTE	204	38,896	0	3,318	223.00																																																									
2022	2022-300006963	RADFORD, ANNETTE	204	33,402	0	3,222	218.00																																																									
2021	2021-300006963	RADFORD, ANNETTE	204	28,579	0	3,128	216.00																																																									
2020	2020-300006963	RADFORD, ANNETTE	204	28,579	0	3,037	206.00																																																									
2019	2019-0006963	RADFORD, ANNETTE	204	28,692		2,948	176.00																																																									
2018	2018-0006963	RADFORD, ANNETTE	204	28,847		1,862	111.00																																																									
2017	2017-0006963	RADFORD, JOE, ETUX	204	29,002		1,780	106.00																																																									
2016	2016-0006963	RADFORD, JOE, ETUX	204	29,116		1,698	101.00																																																									
2015	2015-0006963	RADFORD, JOE, ETUX	204	29,063		1,620	97.00																																																									
2014	2014-0006963	RADFORD, JOE, ETUX	204	29,188		1,544	92.00																																																									
2013	2013-0006963	RADFORD, JOE, ETUX	204	27,430		1,470	88.00																																																									



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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 4.29 Topography Street Access Utilities Amenities  Method Acre Base Lot Value 4.29 x 1,740.79 = 7,468 Factor Value Adjustments Lot Value 7,468		

Residential Data	
Type	1 Single Family Residence
Condition	3.25 - Average
Quality	3.25 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	922 / 922
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	837 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1940 / 82

HOUSE	2/23/2024
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GRM Approach	
GRM Code	
Gross Rent	
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	DEFAULT DEFAULT SELECTION MODEL
Adjustment Model	DEFAULT DEFAULT ADJUSTMENTS TABLE
Comparables	
Indicated Value	

Cost Approach		Manual :	
Base Cost	97.55	Total Misc Impr	+ 4,968
Roofing Adj	+ 4.85	Garage Cost	+ 30,350
Subfloor Adj	+ 0.00	Total RCN	= 138,287
Heat/Cool Adj	+ 1.85	Depreciation ( 78%)	- 107,864
Plumbing Adj	+ 7.42	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 30,423
Adj Base Cost	= 111.68	Lot Value	+ 7,468
Total Area	x 922	Indicated Value	= 37,891
Adjusted Cost	= 102,969	Value Per SqFt	41.10

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	30,423		
Lot Value	7,468		
Indicated Value	37,891	41.10	Per SqFt
Agland Value			
Site Improvements	1,988		
Total Value	39,879	43.25	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	7346	3x3		9	10.40		94
EPSW	Enclosed Porch - Solid Wall	7347	4x3		12	63.15		758
CPDT	Carport - Detached	11615	20x20		400	10.29		4,116



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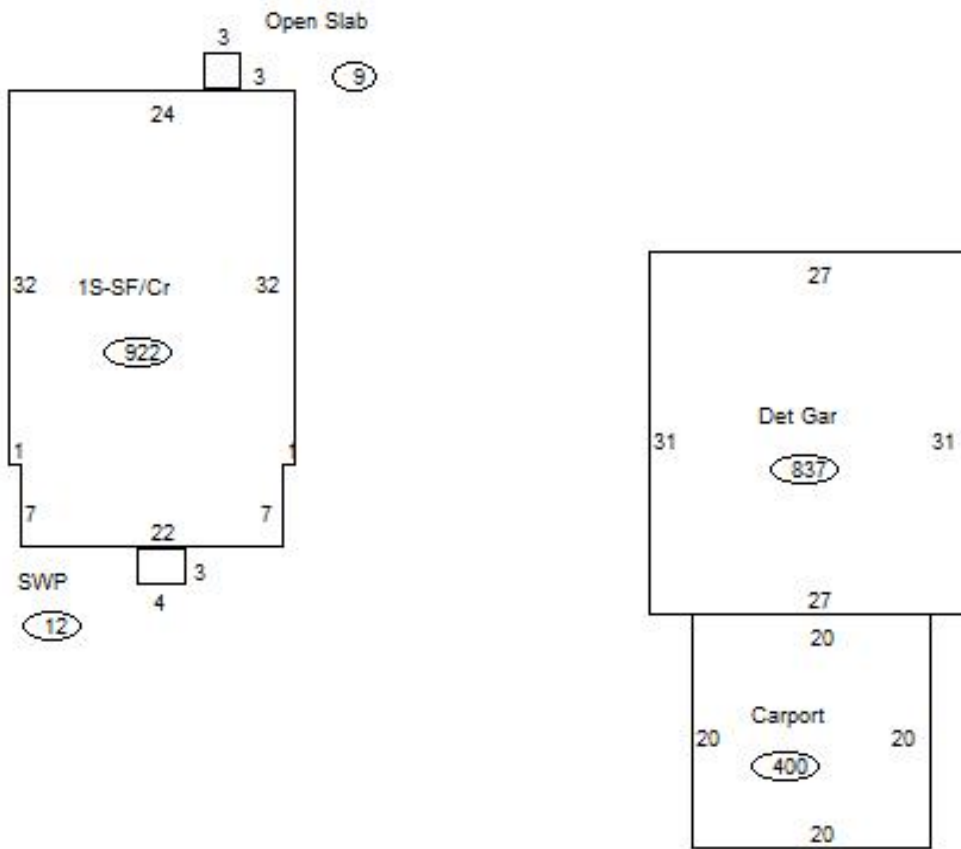
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	2		20	Det Gar	837	1.000	837
2	R	1	Crawl	20	1S-SF/Cr	922	1.000	922
3	M	PATO		20	Open Slab	9	1.000	9
4	M	EPSW		20	SWP	12	1.000	12
5	M	CPDT		20	Carport	400	1.000	400
<b>Total Building Area</b>						922		922



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	QUON	Quonset - Round Top / EAST PASTURE	15x10x8	Gravel	Galvanized Metal	44	
	Qual	3	Cond 3	Year 2016	Eff Age 10		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (23% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (13.76 x 44)		605		605	139	466
	SHDS	Yard Shed - Wood	10x10x6	Dirt	Composition Shingle	80	
	Qual	3	Cond 3	Year 2000	Eff Age 26		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (21.92 x 80)		1,754		1,754	1,228	526
	SHDS	Shed - Small	30x28x8	Dirt	Composition Roll	300	
	Qual	3	Cond 3	Year 1990	Eff Age 36		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (14.37 x 300)		4,311		4,311	3,449	862
	ASC	Awing/Shelter Pens	17x10x8	Dirt	Formed Metal	170	
	Qual	3	Cond 3	Year 1990	Eff Age 27		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (3.94 x 170)		670		670	536	134
	BNV	Building No Value	30x26x10	Base	Galvanized Metal	780	
	Qual	2	Cond 1	Year 1950	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (0.00 x 780)						