



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																			
Account	300010256				No Image On File																			
Parcel ID	0000-34-28N-22W-4-002-00																							
Cadastral ID	0000-28N-22W-34-4-002-00																							
Property Type	REAL - Real Property																							
Property Class	RA	VI Area	2																					
Tax Area	102 - 4R-BUFFALO																							
Name ID	24443																							
J & H BUFFALO RUN, LLC																								
4664 LIVINGSTON AVE DALLAS TX 75209-																								
Parcel Location																								
Situs	3428N22W42																							
Subdivision																								
Lot/Block	/	Parcel Size	80 - Acres																					
Sec/Twn/Rng	34 / 28 / 22 / 4																							
Neighborhood	1000 - COUNTY																							
School District	4-BUFFAL - 4-BUFFALO																							
Legal Description Lat/Long: 36.81994546 -99.54265732																								
SEC 34-28-22 E2SE4 BOOK 775 PAGE 164																								
Building Permits																								
<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount															
Number	Description	Opened	Closed	Amount																				
Exemptions																								
Code	Type	Active	Maximum	Exemption																				
<table border="1"> <thead> <tr> <th colspan="5">Sale History</th> </tr> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>775/164</td> <td>MERRITT, THOMAS O. JR. LIFE-ESTA</td> <td>03/13/2023</td> <td>160,000</td> <td>18</td> </tr> <tr> <td>754/726</td> <td>HOLCOMB, BETTY J, LIFE EST.</td> <td>09/09/2020</td> <td>0</td> <td>04</td> </tr> </tbody> </table>					Sale History					Bk/Pg	Grantor	Date	Price	Code	775/164	MERRITT, THOMAS O. JR. LIFE-ESTA	03/13/2023	160,000	18	754/726	HOLCOMB, BETTY J, LIFE EST.	09/09/2020	0	04
Sale History																								
Bk/Pg	Grantor	Date	Price	Code																				
775/164	MERRITT, THOMAS O. JR. LIFE-ESTA	03/13/2023	160,000	18																				
754/726	HOLCOMB, BETTY J, LIFE EST.	09/09/2020	0	04																				
Parcel Valuation																								
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																
Remove Cap	2024	Land Value	7,990	7,990	12%	959	Assessed	959 75.51																
Year Frozen		Improvements	0	0		0	Penalty	0																
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00																
TIF Project ID	0	Total Value	7,990	7,990		959	Total Taxable	959 76.00																
Assessment History																								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																	
2025	2025-300010256	J & H BUFFALO RUN, LLC	102	7,990	0	959	76.00																	
2024	2024-300010256	J & H BUFFALO RUN, LLC	102	7,990	0	959	78.00																	
2023	2023-300010256	J & H BUFFALO RUN, LLC	102	7,990	0	959	79.00																	
2022	2022-300010256	MERRITT, THOMAS O. JR. LIFE ESTATE	102	8,397	0	1,008	83.00																	
2021	2021-300010256	MERRITT, THOMAS O. JR. LIFE ESTATE	102	8,397	0	1,008	83.00																	
2020	2020-300010256	MERRITT, THOMAS O. JR. LIFE ESTATE	102	8,397	0	1,008	83.00																	
2019	2019-0010256	HOLCOMB, BETTY JOAN (LIFE EST)	102	8,397		1,008	84.00																	
2018	2018-0010256	HOLCOMB, BETTY JOAN (LIFE EST)	102	8,397		1,008	84.00																	
2017	2017-0010256	HOLCOMB, BETTY JOAN (LIFE EST)	102	8,397		1,008	84.00																	
2016	2016-0010256	HOLCOMB, BETTY JOAN (LIFE EST)	102	8,397		1,008	86.00																	
2015	2015-0010256	HOLCOMB, BETTY JOAN (LIFE EST)	102	8,397		1,008	80.00																	
2014	2014-0010256	HOLCOMB, BETTY JOAN (LIFE EST)	102	8,397		1,008	81.00																	
2013	2013-0010256	HOLCOMB, BETTY JOAN (LIFE EST)	102	8,397		1,008	80.00																	



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Lot Data		Primary Image	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities			
Method			
Base Lot Value			
Factor Value		GRM Approach	
Adjustments		GRM Code	
Lot Value		Gross Rent	
Residential Data		Indicated Value	
Type		Multiple Regression	
Condition	-	MRA Code	
Quality	-	Adusted R	
Architecture		Indicated Value	
Style		Direct Comparables	
Exterior Wall		Selection Model	
Base/Total Area	/	DEFAULT DEFAULT SELECTION MODEL	
Style		Adjustment Model	
HVAC		DEFAULT DEFAULT ADJUSTMENTS TABLE	
Roof Cover		Comparables	
Area on Slab		Indicated Value	
Fixture/RghIn	/	Value Reconciliation	
Bed/F/H Bath	//	Selected Approach	
Basement Area		Cost Approach	
Garage Type		Improvements	
Remodel		Lot Value	
Year/Eff Age	/	Indicated Value	
Cost Approach		Agland Value	
Manual :		7,990	
Base Cost	0.00	Site Improvements	
Roofing Adj	+ 0.00	Total Value	
Subfloor Adj	+ 0.00	7,990 0.00 Total Value Per SqFt	
Heat/Cool Adj	+ 0.00		
Plumbing Adj	+ 0.00		
Basement Adj	+ 0.00		
Adj Base Cost	= 0.00		
Total Area	x		
Adjusted Cost	= 0		
Total Misc Impr	+ 0		
Garage Cost	+ 0		
Total RCN	= 0		
Depreciation (0%)	- 0		
Lump Sums	+ 0		
RCNLD	=		
Lot Value	+ 0.00		
Indicated Value	=		
Value Per SqFt	0.00		
Miscellaneous Improvements			
Code	Description	Sketch ID	Value



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Agland Inventory

300010256

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
QC	QUINLAN-WDWARD 5-12%	NP	14			17.380	45	45	779	779
WA	WOODWARD 1-3%	NP	43			20.303	138	138	2,794	2,794
WB	WOODWARD 3-8%	NP	33			40.701	106	106	4,298	4,298
WD	WOODWARD-QUINLAN3-8%	NP	23			1.616	74	74	119	119
NP Totals						80.000			7,990	7,990
Total Agland						80.000			7,990	7,990