



# 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> 300003651 <b>Parcel ID</b> 0000-05-28N-25W-4-001-00 <b>Cadastral ID</b> 0000-28N-25W-05-4-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 3 <b>Tax Area</b> 101 - 1R-LAVERNE <b>Name ID</b> 13930 THOMAS, EARLENE K. IRR. TRUST % PHYLLIS JANE MCDOWELL  7790 THISTLETREE LANE FRISCO TX 75033-2482  <b>Parcel Location</b> <b>Situs</b> 528N25W41 <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 80 - Acres <b>Sec/Twn/Rng</b> 5 / 28 / 25 / 4 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 1-LAVERN - 1-LAVERNE	<p>No Image On File</p>

Legal Description	Lat/Long: 36.82990868 -99.76926442	Building Permits										
SEC.5-28-25 S2SE4 BOOK 599 PAGE 652 EARLENE K. THOMAS IRR. TR PHYLISS J. MCDOWELL TRUSTEE		<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	Sale History																				
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Code	Type	Active	Maximum	Exemption						<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code					
Code	Type	Active	Maximum	Exemption																	
Bk/Pg	Grantor	Date	Price	Code																	

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	
Remove Cap		Land Value	12,939	12,939	12%	1,553	Assessed	1,553	104.35
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	12,939	12,939		1,553	Total Taxable	1,553	104.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-300003651	THOMAS, EARLENE K. IRR. TRUST	101	12,939	0	1,553	104.00	
2024	2024-300003651	THOMAS, EARLENE K. IRR. TRUST	101	12,939	0	1,553	103.00	
2023	2023-300003651	THOMAS, EARLENE K. IRR. TRUST	101	12,939	0	1,553	104.00	
2022	2022-300003651	THOMAS, EARLENE K. IRR. TRUST	101	16,313	0	1,958	133.00	
2021	2021-300003651	THOMAS, EARLENE K. IRR. TRUST	101	16,313	0	1,958	135.00	
2020	2020-300003651	THOMAS, EARLENE K. IRR. TRUST	101	16,313	0	1,958	133.00	
2019	2019-0003651	THOMAS, EARLENE K. IRR. TRUST	101	16,313		1,958	117.00	
2018	2018-0003651	THOMAS, EARLENE K. IRR. TRUST	101	16,313		1,958	117.00	
2017	2017-0003651	THOMAS, EARLENE K. IRR. TRUST	101	16,313		1,958	117.00	
2016	2016-0003651	THOMAS, EARLENE K. IRR. TRUST	101	16,313		1,958	117.00	
2015	2015-0003651	THOMAS, EARLENE K. IRR. TRUST	101	16,313		1,958	117.00	
2014	2014-0003651	THOMAS, EARLENE K. IRR. TRUST	101	16,313		1,958	117.00	
2013	2013-0003651	THOMAS, EARLENE K. IRR. TRUST	101	16,313		1,958	117.00	



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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		<b>GRM Approach</b>						
Adjustments		GRM Code						
Lot Value		Gross Rent						
<b>Residential Data</b>		Indicated Value						
Type		<b>Multiple Regression</b>						
Condition	-	MRA Code						
Quality	-	Adusted R						
Architecture		Indicated Value						
Style		<b>Direct Comparables</b>						
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	/	<b>Value Reconciliation</b>						
Bed/F/H Bath	//	Selected Approach						
Basement Area		Cost Approach						
Garage Type		Improvements						
Remodel		Lot Value						
Year/Eff Age	/	Indicated Value						
<b>Cost Approach</b>		Agland Value						
Manual :		16,717						
Base Cost	0.00	Site Improvements						
Roofing Adj	+ 0.00	Total Value						
Subfloor Adj	+ 0.00	16,717 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							
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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### Agland Inventory

300003651

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CB	CAREY SILT 3-5%	CR	41			40.822	209	209	8,519	8,519
QC	QUINLAN-WDWARD 5-12%	CR	14			8.129	71	71	579	579
SB	ST.PAUL 1-3%	CR	52			25.520	265	265	6,755	6,755
WB	WOODWARD 3-8%	CR	33			4.261	168	168	716	716
WD	WOODWARD-QUINLAN3-8%	CR	23			1.268	117	117	148	148
<b>CR Totals</b>						80.000			16,717	16,717
<b>Total Agland</b>						80.000			16,717	16,717