



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:42:19
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Assessment Data					Primary Image									
Account	300003653				No Image On File									
Parcel ID	0000-06-28N-25W-1-002-00													
Cadastral ID	0000-28N-25W-06-1-002-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	3											
Tax Area	101 - 1R-LAVERNE													
Name ID	13935													
MCDOWELL, PHYLLIS J.														
7790 THISTLETREE LANE FRISCO TX 75033-2482														
Parcel Location														
Situs	628N25W12													
Subdivision														
Lot/Block	/	Parcel Size	63 - Acres											
Sec/Twn/Rng	6 / 28 / 25 / 1													
Neighborhood	1000 - COUNTY													
School District	1-LAVERNE - 1-LAVERNE													
Legal Description Lat/Long: 36.87397234 -99.94938615														
Building Permits														
SEC.6-28-25 W2 OF LOT 2 AND ALL OF LOT 3 BOOK 783 PAGE 330														
<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														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					783/330	MCDOWELL, DENNIS &	07/20/2024		04					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	20,313	20,313	12%	2,438	Assessed	2,438	163.81					
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	20,313	20,313		2,438	Total Taxable	2,438	164.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300003653	MCDOWELL, PHYLLIS J.	101	20,313	0	2,438	164.00							
2024	2024-300003653	MCDOWELL, PHYLLIS J.	101	20,313	0	2,438	162.00							
2023	2023-300003653	MCDOWELL, DENNIS &	101	20,308	0	2,437	164.00							
2022	2022-300003653	MCDOWELL, DENNIS &	101	22,447	0	2,694	182.00							
2021	2021-300003653	MCDOWELL, DENNIS &	101	22,447	0	2,694	186.00							
2020	2020-300003653	MCDOWELL, DENNIS &	101	22,447	0	2,694	182.00							
2019	2019-0003653	MCDOWELL, DENNIS &	101	22,447		2,694	161.00							
2018	2018-0003653	MCDOWELL, DENNIS &	101	22,447		2,694	161.00							
2017	2017-0003653	MCDOWELL, DENNIS &	101	22,447		2,694	161.00							
2016	2016-0003653	MCDOWELL, DENNIS &	101	22,447		2,694	161.00							
2015	2015-0003653	MCDOWELL, DENNIS &	101	22,447		2,694	161.00							
2014	2014-0003653	MCDOWELL, DENNIS &	101	22,447		2,694	161.00							
2013	2013-0003653	MCDOWELL, DENNIS &	101	22,447		2,694	161.00							



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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 :		17,298						
Base Cost	0.00	Site Improvements						
Roofing Adj	+ 0.00	Total Value						
Subfloor Adj	+ 0.00	17,298 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	Size	Year	Units	Unit Cost	Depr	Value



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Agland Inventory

300003653

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CB	CAREY SILT 3-5%	IP	41			.672	162	162	109	109
SD	SPUR LOAM	NP	70			.034	224	224	8	8
SD	SPUR LOAM	IP	70			62.294	276	276	17,181	17,181
IP Totals						63.000			17,298	17,298
Total Agland						63.000			17,298	17,298