



# 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> 300003656 <b>Parcel ID</b> 0000-06-28N-25W-2-001-00 <b>Cadastral ID</b> 0000-28N-25W-06-2-001-00 <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> 13934 MCDOWELL, PHYLLIS JANE  7790 THISTLETREE LANE FRISCO TX 75033-2482  <b>Parcel Location</b> <b>Situs</b> 628N25W21 <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 74 - Acres <b>Sec/Twn/Rng</b> 6 / 28 / 25 / 2 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 1-LAVERN - 1-LAVERNE	<p>No Image On File</p>

Legal Description	Lat/Long: 36.94530646 -99.97928533	Building Permits										
SEC.6-28-25 LOTS 4-5		<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	9,282	9,282	12%	1,114	Assessed	1,114	74.85
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	9,282	9,282		1,114	Total Taxable	1,114	75.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-300003656	MCDOWELL, PHYLLIS JANE	101	9,282	0	1,114	75.00	
2024	2024-300003656	MCDOWELL, PHYLLIS JANE	101	9,282	0	1,114	74.00	
2023	2023-300003656	MCDOWELL, PHYLLIS JANE	101	9,282	0	1,114	75.00	
2022	2022-300003656	MCDOWELL, PHYLLIS JANE	101	12,997	0	1,560	106.00	
2021	2021-300003656	MCDOWELL, PHYLLIS JANE	101	12,997	0	1,560	108.00	
2020	2020-300003656	MCDOWELL, PHYLLIS JANE	101	12,997	0	1,560	106.00	
2019	2019-0003656	MCDOWELL, PHYLLIS JANE	101	12,997		1,560	93.00	
2018	2018-0003656	MCDOWELL, PHYLLIS JANE	101	12,997		1,560	93.00	
2017	2017-0003656	MCDOWELL, PHYLLIS JANE	101	12,997		1,560	93.00	
2016	2016-0003656	MCDOWELL, PHYLLIS JANE	101	12,997		1,560	93.00	
2015	2015-0003656	MCDOWELL, PHYLLIS JANE	101	12,997		1,560	93.00	
2014	2014-0003656	MCDOWELL, PHYLLIS JANE	101	12,997		1,560	93.00	
2013	2013-0003656	MCDOWELL, PHYLLIS JANE	101	12,997		1,560	93.00	



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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 :		10,527						
Base Cost	0.00	Site Improvements						
Roofing Adj	+ 0.00	Total Value						
Subfloor Adj	+ 0.00	10,527 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

300003656

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CA	CAREY SILT 1-3%	IP	50			2.419	197	197	477	477
CB	CAREY SILT 3-5%	IP	41			8.457	162	162	1,366	1,366
QA	QUINLAN LOAM	IP	11			.030	43	43	1	1
QC	QUINLAN-WDWARD 5-12%	IP	14			9.910	55	55	547	547
SD	SPUR LOAM	IP	70			8.381	276	276	2,311	2,311
WB	WOODWARD 3-8%	IP	33			44.802	130	130	5,825	5,825
<b>IP Totals</b>						74.000			10,527	10,527
<b>Total Agland</b>						74.000			10,527	10,527