



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:42:23
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Assessment Data				Primary Image						
Account	300003657			No Image On File						
Parcel ID	0000-06-28N-25W-2-002-00									
Cadastral ID	0000-28N-25W-06-2-002-00									
Property Type	REAL - Real Property									
Property Class	RA	VI Area	3							
Tax Area	101 - 1R-LAVERNE									
Name ID	25602									
MCDOWELL, PHYLLIS J.										
7790 THISTLETREE LANE FRISCO TX 75033-2482										
Parcel Location										
Situs	628N25W22									
Subdivision										
Lot/Block	/	Parcel Size	40 - Acres							
Sec/Twn/Rng	6 / 28 / 25 / 2									
Neighborhood	1000 - COUNTY									
School District	1-LAVERNE - 1-LAVERNE									
Legal Description Lat/Long: 36.87569411 -99.96169169				Building Permits						
SEC.6-28-25 SE4NW4 BOOK 783 PAGE 330				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	9,116	9,116	12%	1,094	Assessed	1,094	73.51	
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	9,116	9,116		1,094	Total Taxable	1,094	74.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-300003657	MCDOWELL, PHYLLIS J.			101	9,116	0	1,094	74.00	
2024	2024-300003657	MCDOWELL, PHYLLIS J.			101	9,116	0	1,094	73.00	
2023	2023-300003657	MCDOWELL, DENNIS &			101	9,116	0	1,094	73.00	
2022	2022-300003657	MCDOWELL, DENNIS &			101	13,754	0	1,650	112.00	
2021	2021-300003657	MCDOWELL, DENNIS &			101	13,754	0	1,650	114.00	
2020	2020-300003657	MCDOWELL, DENNIS &			101	13,754	0	1,650	112.00	
2019	2019-0003657	MCDOWELL, DENNIS &			101	13,754		1,650	98.00	
2018	2018-0003657	MCDOWELL, DENNIS &			101	13,754		1,650	98.00	
2017	2017-0003657	MCDOWELL, DENNIS &			101	13,754		1,650	98.00	
2016	2016-0003657	MCDOWELL, DENNIS &			101	13,754		1,650	98.00	
2015	2015-0003657	MCDOWELL, DENNIS &			101	13,754		1,650	98.00	
2014	2014-0003657	MCDOWELL, DENNIS &			101	13,754		1,650	98.00	
2013	2013-0003657	MCDOWELL, DENNIS &			101	13,754		1,650	98.00	



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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 Adjustments Lot Value				GRM Approach GRM Code Gross Rent Indicated Value Multiple Regression MRA Code Adjusted R Indicated Value Direct Comparables Selection Model DEFAULT DEFAULT SELECTION MODEL Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE Comparables Indicated Value Value Reconciliation Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 10,058 Site Improvements Total Value 10,058 0.00 Total Value Per SqFt				
Residential Data								
Type Condition - Quality - Architecture Style Exterior Wall Base/Total Area / Style HVAC Roof Cover Area on Slab Fixture/RghIn / Bed/F/H Bath / / Basement Area Garage Type Remodel Year/Eff Age /								
Cost Approach		Manual :						
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 0					
Total Area	x	Indicated Value	= 0					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Agland Inventory

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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			1.732	197	197	341	341
QA	QUINLAN LOAM	IP	11			3.594	43	43	156	156
SD	SPUR LOAM	IP	70			34.650	276	276	9,556	9,556
SD	SPUR LOAM	NP	70			.024	224	224	5	5
NP Totals						40.000			10,058	10,058
Total Agland						40.000			10,058	10,058