



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:42:23  
 Page 1

Assessment Data					Primary Image									
Account	300003658				No Image On File									
Parcel ID	0000-06-28N-25W-3-001-00													
Cadastral ID	0000-28N-25W-06-3-001-00													
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														
<b>Parcel Location</b>														
Situs	628N25W31													
Subdivision														
Lot/Block	/	Parcel Size	40 - Acres											
Sec/Twn/Rng	6 / 28 / 25 / 3													
Neighborhood	1000 - COUNTY													
School District	1-LAVERN - 1-LAVERNE													
<b>Legal Description</b> Lat/Long: 36.88868524 -99.97611597														
<b>Building Permits</b>														
SEC.6-28-25 SE4SW4														
<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										
<b>Exemptions</b>														
<b>Sale History</b>														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	4,778	4,778	12%	573	Assessed	573	38.50					
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	4,778	4,778		573	Total Taxable	573	38.00					
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300003658	MCDOWELL, PHYLLIS J.	101	4,778	0	573	38.00							
2024	2024-300003658	MCDOWELL, PHYLLIS J.	101	4,778	0	573	38.00							
2023	2023-300003658	MCDOWELL, PHYLLIS J.	101	4,778	0	573	38.00							
2022	2022-300003658	MCDOWELL, PHYLLIS J.	101	6,124	0	735	50.00							
2021	2021-300003658	MCDOWELL, PHYLLIS J.	101	6,124	0	735	51.00							
2020	2020-300003658	MCDOWELL, PHYLLIS J.	101	6,124	0	735	50.00							
2019	2019-0003658	MCDOWELL, PHYLLIS J.	101	6,124		735	44.00							
2018	2018-0003658	MCDOWELL, PHYLLIS J.	101	6,124		735	44.00							
2017	2017-0003658	MCDOWELL, PHYLLIS J.	101	6,124		735	44.00							
2016	2016-0003658	MCDOWELL, PHYLLIS J.	101	6,124		735	44.00							
2015	2015-0003658	MCDOWELL, PHYLLIS J.	101	6,124		735	44.00							
2014	2014-0003658	MCDOWELL, PHYLLIS J.	101	6,124		735	44.00							
2013	2013-0003658	MCDOWELL, PHYLLIS J.	101	6,124		735	44.00							



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Date 02/06/2026  
 Time 06:42:23  
 Page 2

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 :		5,464						
Base Cost	0.00	Site Improvements						
Roofing Adj	+ 0.00	Total Value						
Subfloor Adj	+ 0.00	5,464 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



# Harper

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Date 02/06/2026  
Time 06:42:24  
Page 3

### Agland Inventory

300003658

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			18.814	162	162	3,039	3,039
CB	CAREY SILT 3-5%	NP	41			2.860	131	131	375	375
MG	MANSKER-POTTER 5-20%	IP	15			3.484	59	59	206	206
MG	MANSKER-POTTER 5-20%	NP	15			2.181	48	48	105	105
QC	QUINLAN-WDWARD 5-12%	IP	14			3.897	55	55	215	215
SB	ST.PAUL 1-3%	NP	52			7.959	166	166	1,324	1,324
SB	ST.PAUL 1-3%	IP	52			.307	205	205	63	63
SD	SPUR LOAM	IP	70			.497	276	276	137	137
<b>IP Totals</b>						40.000			5,464	5,464
<b>Total Agland</b>						40.000			5,464	5,464