



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:42:24
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Assessment Data				Primary Image					
Account	300003659			No Image On File					
Parcel ID	0000-06-28N-25W-3-002-00								
Cadastral ID	0000-28N-25W-06-3-002-00								
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	628N25W32								
Subdivision									
Lot/Block	/	Parcel Size	75 - Acres						
Sec/Twn/Rng	6 / 28 / 25 / 3								
Neighborhood	1000 - COUNTY								
School District	1-LAVERN - 1-LAVERNE								
Legal Description Lat/Long: 36.87211232 -99.99214677				Building Permits					
SEC.6-28-25 LOTS 6-7				Number	Description	Opened	Closed	Amount	
Exemptions				Sale History					
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	4,737	4,737	12%	568	Assessed	568	38.16
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	4,737	4,737		568	Total Taxable	568	38.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300003659	MCDOWELL, PHYLLIS J.			101	4,737	0	568	38.00
2024	2024-300003659	MCDOWELL, PHYLLIS J.			101	4,737	0	568	38.00
2023	2023-300003659	MCDOWELL, PHYLLIS J.			101	4,737	0	558	37.00
2022	2022-300003659	MCDOWELL, PHYLLIS J.			101	4,519	0	542	37.00
2021	2021-300003659	MCDOWELL, PHYLLIS J.			101	4,519	0	542	37.00
2020	2020-300003659	MCDOWELL, PHYLLIS J.			101	4,519	0	542	37.00
2019	2019-0003659	MCDOWELL, PHYLLIS J.			101	4,519		542	32.00
2018	2018-0003659	MCDOWELL, PHYLLIS J.			101	4,519		542	32.00
2017	2017-0003659	MCDOWELL, PHYLLIS J.			101	4,519		542	32.00
2016	2016-0003659	MCDOWELL, PHYLLIS J.			101	4,519		542	32.00
2015	2015-0003659	MCDOWELL, PHYLLIS J.			101	4,519		542	32.00
2014	2014-0003659	MCDOWELL, PHYLLIS J.			101	4,519		542	32.00
2013	2013-0003659	MCDOWELL, PHYLLIS J.			101	4,519		542	32.00



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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 :		4,737						
Base Cost	0.00	Site Improvements						
Roofing Adj	+ 0.00	Total Value						
Subfloor Adj	+ 0.00	4,737 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

300003659

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CB	CAREY SILT 3-5%	NP	41			12.775	131	131	1,676	1,676
MG	MANSKER-POTTER 5-20%	NP	15			1.039	48	48	50	50
QA	QUINLAN LOAM	NP	11			30.772	35	35	1,083	1,083
QC	QUINLAN-WDWARD 5-12%	NP	14			21.111	45	45	946	946
WB	WOODWARD 3-8%	NP	33			9.304	106	106	982	982
NP Totals						75.000			4,737	4,737
Total Agland						75.000			4,737	4,737