



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:42:25
Page 1

Assessment Data					Primary Image									
Account	300003660				No Image On File									
Parcel ID	0000-06-28N-25W-3-003-00													
Cadastral ID	0000-28N-25W-06-3-003-00													
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	628N25W33													
Subdivision														
Lot/Block	/	Parcel Size	40 - Acres											
Sec/Twn/Rng	6 / 28 / 25 / 3													
Neighborhood	1000 - COUNTY													
School District	1-LAVERNE - 1-LAVERNE													
Legal Description Lat/Long: 36.87204802 -99.99449232														
Building Permits														
SEC.6-28-25 NE4SW4														
<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 colspan="5" style="height: 100px;"> </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					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	7,580	7,580	12%	910	Assessed	910	61.14					
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	7,580	7,580		910	Total Taxable	910	61.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300003660	MCDOWELL, PHYLLIS J.	101	7,580	0	910	61.00							
2024	2024-300003660	MCDOWELL, PHYLLIS J.	101	7,580	0	910	61.00							
2023	2023-300003660	MCDOWELL, PHYLLIS J.	101	7,580	0	910	61.00							
2022	2022-300003660	MCDOWELL, PHYLLIS J.	101	11,295	0	1,355	92.00							
2021	2021-300003660	MCDOWELL, PHYLLIS J.	101	11,295	0	1,355	94.00							
2020	2020-300003660	MCDOWELL, PHYLLIS J.	101	11,295	0	1,355	92.00							
2019	2019-0003660	MCDOWELL, PHYLLIS J.	101	11,295		1,355	81.00							
2018	2018-0003660	MCDOWELL, PHYLLIS J.	101	11,295		1,355	81.00							
2017	2017-0003660	MCDOWELL, PHYLLIS J.	101	11,295		1,355	81.00							
2016	2016-0003660	MCDOWELL, PHYLLIS J.	101	11,295		1,355	81.00							
2015	2015-0003660	MCDOWELL, PHYLLIS J.	101	11,295		1,355	81.00							
2014	2014-0003660	MCDOWELL, PHYLLIS J.	101	11,295		1,355	81.00							
2013	2013-0003660	MCDOWELL, PHYLLIS J.	101	11,295		1,355	81.00							



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:42:25
 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 Adjustments Lot Value							
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 /				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			
Cost Approach		Manual :		Value Reconciliation			
Base Cost	0.00	Total Misc Impr	+	0	Selected Approach Cost Approach		
Roofing Adj	+ 0.00	Garage Cost	+		Improvements		
Subfloor Adj	+ 0.00	Total RCN	=	0	Lot Value		
Heat/Cool Adj	+ 0.00	Depreciation (0%)	-	0	Indicated Value 0.00 Per SqFt		
Plumbing Adj	+ 0.00	Lump Sums	+	0	Aglard Value 9,334		
Basement Adj	+ 0.00	RCNLD	=		Site Improvements		
Adj Base Cost	= 0.00	Lot Value	+		Total Value 9,334 0.00 Total Value Per SqFt		
Total Area	x	Indicated Value	=				
Adjusted Cost	= 0	Value Per SqFt		0.00			
Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:42:25
Page 3

Agland Inventory

300003660

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			12.125	162	162	1,959	1,959
QA	QUINLAN LOAM	IP	11			1.347	43	43	58	58
SD	SPUR LOAM	IP	70			26.529	276	276	7,317	7,317
IP Totals						40.000			9,334	9,334
Total Agland						40.000			9,334	9,334