



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
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Assessment Data	Primary Image
Account 300003662 Parcel ID 0000-06-28N-25W-4-002-00 Cadastral ID 0000-28N-25W-06-4-002-00 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 101 - 1R-LAVERNE Name ID 13936 MCDOWELL, PHYLLIS 7790 THISTLETREE LANE FRISCO TX 75033-2482 Parcel Location Situs 628N25W42 Subdivision Lot/Block / Parcel Size 80 - Acres Sec/Twn/Rng 6 / 28 / 25 / 4 Neighborhood 1000 - COUNTY School District 1-LAVERN - 1-LAVERNE	<p>No Image On File</p>

Legal Description	Lat/Long: 36.88111318 -99.95828995	Building Permits
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SEC.6-28-25 W2SE4	Number	Description	Opened	Closed	Amount

Exemptions	Sale History
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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 26,996	26,996	12%	3,240	Assessed	3,240	217.70
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 26,996	26,996		3,240	Total Taxable	3,240	218.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300003662	MCDOWELL, PHYLLIS	101	26,996	0	3,240	218.00
2024	2024-300003662	MCDOWELL, PHYLLIS	101	26,996	0	3,240	215.00
2023	2023-300003662	MCDOWELL, PHYLLIS	101	26,996	0	3,240	218.00
2022	2022-300003662	MCDOWELL, PHYLLIS	101	27,298	0	3,276	222.00
2021	2021-300003662	MCDOWELL, PHYLLIS	101	27,298	0	3,276	226.00
2020	2020-300003662	MCDOWELL, PHYLLIS	101	27,298	0	3,276	222.00
2019	2019-0003662	MCDOWELL, PHYLLIS	101	27,298		3,276	196.00
2018	2018-0003662	MCDOWELL, PHYLLIS	101	27,298		3,276	196.00
2017	2017-0003662	MCDOWELL, PHYLLIS	101	27,298		3,276	196.00
2016	2016-0003662	MCDOWELL, PHYLLIS	101	27,298		3,276	196.00
2015	2015-0003662	MCDOWELL, PHYLLIS	101	27,298		3,276	196.00
2014	2014-0003662	MCDOWELL, PHYLLIS	101	27,298		3,276	196.00
2013	2013-0003662	MCDOWELL, PHYLLIS	101	27,298		3,276	196.00



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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								
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 21,450			
Basement Adj	+ 0.00	RCNLD	=		Site Improvements			
Adj Base Cost	= 0.00	Lot Value	+		Total Value 21,450 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



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Agland Inventory

300003662

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			2.259	162	162	365	365
SB	ST.PAUL 1-3%	IP	52			5.030	205	205	1,031	1,031
SD	SPUR LOAM	IP	70			72.711	276	276	20,054	20,054
IP Totals						80.000			21,450	21,450
Total Agland						80.000			21,450	21,450