



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:42:32
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Assessment Data				Primary Image							
Account	300003668			No Image On File							
Parcel ID	0000-08-28N-25W-1-001-00										
Cadastral ID	0000-28N-25W-08-1-001-00										
Property Type	REAL - Real Property										
Property Class	RA	VI Area	3								
Tax Area	101 - 1R-LAVERNE										
Name ID	13930										
THOMAS, EARLENE K. IRR. TRUST											
% PHYLLIS JANE MCDOWELL											
7790 THISTLETREE LANE FRISCO TX 75033-2482											
Parcel Location											
Situs	828N25W11										
Subdivision											
Lot/Block	/	Parcel Size	160 - Acres								
Sec/Twn/Rng	8 / 28 / 25 / 1										
Neighborhood	1000 - COUNTY										
School District	1-LAVERNE - 1-LAVERNE										
Legal Description				Building Permits							
Lat/Long: 36.82764909 -99.77112426											
SEC.8-28-25 NE4 BOOK 599 PAGE 652				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	9,791	9,791	12%	1,175	Assessed	1,175	78.95		
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	9,791	9,791		1,175	Total Taxable	1,175	79.00		
Assessment History											
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax				
2025	2025-300003668	THOMAS, EARLENE K. IRR. TRUST	101	9,791	0	1,175	79.00				
2024	2024-300003668	THOMAS, EARLENE K. IRR. TRUST	101	9,791	0	1,175	78.00				
2023	2023-300003668	THOMAS, EARLENE K. IRR. TRUST	101	9,791	0	1,175	79.00				
2022	2022-300003668	THOMAS, EARLENE K. IRR. TRUST	101	9,631	0	1,156	78.00				
2021	2021-300003668	THOMAS, EARLENE K. IRR. TRUST	101	9,631	0	1,156	80.00				
2020	2020-300003668	THOMAS, EARLENE K. IRR. TRUST	101	9,631	0	1,156	78.00				
2019	2019-0003668	THOMAS, EARLENE K. IRR. TRUST	101	9,631		1,156	69.00				
2018	2018-0003668	THOMAS, EARLENE K. IRR. TRUST	101	9,631		1,156	69.00				
2017	2017-0003668	THOMAS, EARLENE K. IRR. TRUST	101	9,631		1,156	69.00				
2016	2016-0003668	THOMAS, EARLENE K. IRR. TRUST	101	9,631		1,156	69.00				
2015	2015-0003668	THOMAS, EARLENE K. IRR. TRUST	101	9,631		1,156	69.00				
2014	2014-0003668	THOMAS, EARLENE K. IRR. TRUST	101	9,631		1,156	69.00				
2013	2013-0003668	THOMAS, EARLENE K. IRR. TRUST	101	9,631		1,156	69.00				



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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				<div style="border: 1px solid black; height: 300px; width: 100%;"></div>							
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 Roofing Adj + 0.00 Subfloor Adj + 0.00 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 + Total RCN = 0 Depreciation (0%) - 0 Lump Sums + 0 RCNLD = Lot Value + Indicated Value = Value Per SqFt 0.00			Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 9,791 Site Improvements Total Value 9,791 0.00 Total Value Per SqFt							
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
CB	CAREY SILT 3-5%	NP	41			33.872	131	131	4,444	4,444
MG	MANSKER-POTTER 5-20%	NP	15			48.951	48	48	2,350	2,350
QA	QUINLAN LOAM	NP	11			55.411	35	35	1,950	1,950
QC	QUINLAN-WDWARD 5-12%	NP	14			20.578	45	45	922	922
WB	WOODWARD 3-8%	NP	33			1.188	106	106	125	125
NP Totals						160.000			9,791	9,791
Total Agland						160.000			9,791	9,791