



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data	Primary Image
<b>Account</b> 300003672 <b>Parcel ID</b> 0000-08-28N-25W-3-001-00 <b>Cadastral ID</b> 0000-28N-25W-08-3-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 3 <b>Tax Area</b> 101 - 1R-LAVERNE <b>Name ID</b> 13930 THOMAS, EARLENE K. IRR. TRUST % PHYLLIS JANE MCDOWELL  7790 THISTLETREE LANE FRISCO TX 75033-2482  <b>Parcel Location</b> <b>Situs</b> 828N25W31 <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 320 - Acres <b>Sec/Twn/Rng</b> 8 / 28 / 25 / 3 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 1-LAVERN - 1-LAVERNE	<p>No Image On File</p>

Legal Description	Lat/Long: 36.82862498 -99.76953815	Building Permits										
SEC.8-28-25 S2 BOOK 599 PAGE 652 EARLENE K. THOMAS IRR. TR		<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								

Exemptions	Sale History																				
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Code	Type	Active	Maximum	Exemption						<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code					
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 26,320	26,320	12%	3,158	Assessed	3,158	212.19	
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 26,320	26,320		3,158	Total Taxable	3,158	212.00	

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-300003672	THOMAS, EARLENE K. IRR. TRUST	101	26,320	0	3,158	212.00	
2024	2024-300003672	THOMAS, EARLENE K. IRR. TRUST	101	26,320	0	3,158	210.00	
2023	2023-300003672	THOMAS, EARLENE K. IRR. TRUST	101	26,320	0	3,105	209.00	
2022	2022-300003672	THOMAS, EARLENE K. IRR. TRUST	101	25,118	0	3,014	204.00	
2021	2021-300003672	THOMAS, EARLENE K. IRR. TRUST	101	25,118	0	3,014	208.00	
2020	2020-300003672	THOMAS, EARLENE K. IRR. TRUST	101	25,118	0	3,014	204.00	
2019	2019-0003672	THOMAS, EARLENE K. IRR. TRUST	101	25,118		3,014	180.00	
2018	2018-0003672	THOMAS, EARLENE K. IRR. TRUST	101	25,118		3,014	180.00	
2017	2017-0003672	THOMAS, EARLENE K. IRR. TRUST	101	25,118		3,014	180.00	
2016	2016-0003672	THOMAS, EARLENE K. IRR. TRUST	101	25,118		3,014	180.00	
2015	2015-0003672	THOMAS, EARLENE K. IRR. TRUST	101	25,118		3,014	180.00	
2014	2014-0003672	THOMAS, EARLENE K. IRR. TRUST	101	25,118		3,014	180.00	
2013	2013-0003672	THOMAS, EARLENE K. IRR. TRUST	101	25,118		3,014	180.00	



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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 :		26,496						
Base Cost	0.00	Site Improvements						
Roofing Adj	+ 0.00	Total Value						
Subfloor Adj	+ 0.00	26,496 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

300003672

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CA	CAREY SILT 1-3%	NP	50			.142	160	160	23	23
CB	CAREY SILT 3-5%	CR	41			.862	209	209	180	180
CB	CAREY SILT 3-5%	NP	41			.017	131	131	2	2
MD	MANSKER LOAM 1-3%	NP	39			2.083	125	125	260	260
MD	MANSKER LOAM 1-3%	CR	39			8.458	199	199	1,679	1,679
ME	MANSKER LOAM 3-5%	CR	31			13.808	158	158	2,179	2,179
ME	MANSKER LOAM 3-5%	NP	31			12.361	99	99	1,226	1,226
MG	MANSKER-POTTER 5-20%	CR	15			31.194	76	76	2,382	2,382
MG	MANSKER-POTTER 5-20%	NP	15			217.236	48	48	10,427	10,427
QA	QUINLAN LOAM	NP	11			.210	35	35	7	7
TB	TIPTON SILT 1-3%	NP	52			7.831	166	166	1,303	1,303
TB	TIPTON SILT 1-3%	CR	52			25.798	265	265	6,828	6,828
<b>CR Totals</b>						320.000			26,496	26,496
<b>Total Agland</b>						320.000			26,496	26,496