



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data	Primary Image
Account 300003673 Parcel ID 0000-09-28N-25W-1-001-00 Cadastral ID 0000-28N-25W-09-1-001-00 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 101 - 1R-LAVERNE Name ID 13938 THOMAS, EARLENE K. TRUST % PHYLLIS JANE MCDOWELL 7790 THISTLETREE LANE FRISCO TX 75033-2482 Parcel Location Situs 928N25W11 Subdivision Lot/Block / Parcel Size 320 - Acres Sec/Twn/Rng 9 / 28 / 25 / 1 Neighborhood 1000 - COUNTY School District 1-LAVERNE - 1-LAVERNE	<p>1 9/8/2021</p>

Legal Description	Lat/Long: 36.82946386 -99.76906029	Building Permits										
SEC.9-28-25 E2 BOOK 542 PAGE 282 PHYLISS J. MCDOWELL TRUSTEE		<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>THOMAS, EARLENE K. (TRUST)</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code	/	THOMAS, EARLENE K. (TRUST)			
Code	Type	Active	Maximum	Exemption																	
Bk/Pg	Grantor	Date	Price	Code																	
/	THOMAS, EARLENE K. (TRUST)																				

Parcel Valuation								
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax
Remove Cap		Land Value	35,202	35,202	12%	4,224	Assessed	4,224 283.81
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	35,202	35,202		4,224	Total Taxable	4,224 284.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-300003673	THOMAS, EARLENE K. TRUST	101	35,202	0	4,224	284.00	
2024	2024-300003673	THOMAS, EARLENE K. TRUST	101	35,202	0	4,224	281.00	
2023	2023-300003673	THOMAS, EARLENE K. TRUST	101	35,202	0	4,224	284.00	
2022	2022-300003673	THOMAS, EARLENE K. (TRUST)	101	35,202	0	4,224	286.00	
2021	2021-300003673	THOMAS, EARLENE K. (TRUST)	101	37,752	0	4,530	313.00	
2020	2020-300003673	THOMAS, EARLENE K. (TRUST)	101	37,752	0	4,530	307.00	
2019	2019-0003673	THOMAS, EARLENE K. (TRUST)	101	37,752		4,530	270.00	
2018	2018-0003673	THOMAS, EARLENE K. (TRUST)	101	37,752		4,530	270.00	
2017	2017-0003673	THOMAS, EARLENE K. (TRUST)	101	37,874		4,545	271.00	
2016	2016-0003673	THOMAS, EARLENE K. (TRUST)	101	37,874		4,545	271.00	
2015	2015-0003673	THOMAS, EARLENE K. (TRUST)	101	37,874		4,545	271.00	
2014	2014-0003673	THOMAS, EARLENE K. (TRUST)	101	37,874		4,545	271.00	
2013	2013-0003673	THOMAS, EARLENE K. (TRUST)	101	37,874		4,545	271.00	



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Lot Data	
Lot Size	-
Lot Count	-
Units Buildable	-
Non-Ag Acres	0
Topography	-
Street Access	-
Utilities	-
Amenities	-
Method	-
Base Lot Value	-
Factor Value	-
Adjustments	-
Lot Value	-



1 9/8/2021

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 :	
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 0
Total Area	x	Indicated Value	= 0
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation

Selected Approach	Cost Approach
Improvements	-
Lot Value	-
Indicated Value	0.00 Per SqFt
Agland Value	35,948
Site Improvements	-
Total Value	35,948 0.00 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNV	Bldg No Value/Collapsed 2021	50x30x0			1,500
	Qual 3	Cond 3	Year 0	Eff Age		

Valuation Summary Modifier Total RCN Depr (58% Phys/ % Func) RCNLD
 Base Cost (0.00 x 1,500)



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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
CA	CAREY SILT 1-3%	CR	50			13.182	255	255	3,355	3,355
CA	CAREY SILT 1-3%	IP	50			.053	197	197	10	10
CA	CAREY SILT 1-3%	NP	50			.130	160	160	21	21
CB	CAREY SILT 3-5%	CR	41			72.190	209	209	15,065	15,065
CB	CAREY SILT 3-5%	IP	41			.130	162	162	21	21
CB	CAREY SILT 3-5%	NP	41			53.255	131	131	6,987	6,987
LD	LOAMY ALLUVIAL LAND	NP	33			2.782	106	106	294	294
MG	MANSKER-POTTER 5-20%	CR	15			26.323	76	76	2,010	2,010
MG	MANSKER-POTTER 5-20%	IP	15			28.395	59	59	1,678	1,678
MG	MANSKER-POTTER 5-20%	NP	15			21.569	48	48	1,035	1,035
QA	QUINLAN LOAM	IP	11			.015	43	43	1	1
QA	QUINLAN LOAM	NP	11			36.370	35	35	1,280	1,280
QA	QUINLAN LOAM	CR	11			1.818	56	56	102	102
QC	QUINLAN-WDWARD 5-12%	NP	14			42.528	45	45	1,905	1,905
QC	QUINLAN-WDWARD 5-12%	CR	14			12.227	71	71	871	871
QC	QUINLAN-WDWARD 5-12%	IP	14			1.470	55	55	81	81
WB	WOODWARD 3-8%	CR	33			6.942	168	168	1,166	1,166
WB	WOODWARD 3-8%	NP	33			.623	106	106	66	66
NP Totals						320.000			35,948	35,948
Total Agland						320.000			35,948	35,948