



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:42:38
 Page 1

Assessment Data	Primary Image
Account 300003675 Parcel ID 0000-09-28N-25W-3-001-00 Cadastral ID 0000-28N-25W-09-3-001-00 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 928N25W31 Subdivision Lot/Block / Parcel Size 160 - Acres Sec/Twn/Rng 9 / 28 / 25 / 3 Neighborhood 1000 - COUNTY School District 1-LAVERN - 1-LAVERNE	<p>No Image On File</p>

Legal Description	Lat/Long: 36.82955218 -99.76989552	Building Permits
-------------------	------------------------------------	------------------

Legal Description	Lat/Long: 36.82955218 -99.76989552	Building Permits										
SEC.9-28-25 SW4 BOOK 542 PG 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
------------	--------------

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 22,658	22,658	12%	2,719	Assessed	2,719	182.69
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 22,658	22,658		2,719	Total Taxable	2,719	183.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300003675	THOMAS, EARLENE K. TRUST	101	22,658	0	2,719	183.00
2024	2024-300003675	THOMAS, EARLENE K. TRUST	101	22,658	0	2,719	181.00
2023	2023-300003675	THOMAS, EARLENE K. TRUST	101	22,658	0	2,719	183.00
2022	2022-300003675	THOMAS, EARLENE K. (TRUST)	101	22,650	0	2,718	184.00
2021	2021-300003675	THOMAS, EARLENE K. (TRUST)	101	22,650	0	2,718	188.00
2020	2020-300003675	THOMAS, EARLENE K. (TRUST)	101	22,650	0	2,718	184.00
2019	2019-0003675	THOMAS, EARLENE K. (TRUST)	101	22,650		2,718	162.00
2018	2018-0003675	THOMAS, EARLENE K. (TRUST)	101	22,650		2,718	162.00
2017	2017-0003675	THOMAS, EARLENE K. (TRUST)	101	22,650		2,718	162.00
2016	2016-0003675	THOMAS, EARLENE K. (TRUST)	101	22,650		2,718	162.00
2015	2015-0003675	THOMAS, EARLENE K. (TRUST)	101	22,650		2,718	162.00
2014	2014-0003675	THOMAS, EARLENE K. (TRUST)	101	22,650		2,718	162.00
2013	2013-0003675	THOMAS, EARLENE K. (TRUST)	101	22,650		2,718	162.00



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:42:38
 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				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 Value Reconciliation Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 22,347 Site Improvements Total Value 22,347 0.00 Total Value Per SqFt				
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 /								
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					
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 06:42:38
Page 3

Agland Inventory

300003675

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			20.500	255	255	5,217	5,217
CB	CAREY SILT 3-5%	NP	41			7.632	131	131	1,001	1,001
CB	CAREY SILT 3-5%	CR	41			41.031	209	209	8,563	8,563
MG	MANSKER-POTTER 5-20%	CR	15			24.922	76	76	1,903	1,903
MG	MANSKER-POTTER 5-20%	NP	15			36.421	48	48	1,748	1,748
QC	QUINLAN-WDWARD 5-12%	CR	14			8.531	71	71	608	608
QC	QUINLAN-WDWARD 5-12%	NP	14			.010	45	45	0	0
WB	WOODWARD 3-8%	CR	33			17.550	168	168	2,948	2,948
WB	WOODWARD 3-8%	NP	33			3.403	106	106	359	359
NP Totals						160.000			22,347	22,347
Total Agland						160.000			22,347	22,347