



# 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> 300003712 <b>Parcel ID</b> 0000-17-28N-25W-1-001-00 <b>Cadastral ID</b> 0000-28N-25W-17-1-001-00 <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> 13935 MCDOWELL, PHYLLIS J.  7790 THISTLETREE LANE FRISCO TX 75033-2482  <b>Parcel Location</b> <b>Situs</b> 1728N25W11 <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 160 - Acres <b>Sec/Twn/Rng</b> 17 / 28 / 25 / 1 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 1-LAVERN - 1-LAVERNE	<p>No Image On File</p>

Legal Description	Lat/Long: 36.82998113 -99.77139026	Building Permits										
SEC. 17-28-25 NE4 BOOK 599 PAGE 652		<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	13,101	13,101	12%	1,572	Assessed	1,572	105.62
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	13,101	13,101		1,572	Total Taxable	1,572	106.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-300003712	MCDOWELL, PHYLLIS J.	101	13,101	0	1,572	106.00	
2024	2024-300003712	MCDOWELL, PHYLLIS J.	101	13,101	0	1,572	105.00	
2023	2023-300003712	MCDOWELL, PHYLLIS J.	101	13,101	0	1,572	106.00	
2022	2022-300003712	MCDOWELL, PHYLLIS J.	101	13,590	0	1,631	110.00	
2021	2021-300003712	MCDOWELL, PHYLLIS J.	101	13,590	0	1,631	113.00	
2020	2020-300003712	MCDOWELL, PHYLLIS J.	101	13,590	0	1,631	110.00	
2019	2019-0003712	MCDOWELL, PHYLLIS J.	101	13,590		1,631	97.00	
2018	2018-0003712	MCDOWELL, PHYLLIS J.	101	13,590		1,631	97.00	
2017	2017-0003712	MCDOWELL, PHYLLIS J.	101	13,590		1,631	97.00	
2016	2016-0003712	MCDOWELL, PHYLLIS J.	101	13,590		1,631	97.00	
2015	2015-0003712	MCDOWELL, PHYLLIS J.	101	13,590		1,631	97.00	
2014	2014-0003712	MCDOWELL, PHYLLIS J.	101	13,590		1,631	97.00	
2013	2013-0003712	MCDOWELL, PHYLLIS J.	101	13,590		1,631	97.00	



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<b>Lot Data</b>		-		<b>Primary Image</b>							
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>							
<b>Residential Data</b>											
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 /											
								<b>GRM Approach</b>			
								GRM Code Gross Rent Indicated Value			
								<b>Multiple Regression</b>			
								MRA Code Adjusted R Indicated Value			
								<b>Direct Comparables</b>			
								Selection Model DEFAULT DEFAULT SELECTION MODEL Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE Comparables Indicated Value			
<b>Cost Approach</b>		<b>Manual :</b>						<b>Value Reconciliation</b>			
Base Cost	0.00	Total Misc Impr	+ 0	Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 13,101 Site Improvements Total Value 13,101 0.00 Total Value Per SqFt							
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								
<b>Miscellaneous Improvements</b>											
<b>Code</b>	<b>Description</b>	<b>Sketch ID</b>	<b>Size</b>	<b>Year</b>	<b>Units</b>	<b>Unit Cost</b>	<b>Depr</b>	<b>Value</b>			



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### Agland Inventory

300003712

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
LD	LOAMY ALLUVIAL LAND	NP	33			.557	106	106	59	59
MD	MANSKER LOAM 1-3%	CR	39			.064	199	199	13	13
ME	MANSKER LOAM 3-5%	NP	31			15.647	99	99	1,552	1,552
ME	MANSKER LOAM 3-5%	CR	31			31.933	158	158	5,039	5,039
MG	MANSKER-POTTER 5-20%	CR	15			29.888	76	76	2,282	2,282
MG	MANSKER-POTTER 5-20%	NP	15			67.351	48	48	3,233	3,233
QC	QUINLAN-WDWARD 5-12%	CR	14			1.826	71	71	130	130
QC	QUINLAN-WDWARD 5-12%	NP	14			10.252	45	45	459	459
TC	TIPTON SILT 3-5%	NP	42			2.484	134	134	334	334
<b>NP Totals</b>						160.000			13,101	13,101
<b>Total Agland</b>						160.000			13,101	13,101