



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:14:23
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Assessment Data					Primary Image									
Account	300005913				<p>2001-00-036-028-0-002-00_001.JPG 2/28/2023</p>									
Parcel ID	2001-00-036-028-0-002-00													
Cadastral ID	2001-036-028-00-0-002-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	1											
Tax Area	202 - 1T-LAVERNE-C													
Name ID	15053													
THOMAS, EARLENE E.														
7790 THISTLETREE LANE FRISCO TX 75033-2482														
Parcel Location														
Situs	00222 S KANSAS													
Subdivision	LAVERNE ORIG.													
Lot/Block	0028 / 0036	Parcel Size	1 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.70586122 -99.89372049														
LAVERNE ORIG BLOCK 36 LOTS S2 28-29-30														
Building Permits														
<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														
Code	Type	Active	Maximum	Exemption										
H	Homestead	No	1,000											
Sale History														
<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					
Bk/Pg	Grantor	Date	Price	Code										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap	2020	Land Value	2,100	1,855	12%	223	Assessed	6,157 413.69						
Year Frozen		Improvements	63,875	49,445		5,934	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00						
TIF Project ID	0	Total Value	65,975	51,300		6,157	Total Taxable	6,157 414.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005913	THOMAS, EARLENE E.	202	65,975	0	5,862	394.00							
2024	2024-300005913	THOMAS, EARLENE E.	202	70,651	0	5,583	371.00							
2023	2023-300005913	THOMAS, EARLENE E.	202	44,318	1000	4,318	290.00							
2022	2022-300005913	THOMAS, EARLENE E.	202	44,318	1000	4,318	292.00							
2021	2021-300005913	THOMAS, EARLENE E.	202	44,318	1000	4,318	298.00							
2020	2020-300005913	THOMAS, EARLENE E.	202	44,318	1000	4,318	293.00							
2019	2019-0005913	THOMAS, EARLENE E.	202	53,633		3,775	225.00							
2018	2018-0005913	THOMAS, EARLENE E.	202	57,853		3,635	217.00							
2017	2017-0005913	THOMAS, EARLENE E.	202	56,856		3,501	209.00							
2016	2016-0005913	THOMAS, EARLENE E.	202	58,293		3,370	201.00							
2015	2015-0005913	THOMAS, EARLENE E.	202	57,505		3,243	194.00							
2014	2014-0005913	THOMAS, EARLENE E.	202	63,284		3,119	186.00							
2013	2013-0005913	THOMAS, EARLENE E.	202	87,716		3,000	179.00							



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Lot Data		Square-Foot - LAVERNE ORIGMULTI
Lot Size	75 x 70	
Lot Count		
Units Buildable	2100	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	5,250.00 x .40 = 2,100	
Factor Value		
Adjustments		
Lot Value	2,100	



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Residential Data	
Type	1 Single Family Residence
Condition	2.8 - Fair
Quality	2.8 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,580 / 1,580
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1965 / 63

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	87.53	Total Misc Impr	+ 5,566
Roofing Adj	+ 3.77	Garage Cost	+
Subfloor Adj	+ 0.37	Total RCN	= 172,951
Heat/Cool Adj	+ 10.37	Depreciation (65%)	- 112,418
Plumbing Adj	+ 3.88	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 60,533
Adj Base Cost	= 105.94	Lot Value	+ 2,100
Total Area	x 1,580	Indicated Value	= 62,633
Adjusted Cost	= 167,385	Value Per SqFt	39.64

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	60,533		
Lot Value	2,100		
Indicated Value	62,633	39.64	Per SqFt
Agland Value			
Site Improvements	1,944		
Total Value	64,577	40.87	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	4880	18x18		324	12.84		4,160
RSPC	Raised Slab Porch - Covered	4881	6x6		36	39.05		1,406



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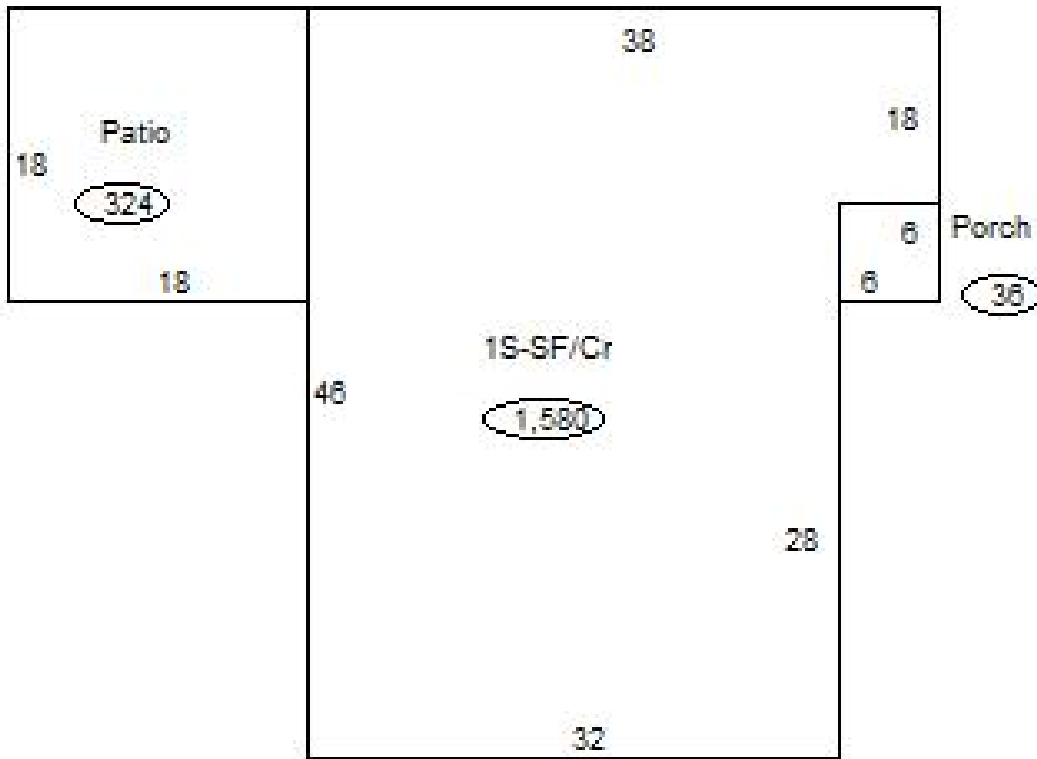
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,580	1.000	1,580
2	M	PATC		20	Patio	324	1.000	324
3	M	RSPC		20	Porch	36	1.000	36
Total Building Area						1,580		1,580



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
 <p>2001-00-036-028-0-002-00 SLAB AT BACK DOOR NOW COVERED PATIO REVAL 2019</p>	PACN	Paving - Concrete //CPORT DRIVEWAY	34x22x0			748
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	Valuation Summary Base Cost (4.12 x 748) 3,082		Modifier Total 0	RCN 3,082	Depr (80% Phys/ % Func) 2,466	RCNLD 616
	CPDT	Carport - Detached	25x20x8		Formed Metal	500
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	Valuation Summary Base Cost (8.36 x 500) 4,180		Modifier Total 0	RCN 4,180	Depr (80% Phys/ % Func) 3,344	RCNLD 836
 <p>2001-00-036-028-0-002-00</p>	PACN	Paving - Concrete / DRIVEWAY	26x16x0			416
	Qual	3	Cond 3	Year 1965	Eff Age 61	
	Valuation Summary Base Cost (4.17 x 416) 1,735		Modifier Total 0	RCN 1,735	Depr (80% Phys/ % Func) 1,388	RCNLD 347
 <p>2001-00-036-028-0-002-00 SLAB AT BACK DOOR NOW COVERED PATIO REVAL 2019</p>	PACN	Paving - Concrete	30x3x0			90
	Qual	3	Cond 3	Year 1965	Eff Age 61	
	Valuation Summary Base Cost (7.21 x 90) 649		Modifier Total 0	RCN 649	Depr (80% Phys/ % Func) 519	RCNLD 130
 <p>2001-00-036-028-0-002-00 SLAB AT BACK DOOR NOW COVERED PATIO REVAL 2019</p>	PACN	Paving - Concrete / SMALL SIDEWALK	3x3x0			9
	Qual	3	Cond 3	Year 1965	Eff Age 61	
	Valuation Summary Base Cost (8.15 x 9) 73		Modifier Total 0	RCN 73	Depr (80% Phys/ % Func) 58	RCNLD 15