



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:32:52  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300002974 <b>Parcel ID</b> 0000-13-27N-26W-1-001-00 <b>Cadastral ID</b> 0000-27N-26W-13-1-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 3 <b>Tax Area</b> 101 - 1R-LAVERNE <b>Name ID</b> 24860 HORTON FOUR J, LLC. % D & M NM RANCHERS #2, LLC  1501 ALTA DR. FT. WORTH TX 76107-																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 17259 E 13 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 5 - Acres <b>Sec/Twn/Rng</b> 13 / 27 / 26 / 1 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 1-LAVERNE - 1-LAVERNE																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.96846810 -99.56915158 SEC 13-27-26 5 ACRE TRACT IN NE4 BOOK 764 PAGE 7 2021: HORTON FOUR J LLC BOOK 669 PAGES 001 & 003					<b>Building Permits</b> <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																																																																																																																					
<b>Exemptions</b> <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						<b>Sale History</b> <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>669/1</td> <td>D F &amp; D, LLC</td> <td>05/23/2011</td> <td>2,936,500</td> <td>21</td> </tr> <tr> <td>556/28</td> <td>CHRISTIAN, WILLIS</td> <td>05/16/2000</td> <td>750,000</td> <td>PQ</td> </tr> <tr> <td>524/350</td> <td>COX, DARRELL, ETUX</td> <td>04/11/1997</td> <td>200,000</td> <td>PQ</td> </tr> <tr> <td>/</td> <td>FOUR J, INC.</td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	669/1	D F & D, LLC	05/23/2011	2,936,500	21	556/28	CHRISTIAN, WILLIS	05/16/2000	750,000	PQ	524/350	COX, DARRELL, ETUX	04/11/1997	200,000	PQ	/	FOUR J, INC.																																																																																
Code	Type	Active	Maximum	Exemption																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
669/1	D F & D, LLC	05/23/2011	2,936,500	21																																																																																																																					
556/28	CHRISTIAN, WILLIS	05/16/2000	750,000	PQ																																																																																																																					
524/350	COX, DARRELL, ETUX	04/11/1997	200,000	PQ																																																																																																																					
/	FOUR J, INC.																																																																																																																								
<b>Parcel Valuation</b> <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>67.190</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2022</td> <td>Land Value 8,000</td> <td>8,000</td> <td>12%</td> <td>960</td> <td>Assessed</td> <td>17,364</td> <td>1,166.69</td> </tr> <tr> <td>Year Frozen</td> <td> </td> <td>Improvements 140,544</td> <td>136,700</td> <td> </td> <td>16,404</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 148,544</td> <td>144,700</td> <td> </td> <td>17,364</td> <td>Total Taxable</td> <td>17,364</td> <td>1,167.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	Remove Cap	2022	Land Value 8,000	8,000	12%	960	Assessed	17,364	1,166.69	Year Frozen		Improvements 140,544	136,700		16,404	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 148,544	144,700		17,364	Total Taxable	17,364	1,167.00																																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax																																																																																																																	
Remove Cap	2022	Land Value 8,000	8,000	12%	960	Assessed	17,364	1,166.69																																																																																																																	
Year Frozen		Improvements 140,544	136,700		16,404	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																																																																																																	
TIF Project ID	0	Total Value 148,544	144,700		17,364	Total Taxable	17,364	1,167.00																																																																																																																	
<b>Assessment History</b> <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-300002974</td><td>HORTON FOUR J, LLC.</td><td>101</td><td>148,544</td><td>0</td><td>16,537</td><td>1,111.00</td></tr> <tr><td>2024</td><td>2024-300002974</td><td>HORTON FOUR J, LLC.</td><td>101</td><td>137,683</td><td>0</td><td>15,749</td><td>1,047.00</td></tr> <tr><td>2023</td><td>2023-300002974</td><td>HORTON FOUR J, LLC.</td><td>101</td><td>124,999</td><td>0</td><td>15,000</td><td>1,007.00</td></tr> <tr><td>2022</td><td>2022-300002974</td><td>HORTON FOUR J, LLC.</td><td>101</td><td>124,596</td><td>0</td><td>14,952</td><td>1,012.00</td></tr> <tr><td>2021</td><td>2021-300002974</td><td>FOUR J, INC.</td><td>101</td><td>121,087</td><td>0</td><td>10,950</td><td>756.00</td></tr> <tr><td>2020</td><td>2020-300002974</td><td>FOUR J, INC.</td><td>101</td><td>121,087</td><td>0</td><td>10,631</td><td>720.00</td></tr> <tr><td>2019</td><td>2019-0002974</td><td>FOUR J, INC.</td><td>101</td><td>121,087</td><td> </td><td>10,322</td><td>616.00</td></tr> <tr><td>2018</td><td>2018-0002974</td><td>FOUR J, INC.</td><td>101</td><td>121,087</td><td> </td><td>10,021</td><td>598.00</td></tr> <tr><td>2017</td><td>2017-0002974</td><td>FOUR J, INC.</td><td>101</td><td>113,019</td><td> </td><td>9,730</td><td>581.00</td></tr> <tr><td>2016</td><td>2016-0002974</td><td>FOUR J, INC.</td><td>101</td><td>113,019</td><td> </td><td>9,446</td><td>564.00</td></tr> <tr><td>2015</td><td>2015-0002974</td><td>FOUR J, INC.</td><td>101</td><td>108,612</td><td> </td><td>9,171</td><td>547.00</td></tr> <tr><td>2014</td><td>2014-0002974</td><td>FOUR J, INC.</td><td>101</td><td>101,344</td><td> </td><td>8,905</td><td>531.00</td></tr> <tr><td>2013</td><td>2013-0002974</td><td>FOUR J, INC.</td><td>101</td><td>101,344</td><td> </td><td>8,644</td><td>516.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-300002974	HORTON FOUR J, LLC.	101	148,544	0	16,537	1,111.00	2024	2024-300002974	HORTON FOUR J, LLC.	101	137,683	0	15,749	1,047.00	2023	2023-300002974	HORTON FOUR J, LLC.	101	124,999	0	15,000	1,007.00	2022	2022-300002974	HORTON FOUR J, LLC.	101	124,596	0	14,952	1,012.00	2021	2021-300002974	FOUR J, INC.	101	121,087	0	10,950	756.00	2020	2020-300002974	FOUR J, INC.	101	121,087	0	10,631	720.00	2019	2019-0002974	FOUR J, INC.	101	121,087		10,322	616.00	2018	2018-0002974	FOUR J, INC.	101	121,087		10,021	598.00	2017	2017-0002974	FOUR J, INC.	101	113,019		9,730	581.00	2016	2016-0002974	FOUR J, INC.	101	113,019		9,446	564.00	2015	2015-0002974	FOUR J, INC.	101	108,612		9,171	547.00	2014	2014-0002974	FOUR J, INC.	101	101,344		8,905	531.00	2013	2013-0002974	FOUR J, INC.	101	101,344		8,644	516.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-300002974	HORTON FOUR J, LLC.	101	148,544	0	16,537	1,111.00																																																																																																																		
2024	2024-300002974	HORTON FOUR J, LLC.	101	137,683	0	15,749	1,047.00																																																																																																																		
2023	2023-300002974	HORTON FOUR J, LLC.	101	124,999	0	15,000	1,007.00																																																																																																																		
2022	2022-300002974	HORTON FOUR J, LLC.	101	124,596	0	14,952	1,012.00																																																																																																																		
2021	2021-300002974	FOUR J, INC.	101	121,087	0	10,950	756.00																																																																																																																		
2020	2020-300002974	FOUR J, INC.	101	121,087	0	10,631	720.00																																																																																																																		
2019	2019-0002974	FOUR J, INC.	101	121,087		10,322	616.00																																																																																																																		
2018	2018-0002974	FOUR J, INC.	101	121,087		10,021	598.00																																																																																																																		
2017	2017-0002974	FOUR J, INC.	101	113,019		9,730	581.00																																																																																																																		
2016	2016-0002974	FOUR J, INC.	101	113,019		9,446	564.00																																																																																																																		
2015	2015-0002974	FOUR J, INC.	101	108,612		9,171	547.00																																																																																																																		
2014	2014-0002974	FOUR J, INC.	101	101,344		8,905	531.00																																																																																																																		
2013	2013-0002974	FOUR J, INC.	101	101,344		8,644	516.00																																																																																																																		



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:32:53  
 Page 2

Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 5 Topography Street Access Utilities Amenities  Method Acre Base Lot Value 5.00 x 1,600.00 = 8,000 Factor Value Adjustments Lot Value 8,000		

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,777 / 3,777
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	9 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	234 Total, 234 Partition
Garage Type	
Remodel	
Year/Eff Age	1930 / 77

HOUSE	6/17/2025
-------	-----------

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	86.44	Total Misc Impr	+ 9,805
Roofing Adj	+ 4.44	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 436,870
Heat/Cool Adj	+ 13.89	Depreciation ( 70%)	- 305,809
Plumbing Adj	+ 3.73	Lump Sums	+ 0
Basement Adj	+ 4.57	RCNLD	= 131,061
Adj Base Cost	= 113.07	Lot Value	+ 8,000
Total Area	x 3,777	Indicated Value	= 139,061
Adjusted Cost	= 427,065	Value Per SqFt	36.82

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	131,061		
Lot Value	8,000		
Indicated Value	139,061	36.82	Per SqFt
Agland Value			
Site Improvements	9,527		
Total Value	148,588	39.34	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
RSPC	Raised Slab Porch - Covered	1557	202	1930	202	48.54	9,805





# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:32:53  
 Page 4

300002974

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	24x16x6	Dirt	Formed Metal	384
	Qual	3	Cond 3	Year 1987	Eff Age 39	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (13.18 x 384)		5,061	5,061	4,049	1,012
	SHDS	Shed - Small	20x12x6	Dirt	Formed Metal	240
	Qual	2	Cond 2	Year 1980	Eff Age 55	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (11.84 x 240)		2,842	2,842	2,274	568
	GRDT	METAL GARAGE	28x12x8	Concrete	Galvanized Metal	336
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (76% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (39.69 x 336)		13,336	13,336	10,135	3,201
	SHDS	SHED SMALL	20x12x6	Dirt	Formed Metal	240
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (15.96 x 240)		3,830	3,830	3,064	766
	GRDT	WHITE GARAGE	30x30x10	Concrete	Galvanized Metal	900
	Qual	2	Cond 3	Year 1965	Eff Age 61	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (79% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (21.06 x 900)		18,954	18,954	14,974	3,980