



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:43:09
Page 1

Assessment Data					Primary Image				
Account	300003710				No Image On File				
Parcel ID	0000-16-28N-25W-3-001-00								
Cadastral ID	0000-28N-25W-16-3-001-00								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	3						
Tax Area	101 - 1R-LAVERNE								
Name ID	25653								
HORTON FOUR J NORTH CIRCLES LLC									
1501 ALTA DRIVE FORT WORTH TX 76107-									
Parcel Location									
Situs	1628N25W31								
Subdivision									
Lot/Block	/	Parcel Size	160 - Acres						
Sec/Twn/Rng	16 / 28 / 25 / 3								
Neighborhood	1000 - COUNTY								
School District	1-LAVERN - 1-LAVERNE								
Legal Description Lat/Long: 36.83962489 -99.63296594									
SEC. 16-28-25 SW4 TRUSTEES: JAMES D. COOPRIDER & LUCINDA R. COOPRIDER BOOK 735 PG 827					Building Permits				
					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					785/765	COOPRIDER, JAMES D. & LUCINDA R.	11/18/2024	3,484,500	18
					735/827	WILMOT, ERIC C.	06/11/2018	144,000	MQ
					613/76	WILMOT FARM, LLC	04/12/2006	96,000	MU
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax
Remove Cap	2025	Land Value	37,365	37,365	12%	4,484	Assessed	4,484	301.28
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	37,365	37,365		4,484	Total Taxable	4,484	301.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300003710	HORTON FOUR J NORTH CIRCLES LLC			101	37,365	0	4,484	301.00
2024	2024-300003710	COOPRIDER, JAMES D. & LUCINDA R. FAMILY-			101	37,365	0	4,484	298.00
2023	2023-300003710	COOPRIDER, JAMES D. & LUCINDA R. FAMILY-			101	37,365	0	4,484	301.00
2022	2022-300003710	COOPRIDER, JAMES D. & (TRUST)			101	37,771	0	4,533	307.00
2021	2021-300003710	COOPRIDER, JAMES D. & (TRUST)			101	37,771	0	4,533	313.00
2020	2020-300003710	COOPRIDER, JAMES D. & (TRUST)			101	37,771	0	4,533	307.00
2019	2019-0003710	COOPRIDER, JAMES D. & (TRUST)			101	37,771		4,533	271.00
2018	2018-0003710	COOPRIDER, JAMES D. & (TRUST)			101	37,771		4,533	271.00
2017	2017-0003710	WILMOT, ERIC C.			101	37,771		4,533	271.00
2016	2016-0003710	WILMOT, ERIC C.			101	37,771		4,533	271.00
2015	2015-0003710	WILMOT, ERIC C.			101	37,771		4,533	271.00
2014	2014-0003710	WILMOT, ERIC C.			101	37,771		4,533	271.00
2013	2013-0003710	WILMOT, ERIC C.			101	37,771		4,533	271.00



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 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		GRM Approach	
Adjustments		GRM Code	
Lot Value		Gross Rent	
Residential Data		Indicated Value	
Type		Multiple Regression	
Condition	-	MRA Code	
Quality	-	Adusted R	
Architecture		Indicated Value	
Style		Direct Comparables	
Exterior Wall		Selection Model	
Base/Total Area	/	DEFAULT DEFAULT SELECTION MODEL	
Style		Adjustment Model	
HVAC		DEFAULT DEFAULT ADJUSTMENTS TABLE	
Roof Cover		Comparables	
Area on Slab		Indicated Value	
Fixture/RghIn	/	Value Reconciliation	
Bed/F/H Bath	//	Selected Approach	
Basement Area		Cost Approach	
Garage Type		Improvements	
Remodel		Lot Value	
Year/Eff Age	/	Indicated Value	
Cost Approach		Agland Value	
Manual :		37,365	
Base Cost	0.00	Site Improvements	
Roofing Adj	+ 0.00	Total Value	
Subfloor Adj	+ 0.00	37,365 0.00 Total Value Per SqFt	
Heat/Cool Adj	+ 0.00		
Plumbing Adj	+ 0.00		
Basement Adj	+ 0.00		
Adj Base Cost	= 0.00		
Total Area	x		
Adjusted Cost	= 0		
Total Misc Impr	+ 0		
Garage Cost	+ 0		
Total RCN	= 0		
Depreciation (0%)	- 0		
Lump Sums	+ 0		
RCNLD	=		
Lot Value	+ 0.00		
Indicated Value	=		
Value Per SqFt	0.00		
Miscellaneous Improvements			
Code	Description	Sketch ID	Value



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Time 06:43:09
Page 3

Agland Inventory

300003710

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
LD	LOAMY ALLUVIAL LAND	NP	33			18.081	106	106	1,909	1,909
LD	LOAMY ALLUVIAL LAND	CR	33			31.519	168	168	5,294	5,294
MG	MANSKER-POTTER 5-20%	CR	15			1.622	76	76	124	124
MG	MANSKER-POTTER 5-20%	NP	15			.038	48	48	2	2
QA	QUINLAN LOAM	CR	11			.532	56	56	30	30
TA	TIPTON SILT 0-1%	CR	60			79.328	305	305	24,227	24,227
TA	TIPTON SILT 0-1%	NP	60			8.735	192	192	1,677	1,677
TC	TIPTON SILT 3-5%	NP	42			2.577	134	134	346	346
TC	TIPTON SILT 3-5%	CR	42			17.567	214	214	3,756	3,756
CR Totals						160.000			37,365	37,365
Total Agland						160.000			37,365	37,365