



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image				
Account	300003711				No Image On File				
Parcel ID	0000-16-28N-25W-4-001-00								
Cadastral ID	0000-28N-25W-16-4-001-00								
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-									
<b>Parcel Location</b>									
Situs	1628N25W41								
Subdivision									
Lot/Block	/	Parcel Size	160 - Acres						
Sec/Twn/Rng	16 / 28 / 25 / 4								
Neighborhood	1000 - COUNTY								
School District	1-LAVERN - 1-LAVERNE								
<b>Legal Description</b> Lat/Long: 36.84085635 -99.63123167									
SEC. 16-28-25 SE4 BOOK 735 PG 827 TRUSTEES: JAMES D. COOPRIDER & LUCINDA R. COOPRIDER					<b>Building Permits</b>				
					Number	Description	Opened	Closed	Amount
<b>Exemptions</b>					<b>Sale History</b>				
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
<b>Parcel Valuation</b>									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax
Remove Cap	2025	Land Value	30,947	30,947	12%	3,714	Assessed	3,714	249.54
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	30,947	30,947		3,714	Total Taxable	3,714	250.00
<b>Assessment History</b>									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300003711	HORTON FOUR J NORTH CIRCLES LLC			101	30,947	0	3,714	250.00
2024	2024-300003711	COOPRIDER, JAMES D. & LUCINDA R. FAMILY-			101	30,947	0	3,714	247.00
2023	2023-300003711	COOPRIDER, JAMES D. & LUCINDA R. FAMILY-			101	30,947	0	3,714	249.00
2022	2022-300003711	COOPRIDER, JAMES D. & (TRUST)			101	30,319	0	3,638	246.00
2021	2021-300003711	COOPRIDER, JAMES D. & (TRUST)			101	30,319	0	3,638	251.00
2020	2020-300003711	COOPRIDER, JAMES D. & (TRUST)			101	30,319	0	3,638	246.00
2019	2019-0003711	COOPRIDER, JAMES D. & (TRUST)			101	30,319		3,638	217.00
2018	2018-0003711	COOPRIDER, JAMES D. & (TRUST)			101	30,319		3,638	217.00
2017	2017-0003711	WILMOT, ERIC C .			101	30,319		3,638	217.00
2016	2016-0003711	WILMOT, ERIC C .			101	30,319		3,638	217.00
2015	2015-0003711	WILMOT, ERIC C .			101	30,319		3,638	217.00
2014	2014-0003711	WILMOT, ERIC C .			101	30,319		3,638	217.00
2013	2013-0003711	WILMOT, ERIC C .			101	30,319		3,638	217.00



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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 27,345 Site Improvements Total Value 27,345 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

300003711

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
LD	LOAMY ALLUVIAL LAND	NP	33			16.977	106	106	1,793	1,793
LD	LOAMY ALLUVIAL LAND	IP	33			.010	130	130	1	1
MG	MANSKER-POTTER 5-20%	NP	15			11.005	48	48	528	528
MG	MANSKER-POTTER 5-20%	IP	15			18.041	59	59	1,066	1,066
QA	QUINLAN LOAM	NP	11			6.487	35	35	228	228
QA	QUINLAN LOAM	IP	11			.011	43	43	0	0
RB	RICHFIELD CLAY LOAM	IP	56			15.728	221	221	3,470	3,470
RC	RICHFIELD COMPLEX	IP	49			27.228	193	193	5,257	5,257
TA	TIPTON SILT 0-1%	NP	60			5.593	192	192	1,074	1,074
TA	TIPTON SILT 0-1%	IP	60			58.870	236	236	13,917	13,917
YA	YAHOLA FINE SANDY	IP	55			.052	217	217	11	11
<b>IP Totals</b>						160.000			27,345	27,345
<b>Total Agland</b>						160.000			27,345	27,345