




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 300003733 Parcel ID 0000-21-28N-25W-3-001-00 Cadastral ID 0000-28N-25W-21-3-001-00 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 2128N25W31 Subdivision Lot/Block / Parcel Size 320 - Acres Sec/Twn/Rng 21 / 28 / 25 / 3 Neighborhood 1000 - COUNTY School District 1-LAVERN - 1-LAVERNE	 <p>0000-21-28N-25W-3-001-00 07/11/25</p> <p>HAY SHED OPEN SIDES 7/15/2025</p>																														
Legal Description Lat/Long: 36.83967045 -99.63109116 SEC.21-28-25 S2 BOOK 613 PAGE 074 TRUSTEES: JAMES D. COOPRIDER & LUCINDA R. COOPRIDER	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																									
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Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	
Remove Cap	2025	Land Value	81,784	81,784	12%	9,814	Assessed	12,618	847.80
Year Frozen		Improvements	23,368	23,368		2,804	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	105,152	105,152		12,618	Total Taxable	12,618	848.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-300003733	HORTON FOUR J NORTH CIRCLES LLC	101	105,152	0	12,618	848.00	
2024	2024-300003733	COOPRIDER, JAMES D. & LUCINDA R. FAMILY-	101	100,077	0	12,009	799.00	
2023	2023-300003733	COOPRIDER, JAMES D. & LUCINDA R. FAMILY-	101	97,424	0	11,691	785.00	
2022	2022-300003733	COOPRIDER, JAMES D. & (TRUST)	101	95,904	0	11,509	779.00	
2021	2021-300003733	COOPRIDER, JAMES D. & (TRUST)	101	91,828	0	11,020	761.00	
2020	2020-300003733	COOPRIDER, JAMES D. & (TRUST)	101	91,828	0	11,020	746.00	
2019	2019-0003733	COOPRIDER, JAMES D. & (TRUST)	101	91,828		11,020	658.00	
2018	2018-0003733	COOPRIDER, JAMES D. & (TRUST)	101	91,828		11,020	658.00	
2017	2017-0003733	WILMOT FARM LLC	101	91,949		11,034	659.00	
2016	2016-0003733	WILMOT FARM LLC	101	92,191		11,063	660.00	
2015	2015-0003733	WILMOT FARM LLC	101	92,432		11,092	662.00	
2014	2014-0003733	WILMOT FARM LLC	101	92,674		11,121	664.00	
2013	2013-0003733	WILMOT FARM LLC	101	92,795		11,112	663.00	



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Lot Data		Primary Image	
Lot Size	-	<p>0000-21-28N-25W-3-001-00 07/11/25</p>	
Lot Count	-		
Units Buildable	-		
Non-Ag Acres	0		
Topography	-		
Street Access	-		
Utilities	-		
Amenities	-		
Method	-		
Base Lot Value	-		
Factor Value	-	HAY SHED OPEN SIDES 7/15/2025	
Adjustments	-	GRM Approach	
Lot Value	-	GRM Code	
Residential Data		Gross Rent	
Type	-	Indicated Value	
Condition	-	Multiple Regression	
Quality	-	MRA Code	
Architecture	-	Adusted R	
Style	-	Indicated Value	
Exterior Wall	-	Direct Comparables	
Base/Total Area /	-	Selection Model DEFAULT DEFAULT SELECTION MODEL	
Style	-	Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE	
HVAC	-	Comparables	
Roof Cover	-	Indicated Value	
Area on Slab	-	Value Reconciliation	
Fixture/RghIn /	-	Selected Approach Cost Approach	
Bed/F/H Bath / /	-	Improvements	
Basement Area	-	Lot Value	
Garage Type	-	Indicated Value 0.00 Per SqFt	
Remodel	-	Aglanl Value 81,784	
Year/Eff Age /	-	Site Improvements 28,849	
Cost Approach		Total Value 110,633 0.00 Total Value Per SqFt	
Manual :			
Base Cost 0.00	Total Misc Impr + 0		
Roofing Adj + 0.00	Garage Cost +		
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 =		
Adj Base Cost = 0.00	Lot Value +		
Total Area x	Indicated Value =		
Adjusted Cost = 0	Value Per SqFt 0.00		
Miscellaneous Improvements			
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STPR	Storage Tanks - BLACK POLY TANK	0x0x0			1,600	
	Qual	3	Cond 3	Year 2023	Eff Age 3		
	Valuation Summary		Modifier Total		RCN	Depr (7% Phys/ % Func)	RCNLD
		Base Cost (3.83 x 1,600)	6,128		6,128	429	5,699
	SHDS	Shipping/Storage Container	40x8x0			320	
	Qual	3	Cond 3	Year 2022	Eff Age 4		
	Valuation Summary		Modifier Total		RCN	Depr (19% Phys/ % Func)	RCNLD
		Base Cost (19.22 x 320)	6,150		6,150	1,169	4,981
	HAYS	HAY Open Hay Shed	150x40x10		Galvanized Metal	6,000	
	Qual	3	Cond 2	Year 2010	Eff Age 19		
	Valuation Summary		Modifier Total		RCN	Depr (51% Phys/ % Func)	RCNLD
		Base Cost (6.18 x 6,000)	37,080		37,080	18,911	18,169



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DA	DALHART 1-3%	CR	50			22.227	255	255	5,657	5,657
ME	MANSKER LOAM 3-5%	CR	31			15.824	158	158	2,497	2,497
PA	PRATT BILLOWY	CR	48			36.425	244	244	8,899	8,899
PB	PRATT HUMMOCKY	CR	40			14.716	204	204	2,996	2,996
PD	PRATT LOAMY HUMMOCKY	CR	31			7.234	158	158	1,141	1,141
RB	RICHFIELD CLAY LOAM	CR	56			69.650	285	285	19,853	19,853
TB	TIPTON SILT 1-3%	CR	52			153.924	265	265	40,741	40,741
CR Totals						320.000			81,784	81,784
Total Agland						320.000			81,784	81,784