



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:43:56
 Page 1

Assessment Data					Primary Image				
Account	300003764				No Image On File				
Parcel ID	0000-28-28N-25W-3-001-00								
Cadastral ID	0000-28N-25W-28-3-001-00								
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	2828N25W31								
Subdivision									
Lot/Block	/	Parcel Size	160 - Acres						
Sec/Twn/Rng	28 / 28 / 25 / 3								
Neighborhood	1000 - COUNTY								
School District	1-LAVERN - 1-LAVERNE								
Legal Description Lat/Long: 36.91767383 -99.96673726									
SEC. 28-28-25 SW4 BOOK 736 PAGE 338 TRUSTEES: JAMES D. COOPRIDER & LUCINDA R. COOPRIDER					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
					736/338	WILMOT FARM LLC	06/07/2018	333,333	
					546/187	FIRST SECURITY BANK	05/20/1999	94,100	Q
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax
Remove Cap	2025	Land Value	17,637	17,637	12%	2,116	Assessed	2,116	142.17
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	17,637	17,637		2,116	Total Taxable	2,116	142.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300003764	HORTON FOUR J NORTH CIRCLES LLC			101	17,637	0	2,116	142.00
2024	2024-300003764	COOPRIDER, JAMES D. & LUCINDA FAMILY-			101	17,637	0	2,116	141.00
2023	2023-300003764	COOPRIDER, JAMES D. & LUCINDA FAMILY-			101	17,637	0	2,116	142.00
2022	2022-300003764	COOPRIDER, JAMES D. & (TRUST)			101	19,719	0	2,366	160.00
2021	2021-300003764	COOPRIDER, JAMES D. & (TRUST)			101	19,719	0	2,366	163.00
2020	2020-300003764	COOPRIDER, JAMES D. & (TRUST)			101	19,719	0	2,366	160.00
2019	2019-0003764	COOPRIDER, JAMES D. & (TRUST)			101	19,719		2,366	141.00
2018	2018-0003764	COOPRIDER, JAMES D. & (TRUST)			101	19,719		2,366	141.00
2017	2017-0003764	WILMOT FARM LLC			101	19,719		2,366	141.00
2016	2016-0003764	WILMOT FARM LLC			101	19,719		2,366	141.00
2015	2015-0003764	WILMOT FARM LLC			101	19,719		2,366	141.00
2014	2014-0003764	WILMOT FARM LLC			101	19,719		2,366	141.00
2013	2013-0003764	WILMOT FARM LLC			101	20,178		2,421	144.00



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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 Adjustments Lot Value				<div style="border: 1px solid black; height: 300px; width: 100%;"></div>							
Residential Data											
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 /											
								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 :						Value Reconciliation			
Base Cost	0.00	Total Misc Impr	+ 0	Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 15,439 Site Improvements Total Value 15,439 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								
Miscellaneous Improvements											
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value			



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Time 06:43:56
Page 3

Agland Inventory

300003764

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
MB	MANSIC CLAY 1-3%	IP	45			2.822	177	177	500	500
MB	MANSIC CLAY 1-3%	CR	45			15.951	229	229	3,654	3,654
MB	MANSIC CLAY 1-3%	NP	45			12.835	144	144	1,848	1,848
MD	MANSKER LOAM 1-3%	IP	39			7.333	154	154	1,127	1,127
MD	MANSKER LOAM 1-3%	CR	39			7.455	199	199	1,480	1,480
MD	MANSKER LOAM 1-3%	NP	39			.213	125	125	27	27
ME	MANSKER LOAM 3-5%	NP	31			10.390	99	99	1,031	1,031
ME	MANSKER LOAM 3-5%	CR	31			.786	158	158	124	124
ME	MANSKER LOAM 3-5%	IP	31			.149	122	122	18	18
MF	MANSKER-POTTER3-5%	IP	25			1.323	99	99	130	130
MF	MANSKER-POTTER3-5%	CR	25			.091	127	127	12	12
MG	MANSKER-POTTER 5-20%	NP	15			68.708	48	48	3,298	3,298
MG	MANSKER-POTTER 5-20%	IP	15			14.444	59	59	854	854
MG	MANSKER-POTTER 5-20%	CR	15			17.501	76	76	1,336	1,336
CR Totals						160.000			15,439	15,439
Total Agland						160.000			15,439	15,439