

PID 26380 | 403 ASPEN

Property Summary Report | Year 2025
Online Services | COOKE COUNTY APPRAISAL DISTRICT

General Info

ACCOUNT

Property ID: 26380

Geographic ID: 0094-001-00000

Tax Office ID: 26380

Type: R

Agent:

Legal Description: BROWN SD 0094 ACRES 1.53

Property Use:

OWNER

Name: VICTORY TRANSFORMS LLC

Secondary Name:

Mailing Address: 2272 RIVIERA DR LITTLE ELM T X 75068

Owner ID: 413301

% Ownership: 100.000000 %

Exemptions: D1

State Code:

Homestead Audit:

LOCATION

Address: 403 ASPEN, GAINESVILLE TX 76240

Market Area:

Market Area CD: 201

Map ID: GV9AN

PROTEST INFORMATION

Protest Status:

Informal Date:

Formal Hearing

Date & Time:



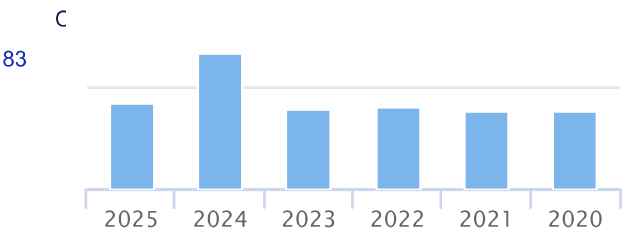
Values

Map Disclaimer

CURRENT VALUES		VALUE HISTORY
Land Homesite	0	
Land Non-Homesite	0	
Special Use Land Market	18,598	
Total Land	18,598	
Improvement Homesite	0	
Improvement Non-Homesite	0	
Total Improvement	0	
Market	18,598	

PID 26380 | 403 ASPEN

Net Appraised



VALUE HISTORY

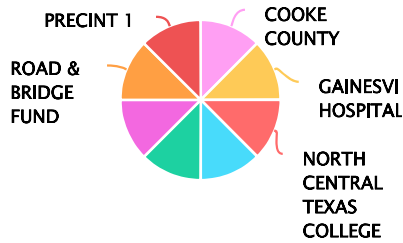
Year	Land Market	Improvement	Special Use Exclusion (-)	Appraised	Value Limitation Adj (-)	Net Appraised
2025	18,598	0	18,515	83	0	83
2024	18,599	0	18,466	133	0	133
2023	18,599	0	18,522	77	0	77
2022	72,446	0	72,366	80	0	80
2021	37,791	0	37,716	75	0	75
2020	29,586	0	29,511	75	0	75

PID 26380 | 403 ASPEN

Property Summary Report | Year 2025
Online Services | COOKE COUNTY APPRAISAL DISTRICT

Taxing Units

Owner: **VICTORY TRANSFORMS LLC**
% Ownership: **100 %**
Total Value: **83**



Unit	Description	Net Appraised	Taxable Value
CCOK	COOKE COUNTY	83	83
HOGV	GAINESVILLE HOSPITAL	83	83
NCTC	NORTH CENTRAL TEXAS COLLEGE	83	83
FMRD	FM & LATERAL ROAD	83	83
SDGV	GAINESVILLE ISD	83	83
TNGV	GAINESVILLE CITY	83	83
RDBD	ROAD & BRIDGE FUND	83	83
71	PRECINT 1	83	83

 [View Tax Transparency](#)

PID 26380 | 403 ASPEN

Property Summary Report | Year 2025
Online Services | COOKE COUNTY APPRAISAL DISTRICT

Land

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value ⓘ
WPG	WOODED PASTURE/HEAVY BRUSH GOOD	1.5300	66,646.80	0.28	18,598	83

Deed History

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
2022-05-19	D	WARRANTY DEED	CREEK DEVELOPMENT JOINT VENTURE	VICTORY TRANSFORMS LLC	2513	2513	805	4717
2021-07-07	D	WARRANTY DEED			2433	2433	319	5951
1901-01-01	OT	OTHER	ROYE JOHN R & DARLENE M	WILSON CHARLES	899	899	729	0

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PID 113572 | WHEELER CREEK

Property Summary Report | Year 2025
Online Services | COOKE COUNTY APPRAISAL DISTRICT

General Info

ACCOUNT

Property ID: 113572
Geographic ID: 1118-006-00000
Tax Office ID: 113572
Type: R
Agent:
Legal Description: WEBSTER ML 1118 ACRES 23.6 S OF THE CREEK SUBD

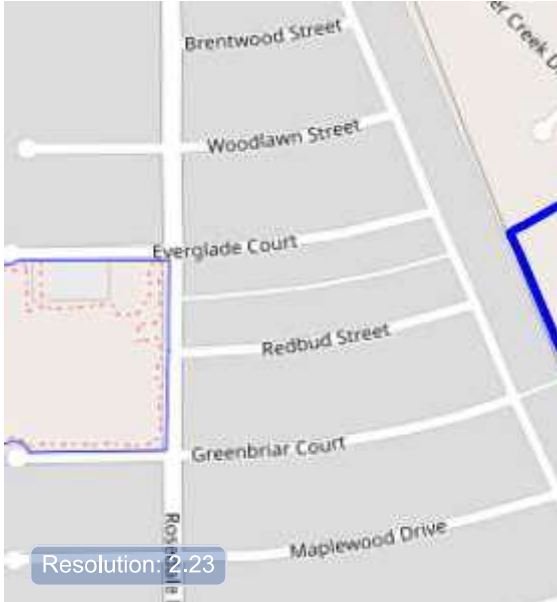
OWNER

Name: VICTORY TRANSFORMS LLC
Secondary Name:
Mailing Address: 2272 RIVIERA DR LITTLE ELM TX 75068
Owner ID: 413301
% Ownership: 100.000000 %
Exemptions: D1
State Code:
Homestead Audit:

Property Use:

LOCATION
Address: WHEELER CREEK, GAINESVILLE TX 76240
Market Area:
Market Area CD: 201
Map ID: GV9AN

PROTEST INFORMATION
Protest Status:
Informal Date:
Formal Hearing
Date & Time:



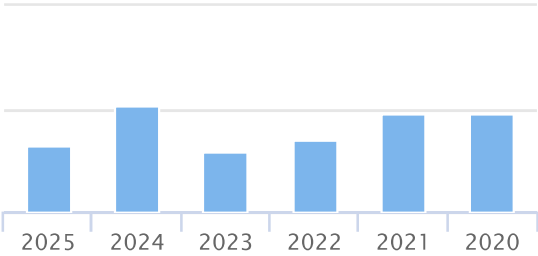
Values

Map Disclaimer

CURRENT VALUES		VALUE HISTORY
Land Homesite	0	
Land Non-Homesite	0	
Special Use Land Market	573,755	
Total Land	573,755	
Improvement Homesite	0	
Improvement Non-Homesite	0	
Total Improvement	0	
Market	573,755	

PID 113572 | WHEELER CREEK

Net Appraised 1,274



VALUE HISTORY

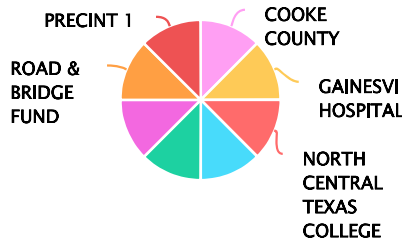
Year	Land Market	Improvement	Special Use Exclusion (-)	Appraised	Value Limitation Adj (-)	Net Appraised
2025	573,755	0	572,481	1,274	0	1,274
2024	573,755	0	571,702	2,053	0	2,053
2023	573,755	0	572,575	1,180	0	1,180
2022	579,773	0	578,357	1,416	0	1,416
2021	230,887	0	228,975	1,912	0	1,912
2020	195,408	0	193,496	1,912	0	1,912

PID 113572 | WHEELER CREEK

Property Summary Report | Year 2025
Online Services | COOKE COUNTY APPRAISAL DISTRICT

Taxing Units

Owner: **VICTORY TRANSFORMS LLC**
% Ownership: **100 %**
Total Value: **1,274**



Unit	Description	Net Appraised	Taxable Value
CCOK	COOKE COUNTY	1,274	1,274
HOGV	GAINESVILLE HOSPITAL	1,274	1,274
NCTC	NORTH CENTRAL TEXAS COLLEGE	1,274	1,274
FMRD	FM & LATERAL ROAD	1,274	1,274
SDGV	GAINESVILLE ISD	1,274	1,274
TNGV	GAINESVILLE CITY	1,274	1,274
RDBD	ROAD & BRIDGE FUND	1,274	1,274
71	PRECINT 1	1,274	1,274

 [View Tax Transparency](#)

PID 113572 | WHEELER CREEK

Property Summary Report | Year 2025
Online Services | COOKE COUNTY APPRAISAL DISTRICT

Land

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value ⓘ
WPG	WOODED PASTURE/HEAVY BRUSH GOOD	23.6000	1,028,016.00	0.56	573,755	1,274

Deed History

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
2022-05-19	D	WARRANTY DEED	CREEK DEVELOPMENT JOINT VENTURE	VICTORY TRANSFORMS LLC	2513	2513	805	4717
2021-07-07	D	WARRANTY DEED			2433	2433	319	5951

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PID 27211 | O NEAL

Property Summary Report | Year 2025
Online Services | COOKE COUNTY APPRAISAL DISTRICT

General Info

ACCOUNT

Property ID: 27211

Geographic ID: 1118-002-00000

Tax Office ID: 27211

Type: R

Agent:

Legal Description: WEBSTER ML 1118 ACRES 64.23 N OF THE CREEK SUBD

Property Use:

LOCATION

Address: O NEAL, GAINESVILLE TX 76240

Market Area:

Market Area CD: 201

Map ID: GV9AN

PROTEST INFORMATION

Protest Status:

Informal Date:

Formal Hearing

Date & Time:

OWNER

Name: VICTORY TRANSFORMS LLC

Secondary Name:

Mailing Address: 2272 RIVIERA DR LITTLE ELM TX 75068

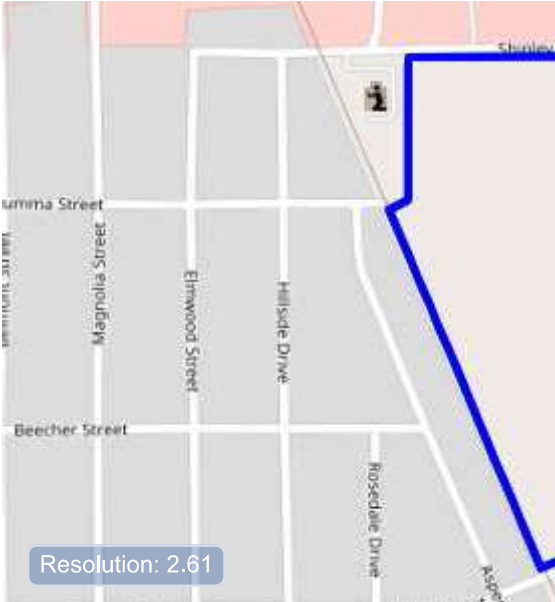
Owner ID: 413301

% Ownership: 100.000000 %

Exemptions: D1

State Code:

Homestead Audit:



Values

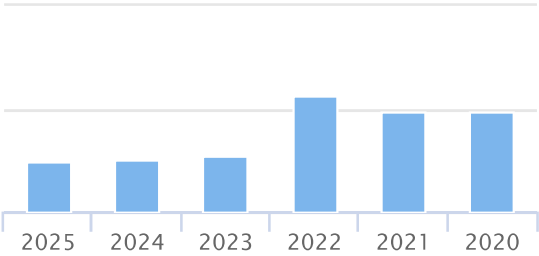
[Map Disclaimer](#)

CURRENT VALUES		VALUE HISTORY	
Land Homesite	0		
Land Non-Homesite	0		
Special Use Land Market	1,197,890		
Total Land	1,197,890		
Improvement Homesite	0		
Improvement Non-Homesite	0		
Total Improvement	0		
Market	1,197,890		

PID 27211 | O NEAL

Net Appraised

2,441



VALUE HISTORY

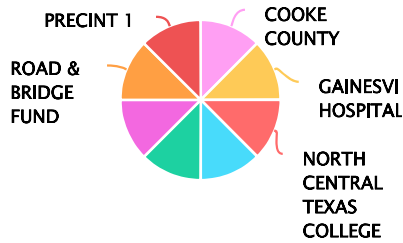
Year	Land Market	Improvement	Special Use Exclusion (-)	Appraised	Value Limitation Adj (-)	Net Appraised
2025	1,197,890	0	1,195,449	2,441	0	2,441
2024	1,197,890	0	1,195,321	2,569	0	2,569
2023	1,197,890	0	1,195,192	2,698	0	2,698
2022	1,197,890	0	1,192,272	5,618	0	5,618
2021	455,712	0	450,829	4,883	0	4,883
2020	400,153	0	395,270	4,883	0	4,883

PID 27211 | O NEAL

Property Summary Report | Year 2025
Online Services | COOKE COUNTY APPRAISAL DISTRICT

Taxing Units

Owner: **VICTORY TRANSFORMS LLC**
% Ownership: **100 %**
Total Value: **2,441**



Unit	Description	Net Appraised	Taxable Value
CCOK	COOKE COUNTY	2,441	2,441
HOGV	GAINESVILLE HOSPITAL	2,441	2,441
NCTC	NORTH CENTRAL TEXAS COLLEGE	2,441	2,441
FMRD	FM & LATERAL ROAD	2,441	2,441
SDGV	GAINESVILLE ISD	2,441	2,441
TNGV	GAINESVILLE CITY	2,441	2,441
RDBD	ROAD & BRIDGE FUND	2,441	2,441
71	PRECINT 1	2,441	2,441

 [View Tax Transparency](#)

PID 27211 | O NEAL

Property Summary Report | Year 2025
Online Services | COOKE COUNTY APPRAISAL DISTRICT

Land

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value ⓘ
WFA	WOODED PASTURE/HEAVY BRUSH AVG	64.2300	2,797,858.80	0.43	1,197,890	2,441

Deed History

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
2022-05-19	D	WARRANTY DEED	CREEK DEVELOPMENT JOINT VENTURE	VICTORY TRANSFORMS LLC	2513	2513	805	4717
2021-07-07	D	WARRANTY DEED			2433	2433	319	5951
1994-12-01	OT	OTHER	SELLER	THE CREEK DEVELOPMENT JOINT VENTURE	899	899	729	0

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