



October 4, 2023

Rick Carmona
Mayor

Grady Simpson
Council Member
District 2

Mayrani Velazquez
Mayor Pro Tem
District 3

Stephanie Thomas
Deputy Mayor Pro Tem
District 4

Phil Robison
Council Member
District 5

Mike Sims
City Manager

Extraterritorial Jurisdiction Release No.: 03-2023

Property Owner: Earl and Lu Anne Bourland

Property ID: 10068

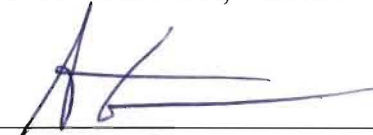
Address of Property: 1589 Brent Avenue, Terrell, TX 75160

Dear Property Owner:

A Petition for Release of Property from the Extraterritorial Jurisdiction of the City of Terrell was received from Earl and Lu Anne Bourland on September 11, 2023. In accordance with Senate Bill No. 2038 as duly enacted by the 88th Texas Legislature establishing Section 42.101-105 of the Texas Local Government Code, the Petition requested the release of property owned by Petitioner/s from the City's extraterritorial jurisdiction as more particularly described in the Petition attached.

After review and finding the Petition to be sufficient, the property described in the Petition is hereby released from the Extraterritorial Jurisdiction of the City of Terrell, effective October 4, 2023.

CITY OF TERRELL, TEXAS

By: 
Mike Sims, City Manager

Attest:


Dawn Steil, City Secretary



PETITION TO BE RELEASED FROM EXTRATERRITORIAL JURISDICTION

NOW COME Earl Bourland and Lu Anne Bourland, the owner or owners of the majority in value of an area consisting of one or more parcels of land in the extraterritorial jurisdiction of the City of Terrell, Texas, to petition the City of Terrell, Texas, in accordance with Texas Local Government Code Section 42, Subchapter D, for the area, described in attached Exhibit A and shown in attached Exhibit B, to be released from the extraterritorial jurisdiction of the City of Terrell, Texas.

This petition is signed below by a majority in value of the holders of title of land in the area described by the petition, as indicated by the tax rolls of the applicable central appraisal district, and an online record of such is attached as Exhibit C.

The below signatories certify that the area of land subject of this petition is not:

- (1) within five miles of the boundary of a military base, as defined by Texas Local Government Code Section 43.0117, at which an active training program is conducted;
- (2) in an area that was voluntarily annexed into the extraterritorial jurisdiction that is located in a county:
 - (A) in which the population grew by more than 50 percent from the previous federal decennial census in the federal decennial census conducted in 2020; and
 - (B) that has a population greater than 240,000;
- (3) within the portion of the extraterritorial jurisdiction of a municipality with a population of more than 1.4 million that is:
 - (A) within 15 miles of the boundary of a military base, as defined by Texas Local Government Code Section 43.0117, at which an active training program is conducted; and
 - (B) in a county with a population of more than two million;
- (4) in an area designated as an industrial district under Texas Local Government Code Section 42.044; or

X LuAnne Bourland
PRINTED NAME: LuAnne Bourland
DATE OF BIRTH: ██████████
RESIDENCE ADDRESS: 1589 Brent Ave
Terrell, TX 75160
DATE OF SIGNING: 09-06-2023

EXHIBIT A
DESCRIPTION OF THE BOUNDARIES
OF THE LAND

Property:

BEING LOT 19, MEADOWWOD PARK RANCH ESTATES, PHASE II, as shown on Plat recorded in Cabinet No. 1, page 590, Plat Records of Kaufman County, Texas and being a part of that certain 303.867 acre tract in the MARY GILBREATH SURVEY, Abstract No. 166, Kaufman County, Texas.

Being all that certain lot, tract or parcel of land located in the D. McIVER SURVEY, ABSTRAT NO. 331, Kaufman County, Texas and being all of TRACTS ONE, TWO AND THREE,

CONVEYED TO Tom Duncan, by deed recorded in Volume 1744, Page 496, Deed Records, Kaufman County, Texas and being more particularly described as follows:

Beginning at a concrete monument found at the Northeast corner of the above-mentioned Tract One, said point being in the West line of County Road No. 304;

Thence South 10 deg. 20 min. 00 sec. West, along the North line of said 3.000-acre tract of land a distance of 913.72' to a ¾ inch diameter iron found at the Northeast corner of a 24.846-acre tract of land conveyed to Rose Hill Farm and Investments, Ltd. By deed recorded in Volume 1705, Page 13, Deed Records, Kaufman County, Texas;

Thence North 86 deg. 43 min. 44sec. West along the North Line of said 24.846-acre tract, a distance of 1713.10 feet to a 1 inch diameter iron road found for corner in the Southeast line of a 34.80 acre tract of land conveyed to Jim Beam and John McCormick, by deed recorded in Volume 1006, Page 912, Deed Records, Kaufman County, Texas;

Thence North 43 deg. 45 min. 00sec. East along said Southeast line, a distance of 1113.00 feet to a 3/8-inch diameter iron rod found at the Southwest corner of a 50.000 acre tract of land conveyed to Rembert Lechner, by deed recorded in Volume 621, Page 626, Deed Records, Kaufman County, Texas;

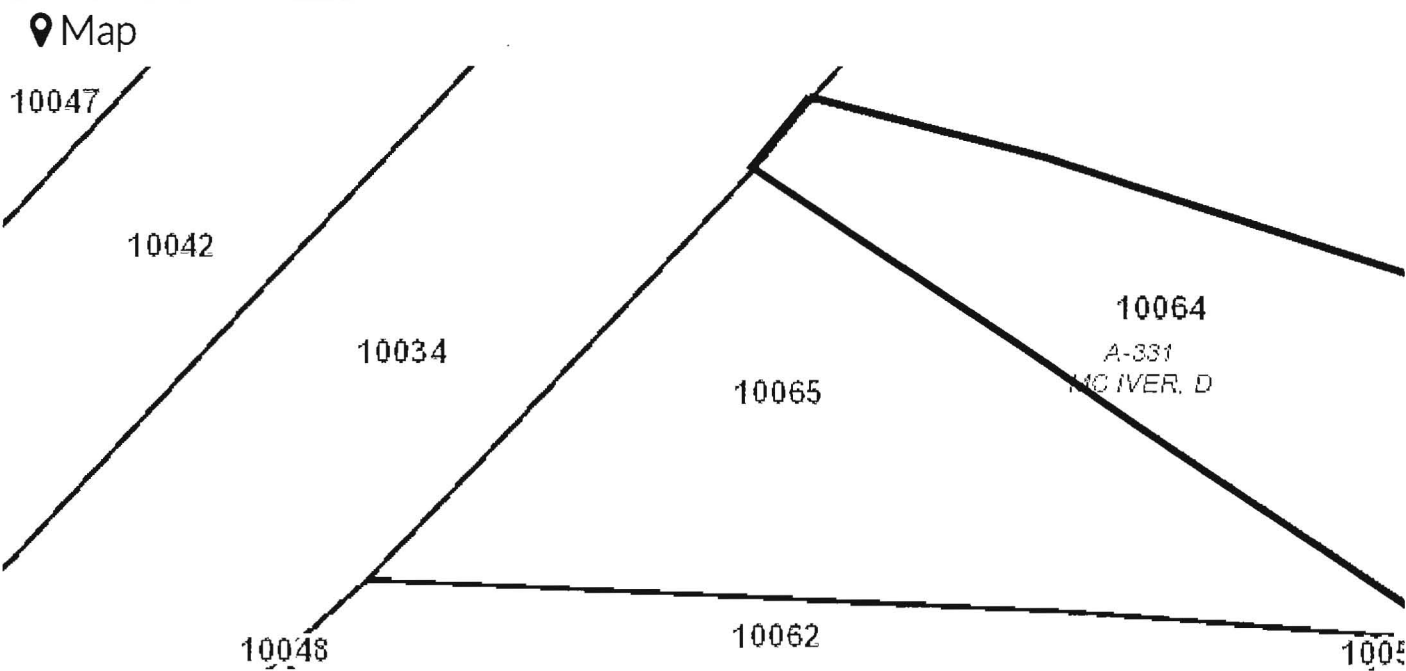
Thence South 72 deg. 35 min. 07 sec. East, along the South line of said 50.00-acre tract, a distance of 2009.68 feet to the PLACE OF BEGINNING AND containing 33.737 acres of land.

EXHIBIT B
MAP OF THE LAND

EXHIBIT C
TAX ROLL RECORDS

Kaufman CAD Property Search

Property ID: 10064 For Year 2023



Property Details

Account

| | | | |
|---------------|-------|----------------|----------------------------|
| Property ID: | 10064 | Geographic ID: | 99.0331.0000.0115.02.06.00 |
| Type: | Real | Zoning: | |
| Property Use: | | Condo: | |

Location

| | | | |
|-----------------------|-----------------------|---------|--|
| Situs Address: | 9676 CO RD 304 TX | Mapsco: | |
| Map ID: | D3-D-1 | | |
| Legal Description: | D MC IVER | | |
| Abstract/Subdivision: | A0331 - DAVID MC IVER | | |
| Neighborhood: | 28-001 | | |

Owner

| | |
|------------------|------------------------------------|
| Owner ID: | 21485 |
| Name: | BOURLAND EARL & LU ANNE |
| Agent: | |
| Mailing Address: | P O BOX 1361 TERRELL , TX 75160 |

% Ownership: 100.0%

Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

| | |
|--|---------------|
| Improvement Homesite Value: | \$0 (+) |
| Improvement Non-Homesite Value: | \$0 (+) |
| Land Homesite Value: | \$0 (+) |
| Land Non-Homesite Value: | \$0 (+) |
| Agricultural Market Valuation: | \$162,390 (+) |
| Market Value: | \$162,390 (=) |
| Agricultural Value Loss: ⓘ | \$160,911 (-) |
| Appraised Value: | \$1,479 (=) |
| Homestead Cap Loss: ⓘ | \$0 (-) |
| Assessed Value: | \$1,479 |
| Ag Use Value: | \$1,479 |

VALUES DISPLAYED ARE 2023 CERTIFIED VALUES.

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: BOURLAND EARL & LU ANNE **%Ownership:** 100.0%

| Entity | Description | Tax Rate | Market Value | Taxable Value |
|---------------|---------------------|-----------------|---------------------|----------------------|
| 3F | KC ESD #3 (TERRELL) | 0.100000 | \$162,390 | \$1,479 |
| CAD | KAUFMAN CAD | 0.000000 | \$162,390 | \$1,479 |
| KC | KAUFMAN COUNTY | 0.345850 | \$162,390 | \$1,479 |
| P1 | PRECINCT 1 | 0.000000 | \$162,390 | \$1,479 |

| | | | | |
|----|-------------------|----------|-----------|---------|
| RB | ROAD & BRIDGE | 0.070412 | \$162,390 | \$1,479 |
| ST | TERRELL ISD | 1.313600 | \$162,390 | \$1,479 |
| TV | TRINITY VALLEY CC | 0.110990 | \$162,390 | \$1,479 |

Total Tax Rate: 1.940852

Property Improvement - Building

Property Land

| Type | Description | Acreage | Sqft | Eff Front | Eff Depth | Market Value | Prod. Value |
|------|-------------------|---------|------------|-----------|-----------|--------------|-------------|
| ZB | IMPROVED PASTURES | 10.0000 | 435,600.00 | 0.00 | 0.00 | \$162,390 | \$1,479 |

Property Roll Value History

| Year | Improvements | Land Market | Ag Valuation | Appraised | HS Cap Loss | Assessed |
|------|--------------|-------------|--------------|-----------|-------------|----------|
| 2024 | N/A | N/A | N/A | N/A | N/A | N/A |
| 2023 | \$0 | \$162,390 | \$1,479 | \$1,479 | \$0 | \$1,479 |
| 2022 | \$0 | \$143,098 | \$1,462 | \$1,462 | \$0 | \$1,462 |
| 2021 | \$0 | \$86,195 | \$1,364 | \$1,364 | \$0 | \$1,364 |
| 2020 | \$0 | \$67,150 | \$1,300 | \$1,300 | \$0 | \$1,300 |
| 2019 | \$0 | \$67,150 | \$1,260 | \$1,260 | \$0 | \$1,260 |
| 2018 | \$0 | \$60,000 | \$1,350 | \$1,350 | \$0 | \$1,350 |
| 2017 | \$0 | \$60,000 | \$1,350 | \$1,350 | \$0 | \$1,350 |
| 2016 | \$0 | \$60,000 | \$1,350 | \$1,350 | \$0 | \$1,350 |
| 2015 | \$0 | \$60,000 | \$1,350 | \$1,350 | \$0 | \$1,350 |
| 2014 | \$0 | \$60,000 | \$1,350 | \$1,350 | \$0 | \$1,350 |
| 2013 | \$0 | \$60,000 | \$1,480 | \$1,480 | \$0 | \$1,480 |

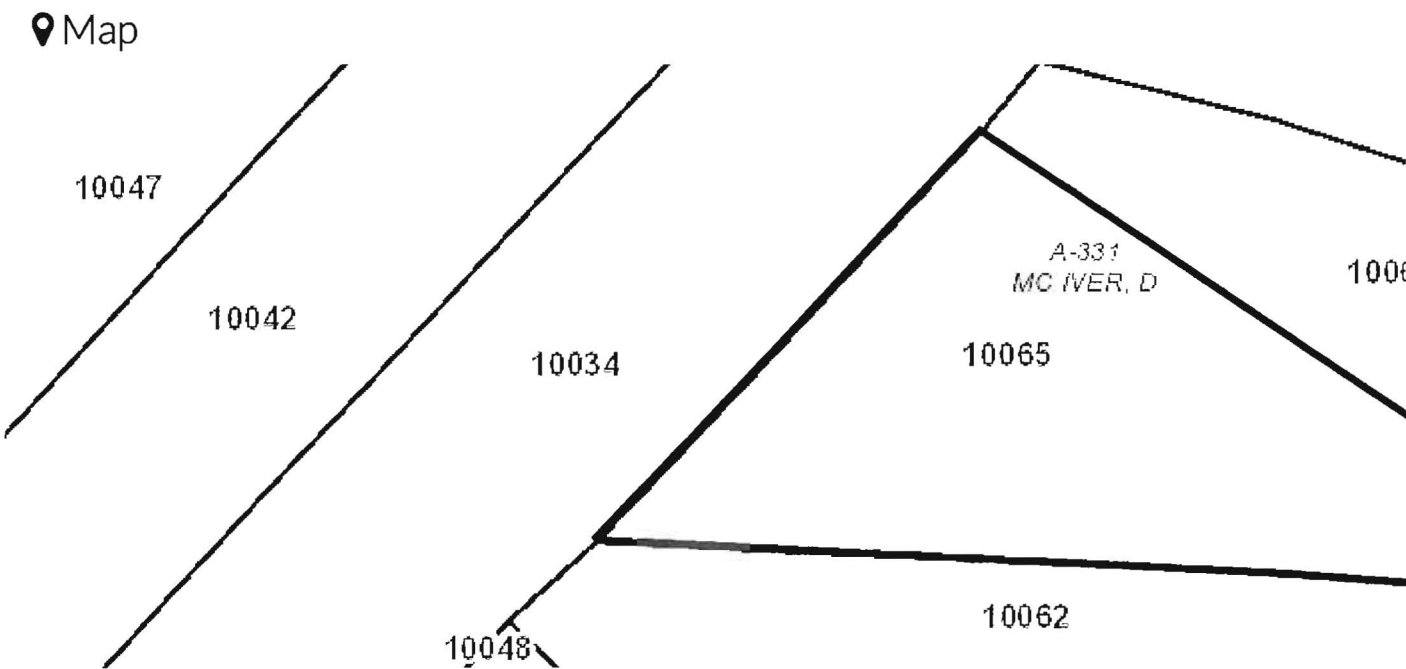
Property Deed History

| Deed Date | Type | Description | Grantor | Grantee | Volume | Page | Number |
|-----------|------|-------------|------------------------------|-------------------------------|--------|------|--------|
| 1/29/2003 | Deed | Deed | HOOVER, JAMES O & DIANA S | BOURLAND, EARL R & LU ANNE | 2138 | 529 | 2317 |

| | | | | | | | |
|------------|------|------|------------------------------|------------------------------|------|-----|-------|
| 8/6/2002 | Deed | Deed | DUNCAN, TOM | HOOVER, JAMES O & DIANA S | 2042 | 319 | 16482 |
| 5/10/2001 | Deed | Deed | HOOVER, JAMES O & DIANA S | DUNCAN, TOM | 1744 | 196 | 8639 |
| 11/20/2000 | Deed | Deed | HOOVER, JAMES O & DIANA S | HOOVER REV LIVING TRUST | 1610 | 282 | 0 |

Kaufman CAD Property Search

Property ID: 10065 For Year 2023



Property Details

Account

| | | | |
|---------------|-------|----------------|----------------------------|
| Property ID: | 10065 | Geographic ID: | 99.0331.0000.0115.03.06.00 |
| Type: | Real | Zoning: | |
| Property Use: | | Condo: | |

Location

| | | |
|-----------------------|-----------------------|---------|
| Situs Address: | 9676 CO RD 304 TX | |
| Map ID: | D3-D-1 | Mapsc0: |
| Legal Description: | D MC IVER | |
| Abstract/Subdivision: | A0331 - DAVID MC IVER | |
| Neighborhood: | 28-001 | |

Owner

| | |
|------------------|------------------------------------|
| Owner ID: | 21485 |
| Name: | BOURLAND EARL & LU ANNE |
| Agent: | |
| Mailing Address: | P O BOX 1361 TERRELL , TX 75160 |

% Ownership: 100.0%

Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

| | |
|--|---------------|
| Improvement Homesite Value: | \$0 (+) |
| Improvement Non-Homesite Value: | \$0 (+) |
| Land Homesite Value: | \$0 (+) |
| Land Non-Homesite Value: | \$0 (+) |
| Agricultural Market Valuation: | \$257,144 (+) |
| Market Value: | \$257,144 (=) |
| Agricultural Value Loss: ⓘ | \$254,803 (-) |
| Appraised Value: | \$2,341 (=) |
| Homestead Cap Loss: ⓘ | \$0 (-) |
| Assessed Value: | \$2,341 |
| Ag Use Value: | \$2,341 |

VALUES DISPLAYED ARE 2023 CERTIFIED VALUES.

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: BOURLAND EARL & LU ANNE **%Ownership:** 100.0%

| Entity | Description | Tax Rate | Market Value | Taxable Value |
|--------|---------------------|----------|--------------|---------------|
| 3F | KC ESD #3 (TERRELL) | 0.100000 | \$257,144 | \$2,341 |
| CAD | KAUFMAN CAD | 0.000000 | \$257,144 | \$2,341 |
| KC | KAUFMAN COUNTY | 0.345850 | \$257,144 | \$2,341 |
| P1 | PRECINCT 1 | 0.000000 | \$257,144 | \$2,341 |

| | | | | |
|----|-------------------|----------|-----------|---------|
| RB | ROAD & BRIDGE | 0.070412 | \$257,144 | \$2,341 |
| ST | TERRELL ISD | 1.313600 | \$257,144 | \$2,341 |
| TV | TRINITY VALLEY CC | 0.110990 | \$257,144 | \$2,341 |

Total Tax Rate: 1.940852

Property Improvement - Building

Property Land

| Type | Description | Acreage | Sqft | Eff Front | Eff Depth | Market Value | Prod. Value |
|------|-------------------|---------|------------|-----------|-----------|--------------|-------------|
| ZB | IMPROVED PASTURES | 15.8350 | 689,772.60 | 0.00 | 0.00 | \$257,144 | \$2,341 |

Property Roll Value History

| Year | Improvements | Land Market | Ag Valuation | Appraised | HS Cap Loss | Assessed |
|------|--------------|-------------|--------------|-----------|-------------|----------|
| 2024 | N/A | N/A | N/A | N/A | N/A | N/A |
| 2023 | \$0 | \$257,144 | \$2,341 | \$2,341 | \$0 | \$2,341 |
| 2022 | \$0 | \$226,595 | \$2,316 | \$2,316 | \$0 | \$2,316 |
| 2021 | \$0 | \$136,490 | \$2,160 | \$2,160 | \$0 | \$2,160 |
| 2020 | \$0 | \$106,330 | \$2,060 | \$2,060 | \$0 | \$2,060 |
| 2019 | \$0 | \$106,330 | \$2,000 | \$2,000 | \$0 | \$2,000 |
| 2018 | \$0 | \$95,010 | \$2,140 | \$2,140 | \$0 | \$2,140 |
| 2017 | \$0 | \$95,010 | \$2,140 | \$2,140 | \$0 | \$2,140 |
| 2016 | \$0 | \$95,010 | \$2,140 | \$2,140 | \$0 | \$2,140 |
| 2015 | \$0 | \$95,010 | \$2,140 | \$2,140 | \$0 | \$2,140 |
| 2014 | \$0 | \$95,010 | \$2,140 | \$2,140 | \$0 | \$2,140 |
| 2013 | \$0 | \$95,010 | \$2,340 | \$2,340 | \$0 | \$2,340 |

Property Deed History

| Deed Date | Type | Description | Grantor | Grantee | Volume | Page | Number |
|-----------|------|-------------|----------------------------|----------------------------|--------|------|--------|
| 1/29/2003 | Deed | Deed | BOURLAND EARL & LU ANNE | BOURLAND EARL & LU ANNE | 2138 | 529 | 2317 |

| | | | | | | | |
|------------|------|------|------------------------------|------------------------------|------|-----|-------|
| 1/29/2003 | Deed | Deed | HOOVER, JAMES O & DIANA S | BOURLAND EARL & LU ANNE | 2138 | 529 | 2317 |
| 8/6/2002 | Deed | Deed | DUNCAN, TOM | HOOVER, JAMES O & DIANA S | 2042 | 319 | 16482 |
| 5/10/2001 | Deed | Deed | HOOVER, JAMES O & DIANA S | DUNCAN, TOM | 1744 | 196 | 8639 |
| 11/20/2000 | Deed | Deed | HOOVER, JAMES O & DIANA S | HOOVER REV LIVING TRUST | 1610 | 279 | 0 |

Kaufman CAD Property Search

Property ID: 10067 For Year 2023

Map



Property Details

Account

| | | | |
|---------------|-------|----------------|----------------------------|
| Property ID: | 10067 | Geographic ID: | 99.0331.0000.0120.00.06.00 |
| Type: | Real | Zoning: | |
| Property Use: | | Condo: | |

Location

| | | |
|-----------------------|-----------------------|---------|
| Situs Address: | 9676 CO RD 304 TX | |
| Map ID: | D3-D-1 | Mapsco: |
| Legal Description: | D MC IVER | |
| Abstract/Subdivision: | A0331 - DAVID MC IVER | |
| Neighborhood: | 28-RFFR/LC | |

Owner

| | |
|------------------|------------------------------------|
| Owner ID: | 21485 |
| Name: | BOURLAND EARL & LU ANNE |
| Agent: | |
| Mailing Address: | P O BOX 1361 TERRELL , TX 75160 |

% Ownership: 100.0%

Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

| | |
|--|---------------|
| Improvement Homesite Value: | \$0 (+) |
| Improvement Non-Homesite Value: | \$280,918 (+) |
| Land Homesite Value: | \$0 (+) |
| Land Non-Homesite Value: | \$32,478 (+) |
| Agricultural Market Valuation: | \$0 (+) |
| Market Value: | \$313,396 (=) |
| Agricultural Value Loss: ⓘ | \$0 (-) |
| Appraised Value: | \$313,396 (=) |
| Homestead Cap Loss: ⓘ | \$0 (-) |
| Assessed Value: | \$313,396 |
| Ag Use Value: | \$0 |

VALUES DISPLAYED ARE 2023 CERTIFIED VALUES.

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Property Taxing Jurisdiction

Owner: BOURLAND EARL & LU ANNE **%Ownership:** 100.0%

| Entity | Description | Tax Rate | Market Value | Taxable Value |
|--------|---------------------|----------|--------------|---------------|
| 3F | KC ESD #3 (TERRELL) | 0.100000 | \$313,396 | \$313,396 |
| CAD | KAUFMAN CAD | 0.000000 | \$313,396 | \$313,396 |
| KC | KAUFMAN COUNTY | 0.345850 | \$313,396 | \$313,396 |
| P1 | PRECINCT 1 | 0.000000 | \$313,396 | \$313,396 |

| | | | | |
|----|-------------------|----------|-----------|-----------|
| RB | ROAD & BRIDGE | 0.070412 | \$313,396 | \$313,396 |
| ST | TERRELL ISD | 1.313600 | \$313,396 | \$313,396 |
| TV | TRINITY VALLEY CC | 0.110990 | \$313,396 | \$313,396 |

Total Tax Rate: 1.940852

Property Improvement - Building

Description: HOUSE **Type:** REAL PROPERTY **State Code:** E1 **Living Area:** 1,041.00sqft
Value: \$196,065

| Type | Description | Class CD | Exterior Wall | Year Built | SQFT |
|------|------------------|----------|----------------|------------|----------|
| LA | LIVING AREA | RFAV1 | 25 - Plwd/Hdwd | 1967 | 1,041.00 |
| CP | Porch, Covered | * | | 1967 | 135.00 |
| DG | Garage, Detached | DGFA | | 0 | 990.00 |

Description: OUTBUILDING **Type:** REAL PROPERTY **State Code:** E4 **Living Area:** 0.00sqft
Value: \$61,801

| Type | Description | Class CD | Year Built | SQFT |
|------|--------------|----------|------------|----------|
| OB | OUT BUILDING | 86SG | 1985 | 4,536.00 |
| OB | OUT BUILDING | MP5 | 1985 | 60.00 |

Description: OUTBUILDING **Type:** REAL PROPERTY **State Code:** E4 **Living Area:** 0.00sqft
Value: \$5,022

| Type | Description | Class CD | Year Built | SQFT |
|------|--------------|----------|------------|--------|
| OB | OUT BUILDING | 86SA | 1985 | 480.00 |

Description: OUTBUILDING **Type:** REAL PROPERTY **State Code:** E4 **Living Area:** 0.00sqft
Value: \$658

| Type | Description | Class CD | Year Built | SQFT |
|------|--------------|----------|------------|--------|
| OB | OUT BUILDING | MP5 | 1985 | 108.00 |

Description: OUTBUILDING **Type:** REAL PROPERTY **State Code:** E4 **Living Area:** 0.00sqft
Value: \$17,372

| Type | Description | Class CD | Year Built | SQFT |
|------|--------------|----------|------------|--------|
| OB | OUT BUILDING | 90SL | 1967 | 768.00 |

Property Land

| Type | Description | Acreage | Sqft | Eff Front | Eff Depth | Market Value | Prod. Value |
|------|-------------|---------|-----------|-----------|-----------|--------------|-------------|
| 01HS | HOMESITE | 2.0000 | 87,120.00 | 0.00 | 0.00 | \$32,478 | \$0 |

Property Roll Value History

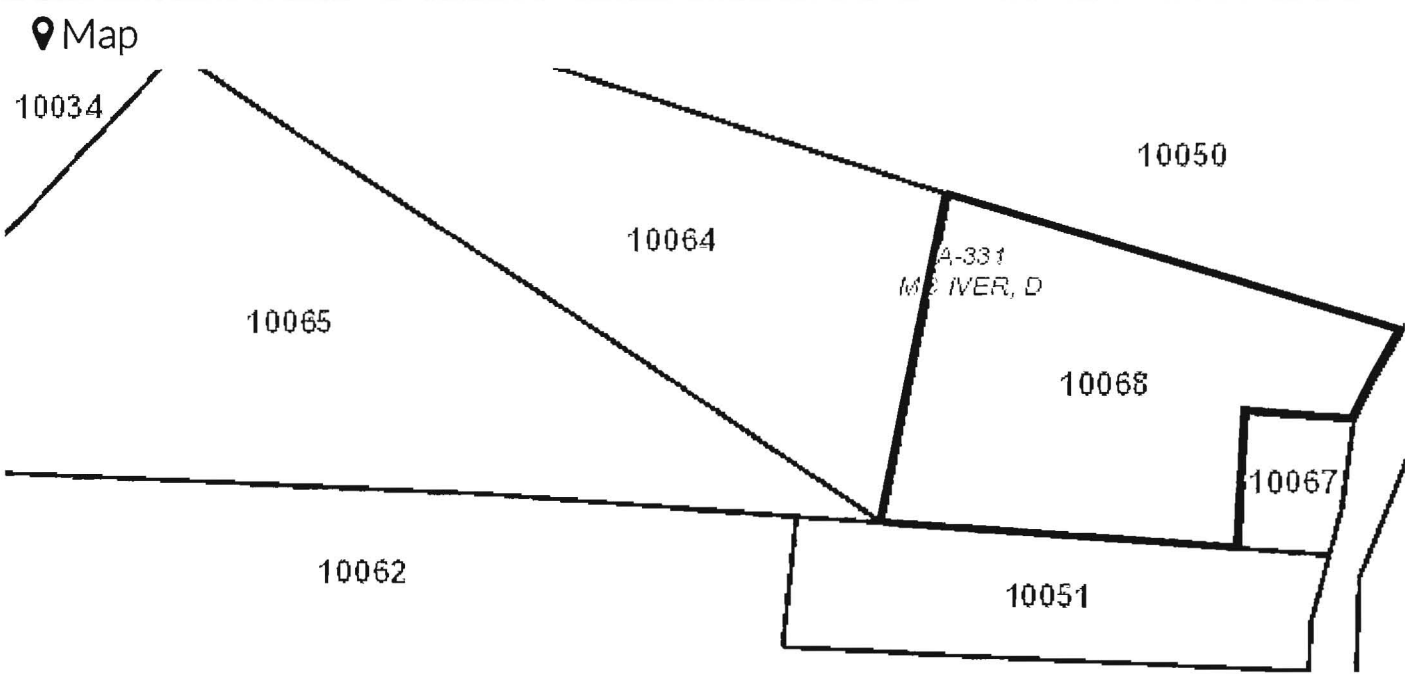
| Year | Improvements | Land Market | Ag Valuation | Appraised | HS Cap Loss | Assessed |
|------|--------------|-------------|--------------|-----------|-------------|-----------|
| 2024 | N/A | N/A | N/A | N/A | N/A | N/A |
| 2023 | \$280,918 | \$32,478 | \$0 | \$313,396 | \$0 | \$313,396 |
| 2022 | \$201,380 | \$28,620 | \$0 | \$230,000 | \$0 | \$230,000 |
| 2021 | \$137,461 | \$17,239 | \$0 | \$154,700 | \$0 | \$154,700 |
| 2020 | \$85,900 | \$13,430 | \$0 | \$99,330 | \$0 | \$99,330 |
| 2019 | \$78,360 | \$13,430 | \$0 | \$91,790 | \$0 | \$91,790 |
| 2018 | \$65,560 | \$12,000 | \$0 | \$77,560 | \$0 | \$77,560 |
| 2017 | \$62,560 | \$12,000 | \$0 | \$74,560 | \$0 | \$74,560 |
| 2016 | \$56,070 | \$12,000 | \$0 | \$68,070 | \$0 | \$68,070 |
| 2015 | \$58,160 | \$12,000 | \$0 | \$70,160 | \$0 | \$70,160 |
| 2014 | \$59,200 | \$12,000 | \$0 | \$71,200 | \$0 | \$71,200 |
| 2013 | \$61,290 | \$12,000 | \$0 | \$73,290 | \$0 | \$73,290 |

Property Deed History

| Deed Date | Type | Description | Grantor | Grantee | Volume | Page | Number |
|------------|------|-------------|------------------------------|------------------------------|--------|------|--------|
| 1/29/2003 | Deed | Deed | BOURLAND EARL & LU ANNE | BOURLAND EARL & LU ANNE | 2138 | 529 | 2317 |
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| 5/10/2001 | Deed | Deed | HOOVER, JAMES O & DIANA S | DUNCAN, TOM | 1744 | 196 | 8639 |
| 11/20/2000 | Deed | Deed | HOOVER, JAMES O & DIANA S | HOOVER REV LIVING TRUST | 1610 | 282 | 0 |

Kaufman CAD Property Search

Property ID: 10068 For Year 2023



Property Details

Account

| | | | |
|---------------|-------|----------------|----------------------------|
| Property ID: | 10068 | Geographic ID: | 99.0331.0000.0120.01.06.00 |
| Type: | Real | Zoning: | |
| Property Use: | | Condo: | |

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|-----------------------|-----------------------|---------|--|
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| Map ID: | D3-D-1 | | |
| Legal Description: | D MC IVER | | |
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| Neighborhood: | 28-001 | | |

Owner

| | |
|------------------|------------------------------------|
| Owner ID: | 21485 |
| Name: | BOURLAND EARL & LU ANNE |
| Agent: | |
| Mailing Address: | P O BOX 1361 TERRELL , TX 75160 |

% Ownership: 100.0%

Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

| | |
|--|--------------|
| Improvement Homesite Value: | \$0 (+) |
| Improvement Non-Homesite Value: | \$0 (+) |
| Land Homesite Value: | \$0 (+) |
| Land Non-Homesite Value: | \$0 (+) |
| Agricultural Market Valuation: | \$96,947 (+) |
| Market Value: | \$96,947 (=) |
| Agricultural Value Loss: ⓘ | \$96,064 (-) |
| Appraised Value: | \$883 (=) |
| Homestead Cap Loss: ⓘ | \$0 (-) |
| Assessed Value: | \$883 |
| Ag Use Value: | \$883 |

VALUES DISPLAYED ARE 2023 CERTIFIED VALUES.

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

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Owner: BOURLAND EARL & LU ANNE **%Ownership:** 100.0%

| Entity | Description | Tax Rate | Market Value | Taxable Value |
|--------|---------------------|----------|--------------|---------------|
| 3F | KC ESD #3 (TERRELL) | 0.100000 | \$96,947 | \$883 |
| CAD | KAUFMAN CAD | 0.000000 | \$96,947 | \$883 |
| KC | KAUFMAN COUNTY | 0.345850 | \$96,947 | \$883 |
| P1 | PRECINCT 1 | 0.000000 | \$96,947 | \$883 |

| | | | | |
|----|-------------------|----------|----------|-------|
| RB | ROAD & BRIDGE | 0.070412 | \$96,947 | \$883 |
| ST | TERRELL ISD | 1.313600 | \$96,947 | \$883 |
| TV | TRINITY VALLEY CC | 0.110990 | \$96,947 | \$883 |

Total Tax Rate: 1.940852

Property Improvement - Building

Property Land

| Type | Description | Acreage | Sqft | Eff Front | Eff Depth | Market Value | Prod. Value |
|------|-------------------|---------|------------|-----------|-----------|--------------|-------------|
| ZB | IMPROVED PASTURES | 5.9700 | 260,053.20 | 0.00 | 0.00 | \$96,947 | \$883 |

Property Roll Value History

| Year | Improvements | Land Market | Ag Valuation | Appraised | HS Cap Loss | Assessed |
|------|--------------|-------------|--------------|-----------|-------------|----------|
| 2024 | N/A | N/A | N/A | N/A | N/A | N/A |
| 2023 | \$0 | \$96,947 | \$883 | \$883 | \$0 | \$883 |
| 2022 | \$0 | \$79,592 | \$873 | \$873 | \$0 | \$873 |
| 2021 | \$20,640 | \$51,458 | \$814 | \$21,454 | \$0 | \$21,454 |
| 2020 | \$17,200 | \$40,090 | \$780 | \$17,980 | \$0 | \$17,980 |
| 2019 | \$17,200 | \$40,090 | \$760 | \$17,960 | \$0 | \$17,960 |
| 2018 | \$17,200 | \$35,820 | \$810 | \$18,010 | \$0 | \$18,010 |
| 2017 | \$17,200 | \$35,820 | \$810 | \$18,010 | \$0 | \$18,010 |
| 2016 | \$17,200 | \$35,820 | \$810 | \$18,010 | \$0 | \$18,010 |
| 2015 | \$17,200 | \$35,820 | \$810 | \$18,010 | \$0 | \$18,010 |
| 2014 | \$17,200 | \$35,820 | \$810 | \$18,010 | \$0 | \$18,010 |
| 2013 | \$17,200 | \$35,820 | \$880 | \$18,080 | \$0 | \$18,080 |

Property Deed History

| Deed Date | Type | Description | Grantor | Grantee | Volume | Page | Number |
|-----------|------|-------------|----------------------------|----------------------------|--------|------|--------|
| 1/29/2003 | Deed | Deed | BOURLAND EARL & LU ANNE | BOURLAND EARL & LU ANNE | 2138 | 529 | 2317 |

| | | | | | | | |
|------------|------|------|------------------------------|------------------------------|------|-----|-------|
| 1/29/2003 | Deed | Deed | HOOVER, JAMES O & DIANA S | BOURLAND EARL & LU ANNE | 2138 | 529 | 2317 |
| 8/6/2002 | Deed | Deed | DUNCAN, TOM | HOOVER, JAMES O & DIANA S | 2042 | 319 | 16482 |
| 5/10/2001 | Deed | Deed | HOOVER, JAMES O & DIANA S | DUNCAN, TOM | 1744 | 396 | 8639 |
| 11/20/2000 | Deed | Deed | HOOVER, JAMES O & DIANA S | HOOVER REV LIVING TRUST | 1610 | 282 | 0 |