



December 14, 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.: 15-2023

Property Owner: Charles Richard and Carolyn J. Gift

Property ID: 29992 and 169902

Address of Property: 11937 FM 1392, Terrell, TX 75160

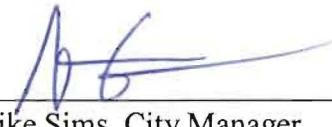
Dear Property Owner:

A Petition for Release of Property from the Extraterritorial Jurisdiction of the City of Terrell was received from Charles Richard and Carolyn J. Gift on November 30, 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 December 14, 2023.

CITY OF TERRELL, TEXAS

By: \_\_\_\_\_

  
Mike Sims, City Manager

Attest:

  
\_\_\_\_\_  
Dawn Steil, City Secretary

REC'D NOV 30 REC'D

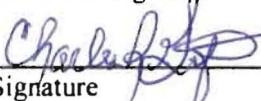
## Extraterritorial Jurisdiction Release Petition

To: City of Terrell Hall- City Secretary  
201 East Nash Street  
Terrell, Tx 75161

I/We Charles Richard Gift & Carolyn J. Gift  
majority owner/ owners of parcel/parcels of land in ETJ of Terrell, Tx  
hereby petition City, under Tx Local Gov Code Section 42, Sub-chapter D, for the area  
of land described in attached Exhibits, to be released from the ETJ of City of Terrell.

Majority owner/owners of land title holders have signed this petition below for land area described in petition, as shown in attached Exhibits from Kaufman County tax roll records of county central appraisal district.

Petitioner Signatures:

 12-1-2023  
Signature Date

 12/1/2023  
Signature Date

Charles Richard Gift  
Printed Name

Carolyn J Gift  
Printed Name

Date of Birth: [REDACTED]

Date of Birth: [REDACTED]

Mailing address: PO BOX 2383 Forney, TX 75126

Phone #: 903-461-4537

Email: thegifts@ymail.com

Lawrence Block 87 PT, Geographic ID 00.2200.0087.0000.01.06.00, Map ID C3-C-2

General Location of Property: Neighborhood 28-010 (Per Kaufman County Appraisal District)

Site Address: 11937 FM 1392 TERRELL, TEXAS 75160

Parcel ID No(s): Property ID 29992  
Owner ID # 169902

Total Area (acres) 1.00

Subdivision: S200-LAWRENCE

Lot N/A Block 87

Reason for Request: To be removed from the ETJ

Attachments/Exhibits used:

Metes and bounds or a copy of the recorded plat for the property

Property Tax Roll records (current property details listed on Kaufman County Appraisal District

**EXHIBIT A**

**DESCRIPTION OF THE BOUNDARIES  
OF THE LAND**

EXHIBIT " A "

BOOK 1172 PAGE 0759

All that certain lot, tract or parcel of land situated in Kaufman County, Texas, part of the T. F. SMITH SURVEY, A-493, part of Block 87 of the Original City of Lawrence, according to the plat thereof recorded in Vol. R, Page 520. Deed Records of Kaufman County, Texas, being a 1.00 acre tract off the North end of a 2.19 acre tract of land conveyed to Reverend Gary Reckart, Leslie Johnson and A. W. Huff, for the Missionary Church of Jesus Christ from Jack S. Pullon and Dorothy Marie Smith Pullon, by Warranty Deed recorded in Vol. 639, Page 832 of the Deed Records of Kaufman County, Texas, and being described as follows:

BEGINNING at a 1/2 inch iron rod for corner in the original East line of said 2.19 acre tract, being in the West right of way line of Farm to Market Highway No. 1392, lies North 01 deg. 23 min. 27 sec. East, 7.99 feet from broken concrete highway marker, and lies South 01 deg. 23 min. 27 sec. West, 168.71 feet from the Northeast corner of said 2.19 acre tract;

THENCE North 88 deg. 04 min. 49 sec. West a distance of 258.26 feet to a 1/2 inch iron rod for corner in the West line of said 2.19 acre tract, and being in the East line of a Public Road;

THENCE North 01 deg. 25 min. 27 sec. East along the line of same, 168.71 feet to a 1/2 inch iron rod found for the northwest corner of said 2.19 acre tract;

THENCE South 88 deg. 04 min. 49 sec. East along the North line of same 2.19 acre tract, 258.16 feet to a 1/2 inch iron rod for corner at the northeast corner of said 2.19 acres;

THENCE South 01 deg. 23 min. 27 sec. West along the West right of way of said F.M. No. 1392, a distance of 168.71 feet to the Place of Beginning, containing 1.00 acres of land as surveyed by Ruben Platos, Registered Surveyor No. 1998 in April of 1981.

FILED FOR RECORD AT 7:55 O'CLOCK A.M. 6-27-1985 CRISSEY GANN  
CLERK COUNTY COURT KAUFMAN COUNTY TEXAS, BY Deputy DEPUTY.

# **EXHIBIT B**

## **OWNERSHIP OF AREA TO BE REMOVED FROM THE EXTRATERRITORIAL JURISDICTION**

Kaufman County  
Laura Hughes  
County Clerk

Instrument Number: 2018-0029287

Billable Pages: 2  
Number of Pages: 3

FILED AND RECORDED – REAL RECORDS		CLERKS COMMENTS
<b>On:</b>	11/27/2018 at 03:19 PM	E-RECORDING
<b>Document Number:</b>	<u>2018-0029287</u>	
<b>Receipt No:</b>	<u>18-25939</u>	
<b>Amount:</b>	<u>S 30.00</u>	County Clerks Memo Portions of this document not reproducible when recorded
<b>Vol/Pg:</b>	<u>V:5869 P:86</u>	



**STATE OF TEXAS  
COUNTY OF KAUFMAN**

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Kaufman County, Texas.

A handwritten signature in black ink, appearing to read "Laura A. Hughes".

Laura Hughes, County Clerk

Recorded By: Maribel Vazquez, Deputy

**ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED  
REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER  
FEDERAL LAW.**

**Record and Return To:**

RANGER TITLE CO  
409 N. MC GRAW ST.  
FORNEY, TX 75126



## Texas Department of Housing and Community Affairs, Manufactured Housing Division

## STATEMENT OF OWNERSHIP

On January 1st of each year, a tax lien comes into existence on a manufactured home in favor of each taxing unit in the jurisdiction where the home is actually located on January 1st. In order to be enforced, any such lien must be recorded with the Texas Department of Housing and Community Affairs, Manufactured Housing Division as provided by law. You may check our records through our website or contact us to learn of any recorded tax liens. To find out about the amount of any unpaid tax liabilities, contact the tax office for the county where the home was actually located on January 1st of that year.

Certified Copy Date: 11/15/2018

Certified Copy of Original Statement of Ownership

Certificate Number: MH00735157

Manufacturer	Label/Seal No.	Serial No.	Weight	Size
MHDMAN00000035 DEROSE INDUSTRIES INCORPORATED JONES FIELD HWY. 78 BONHAM, TX 75418	TXS0612563	TX147645922D	14250	16.0 x 60.0

Model	Date of Manufacture	Effective Date of Transfer	County Where Installed	Wind Zone	Total Sq Feet
AMHERST	04/22/1987	6/22/1995	KAUFMAN		960

The Owner(s) have elected to declare the manufactured home as:

## REAL PROPERTY

The home owner(s) have certified to the department that they own the real property on which the manufactured home is situated or that they hold a qualifying long-term lease.

This home will not be considered real property until, 1) this instrument has been filed in the real property records of the county in which the manufactured home is located, 2) a copy stamped "filed or recorded" provided to the Department, and 3) notification of the same provided to the County Appraisal District.

The owner has elected to treat the home or reserve it for this purpose and the department no longer considers the home to be a manufactured home for the purposes of regulation under chapter 1201.216(a) of the Occupations Code.

Legal Description: SEE ATTACHED.

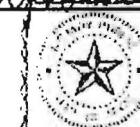
Lien(s): *The following liens, charges, or other encumbrances are reflected as having been created affecting the manufactured home.*

No Lien

This instrument was acknowledged by

before me this 15 day of November, 2018

Signature of Notary



LINDA COLEMAN  
Notary Public, State of Texas  
Notary Without Bond  
Notary ID # 131562003  
My Commission Expires 05-06-2023

Joe A. Garcia  
Executive Director

Third Party Copy

EXHIBIT "A"

All that certain lot, tract or parcel of land situated in Kaufman County, Texas, part of the T. F. SMITH SURVEY, A-493, part of Block 87 of the Original City of Lawrence, according to the plat thereof recorded in Vol. R, Page 520, Deed Records of Kaufman County, Texas, being a 1.00 acre tract off the North end of a 2.19 acre tract of land conveyed to Ravare and Gary Reckart, Leslie Johnson and A. W. Huff, for the Missionary Church of Jesus Christ from Jack S. Pullen and Dorothy Marie Smith Pullen, by Warranty Deed recorded in Vol. 639, Page 632 of the Deed Records of Kaufman County, Texas, and being described as follows:

BEGINNING at a 1/2 inch iron rod for corner in the original East line of said 2.19 acre tract, being in the West right of way line of Farm to Market Highway No. 1392, lies North 01 deg. 23 min. 27 sec. East, 7.99 feet from broken concrete highway marker, and lies South 01 deg. 23 min. 27 sec. West, 166.71 feet from the Northeast corner of said 2.19 acre tract;

THENCE North 88 deg. 04 min. 49 sec. West a distance of 238.26 feet to a 1/2 inch iron rod for corner in the West line of said 2.19 acre tract, and being in the East line of a Public Road;

THENCE North 01 deg. 25 min. 27 sec. East along the line of same, 166.71 feet to a 1/2 inch iron rod found for the Northwest corner of said 2.19 acre tract;

THENCE South 88 deg. 04 min. 49 sec. East along the North line of same 2.19 acre tract, 258.16 feet to a 1/2 inch iron rod for corner at the northeast corner of said 2.19 acres;

THENCE South 01 deg. 23 min. 27 sec. West along the West right of way of said F.M. No. 1392, a distance of 166.71 feet to the Place of Beginning, containing 1.00 acres of land as surveyed by Ruben Fletes, Registered Surveyor No. 1998 in April of 1981.

Kaufman County  
Honorable Laura Hughes  
County Clerk  
Kaufman, Texas 75142



70 2008 00000759

Instrument Number: 2008-00000759

As

Recorded On: January 14, 2008

Warranty Deed

Parties: GIFT CHARLES RICHARD

Billable Pages: 3

To GIFT CAROLYN J

Number of Pages: 4

Comment: GENERAL GIFT DEED

( Parties listed above are for Clerks reference only )

\*\* Examined and Charged as Follows: \*\*

Warranty Deed 24.00

Total Recording: 24.00

\*\*\*\*\* DO NOT REMOVE THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2008-00000759

Receipt Number: 88107

Recorded Date/Time: January 14, 2008 08:45:07A

Book-Vol/Pg: BK-OR VL-3324 PG-110

User / Station: A Guerrero - Search1

Record and Return To:

CHARLES AND CAROLYN GIFT

11937 FM 1392

TERRELL TX 75160



THE STATE OF TEXAS  
COUNTY OF KAUFMAN  
I hereby certify that this instrument was FILED in the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Records of Kaufman County, Texas.

*Laura A. Hughes*

Laura Hughes, Kaufman County Clerk

## General Warranty Gift Deed

**Date:** December 31, 2007

**Grantor:** Charles Richard Gift

**Grantor's Mailing Address:**

Charles Richard Gift  
11937 FM 1392  
Terrell, Texas 75160  
Kaufman County

**Grantee:** Carolyn J. Gift

**Grantee's Mailing Address:**

Carolyn J. Gift  
11937 FM 1392  
Terrell, Texas 75160  
Kaufman County

**Consideration:**

Love of, and affection for, Grantee.

**Property (including any improvements):**

An undivided 1/2 interest in and to the following real property, to-wit:

All that certain lot, tract or parcel of land situated in Kaufman County, Texas, part of the T. F. Smith Survey, A-493, part of Block 87 of the Original City of Lawrence, according to the plat thereof recorded in Vol. R, Page 520 of the Deed Records of Kaufman County, Texas, being more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes.

**Reservations from Conveyance:**

None

**Exceptions to Conveyance and Warranty:**

None

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, gives, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and

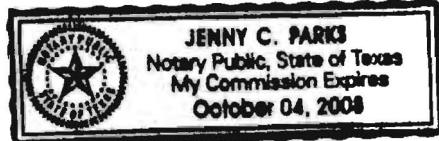
assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

Charles R. Gift  
Charles Richard Gift

**STATE OF TEXAS** §  
**COUNTY OF KAUFMAN** §

This instrument was acknowledged before me on December 31, 2007, by Charles Richard Gift.



Jenny C. Parks  
Notary Public, State of Texas

## Exhibit "A"

All that certain lot, tract or parcel of land situated in Kaufman County, Texas, part of the T. P. SHITU SURVEY, A-493, part of Block 87 of the Original City of Lawrence, according to the plat thereof recorded in Vol. R, Page 539 Deed Records of Kaufman County, Texas, being a 1.00 acre tract off the North end of a 2.19 acre tract of land conveyed to Reverend Gary Rockart, Leslie Johnson and A. V. Huff, for the Missionary Church of Jesus Christ from Jack B. Pullon and Dorothy Marie Smith Pullon, by Warranty Deed recorded in Vol. 639, Page 832 of the Deed Records of Kaufman County, Texas, and being described as follows:

BEGINNING at a 1/2 inch iron rod for corner in the original East line of said 2.19 acre tract, being in the West right of way line of Farm to Market Highway No. 1392, lies North 01 deg. 23 min. 27 sec. East, 7.99 feet from broken concrete highway marker, and lies South 01 deg. 23 min. 27 sec. West, 168.71 feet from the Northeast corner of said 2.19 acre tract;

THENCE North 00 deg. 04 min. 49 sec. West a distance of 258.26 feet to a 1/2 inch iron rod for corner in the West line of said 2.19 acre tract, and being in the East line of a Public Road;

THENCE North 01 deg. 23 min. 27 sec. West along the line of trees, 168.71 feet to a 1/2 inch iron rod found for the northwest corner of said 2.19 acre tract;

THENCE South 00 deg. 04 min. 49 sec. East along the North line of said 2.19 acre tract, 258.16 feet to a 1/2 inch iron rod for corner at the northeast corner of said 2.19 acres;

THENCE South 01 deg. 23 min. 27 sec. West along the West right of way of said F.M. No. 1392, a distance of 168.71 feet to the Place of Beginning, containing 1.00 acres of land as surveyed by Ruben Pletes, Registered Surveyor No. 1998 in April of 1981.

Inst # 2007- 00000759

Filed for Record in: Kaufman County  
On: Jan 14, 2008 at 08:45A

6212

WARRANTY DEED

DATE: June 22, 1995

GRANTOR: Jimmy M. Starr and wife, Jimmie L. Starr

GRANTOR'S ADDRESS (INCLUDING COUNTY): 915 Houston, Wills Point, Van Zandt County, Texas 75169

GRANTEE: Charles Richard Gift

GRANTEE'S MAILING ADDRESS (INCLUDING COUNTY): 673 FM 1392, Terrell, Kaufman County, Texas 75160

CONSIDERATION: TEN DOLLARS AND NO/100THS (\$10.00) cash and other good and valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged.

PROPERTY (INCLUDING ANY IMPROVEMENTS): All that certain lot, tract or parcel of land situated in Kaufman County, Texas, part of the T. F. Smith Survey, A-493, part of Block 87 of the Original City of Lawrence, according to the plat thereof recorded in Vol. R, Page 520 Deed Records of Kaufman County, Texas being more particularly described in Exhibit "A" attached hereto and made a part hereof:

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

The herein described property is conveyed subject to any and all easements, restrictions, reservations, whether of minerals or other kinds, covenants and agreements of record, if any, as same may affect said property.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

Jimmie M. Starr  
Jimmy M. Starr

Jimmie L. Starr  
Jimmie L. Starr

STATE OF TEXAS  
COUNTY OF Kaufman

This instrument was acknowledged before me on June 22<sup>nd</sup>, 1995 by Jimmy M. Starr and wife, Jimmie L. Starr.

EXHIBIT " A "

BOOK 1172 PAGE 0759

All that certain lot, tract or parcel of land situated in Kaufman County, Texas, part of the T. P. SMITH SURVEY, A-493, part of Block 87 of the Original City of Lawrence, according to the plat thereof recorded in Vol. R, Page 520. Deed Records of Kaufman County, Texas, being a 1.00 acre tract off the North end of a 2.19 acre tract of land conveyed to Reverend Gary Reckart, Leslie Johnson and A. W. Eufz, for the Missionary Church of Jesus Christ from Jack S. Pullon and Dorothy Marie Smith Pullon, by Warranty Deed recorded in Vol. 639, Page 832 of the Deed Records of Kaufman County, Texas, and being described as follows:

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THENCE North 88 deg. 04 min. 49 sec. West a distance of 258.26 feet to a 1/2 inch iron rod for corner in the West line of said 2.19 acre tract, and being in the East line of a Public Road;

THENCE North 01 deg. 25 min. 27 sec. East along the line of same, 168.71 feet to a 1/2 inch iron rod found for the northwest corner of said 2.19 acre tract;

THENCE South 88 deg. 04 min. 49 sec. East along the North line of same 2.19 acre tract, 258.16 feet to a 1/2 inch iron rod for corner at the northeast corner of said 2.19 acres;

THENCE South 01 deg. 23 min. 27 sec. West along the West right of way of said P.M. No. 1392, a distance of 168.71 feet to the Place of Beginning, containing 1.00 acres of land as surveyed by Ruben Plater, Registered Surveyor No. 1998 in April of 1981.

FILED FOR RECORD AT 7:55 O'CLOCK A.M. 6-27-1995 CRISSY GANN  
CLERK COUNTY COURT KAUFMAN COUNTY TEXAS, BY Richard DEPUTY.

# **EXHIBIT C**

# **MAP OF THE LAND**

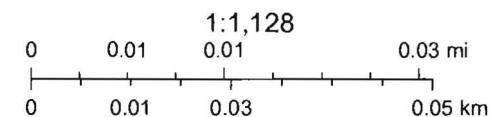
# Kaufman CAD Web Map



12/1/2023, 12:47:06 PM

Abstracts

Parcels



Esri Community Maps Contributors, Baylor University, Kaufman County, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, HERE, Garmin

Kaufman County Appraisal District, BIS Consulting - [www.bisconsulting.com](http://www.bisconsulting.com)

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

# **EXHIBIT D**

## **TAXROLLS OF PROPERTY**



Map

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## Property Details

### Account

<b>Property ID:</b>	29992	<b>Geographic ID:</b>	
		00.2200.0087.0000.01.06.00	
<b>Type:</b>	Real	<b>Zoning:</b>	
<b>Property Use:</b>		<b>Condo:</b>	

### Location

**Situs Address:** 11937 FM RD 1392 TERRELL, TX 75160

**Map ID:** C3-C-2 **Mapsco:**

**Legal Description:** LAWRENCE, BLOCK 87 PT

**Abstract/Subdivision:** S2200 - LAWRENCE

**Neighborhood:** 28-010

### Owner

**Owner ID:** 169902

**Name:** GIFT CHARLES R & CAROLYN J

### Agent:

**Mailing Address:** P O BOX 2383  
FORNEY, TX 75126

**% Ownership:** 100.0%

**Exemptions:****HS - HOMESTEAD**

For privacy reasons not all exemptions are shown online.

**■ Property Values**

<b>Improvement Homesite Value:</b>	\$20,410 (+)
<b>Improvement Non-Homesite Value:</b>	\$0 (+)
<b>Land Homesite Value:</b>	\$75,000 (+)
<b>Land Non-Homesite Value:</b>	\$0 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$95,410 (=)
<b>Agricultural Value Loss:</b> 	\$0 (-)
<b>Appraised Value:</b>	\$95,410 (=)
<b>Homestead Cap Loss:</b> 	\$73,360 (-)
<b>Assessed Value:</b>	\$22,050
<b>Ag Use Value:</b>	\$0

**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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## Property Taxing Jurisdiction

**Owner:** GIFT CHARLES R & CAROLYN J % **Ownership:** 100.0%

<b>Entity</b>	<b>Description</b>	<b>Tax Rate</b>	<b>Market Value</b>	<b>Taxable Value</b>
3F	KC ESD #3 (TERRELL)	0.100000	\$95,410	\$22,050
CAD	KAUFMAN CAD	0.000000	\$95,410	\$22,050
KC	KAUFMAN COUNTY	0.328958	\$95,410	\$22,050

P2	PRECINCT 2	0.000000	\$95,410	\$22,050
RB	ROAD & BRIDGE	0.082500	\$95,410	\$22,050
ST	TERRELL ISD	1.068200	\$95,410	\$0
TV	TRINITY VALLEY CC	0.110990	\$95,410	\$22,050

**Total Tax Rate:** 1.690648

## ■ Property Improvement - Building

**Description:** MOBILE HOME **Type:** REAL PROPERTY **State Code:** A2 **Living Area:** 840.00sqft

**Value:** \$20,410

Type	Description	Class CD	Year Built	SQFT
LA	LIVING AREA	SWA14	1989	840.00
STGA	Storage Bldg, Average	*	1989	672.00
WD	WOOD DECK	*	0	300.00

## ■ Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
01HS	HOMESITE	1.0000	43,560.00	0.00	0.00	\$75,000	\$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	\$20,410	\$75,000	\$0	\$95,410	\$73,360	\$22,050
2022	\$6,965	\$60,000	\$0	\$66,965	\$46,920	\$20,045
2021	\$6,020	\$37,500	\$0	\$43,520	\$25,297	\$18,223
2020	\$4,270	\$30,000	\$0	\$34,270	\$17,704	\$16,566
2019	\$3,500	\$11,560	\$0	\$15,060	\$0	\$15,060
2018	\$3,500	\$11,560	\$0	\$15,060	\$0	\$15,060
2017	\$6,570	\$11,560	\$0	\$18,130	\$0	\$18,130
2016	\$6,570	\$11,560	\$0	\$18,130	\$0	\$18,130
2015	\$6,570	\$11,560	\$0	\$18,130	\$0	\$18,130
2014	\$6,570	\$11,560	\$0	\$18,130	\$0	\$18,130
2013	\$6,920	\$11,560	\$0	\$18,480	\$0	\$18,480

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
12/31/2007	WD	WARRANTY DEED	GIFT CHARLES R	GIFT CHARLES R & CAROLYN J	3324	1392	759
6/22/1995	Deed	Deed	STARR, JIMMY	GIFT, CHARLES	1172	758	0

# 2023 Notice of Appraised Value

**KAUFMAN CENTRAL APPRAISAL DISTRICT**  
PO BOX 1288  
KAUFMAN, TX 75142  
Phone: 972-932-6081

DATE OF NOTICE: April 13, 2023

**Property ID: 29992**

Ownership %: 100.00  
Geo ID: 00.2200.0087.0000.01.06.00  
Legal: LAWRENCE, BLOCK 87 PT  
Legal Acres: 1  
Situs: 11937 FM RD 1392 TERRELL, TX 75160  
Owner ID: 169902

If certified notice of hearing is selected, payment of \$5 must be included with protest

**Property ID: 29992 - 00.2200.0087.0000.01.06.00**  
GIFT CHARLES R & CAROLYN J  
P O BOX 2383  
FORNEY, TX 75126

Dear Property Owner,  
We have appraised the property listed above for the tax year 2023. As of January 1, our appraisal is outlined below.

<b>Appraisal Information</b>		<b>Last Year - 2022</b>	<b>Proposed - 2023</b>
Market Value of Improvements (Structures / Buildings, etc.)		6,965	20,410
Market Value of Non Ag/Timber Land		60,000	75,000
Market Value of Ag/Timber Land		0	0
Market Value of Personal Property/Minerals		0	0
Total Market Value		66,965	95,410
Productivity Value of Ag/Timber Land		0	0
Appraised Value		20,045	22,050
Homestead Cap Value excluding Non-Homesite Value (i.e. Ag, Commercial)		20,045	22,050
Exemptions (DV - Disabled Vet; DP-Disabled Person; HS-Homestead; OV65-Over 65)		HS	HS
2022 Exemption Amount	2022 Taxable Value	Taxing Unit	2023 Proposed Appraised Value
0	20,045	KC ESD #3 (TERRELL)	22,050
0	20,045	KAUFMAN COUNTY	22,050
20,045	0	TERRELL ISD	22,050
0	20,045	TRINITY VALLEY CC	22,050
0	20,045	ROAD & BRIDGE	22,050

The difference between the 2018 appraised value and the 2023 appraised value is 46.41%.

The governing body of each unit decides whether or not property taxes will increase. The appraisal district only determines the value of your property. The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials.

\* This indicates a tax ceiling exists for that taxing unit. If you qualified your home for an age 65 and older or disabled person homestead exemption for school taxes, the school taxes on that home cannot increase as long as you own and live in that home. The tax ceiling is the amount that you pay in the year that you qualified for the 65 and older or disabled person exemption. The school taxes on your home may not go above the amount of the ceiling, unless you improve the home (other than normal repairs and maintenance).

Beginning August 7th, visit Texas.gov/PropertyTaxes to find a link to your local property tax database where you can easily access information regarding your property taxes, including information regarding the amount of taxes that each entity that taxes your property will impose if the entity adopts its proposed tax rate. Your local property tax database will be updated regularly during August and September as local elected officials propose and adopt the property tax rates that will determine how much you pay in property taxes.

To file a protest, complete the notice of protest form following the instructions included in the form and no later than the deadline below, mail or deliver the form to the appraisal review board at the following address: PO Box 1288, KAUFMAN TX 75142-1288

**Deadline for filing a protest:** May 15, 2023  
**Location of Hearings:** 3950 S HOUSTON, KAUFMAN TX 75142  
**ARB will begin hearings:** May 22, 2023

Included are copies of the following documents published by the Texas Comptroller of Public Accounts: (1) Property Taxpayer Remedies; (2) Notice of Protest; and (3) Exemption Description List.

Property owners who file a notice of protest with the appraisal review board (ARB) may request an informal conference with the appraisal district to attempt to resolve disputes prior to a formal ARB hearing. In counties with populations of 1 million or more, property owners may request an ARB special panel for certain property protests. Contact your appraisal district for further information.