



January 16, 2024

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.: 10-2024

Property Owner: Hunter Blaine Pierrotti.

Property ID: 13867

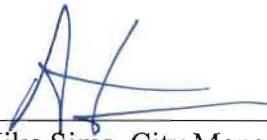
Address of Property: 12319 FM 1392, Terrell, TX 75160

Dear Property Owner:

A Petition for Release of Property from the Extraterritorial Jurisdiction of the City of Terrell was received from Hunter Blaine Pierrotti on December 26, 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 January 16, 2024.

CITY OF TERRELL, TEXAS

By:   
Mike Sims, City Manager

Attest:

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

## Extraterritorial Jurisdiction Release Petition

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

I/We Hunter Blaine Pierrotti,

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:

Hunter Blaine Pierrotti 12/26/23

Signature Date Signature Date

Hunter Blaine Pierrotti

Printed Name Printed Name

Date of Birth: [REDACTED] Date of Birth: [REDACTED]

Mailing address: 12319 FM 1392 Terrell, TX 75160

Phone #: 972-768-7220

Email: Hunter.pierrotti@gmail.com

General Location of Property: Thos F Smith, 2.009 acres, 4 miles E, label 4 NTA 1010964

Site Address: 12319 FM Rd 1392 Terrell, TX 75160 - Neighborhood 28-010

Geo ID 99.0493.0000.0065.00.06.00

Parcel ID No(s): Property 11 13867, Owner ID 193745

Map ID C3-C-2

Total Area (acres) 2.009

Subdivision: A0493 - Thos F Smith

Lot n/a Block n/a

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**

Thence North 89 deg. 38 min. 02 sec. West, a distance of 290.09 feet to a  $\frac{1}{2}$  inch diameter set for corner in the East line of a 13.1 acre tract of land conveyed to Jake L. Huffman and Billy D. Jacobs by deed recorded in Volume 619, Page 563, Deed Records, Kaufman County, Texas;

Thence North 00 degrees 07 minutes 54 seconds West, along said East line, a distance of 141.09 feet to a  $\frac{3}{8}$  inch diameter iron rod set for corner in the Southeast line of a 20 acre tract of land conveyed to Ruby Johnson by deed recorded in Volume 647, Page 926, Deed Records, Kaufman County, Texas;

Thence North 42 degrees 13 minutes 55 seconds East, along said Southeast line, a distance of 414.68 feet to a  $\frac{1}{2}$  inch diameter iron rod set for corner;

Thence South 47 degrees 35 minutes 03 seconds East, a distance of 15.83 feet to the Place of Beginning and containing 2.010 acres of land.

**Reservations from Conveyance:**

None

**Exceptions to Conveyance and Warranty:**

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 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 when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

As a material part of the Consideration for this deed, Grantor and Grantee agree that Grantee is taking the Property "AS IS" with any and all latent and patent defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties except for limited warranties of title set forth in this deed.

# **EXHIBIT B**

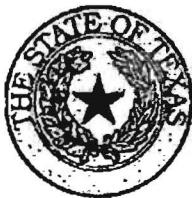
## **OWNERSHIP OF AREA TO BE REMOVED FROM THE EXTRATERRITORIAL JURISDICTION**

Kaufman County  
Laura Hughes  
County Clerk

Instrument Number: 2021-0044810

Billable Pages: 4  
Number of Pages: 5

FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
<p><b>On:</b> 11/01/2021 at 11:18 AM</p> <p><b>Document Number:</b> 2021-0044810</p> <p><b>Receipt No:</b> 21-36185</p> <p><b>Amount:</b> \$ 38.00</p> <p><b>Vol/Pg:</b> V:7297 P:451</p>	<p>WALK IN</p>



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 that reads "Laura A. Hughes".

Laura Hughes, County Clerk

Recorded By: Ana McCrary, 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:  
HUNTER PIEROTTI  
12319 FM 1392  
TERRELL, TX 75160



Texas Department of Housing and Community Affairs, Manufactured Housing Division

## STATEMENT OF OWNERSHIP

INST # 2021-0044810

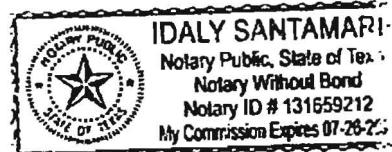
On January 1st of each year, a tax lien comes into existence on a manufactured home in favor of each taxing unit in the jurisdiction where the home is actually located on January 1st. In order to be enforced, any such lien must be recorded with the Texas Department of Housing and Community Affairs, Manufactured 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 of Original Statement of Ownership

Certified Copy Date: 9/9/2021

Certificate Number: MH00828062

Manufacturer	Label/Seal No.	Serial No.	Weight	Size	
MHD MAN 00000272 ADDISON DIV OF CAVALIER HM BUILDERS LLC HIGHWAY 41 NORTH ADDISON, AL 35540	NTA1010964 NTA1010965	ALCA0100870S47784B ALCA0100870S47784A	27,912 27,912	15.0 x 66.0 15.0 x 66.0	
Model	Date of Manufacture	Effective Date of Transfer	County Where Installed	Wind Zone	Total Sq Feet
8921FO	02/03/2000	8/21/2014	KAUFMAN	I	1980
The Owner(s) have elected to declare the manufactured home as:					Owner of Record
<b>REAL PROPERTY</b> 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.					HUNTER BLAINE PIEROTTI 12319 FM 1392 TERRELL, TX 75160
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.					Seller or Transferor
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.					TOMMY J VINSON MARILYN J VINSON PO BOX 1753 TERRELL, TX 75160
Legal Description: SEE ATTACHED					Physical Address
12319 FM 1392 TERRELL, TX 75160					Right of Survivorship: No
Lien(s): <i>The following liens, charges, or other encumbrances are reflected as having been created affecting the manufactured home.</i>					
No Lien					

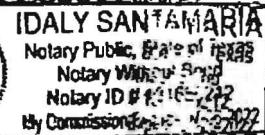


This instrument was acknowledged by

Dianne Gomez

before me this 9 day of Sept. 2021

Signature of Notary



Owner Copy

Jim R. Hicks  
Executive Director

INST. # 2016.0014283

**STATE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU  
MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION  
FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY  
BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL  
SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**Special Warranty Deed  
Without Title Examination**

**Date: August 13, 2014**

**Grantor: MARILYN JEAN VINSON**

**Grantor's Mailing Address:**

P. O. Box 134  
Terrell, TX 75160  
Kaufman County

**Grantee: HUNTER BLAINE PIEROTTI**

**Grantee's Mailing Address:**

12301 FM 1392  
Terrell, TX 75160  
Kaufman County

**Consideration:**

Ten Dollars (\$10.00) cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any improvements):**

Being all that certain lot, tract or parcel of land located in the T. F. Smith Survey, Abstract No. 493, Kaufman County, Texas and being part of a 4.009 acre tract of land conveyed to Howell E. Morgan, Jr. and Suzanne H. Morgan, by deed recorded in Volume 1968, Page 399, Official Property Records, Kaufman County, Texas and being more particularly described as follows:

Beginning at a  $\frac{1}{2}$  inch diameter iron rod set at the most Easterly Northeast corner said 4.009 acre tract, said point being in the West line of Farm to Market Road No. 1392 (a public right of way); Thence South (basis of bearing per volume 1968, page 240), a distance of 439.31 feet to a  $\frac{1}{2}$  inch diameter iron rod set for corner;



Thence North 89 deg. 38 min. 02 sec. West, a distance of 290.09 feet to a  $\frac{1}{2}$  inch diameter set for corner in the East line of a 13.1 acre tract of land conveyed to Jake L. Huffman and Billy D. Jacobs by deed recorded in Volume 619, Page 563, Deed Records, Kaufman County, Texas;

Thence North 00 degrees 07 minutes 54 seconds West, along said East line, a distance of 141.09 feet to a  $\frac{3}{8}$  inch diameter iron rod set for corner in the Southeast line of a 20 acre tract of land conveyed to Ruby Johnson by deed recorded in Volume 647, Page 926, Deed Records, Kaufman County, Texas;

Thence North 42 degrees 13 minutes 55 seconds East, along said Southeast line, a distance of 414.68 feet to a  $\frac{1}{2}$  inch diameter iron rod set for corner;

Thence South 47 degrees 35 minutes 03 seconds East, a distance of 15.83 feet to the Place of Beginning and containing 2.010 acres of land.

**Reservations from Conveyance:**

None

**Exceptions to Conveyance and Warranty:**

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 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 when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

As a material part of the Consideration for this deed, Grantor and Grantee agree that Grantee is taking the Property "AS IS" with any and all latent and patent defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties except for limited warranties of title set forth in this deed.

Grantee shall be responsible for any and all ad valorem taxes or any other indebtedness owing against the property conveyed.

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

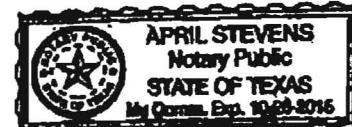
Marilyn Jean Vinson  
MARILYN JEAN VINSON

STATE OF TEXAS )

COUNTY OF KAUFMAN )

This instrument was acknowledged before me on the 13<sup>th</sup> day August, 2014, by MARILYN JEAN VINSON.

April Stevens  
Notary Public, State of Texas



INST # 2014-8014283.  
Filed for record in Kaufman County  
On: 8/21/14 at 1:16 PM

INST # 2021-0044810  
Filed for record in Kaufman County  
On: 11/1/21 at 11:18 AM

Kaufman County  
Laura Hughes  
County Clerk

Instrument Number: 2014-0014283

**WARRANTY DEED**

Party: VINSON MARILYN JEAN

Billable Pages: 3  
Number of Pages: 4

<b>FILED AND RECORDED - REAL RECORDS</b>		<b>CLERKS COMMENTS</b>
<b>On:</b> 08/21/2014 at 01:16 PM		WALK IN
<b>Document Number:</b> <u>2014-0014283</u>		
<b>Receipt No:</b> <u>14-15439</u>		
<b>Amount:</b> \$ <u>34.00</u>		
<b>Vol/Pg:</b> <u>V:4625 P:10</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, which appears to read "Laura A. Hughes".

Laura Hughes, County Clerk

Recorded By: Bobbie Bartlett, 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:  
MARY GAYLE RAMSEY PC  
PO BOX 816  
TERRELL, TX 75160



3/34  
INST # 2014-0014283

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**Special Warranty Deed  
Without Title Examination**

**Date:** August 13, 2014

**Grantor:** MARILYN JEAN VINSON

**Grantor's Mailing Address:**

P. O. Box 134  
Terrell, TX 75160  
Kaufman County

**Grantee:** HUNTER BLAINE PIEROTTI

**Grantee's Mailing Address:**

12301 FM 1392  
Terrell, TX 75160  
Kaufman County

**Consideration:**

Ten Dollars (\$10.00) cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any improvements):**

Being all that certain lot, tract or parcel of land located in the T. F. Smith Survey, Abstract No. 493, Kaufman County, Texas and being part of a 4.009 acre tract of land conveyed to Howell E. Morgan, Jr. and Suzanne H. Morgan, by deed recorded in Volume 1968, Page 399, Official Property Records, Kaufman County, Texas and being more particularly described as follows:

Beginning at a  $\frac{1}{2}$  inch diameter iron rod set at the most Easterly Northeast corner said 4.009 acre tract, said point being in the West line of Farm to Market Road No. 1392 (a public right of way); Thence South (basis of bearing per volume 1968, page 240), a distance of 439.31 feet to a  $\frac{1}{2}$  inch diameter iron rod set for corner;

Thence North 89 deg. 38 min. 02 sec. West, a distance of 290.09 feet to a ½ inch diameter set for corner in the East line of a 13.1 acre tract of land conveyed to Jake L. Huffman and Billy D. Jacobs by deed recorded in Volume 619, Page 563, Deed Records, Kaufman County, Texas;

Thence North 00 degrees 07 minutes 54 seconds West, along said East line, a distance of 141.09 feet to a 3/8 inch diameter iron rod set for corner in the Southeast line of a 20 acre tract of land conveyed to Ruby Johnson by deed recorded in Volume 647, Page 926, Deed Records, Kaufman County, Texas;

Thence North 42 degrees 13 minutes 55 seconds East, along said Southeast line, a distance of 414.68 feet to a ½ inch diameter iron rod set for corner;

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**Reservations from Conveyance:**

None

**Exceptions to Conveyance and Warranty:**

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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As a material part of the Consideration for this deed, Grantor and Grantee agree that Grantee is taking the Property "AS IS" with any and all latent and patent defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties except for limited warranties of title set forth in this deed.

Grantee shall be responsible for any and all ad valorem taxes or any other indebtedness owing against the property conveyed.

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

Marilyn Jean Vinson  
MARILYN JEAN VINSON

STATE OF TEXAS )

COUNTY OF KAUFMAN )

This instrument was acknowledged before me on the 13<sup>th</sup> day August, 2014, by MARILYN JEAN VINSON.

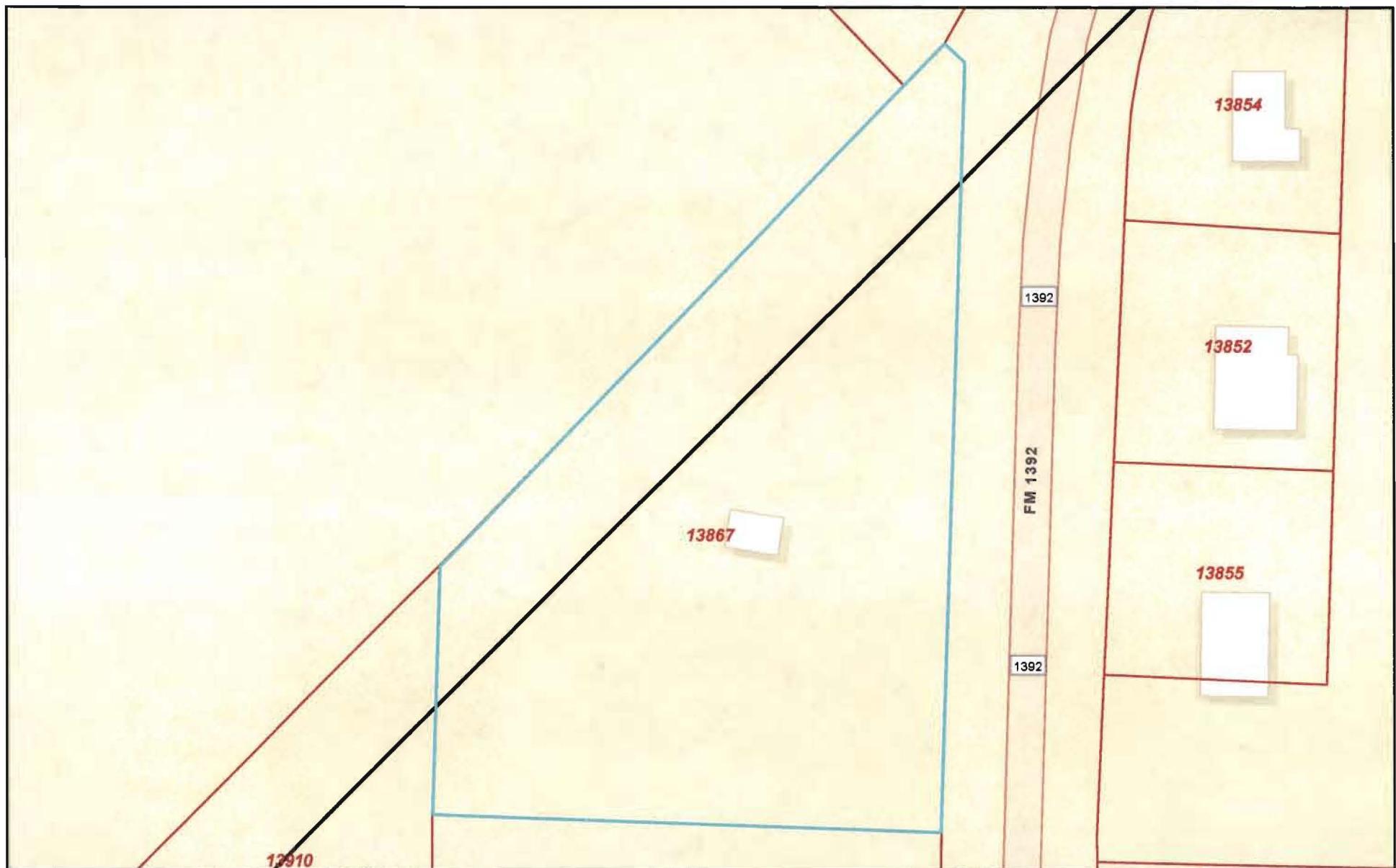
April Stevens  
Notary Public, State of Texas



# **EXHIBIT C**

# **MAP OF THE LAND**

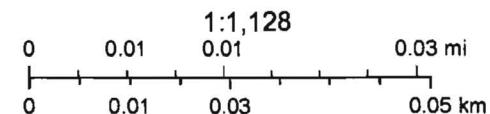
# Kaufman CAD Web Map



12/1/2023, 5:25:18 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**

## 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: 13867**

Ownership %: 100.00

Geo ID: 99.0493.0000.0065.00.06.00

Legal: THOS F SMITH, 2.009 ACRES, & M/HOME, LABEL# NTA1010964

Legal Acres: 2.009

Situs: 12319 FM RD 1392 TERRELL, TX 75160

Owner ID: 193745

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

**Property ID: 13867 - 99.0493.0000.0065.00.06.00**

PIEROTTI HUNTER BLAINE  
12301 FM 1392  
TERRELL, TX 75160

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.)		99,434	91,533
Market Value of Non Ag/Timber Land		80,276	120,388
Market Value of Ag/Timber Land		0	0
Market Value of Personal Property/Minerals		0	0
Total Market Value		179,710	211,921
Productivity Value of Ag/Timber Land		0	0
Appraised Value		63,755	70,131
Homestead Cap Value excluding Non-Homesite Value (i.e. Ag, Commercial)		63,755	70,131
Exemptions (DV - Disabled Vet; DP-Disabled Person; HS-Homestead; OV65-Over 65)		HS	HS

<b>2022 Exemption Amount</b>	<b>2022 Taxable Value</b>	<b>Taxing Unit</b>	<b>2023 Proposed Appraised Value</b>	<b>2023 Exemption Amount</b>	<b>2023 Taxable Value</b>
0	63,755	KC ESD #3 (TERRELL)	70,131	0	70,131
0	63,755	KAUFMAN COUNTY	70,131	0	70,131
40,000	23,755	TERRELL ISD	70,131	40,000	30,131
0	63,755	TRINITY VALLEY CC	70,131	0	70,131
0	63,755	ROAD & BRIDGE	70,131	0	70,131

The difference between the 2018 appraised value and the 2023 appraised value is 41.34%.

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:** **3960 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.

Sarah Curtis, Chief Appraiser

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## 📍 Map

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### 📘 Property Details

#### Account

<b>Property ID:</b>	13867	<b>Geographic ID:</b>
		99.0493.0000.0065.00.06.00

<b>Type:</b>	Real	<b>Zoning:</b>
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<b>Property Use:</b>	<b>Condo:</b>
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#### Location

<b>Situs Address:</b>	12319 FM RD 1392 TERRELL, TX 75160
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<b>Map ID:</b>	C3-C-2	<b>Mapsco:</b>
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<b>Legal Description:</b>	THOS F SMITH, 2.009 ACRES, & M/HOME, LABEL# NTA1010964
---------------------------	--

<b>Abstract/Subdivision:</b>	A0493 - THOS F SMITH
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<b>Neighborhood:</b>	28-010
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#### Owner

<b>Owner ID:</b>	193745
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<b>Name:</b>	PIERROTTI HUNTER BLAINE
--------------	-------------------------

<b>Agent:</b>	
---------------	--

<b>Mailing Address:</b>	12301 FM 1392 TERRELL, TX 75160
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<b>% Ownership:</b>	100.0%
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**Exemptions:****HS - HOMESTEAD**

For privacy reasons not all exemptions are shown online.

**Property Values**

<b>Improvement Homesite Value:</b>	\$91,533 (+)
<b>Improvement Non-Homesite Value:</b>	\$0 (+)
<b>Land Homesite Value:</b>	\$120,388 (+)
<b>Land Non-Homesite Value:</b>	\$0 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$211,921 (=)
<b>Agricultural Value Loss:</b> 	\$0 (-)
<b>Appraised Value:</b>	\$211,921 (=)
<b>Homestead Cap Loss:</b> 	\$141,790 (-)
<b>Assessed Value:</b>	\$70,131
<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: PIEROTTI HUNTER BLAINE %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	\$211,921	\$70,131
CAD	KAUFMAN CAD	0.000000	\$211,921	\$70,131
KC	KAUFMAN COUNTY	0.328958	\$211,921	\$70,131

P2	PRECINCT 2	0.000000	\$211,921	\$70,131
RB	ROAD & BRIDGE	0.082500	\$211,921	\$70,131
ST	TERRELL ISD	1.068200	\$211,921	\$0
TV	TRINITY VALLEY CC	0.110990	\$211,921	\$70,131

**Total Tax Rate:** 1.690648

## ■ Property Improvement - Building

**Description:** M/HOME **Type:** MOBILE HOME **State Code:** E2 **Living Area:** 1,980.00sqft **Value:** \$65,579

Type	Description	Class CD	Year Built	SQFT
LA	LIVING AREA	DWA28	2000	1,980.00
CP	Porch, Covered	*	2009	390.00

**Description:** OUT BLDGS **Type:** REAL PROPERTY **State Code:** E4 **Living Area:** 0.00sqft **Value:** \$25,954

Type	Description	Class CD	Year Built	SQFT
OB	OUT BUILDING	90SL	2002	600.00
OB	OUT BUILDING	MP2	0	720.00
OB	OUT BUILDING	MP5	0	480.00

## ■ Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
01HS	HOMESITE	2.0090	87,512.04	0.00	0.00	\$120,388	\$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	\$91,533	\$120,388	\$0	\$211,921	\$141,790	\$70,131
2022	\$99,434	\$80,276	\$0	\$179,710	\$115,955	\$63,755
2021	\$67,759	\$65,204	\$0	\$132,963	\$75,004	\$57,959
2020	\$39,592	\$30,080	\$0	\$69,672	\$16,982	\$52,690
2019	\$17,820	\$30,080	\$0	\$47,900	\$0	\$47,900
2018	\$19,540	\$30,080	\$0	\$49,620	\$0	\$49,620
2017	\$16,410	\$30,080	\$0	\$46,490	\$0	\$46,490
2016	\$17,600	\$30,080	\$0	\$47,680	\$0	\$47,680
2015	\$19,680	\$30,080	\$0	\$49,760	\$0	\$49,760
2014	\$20,980	\$30,080	\$0	\$51,060	\$0	\$51,060
2013	\$22,270	\$30,080	\$0	\$52,350	\$0	\$52,350

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
8/13/2014	SWD	SPECIAL WARRANTY DEED	VINSON MARILYN JEAN	PIEROTTI HUNTER BLAINE	4625	10	201414283
2/1/2014	SWD	SPECIAL WARRANTY DEED	VINSON TOMMY J & MARILYN J	VINSON MARILYN JEAN	4528	411	4164
9/30/2002	Deed	Deed	MORGAN, HOWELL E & SUZANNE H	VINSON TOMMY J & MARILYN J	2073	223	20719
3/12/2002	Deed	Deed	MORGAN, CHARLES	MORGAN, HOWELL E & SUZANNE H	1968	399	5880