



November 27, 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.: 09-2023

Property Owner: Richard T and Sharien Strange

Property ID: 9420 and 12055

Address of Property: 11939 CR 309, Terrell, Texas 75161

Dear Property Owner:

A Petition for Release of Property from the Extraterritorial Jurisdiction of the City of Terrell was received from Richard T. and Sharien Strange on November 29, 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 November 29, 2023.

CITY OF TERRELL, TEXAS

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

Mike Sims, City Manager

Attest:

  
Dawn Steil, City Secretary

**PETITION TO BE RELEASED FROM EXTRATERRITORIAL JURISDICTION**

NOW COME Richard T Strange & Sharien Strange, 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

(5) in an area subject to a strategic partnership agreement entered into under Texas Local Government Code Section 43.0751.

**SIGNATURES:**

X Richard T. Strange  
PRINTED NAME: Richard T. STRANGE  
DATE OF BIRTH: [REDACTED]  
RESIDENCE ADDRESS: 11939 CR 309  
Terrell, TEXAS 75161  
DATE OF SIGNING: 11-27-2023

X Sharien Strange  
PRINTED NAME: SHARIEN STRANGE  
DATE OF BIRTH: [REDACTED]  
RESIDENCE ADDRESS: 11939 CR 309  
Terrell, TEXAS 75161  
DATE OF SIGNING: 11-27-2023

**EXHIBIT A**

**DESCRIPTION OF THE BOUNDARIES  
OF THE LAND**

EXHIBIT "A"

BEING all that certain tract or parcel of land in the Richard Mead Survey, A-306 and the J. Russell Survey, A-429, Kaufman County, Texas, and being all of that 94.614 acre tract as conveyed by Partition Deed from Herman Reynolds III and Rosemary Rosenbaum to Herman Reynolds III, as recorded in Volume 1302, Page 407, of the Deed Records of Kaufman County, Texas, and being more particularly described as follows;

BEGINNING at a 60d nail found in the top of a 4" wood fence post at the west corner of said tract;

THENCE N44°12'22"E, along the northwest line of said tract, a distance of 1060.43 feet to a 1/2" iron rod set for corner in the south R.O.W. of the Texas & Pacific Railroad;

THENCE S82°03'43"E, along the south R.O.W. of said Railroad, a distance of 32.10 feet to a 1/2" iron rod set for corner;

THENCE S44°47'00"E, along the northeast line of said tract, a distance of 3846.19 feet to a point for corner in the centerline of County Road No. 509, a 1/2" iron rod set for witness bears N44°47'00"W, 21.47 feet;

THENCE S44°50'14"W, along the centerline of said County Road, a distance of 645.44 feet to a 1/2" iron rod set for corner on the southeasterly side of said County Road;

THENCE N43°18'25"W, crossing said County Road, a distance of 114.93 feet to a 1/2" iron rod set for corner on the northwesterly side of said County Road;

THENCE S46°24'12"W, converging into the centerline of said County Road, a distance of 437.34 feet to a point for corner, a 1/2" iron rod set for witness bears N44°47'00"W, 26.50 feet;

THENCE N44°47'00"W, along the southwest line of said 94.614 acre tract, a distance of 3753.36 feet to the POINT OF BEGINNING and containing 94.614 acres of land.

**EXHIBIT B**  
**MAP OF THE LAND**



AA

gis.bisclient.com



Marco Zoning map

My Club - Fiddler's Creek

1080 Radio

Marco Island Beach Cam

A&M 12th man

Portal - Re...Dashboard

ANB

Edward Jones



Kaufman CAD - Official Site - Kaufman, TX

BIS Consulting Web App



Search Here:

Enter Address, Name, or ID



342

346

9420

STRANGE  
(Z)

2143

2112

A-20

2140

HAM

181958

HAM

12056

**EXHIBIT C**  
**TAX ROLL RECORDS**



**2023 KAUFMAN COUNTY TAX STATEMENT****Teressa Floyd, Tax Assessor/Collector, Kaufman County, Texas**

The jurisdictions listed below have consolidated their tax collections for 2023. Please refer questions to the Kaufman County Tax Office by telephone at (469) 376-4596 or by mail at P. O. BOX 339, Kaufman, Texas 75142

**ACCOUNT NUMBER:** 12055**Portfolio #****CAD Number:** 99042900000050000600**LEGAL DESCRIPTION:****OWNER NAME AND ADDRESS:**

STRANGE RICHARD T & SHARIEN  
11939 CO RD 309  
TERRELL TX 75161

ACREAGE: 7.3500

JOS RUSSELL, TRACT 50.00; 7.35 ACRES  
0 CO RD 309

APPRaisal ASSESSMENT AND EXEMPTIONS	Property Class		Land	AG /Other	Improvements	Personal Property And Minerals	Total Appraised Value	100% Assessed Value	Exemptions
	HS/OV65/DP								OPEN SPACE
	Non-Homestead								
	AG / Other		\$76,139	\$2,347			\$76,139	\$76,139	
	TOTAL		\$76,139	\$2,347			\$76,139	\$76,139	
Taxing Unit	UDI	HS Cap Value	Exempt Amount	Taxable Value	Tax Rate Per \$100	Freeze Amount	Tax Levy		
KAUFMAN COUNTY	0%		\$73,792	\$2,347	.32895800		\$7.72	February	\$42.45
ROAD & BRIDGE	0%		\$73,792	\$2,347	.08250000		\$1.94	March	\$43.24
TVCC	0%		\$73,792	\$2,347	.11099000		\$2.60	April	\$44.05
TERRELL ISD	0%		\$73,792	\$2,347	1.0682000		\$25.07	2023 Property taxes are due now and will be considered delinquent February 1, 2024.	
ESD #3	0%		\$73,792	\$2,347	.10000000		\$2.35		
2023 Base Tax Levy:							\$39.68	Prior Year Delinquent Taxes Due on November 1, 2023:	
<b>Total Tax Due by January 31, 2024 is:</b>							<b>\$39.68</b>	<b>\$0.00</b>	

→ Pay by credit card, debit card or e-check online at [www.kaufmantax.net](http://www.kaufmantax.net) or call 1-866-549-1010 and Bureau Code-5499044. Service charge applies.

→ Without a city sales tax, your tax would increase by

12055



**If your account has an over 65 or disabled homestead exemption on it, you may choose to pay your taxes in four quarterly installment payments. If you qualify for this quarterly installment payment plan on your homestead account, the installment amounts and due dates are shown below. See the blue sheet for more information.**

1 <sup>ST</sup> payment of	DUE BY JANUARY 31, 2024	3 <sup>RD</sup> payment of	DUE BY MAY 31, 2024
2 <sup>ND</sup> payment of	DUE BY MARCH 31, 2024	4 <sup>TH</sup> payment of	DUE BY JULY 31, 2024

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT  
PLEASE PUT YOUR ACCOUNT NUMBER ON ALL CORRESPONDENCE

**Account Number:**  
12055

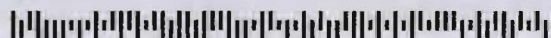
**CAD Number:**  
99042900000050000600

**TOTAL AMOUNT DUE BY JANUARY 31, 2024****\$39.68****AMOUNT PAID:**

\* Partial payments will be accepted

Make checks payable to "Teressa Floyd,  
Tax Assessor" and mail to:  
**TERESSA FLOYD**  
**KAUFMAN COUNTY TAX OFFICE**  
**P. O. BOX 339**  
**KAUFMAN, TX 75142**

066715



67956

STRANGE RICHARD T & SHARIEN  
11939 COUNTY ROAD 309  
TERRELL TX 75161-6716



**5 YEAR HISTORY: (As per section 31.01(c-11) of the Texas Property Tax Code) NOTE: Blanks means no data is available.**

YEAR		1	2	3	207	407			
2023	APPRAISED	\$76,139	\$76,139	\$76,139	\$76,139	\$76,139			
5 <sup>th</sup> Yr	% DIFF	197.65	197.65	197.65	197.65	197.65			
	TAX VALUE	\$2,347	\$2,347	\$2,347	\$2,347	\$2,347			
5 <sup>th</sup> Yr	% DIFF	-20.17	-20.17	-20.17	-20.17	-20.17			
	TAX RATE	32895800	08250000	11099000	1 0682000	10000000			
5 <sup>th</sup> Yr	% DIFF	-31 28000	-25 00000	-19 89000	-33 22000	00000000			
	LEVY	\$7.72	\$1.94	\$2.60	\$25.07	\$2.35			
5 <sup>th</sup> Yr	% DIFF	-45 13	-39 94	*36 12	-46 69	-20.07			
Prev Yr	% DIFF								
		-4.81	17.58	-4.06	-18.58	43			
2022	TAX VALUE	\$2,344	\$2,344	\$2,344	\$2,344	\$2,344			
	TAX RATE	34585000	07041200	11549000	1.3136000	10000000			
	LEVY	\$8.11	\$1.65	\$2.71	\$30.79	\$2.34			
	% DIFF	-8.05	-12.23	-14.24	-1.28	9.86			
2021	TAX VALUE	\$2,320	\$2,320	\$2,320	\$2,320	\$2,320			
	TAX RATE	37998500	08118600	13605000	1 3445000	09193700			
	LEVY	\$8.82	\$1.88	\$3.16	\$31.19	\$2.13			
	% DIFF	-27.94	-27.97	-22.36	-21.83	-23.10			
2020	TAX VALUE	\$2,940	\$2,940	\$2,940	\$2,940	\$2,940			
	TAX RATE	41632200	08863500	13854000	1 3572000	09410000			
	LEVY	\$12.24	\$2.61	\$4.07	\$39.90	\$2.77			
	% DIFF	-5.19	-9.38	.00	-9.40	-5.78			
2019	TAX VALUE	\$2,940	\$2,940	\$2,940	\$2,940	\$2,940			
	TAX RATE	43912200	09799000	13854000	1.4980500	10000000			
	LEVY	\$12.91	\$2.88	\$4.07	\$44.04	\$2.94			
	% DIFF	-8.24	-10.84	.00	-6.38	.00			
2018	TAX VALUE	\$2,940	\$2,940	\$2,940	\$2,940	\$2,940			
	TAX RATE	47870000	11000000	13854000	1 5997000	10000000			
	LEVY	\$14.07	\$3.23	\$4.07	\$47.03	\$2.94			
ISD	Rate: 2021 M&O .94290000 I&S .37070000 TOTAL 1.3136000								
TERRELL	Rate: 2022 M&O .75750000 I&S .31070000 TOTAL 1.0682000								

Property taxes in Texas are assessed as of January 1st each year and cover a period of one year from that date. Tax statutes make no provisions for proration; therefore, a change of address during the year would have no effect on the tax liability established on January 1st of the calendar year. These tax statutes also make no provisions for proration in the case where property is disposed of during the calendar year. Also, if you owned personal property described on the tax statement on January 1st, then you are personally liable for the taxes. IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED, AND YOU OCCUPY THE PROPERTY DESCRIBED IN THE DOCUMENT AS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT OF THE PAYMENT OF THESE TAXES.

If the Texas Legislature had not enacted property tax relief legislation during the 2023 legislative session, your tax bill would have been \$41.94. Because of action by the Texas Legislature, your tax bill has been lowered by \$2.26, resulting in a lower tax bill of \$39.68, contingent on the approval by the voters at an election to be held November 7, 2023, of the constitutional amendment proposed by H.J.R. 2, 88th Legislature, 2nd Called Session, 2023. If that constitutional amendment is not approved by the voters at the election, a supplemental tax bill in the amount of \$41.94 will be mailed to you.



**2023 KAUFMAN COUNTY TAX STATEMENT****Teressa Floyd, Tax Assessor/Collector, Kaufman County, Texas**

The jurisdictions listed below have consolidated their tax collections for 2023. Please refer questions to the Kaufman County Tax Office by telephone at (469) 376-4596 or by mail at P. O. BOX 339, Kaufman, Texas 75142

**ACCOUNT NUMBER:** 9420**Portfolio #****CAD Number:** 99030600000030000600**LEGAL DESCRIPTION:****OWNER NAME AND ADDRESS:**

STRANGE RICHARD T & SHARIEN  
11939 CO RD 309  
TERRELL TX 75161

ACREAGE: 87.2640

RICHARD MEADE, TRACT 30.00; 87.264 ACRES  
0 CO RD 309

APPAISAL ASSESSMENT AND EXEMPTIONS		Property Class	Land	AG /Other	Improvements	Personal Property And Minerals	Total Appraised Value	100% Assessed Value	Exemptions
		HS/OV65/DP							OPEN SPACE
		Non-Homestead	\$132,223				\$132,223	\$132,223	
		AG / Other	\$745,852	\$26,302			\$745,852	\$745,852	
		<b>TOTAL</b>	<b>\$878,075</b>	<b>\$26,302</b>			<b>\$878,075</b>	<b>\$878,075</b>	
Taxing Unit	UDI	HS Cap Value	Exempt Amount	Taxable Value	Tax Rate Per \$100	Freeze Amount	Tax Levy		
KAUFMAN COUNTY	0%		\$719,550	\$158,525	.32895800		\$521.48	February	\$2,867.71
ROAD & BRIDGE	0%		\$719,550	\$158,525	.08250000		\$130.78	March	\$2,921.31
TVCC	0%		\$719,550	\$158,525	.11099000		\$175.95	April	\$2,974.91
TERRELL ISO	0%		\$719,550	\$158,525	1.0682000		\$1,693.36	2023 Property taxes are due now and will be considered delinquent February 1, 2024.	
ESD #3	0%		\$719,550	\$158,525	.10000000		\$158.53		
2023 Base Tax Levy:							\$2,680.10	Prior Year Delinquent Taxes Due on November 1, 2023:	
<b>Total Tax Due by January 31, 2024 is:</b>							<b>\$2,680.10</b>	<b>\$0.00</b>	

→ Pay by credit card, debit card or e-check online at [www.kaufmantax.net](http://www.kaufmantax.net) or call 1-866-549-1010 and Bureau Code-5499044. Service charge applies.

→ Without a city sales tax, your tax would increase by

9420

**If your account has an over 65 or disabled homestead exemption on it, you may choose to pay your taxes in four quarterly installment payments. If you qualify for this quarterly installment payment plan on your homestead account, the installment amounts and due dates are shown below. See the blue sheet for more information.**

1 <sup>ST</sup> payment of	DUE BY JANUARY 31, 2024	3 <sup>RD</sup> payment of	DUE BY MAY 31, 2024
2 <sup>ND</sup> payment of	DUE BY MARCH 31, 2024	4 <sup>TH</sup> payment of	DUE BY JULY 31, 2024

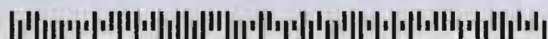
PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT  
PLEASE PUT YOUR ACCOUNT NUMBER ON ALL CORRESPONDENCE

<b>Account Number:</b> 9420	<b>CAD Number:</b> 99030600000030000600		
<b>TOTAL AMOUNT DUE BY JANUARY 31, 2024</b>	<b>\$2,680.10</b>	<b>AMOUNT PAID:</b>	

\* Partial payments will be accepted

Make checks payable to "Teressa Floyd,  
Tax Assessor" and mail to:  
**TERESSA FLOYD**  
**KAUFMAN COUNTY TAX OFFICE**  
**P. O. BOX 339**  
**KAUFMAN, TX 75142**

066715



STRANGE RICHARD T & SHARIEN  
11939 COUNTY ROAD 309  
TERRELL TX 75161-6716

67956



**5 YEAR HISTORY: (As per section 31.01(c-11) of the Texas Property Tax Code) NOTE: Blanks means no data is available.**

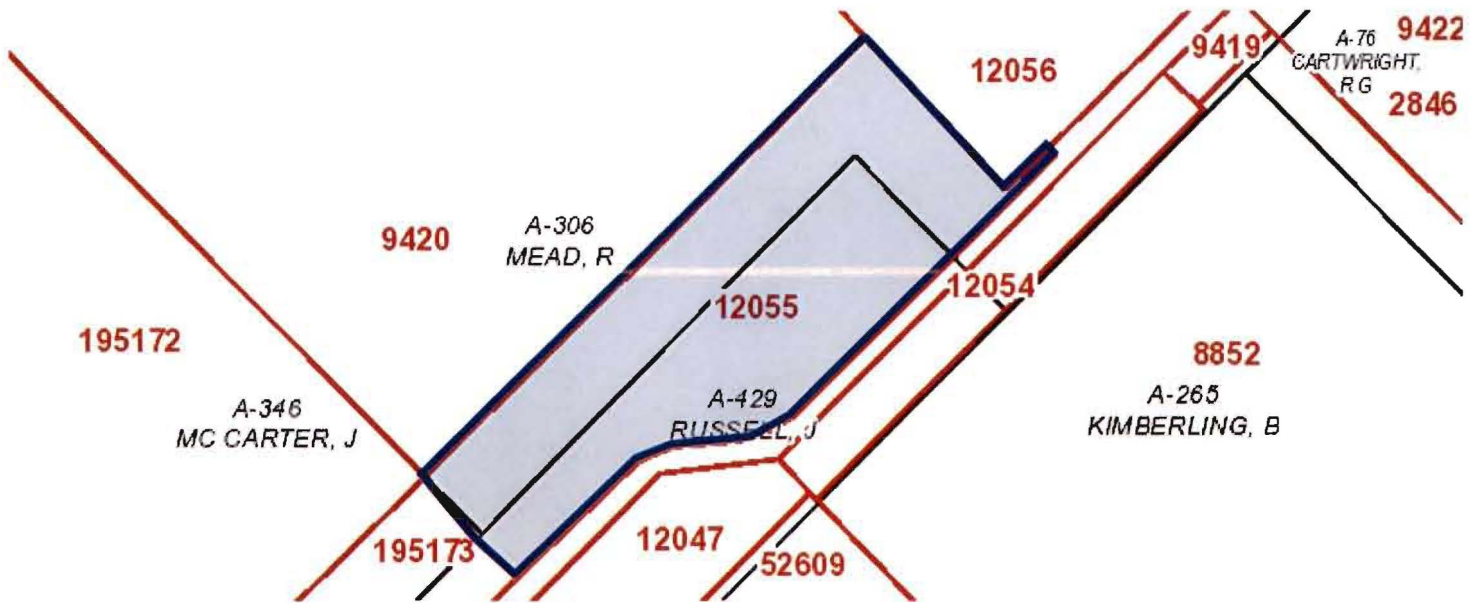
YEAR		1	2	3	207	407		
2023	APPRaised	\$878.075	\$878.075	\$878.075	\$878.075	\$878.075		
5 <sup>th</sup> Yr	% DIFF	189.14	189.14	189.14	189.14	189.14		
	TAX VALUE	\$158.525	\$158.525	\$158.525	\$158.525	\$158.525		
5 <sup>th</sup> Yr	% DIFF	354.10	354.10	354.10	354.10	354.10		
	TAX RATE	32895800	08250000	11099000	1.0682000	10000000		
5 <sup>th</sup> Yr	% DIFF	-31.28000	-25.00000	-19.89000	-33.22000	.00000000		
	LEVY	\$521.48	\$130.78	\$175.95	\$1.693.36	\$158.53		
5 <sup>th</sup> Yr	% DIFF	212.06	240.57	263.83	203.22	354.11		
Prev Yr	% DIFF							
		-33.26	-17.79	-32.57	-42.94	-29.84		
2022	TAX VALUE	\$155.589	\$155.589	\$155.589	\$155.589	\$155.589		
	TAX RATE	34585000	07041200	11549000	1.3136000	10000000		
	LEVY	\$781.39	\$159.08	\$260.93	\$2.967.89	\$225.94		
	% DIFF	1.69	-3.10	-5.15	9.16	21.53		
2021	TAX VALUE	\$202.215	\$202.215	\$202.215	\$202.215	\$202.215		
	TAX RATE	37998500	08118600	13605000	1.3445000	09193700		
	LEVY	\$788.39	\$164.17	\$275.11	\$2.718.78	\$185.91		
	% DIFF	428.68	430.61	468.88	473.82	465.94		
2020	TAX VALUE	\$34.910	\$34.910	\$34.910	\$34.910	\$34.910		
	TAX RATE	41632200	08863500	13854000	1.3572000	09410000		
	LEVY	\$145.34	\$30.94	\$48.36	\$473.80	\$32.85		
	% DIFF	-5.19	-9.56	.00	-9.40	-5.90		
2019	TAX VALUE	\$34.910	\$34.910	\$34.910	\$34.910	\$34.910		
	TAX RATE	43912200	09799000	13854000	1.4980500	10000000		
	LEVY	\$153.30	\$34.21	\$48.36	\$522.97	\$34.91		
	% DIFF	-8.26	-10.91	.00	-6.35	.00		
2018	TAX VALUE	\$34.910	\$34.910	\$34.910	\$34.910	\$34.910		
	TAX RATE	47870000	11000000	13854000	1.5997000	10000000		
	LEVY	\$167.11	\$38.40	\$48.36	\$558.46	\$34.91		
ISD	Rate: 2021	M&O .94290000	I&S .37070000	TOTAL 1.3136000				
TERRELL	Rate: 2022	M&O .75750000	I&S .31070000	TOTAL 1.0682000				

Property taxes in Texas are assessed as of January 1st each year and cover a period of one year from that date. Tax statutes make no provisions for proration; therefore, a change of address during the year would have no effect on the tax liability established on January 1st of the calendar year. These tax statutes also make no provisions for proration in the case where property is disposed of during the calendar year. Also, if you owned personal property described on the tax statement on January 1st, then you are personally liable for the taxes. IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED, AND YOU OCCUPY THE PROPERTY DESCRIBED IN THE DOCUMENT AS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT OF THE PAYMENT OF THESE TAXES.

If the Texas Legislature had not enacted property tax relief legislation during the 2023 legislative session, your tax bill would have been \$2,832.76. Because of action by the Texas Legislature, your tax bill has been lowered by \$152.66, resulting in a lower tax bill of \$2,680.10, contingent on the approval by the voters at an election to be held November 7, 2023, of the constitutional amendment proposed by H.J.R. 2, 88th Legislature, 2nd Called Session, 2023. If that constitutional amendment is not approved by the voters at the election, a supplemental tax bill in the amount of \$2,832.76 will be mailed to you.



Map



Property Details

Account

Property ID:	12055	Geographic ID:	99.0429.0000.0050.00.06.00
Type:	Real	Zoning:	
Property Use:		Condo:	

Location

Situs Address:	0 CO RD 309 TX		
Map ID:	D5-A-1	Mapsc0:	
Legal Description:	JOS RUSSELL, TRACT 50.00; 7.35 ACRES		
Abstract/Subdivision:	A0429 - JOS RUSSELL		
Neighborhood:	28-001		

Owner

Owner ID:	63457
Name:	STRANGE RICHARD T & SHARIEN
Agent:	

Mailing Address:	11939 CO RD 309 TERRELL , TX 75161
------------------	---------------------------------------

% Ownership:	100.0%
--------------	--------

**Exemptions:**

For privacy reasons not all exemptions are shown online.

**Property Values**

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$0 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$0 (+)
<b>Agricultural Market Valuation:</b>	\$76,139 (+)
<b>Market Value:</b>	\$76,139 (=)
<b>Agricultural Value Loss: ⓘ</b>	\$73,792 (-)
<b>Appraised Value:</b>	\$2,347 (=)
<b>Homestead Cap Loss: ⓘ</b>	\$0 (-)
<b>Assessed Value:</b>	\$2,347
<b>Ag Use Value:</b>	\$2,347

**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:** STRANGE RICHARD T & SHARIEN %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	0.100000	\$76,139	\$2,347
CAD	KAUFMAN CAD	0.000000	\$76,139	\$2,347
KC	KAUFMAN COUNTY	0.328958	\$76,139	\$2,347
P3	PRECINCT 3	0.000000	\$76,139	\$2,347
RB	ROAD & BRIDGE	0.082500	\$76,139	\$2,347
ST	TERRELL ISD	1.068200	\$76,139	\$2,347
TV	TRINITY VALLEY CC	0.110990	\$76,139	\$2,347

**Total Tax Rate:** 1.690648

---

## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
ZE	ORCHARD	5.0000	217,800.00	0.00	0.00	\$51,795	\$2,000
ZHP	HAY PRODUCTION	2.3500	102,366.00	0.00	0.00	\$24,344	\$347

## Property Roll Value History

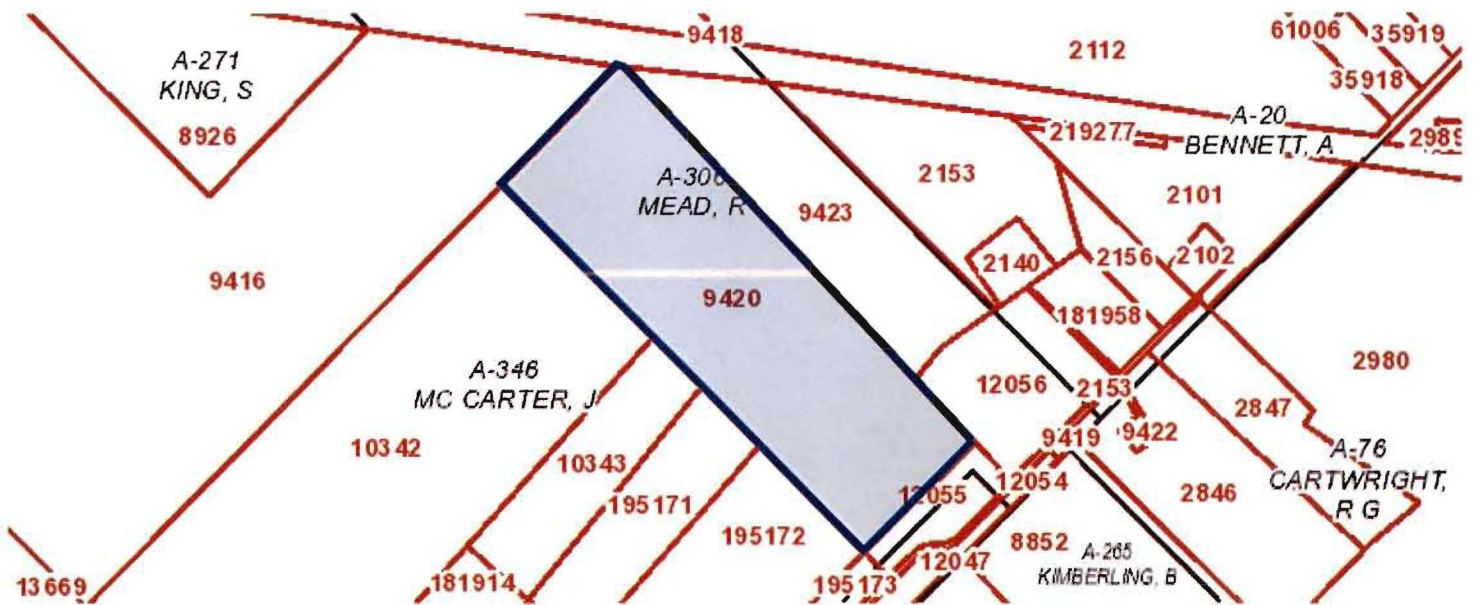
Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	\$0	\$76,139	\$2,347	\$2,347	\$0	\$2,347
2022	\$0	\$74,489	\$2,344	\$2,344	\$0	\$2,344
2021	\$0	\$45,420	\$2,320	\$2,320	\$0	\$2,320
2020	\$0	\$28,550	\$2,940	\$2,940	\$0	\$2,940
2019	\$0	\$28,550	\$2,940	\$2,940	\$0	\$2,940
2018	\$0	\$25,580	\$2,940	\$2,940	\$0	\$2,940
2017	\$0	\$25,580	\$2,940	\$2,940	\$0	\$2,940
2016	\$0	\$24,150	\$2,940	\$2,940	\$0	\$2,940
2015	\$0	\$24,150	\$630	\$630	\$0	\$630
2014	\$0	\$24,150	\$630	\$630	\$0	\$630
2013	\$0	\$24,150	\$660	\$660	\$0	\$660

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/29/2020	WD	WARRANTY DEED	PEACHES AND COTTON REALTY LP	STRANGE RICHARD T & SHARIEN	6615	127	29979
3/25/2015	WD	WARRANTY DEED	REYNOLDS GLORIA JEAN	PEACHES AND COTTON REALTY LP	4750	476	5321
1/1/2015	WILL	WILL / PROBATE	REYNOLDS HERMAN III ESTATE	REYNOLDS GLORIA JEAN	2756	314	23901



## Map



## Property Details

### Account

Property ID:	9420	Geographic ID:	99.0306.0000.0030.00.06.00
Type:	Real	Zoning:	
Property Use:		Condo:	

### Location

Situs Address:	0 CO RD 309 TX		
Map ID:	D5-A-1	Mapsc0:	
Legal Description:	RICHARD MEADE, TRACT 30.00; 87.264 ACRES		
Abstract/Subdivision:	A0306 - RICHARD MEADE		
Neighborhood:	28-001		

### Owner

Owner ID:	63457
Name:	STRANGE RICHARD T & SHARIEN

### Agent

Mailing Address:	11939 CO RD 309 TERRELL , TX 75161
------------------	---------------------------------------

% Ownership:	100.0%
--------------	--------

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$132,223 (+)
Agricultural Market Valuation:	\$745,852 (+)
Market Value:	\$878,075 (=)
Agricultural Value Loss:?	\$719,550 (-)
Appraised Value:	\$158,525 (=)
Homestead Cap Loss: ?	\$0 (-)
Assessed Value:	\$158,525
Ag Use Value:	\$26,302

**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:** STRANGE RICHARD T & SHARIEN %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	0.100000	\$878,075	\$158,525
CAD	KAUFMAN CAD	0.000000	\$878,075	\$158,525
KC	KAUFMAN COUNTY	0.328958	\$878,075	\$158,525
P3	PRECINCT 3	0.000000	\$878,075	\$158,525
RB	ROAD & BRIDGE	0.082500	\$878,075	\$158,525
ST	TERRELL ISD	1.068200	\$878,075	\$158,525
TV	TRINITY VALLEY CC	0.110990	\$878,075	\$158,525

**Total Tax Rate:** 1.690648

## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
ZC	NATIVE PASTURE	10.2640	447,099.84	0.00	0.00	\$106,325	\$0
ZBK	BEEKEEPING	20.0000	871,200.00	0.00	0.00	\$207,181	\$15,588
ZE	ORCHARD	12.0000	522,720.00	0.00	0.00	\$124,309	\$4,800
FLOOD	FLOOD PLAIN	5.0000	217,800.00	0.00	0.00	\$25,898	\$0
ZHP	HAY PRODUCTION	40.0000	1,742,400.00	0.00	0.00	\$414,362	\$5,914

## 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	\$878,075	\$26,302	\$158,525	\$0	\$158,525
2022	\$0	\$859,054	\$26,230	\$155,589	\$0	\$155,589
2021	\$0	\$523,802	\$12,108	\$202,215	\$0	\$202,215
2020	\$0	\$338,990	\$34,910	\$34,910	\$0	\$34,910
2019	\$0	\$338,990	\$34,910	\$34,910	\$0	\$34,910
2018	\$0	\$303,690	\$34,910	\$34,910	\$0	\$34,910
2017	\$0	\$303,690	\$34,910	\$34,910	\$0	\$34,910
2016	\$0	\$286,770	\$34,910	\$34,910	\$0	\$34,910
2015	\$0	\$283,480	\$7,330	\$7,330	\$0	\$7,330
2014	\$0	\$283,480	\$7,330	\$7,330	\$0	\$7,330
2013	\$0	\$283,480	\$7,760	\$7,760	\$0	\$7,760

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/29/2020	WD	WARRANTY DEED	PEACHES AND COTTON REALTY LP	STRANGE RICHARD T & SHARIEN	6615	127	29979
3/25/2015	WD	WARRANTY DEED	REYNOLDS GLORIA JEAN	PEACHES AND COTTON REALTY LP	4750	476	5321
1/1/2015	WILL	WILL / PROBATE	REYNOLDS HERMAN III ESTATE	REYNOLDS GLORIA JEAN	2756	314	23901