



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

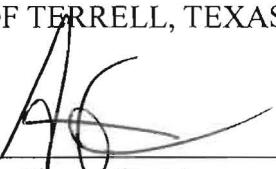
Dear Property Owner:

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



Recd. WED NOV 29 REC'D
Dawn Stiel

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:

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 Roserbaum 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. 309, 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 southwesterly 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 3733.36 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](#) ...

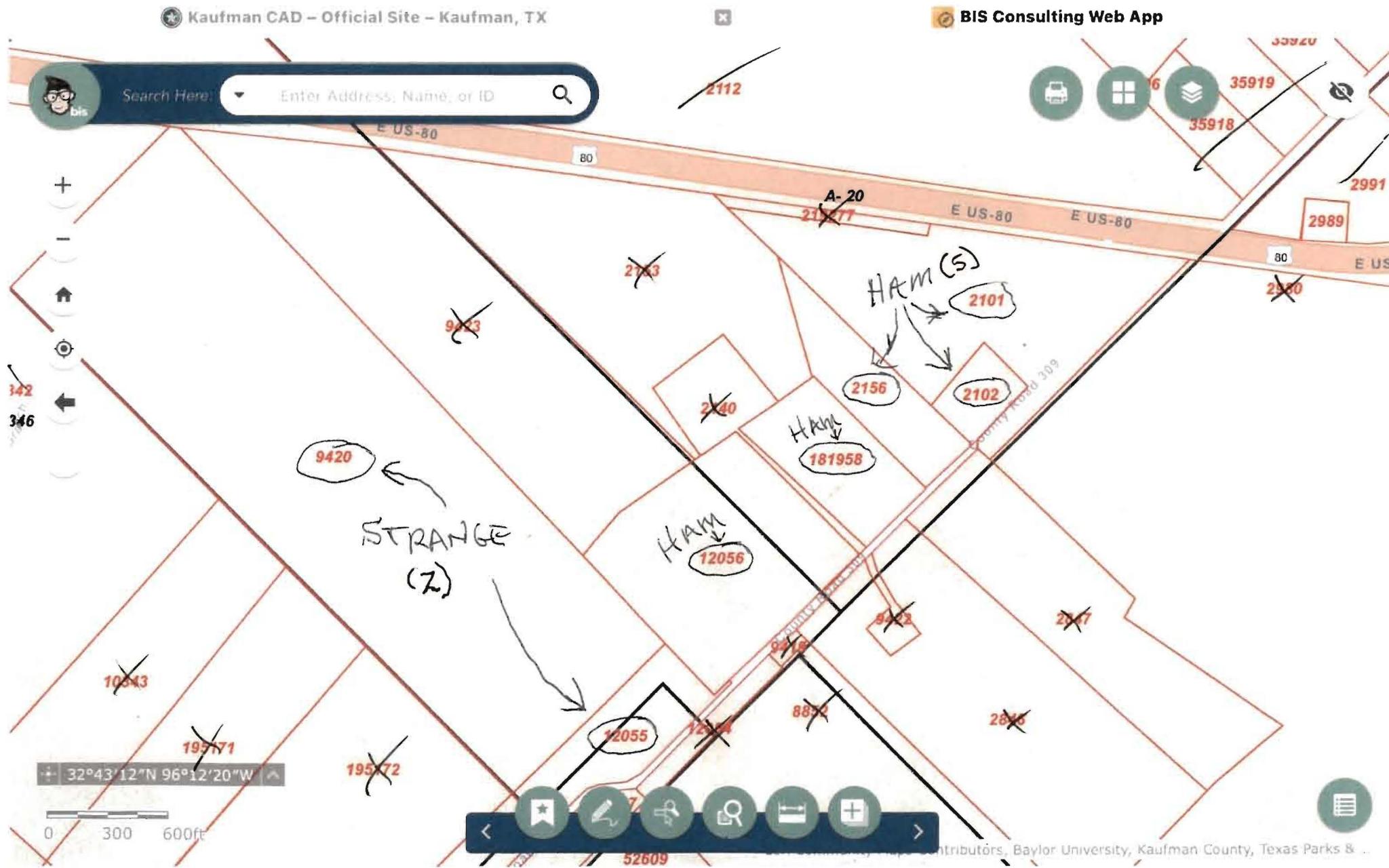


EXHIBIT C

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
ROAD & BRIDGE	0%		\$73,792	\$2,347	.08250000		\$1.94	March
TVCC	0%		\$73,792	\$2,347	.11099000		\$2.60	April
TERRELL ISD	0%		\$73,792	\$2,347	1.0682000		\$25.07	
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:

Total Tax Due by January 31, 2024 is: **\$39.68**

\$.00

→ Pay by credit card, debit card or e-check online at 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 ST payment of 2 ND payment of	DUE BY JANUARY 31, 2024 DUE BY MARCH 31, 2024	3 RD payment of 4 TH payment of	DUE BY MAY 31, 2024 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

* 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



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	\$76 139	\$76 139	\$76 139	\$76 139	\$76 139			
5th Yr % DIFF	197.65	197.65	197.65	197.65	197.65			
TAX VALUE	\$2,347	\$2,347	\$2,347	\$2,347	\$2,347			
5th Yr % DIFF	-20.17	-20.17	-20.17	-20.17	-20.17			
TAX RATE	32895800	08250000	11099000	1 0682000	.10000000			
5th Yr % DIFF	-31.28000	-25.00000	-19.89000	-33.22000	00000000			
LEVY	\$7.72	\$1.94	\$2.60	\$25.07	\$2.35			
5th 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

APPRAISAL ASSESSMENT AND EXEMPTIONS	Property Class	Land	AG /Other	Improvements	Personal Property And Minerals	Total Appraised Value	100%Assessed Value	Exemptions
	HS/065/DP							OPEN SPACE
	Non-Homestead	\$132,223				\$132,223	\$132,223	
	AG / Other	\$745,852	\$26,302			\$745,852	\$745,852	
	TOTAL	\$878,075	\$26,302			\$878,075	\$878,075	

2023 Property taxes are due now
and will be considered delinquent
February 1, 2024.

Prior Year Delinquent Taxes Due on November 1, 2023:

Total Tax Due by January 31, 2024 is: \$2,680.10

\$.00

→ Pay by credit card, debit card or e-check online at 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.

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

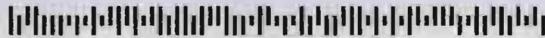
PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT
PLEASE PUT YOUR ACCOUNT NUMBER ON ALL CORRESPONDENCE

PLEASE PUT YOUR ACCOUNT NUMBER ON ALL CORRESPONDENCE	
Account Number: 9420	CAD Number: 9903060000030000600
TOTAL AMOUNT DUE BY JANUARY 31, 2024	\$2,680.10

* 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

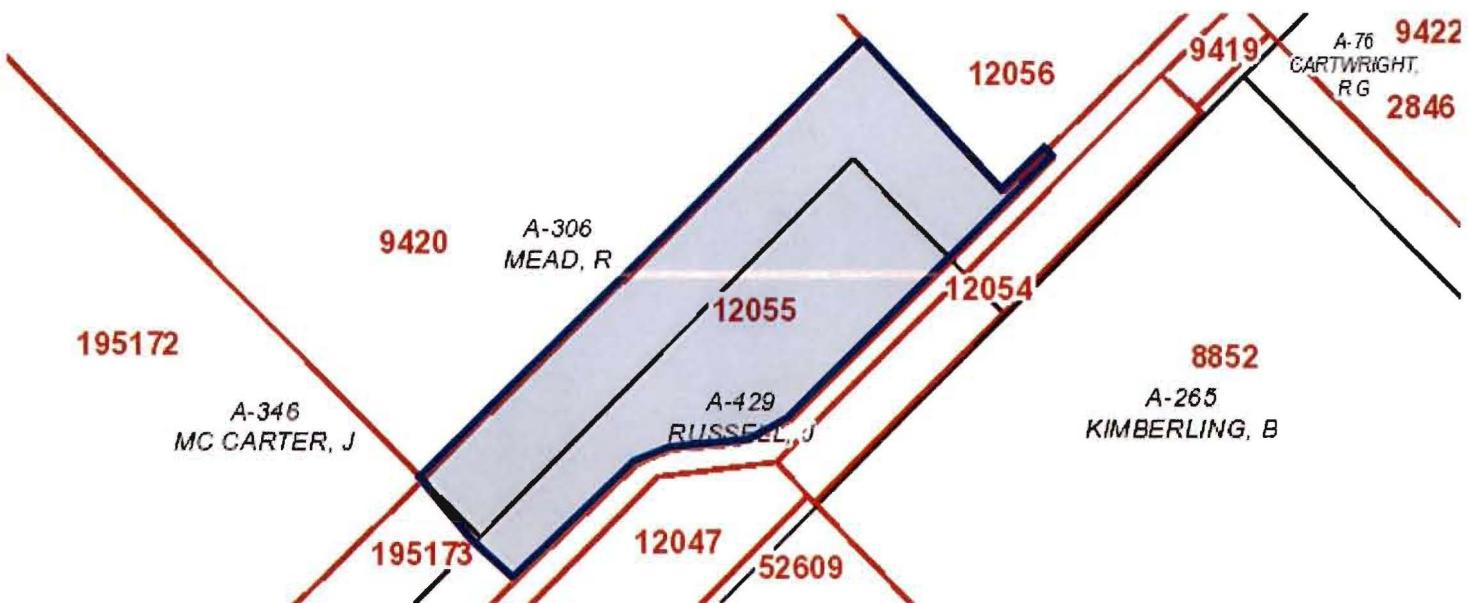
5 YEAR HISTORY: (As per section 31.01(c-11) of the Texas Property Tax Code) NOTE: Blanks means no data is available.

YEAR	1	2	3	207	407		
2023 APPRAISED	\$878 075	\$878 075	\$878.075	\$878.075	\$878.075		
5 th 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 th Yr % DIFF	354.10	354.10	354.10	354.10	354.10		
TAX RATE	.32895800	.08250000	11099000	1.0682000	10000000		
5 th Yr % DIFF	-31.28000	-25.00000	-19.89000	-33.22000	.00000000		
LEVY	\$521.48	\$130.78	\$175.95	\$1,693.36	\$158.53		
5 th 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	\$769.39	\$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 **Mapsco:**

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

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

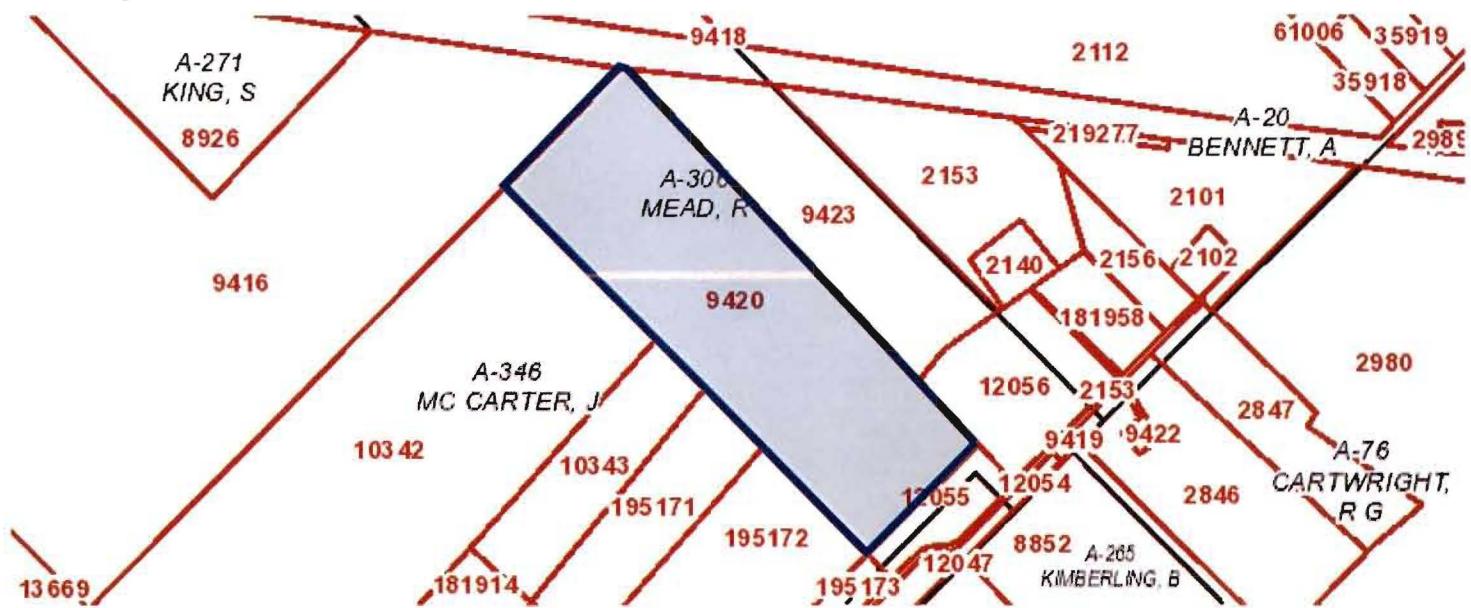
Property Roll Value History

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:

Type: Real

Zoning:

Property Use:

Condo:

Location

Situs Address: 0 CO RD 309 TX

Map ID: D5-A-1

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%

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:	\$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

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Property Taxing Jurisdiction

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

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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