



February 23, 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

Property Owner: Rodney and Jamie Taylor

Property ID: 166879

Address of Property: 16290 Hwy 205, Terrell, TX 75160

RE: Petition identifies land not located in the City's ETJ

Dear Property Owner:

A Petition for Release of Property from the Extraterritorial Jurisdiction of the City of Terrell was received from Rodney and Jamie Taylor on February 1, 2024. 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, it is determined the property described in the Petition is not located in the City of Terrell Extraterritorial Jurisdiction, therefore no action is warranted. Please see map on www.cityofterrell.org for our current ETJ.

CITY OF TERRELL, TEXAS

By: 

Mike Sims, City Manager

Attest:



Dawn Steil, City Secretary

Extraterritorial Jurisdiction Release Petition

RECEIVED

FEB -1 2024

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

BY: Dawn Steil

I/We Rodney Taylor Samie Taylor
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:

Rodney Taylor 1/24/24
Signature Date

Samie Taylor 1-24-24
Signature Date

Rodney Taylor
Printed Name

Samie Taylor
Printed Name

Date of Birth: [REDACTED]

Date of Birth: [REDACTED]

Mailing address: 16290 St Hwy 205, Terrell, TX 75160

Phone #: 469-304-8944

Email: hotwheels484@gmail.com

General Location of Property:

Site Address: 16290 St Hwy 205, Terrell, TX 75160

Parcel ID No(s): # 84

Total Area (acres) .43

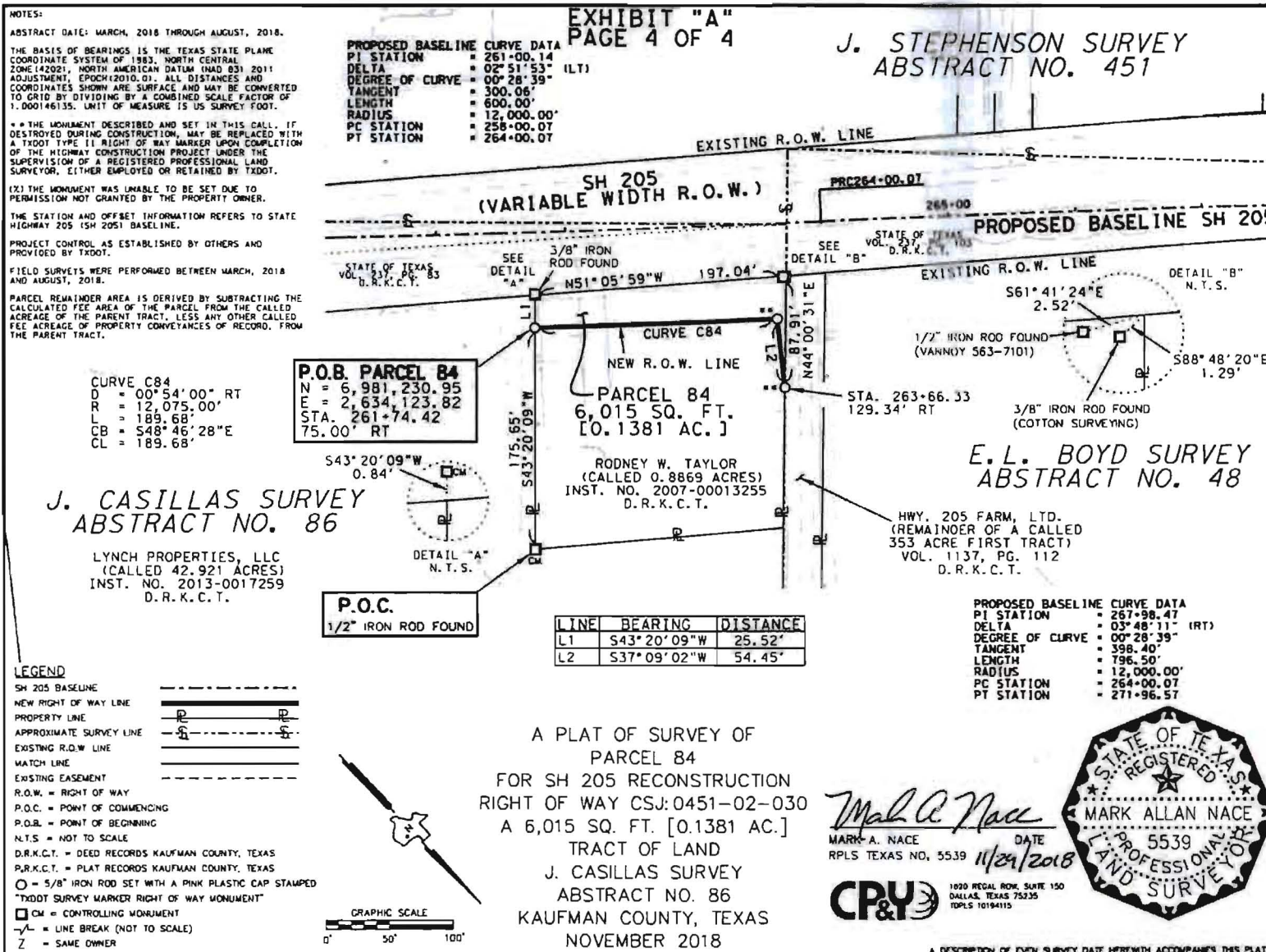
Subdivision:
Lot _____ Block _____

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)



FIRM REGISTRATION CERTIFICATE NO. 10194115

Map

Property Details

| | | |
|-----------------------|------------------------------------|--|
| Account | | |
| Property ID: | 3757 | Geographic ID: 99.0086.0000.0110.00.06.00 |
| Type: | Real | Zoning: |
| Property Use: | | Condo: |
| Location | | |
| Situs Address: | 16290 HWY 205 TERRELL, TX 75160 | |
| Map ID: | B3-A-4 | Mapsco: |
| Legal Description: | JUAN CASILLAS, .89 ACRES, & HOUSE | |
| Abstract/Subdivision: | A0086 - JUAN CASILLAS | |
| Neighborhood: | 28-RVGD/AV | |
| Owner | | |
| Owner ID: | 166879 | |
| Name: | TAYLOR RODNEY W | |
| Agent: | | |
| Mailing Address: | 16290 HWY 205 TERRELL, TX 75160 | |
| % Ownership: | 100.0% | |

| | |
|--------------------|--|
| Exemptions: | HS - HOMESTEAD For privacy reasons not all exemptions are shown online. |
|--------------------|--|

Property Values

| | |
|--|---------------|
| Improvement Homesite Value: | \$269,998 (+) |
| Improvement Non-Homesite Value: | \$0 (+) |
| Land Homesite Value: | \$66,750 (+) |
| Land Non-Homesite Value: | \$0 (+) |
| Agricultural Market Valuation: | \$0 (+) |
| Market Value: | \$336,748 (=) |
| Agricultural Value Loss: ? | \$0 (-) |
| Appraised Value: | \$336,748 (=) |
| Homestead Cap Loss: ? | \$113,722 (-) |
| Assessed Value: | \$223,026 |
| Ag Use Value: | \$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.

Property Taxing Jurisdiction

Owner: TAYLOR RODNEY W %Ownership: 100.0%

| Entity | Description | Tax Rate | Market Value | Taxable Value |
|--------|---------------------|----------|--------------|---------------|
| 3F | KC ESD #3 (TERRELL) | 0.100000 | \$336,748 | \$223,026 |
| CAD | KAUFMAN CAD | 0.000000 | \$336,748 | \$223,026 |
| KC | KAUFMAN COUNTY | 0.328958 | \$336,748 | \$223,026 |
| P2 | PRECINCT 2 | 0.000000 | \$336,748 | \$223,026 |
| RB | ROAD & BRIDGE | 0.082500 | \$336,748 | \$223,026 |
| ST | TERRELL ISD | 1.068200 | \$336,748 | \$123,026 |
| TV | TRINITY VALLEY CC | 0.110990 | \$336,748 | \$223,026 |

Total Tax Rate: 1.690648

Property Improvement - Building

Description: HOUSE Type: REAL PROPERTY State Code: A1 Living Area: 2,360.00sqft Value: \$201,086

| Type | Description | Class CD | Exterior Wall | Year Built | SQFT |
|------|-------------------|----------|---------------|------------|----------|
| ADNA | Addition, Average | * | | 1978 | 500.00 |
| ADNA | Addition, Average | * | | 1978 | 156.00 |
| LA | LIVING AREA | RVAV1 | 20 - Brick | 1978 | 1,704.00 |

Description: OUT BUILDING Type: REAL PROPERTY State Code: A1 Living Area: 0.00sqft Value: \$53,690

| Type | Description | Class CD | Year Built | SQFT |
|------|--------------|----------|------------|----------|
| OB | OUT BUILDING | 90SL | 1996 | 2,600.00 |

Description: POOL Type: REAL PROPERTY State Code: A1 Living Area: 0.00sqft Value: \$15,222

| Type | Description | Class CD | Year Built | SQFT |
|------|---------------|----------|------------|------|
| POOL | SWIMMING POOL | P06 | 2005 | 1.00 |

Property Land

Type Description Acreage Sqft Eff Front Eff Depth Market Value Prod. Value

| | | | | | | | |
|------|----------|--------|-----------|------|------|----------|-----|
| 01HS | HOMESITE | 0.8900 | 38,768.40 | 0.00 | 0.00 | \$66,750 | \$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 | \$269,998 | \$66,750 | \$0 | \$336,748 | \$113,722 | \$223,026 |
| 2022 | \$275,588 | \$53,400 | \$0 | \$328,988 | \$126,237 | \$202,751 |
| 2021 | \$219,234 | \$33,375 | \$0 | \$252,609 | \$68,290 | \$184,319 |
| 2020 | \$210,750 | \$26,700 | \$0 | \$237,450 | \$69,887 | \$167,563 |
| 2019 | \$132,750 | \$19,580 | \$0 | \$152,330 | \$0 | \$152,330 |
| 2018 | \$134,360 | \$19,580 | \$0 | \$153,940 | \$6,067 | \$147,873 |
| 2017 | \$114,850 | \$19,580 | \$0 | \$134,430 | \$0 | \$134,430 |
| 2016 | \$104,700 | \$19,580 | \$0 | \$124,280 | \$0 | \$124,280 |
| 2015 | \$110,140 | \$19,580 | \$0 | \$129,720 | \$0 | \$129,720 |
| 2014 | \$111,620 | \$19,580 | \$0 | \$131,200 | \$0 | \$131,200 |
| 2013 | \$114,550 | \$19,580 | \$0 | \$134,130 | \$0 | \$134,130 |

Property Deed History

| Deed Date | Type | Description | Grantor | Grantee | Volume | Page | Number |
|------------|------|----------------|-----------------------|-----------------|--------|---------|--------|
| 5/23/2007 | WD | WARRANTY DEED | TAYLOR BIRGIT K | TAYLOR RODNEY W | 3173 | 217 | 13255 |
| 11/27/2006 | WILL | WILL / PROBATE | TAYLOR A W & BIRGIT K | TAYLOR BIRGIT K | WILL | 06P-186 | |
| 11/29/1995 | Deed | Deed | TAYLOR, SAMUEL | TAYLOR, A W | 1192 | 166 | 0 |
| | Deed | Deed | | | 1076 | 0712 | 0 |