



January 6, 2025

Rick Carmona
Mayor

Donna Renee Anderson
Council Member
District 2

Mayrani Velazquez
Mayor Pro Tem
District 3

Stephanie Holmes-Thomas
Deputy Mayor Pro Tem
District 4

Phil Robison
Council Member
District 5

Mike Sims
City Manager

Extraterritorial Jurisdiction Release No.: 01-2025

Property Owner: Pedro and Leticia Saavedra

Property ID: 235003, 235004, 235005, 23506, 235007, 235008

Address of Property: 8309 Co Rd 301 Terrell, TX 75160

Dear Property Owner:

A Petition for Release of Property from the Extraterritorial Jurisdiction of the City of Terrell was received from Pedro and Leticia Saavedra on November 22, 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 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 6, 2025.

CITY OF TERRELL, TEXAS

By: 

Mike Sims, City Manager

Attest:



Dawn Steil, City Secretary

RECEIVED

NOV 22 2024

BY: Dawn Seil

PETITION FOR RELEASE OF AREA FROM THE EXTRATERRITORIAL JURISDICTION

THE STATE OF TEXAS §

COUNTY OF KAUFMAN COUNTY §

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF TERRELL, TEXAS:

The undersigned ("Petitioner"), being an owner of a majority in value of land(s) situated within the area hereinafter described, which represents a total value of more than 50% of the value of all such area as indicated by the tax rolls of the Kaufman County Central Appraisal District, acting pursuant to Section 42.102 of the Texas Local Government Code, as amended, hereby respectfully petitions the City of Terrell, Texas (hereinafter called the "City") for the removal of the area described in Exhibit A herein (the "Property") from the extraterritorial jurisdiction (the "ETJ") of the City. 8 Parcels (235003, 235004, 235005, 235006, 235007, 235008, ~~235009~~ and 194617).

In support of this Petition, Petitioner would respectfully show:


1. Petitioner has authority, pursuant to Section 42.1 02(b), Texas Local Government Code, to file this Petition as the owner(s) of the majority in value of an area of land in the City's ETJ.
2. This Petition is signed by a majority in value of the holders of title of land in the area described by this Petition, as indicated by the tax rolls of the Kaufman County Central Appraisal District attached as *Exhibit B*.
3. This Petition has satisfied the signature requirements described by Sections 42.103 and 42.104(a), Texas Local Government Code, and Chapter 277, Election Code, not later than the 180th day after the date the first signature for the Petition is obtained.

4. The signature (s) collected for this Petition is in writing, pursuant to Section 42.104(c), Texas Local Government Code.
5. The Property is located in Kaufman County, Texas, as described and depicted in *Exhibit A*, all of which is located within the extraterritorial jurisdiction of the City and, to the best of the Petitioner's knowledge, is not subject to any of the exceptions from applicability described in Section 42.101, Texas Local Government Code.
6. This Petition shall be verified by the City Secretary of the City or other person at the City responsible for verifying signatures.
7. The City must notify the residents and landowners of the Property of the results of the Petition, which notification requirement may be satisfied by notifying the Petitioner in writing at the following address: 8309 County Road 301 Terrell, Texas, 75160, Attn: Pedro and Leticia Saavedra. Because this Petition contains the number of signatures required by Section 42.104, Texas Local Government Code, to release the Property from the City' ETJ. City shall immediately release the Property from its ETJ, pursuant to Section 42.105(c), Texas Local Government Code. Should the City fail to take action to release the Property by the later of (i) 45 days after the date the City receives this Petition or (ii) the next meeting of the City's governing body that occurs after the 30th day after the date the City's receives this Petition, the Property shall be released from the ETJ by operation of law, pursuant to Section 42.105(d), Texas Local Government Code.

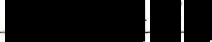
WHEREFORE. PREMISES CONSIDERED, Petitioner prays that: (a) This Petition be filed with the City Secretary of the City of Terrell, Texas, and that, thereafter, the Property be removed from the ETJ of the City, in the manner provided by law, including Sections 42.102-105, Texas Local Government Code. as amended; (b) that this Petition be granted, and that it and the City's action thereon be filed of record and be recorded in the Office of the City Secretary of Terrell.

Texas; and (e) that Petitioner have such other order and relief to which they may show itself entitled.

Signatures:

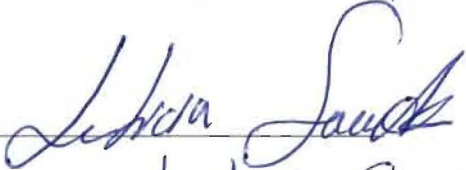
X 

Printed Name: Pedro Saavedra

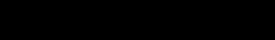
Date of Birth: 


Place of Residence: 8309 County Rd 301 Terrell, TX 75160

Date of Signing: 11-22-24

X 

Printed Name: Leticia Saavedra

Date of Birth: 

 of Residence: 8309 County Rd 301 Terrell, TX 75160

Date of Signing: 11-22-24

Exhibit A: *Description of the Property Boundaries of the Land*

Exhibit B: *Map of the Land*

Exhibit C: *Tax Roll Records*

Petition for Release of Area(s) From Extraterritorial Jurisdiction

Property ID's: 235003, 235004, 235005, 235006, 235007, 235008, 235009 and 194617

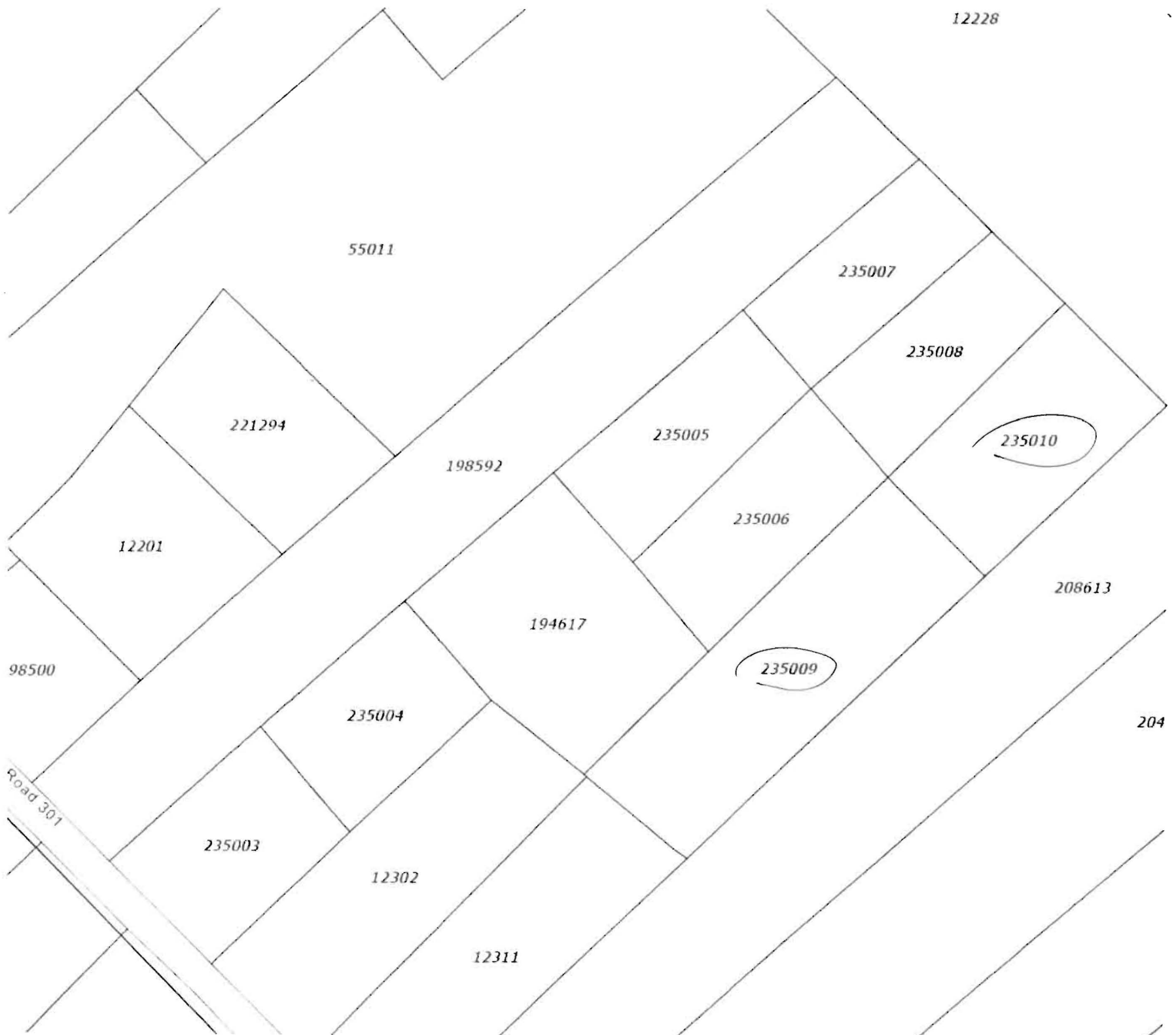
From: Pedro & Leticia Saavedra

Address: 8309 County Road 301 Terrell, Texas, 75160

To: City of Terrell City Hall – Secretary

201 East Nash Street

Terrell, Texas 75160



12228

55011

235007

235008

221294

235005

235010

198592

235006

12201

194617

208613

98500

235009

235004

204

Road 301

235003

12302

12311

Property Details

Account

Property ID: 194617

Geographic ID:
00.0964.0001.0003.00.06.00

Type: R

Zoning:

Pre-

Condo:

Exhibit C

1 TX

I

Mapsc:

L

NCH ADD, BLOCK 1, LOT 3; & HOUSE

A

Ne

RRELL ISD BRICK GOOD / AVERAGE

On

Ow

20700

Name: SAAVEDRA PEDRO & LETICIA

Agent:

Mailing Address: 8309 CO RD 301
TERRELL , TX 75160-7736

% Ownership: 100.0%

Exemptions: HS -

For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value: \$469,026 (+)

Improvement Non-Homesite Value: \$0 (+)

Land Homesite Value: \$136,109 (+)

Land Non-Homesite Value: \$0 (+)

Agricultural Market Valuation: \$0 (+)

Market Value:	\$605,135 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value:	\$605,135 (=)
HS Cap Loss: ⓘ	\$198,851 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$406,284
Ag Use Value:	\$0

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: SAAVEDRA PEDRO & LETICIA %**Ownership:** 100.0%

Entity	Description	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	\$605,135	\$406,284
KC	KAUFMAN COUNTY	\$605,135	\$406,284
ST	TERRELL ISD	\$605,135	\$306,284
TV	TRINITY VALLEY CC	\$605,135	\$406,284
P3	PRECINCT 3	\$605,135	\$406,284
RB	ROAD & BRIDGE	\$605,135	\$406,284
CAD	KAUFMAN CAD	\$605,135	\$406,284

Total Tax Rate: 1.683973

Property Improvement - Building

Description: HOUSE **Type:** REAL PROPERTY **Living Area:** 2414.0 sqft **Value:** \$379,067

Type	Description	Class CD	Year Built	SQFT
LA	LIVING AREA	RVGD1	2017	2414
AGF3		*	2017	720
CP		*	2017	85
CP		*	2017	275

Description: OUT BUILDING **Type:** REAL PROPERTY **Living Area:** 0 sqft **Value:** \$36,000

Type	Description	Class CD	Year Built	SQFT
OB	OUT BUILDING	90SL	2017	1500

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
01HS	HOMESITE	1.88	81,892.80	0.00	0.00	\$136,109	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$469,026	\$136,109	\$0	\$605,135	\$198,851	\$406,284
2023	\$692,344	\$269,990	\$0	\$962,334	\$120,737	\$841,597
2022	\$311,723	\$236,529	\$789	\$332,873	\$282	\$332,591
2021	\$280,103	\$153,159	\$818	\$294,105	\$0	\$294,105
2020	\$265,410	\$122,240	\$880	\$276,810	\$0	\$276,810
2019	\$306,220	\$122,240	\$880	\$317,620	\$36,376	\$281,244
2018	\$251,640	\$82,440	\$900	\$259,640	\$0	\$259,640
2017	\$0	\$82,430	\$990	\$990	\$0	\$990

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
2/5/2017	WD	WARRANTY DEED	TOLBERT GLEN B	SAAVEDRA PEDRO & LETICIA	5258	438	2816

Property Details

Account

Property ID:	235003	Geographic ID:	00.0964.0001.0001.00.06.00
Type:	R	Zoning:	
Property Use:		Condo:	

Location

Situs Address:	CO RD 301 TERRELL, TX 75160		
Map ID:	E4-A-1	Mapsco:	
Legal Description:	EL REFUGIO RANCH ADD, BLOCK 1, LOT 1		
Abstract/Subdivision:	S0964		
Neighborhood:	(28-RVGD/AV) TERRELL ISD BRICK GOOD / AVERAGE		

Owner

Owner ID:	25780
Name:	SAAVEDRA PEDRO & LETICIA
Agent:	

Mailing Address:	8309 CO RD 301 TERRELL , TX 75160-7736
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% Ownership:	100.0%
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Exemptions:	For privacy reasons not all exemptions are shown online.
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Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$99,408 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$99,408 (=)

Agricultural Value Loss: ⓘ

\$0 (-)

Appraised Value:

\$99,408 (=)

HS Cap Loss: ⓘ

\$0 (-)

Circuit Breaker: ⓘ

\$0 (-)

Assessed Value:

\$99,408

Ag Use Value:

\$0

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▀ Property Taxing Jurisdiction

Owner: SAAVEDRA PEDRO & LETICIA %**Ownership:** 100.0%

Entity	Description	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	\$99,408	\$99,408
KC	KAUFMAN COUNTY	\$99,408	\$99,408
ST	TERRELL ISD	\$99,408	\$99,408
TV	TRINITY VALLEY CC	\$99,408	\$99,408
P3	PRECINCT 3	\$99,408	\$99,408
RB	ROAD & BRIDGE	\$99,408	\$99,408
CAD	KAUFMAN CAD	\$99,408	\$99,408

Total Tax Rate: 1.683973

Property Details

Account

Property ID:	235004	Geographic ID:	00.0964.0001.0002.00.06.00
Type:	R	Zoning:	
Property Use:		Condo:	

Location

Situs Address:	CO RD 301 TERRELL, TX 75160		
Map ID:	E4-A-1	Mapsc0:	
Legal Description:	EL REFUGIO RANCH ADD, BLOCK 1, LOT 2		
Abstract/Subdivision:	S0964		
Neighborhood:	(28-RVGD/AV) TERRELL ISD BRICK GOOD / AVERAGE		

Owner

Owner ID:	25780
Name:	SAAVEDRA PEDRO & LETICIA
Agent:	

Mailing Address:	8309 CO RD 301 TERRELL , TX 75160-7736
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% Ownership:	100.0%
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Exemptions:	For privacy reasons not all exemptions are shown online.
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Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$93,450 (+)
Agricultural Market Valuation:	\$0 (+)

Market Value: \$93,450 (=)

Agricultural Value Loss: ⓘ \$0 (-)

Appraised Value: \$93,450 (=)

HS Cap Loss: ⓘ \$0 (-)

Circuit Breaker: ⓘ \$0 (-)

Assessed Value: \$93,450

Ag Use Value: \$0

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■ Property Taxing Jurisdiction

Owner: SAAVEDRA PEDRO & LETICIA %**Ownership:** 100.0%

Entity	Description	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	\$93,450	\$93,450
KC	KAUFMAN COUNTY	\$93,450	\$93,450
ST	TERRELL ISD	\$93,450	\$93,450
TV	TRINITY VALLEY CC	\$93,450	\$93,450
P3	PRECINCT 3	\$93,450	\$93,450
RB	ROAD & BRIDGE	\$93,450	\$93,450
CAD	KAUFMAN CAD	\$93,450	\$93,450

Total Tax Rate: 1.683973

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RL	RES LOT	1.05	45,738.00	0.00	0.00	\$93,450	\$0

■ Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$0	\$93,450	\$0	\$93,450	\$0	\$93,450

Property Details

Account

Property ID:	235005	Geographic ID:	00.0964.0001.0004.00.06.00
Type:	R	Zoning:	
Property Use:		Condo:	

Location

Situs Address:	CO RD 301 TERRELL, TX 75160		
Map ID:	E4-A-1	Mapsco:	
Legal Description:	EL REFUGIO RANCH ADD, BLOCK 1, LOT 4		
Abstract/Subdivision:	S0964		
Neighborhood:	(28-RVGD/AV) TERRELL ISD BRICK GOOD / AVERAGE		

Owner

Owner ID:	25780
Name:	SAAVEDRA PEDRO & LETICIA
Agent:	

Mailing Address:	8309 CO RD 301 TERRELL , TX 75160-7736
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% Ownership:	100.0%
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Exemptions:	For privacy reasons not all exemptions are shown online.
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Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$101,952 (+)
Agricultural Market Valuation:	\$0 (+)

Market Value:	\$101,952 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value:	\$101,952 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$101,952
Ag Use Value:	\$0

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Property Taxing Jurisdiction

Owner: SAAVEDRA PEDRO & LETICIA %**Ownership:** 100.0%

Entity	Description	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	\$101,952	\$101,952
KC	KAUFMAN COUNTY	\$101,952	\$101,952
ST	TERRELL ISD	\$101,952	\$101,952
TV	TRINITY VALLEY CC	\$101,952	\$101,952
P3	PRECINCT 3	\$101,952	\$101,952
RB	ROAD & BRIDGE	\$101,952	\$101,952
CAD	KAUFMAN CAD	\$101,952	\$101,952

Total Tax Rate: 1.683973

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RL	RES LOT	1.18	51,400.80	0.00	0.00	\$101,952	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$0	\$101,952	\$0	\$101,952	\$0	\$101,952

Property Details

Account

Property ID:	235006	Geographic ID:	00.0964.0001.0005.00.06.00
Type:	R	Zoning:	
Property Use:		Condo:	

Location

Situs Address:	CO RD 301 TERRELL, TX 75160		
Map ID:	E4-A-1	Mapsc0:	
Legal Description:	EL REFUGIO RANCH ADD, BLOCK 1, LOT 5		
Abstract/Subdivision:	S0964		
Neighborhood:	(28-RVGD/AV) TERRELL ISD BRICK GOOD / AVERAGE		

Owner

Owner ID:	25780
Name:	SAAVEDRA PEDRO & LETICIA
Agent:	

Mailing Address:	8309 CO RD 301 TERRELL , TX 75160-7736
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% Ownership:	100.0%
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Exemptions:	For privacy reasons not all exemptions are shown online.
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Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$98,112 (+)
Agricultural Market Valuation:	\$0 (+)

Market Value:	\$98,112 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value:	\$98,112 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$98,112
Ag Use Value:	\$0

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Property Taxing Jurisdiction

Owner: SAAVEDRA PEDRO & LETICIA %**Ownership:** 100.0%

Entity	Description	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	\$98,112	\$98,112
KC	KAUFMAN COUNTY	\$98,112	\$98,112
ST	TERRELL ISD	\$98,112	\$98,112
TV	TRINITY VALLEY CC	\$98,112	\$98,112
P3	PRECINCT 3	\$98,112	\$98,112
RB	ROAD & BRIDGE	\$98,112	\$98,112
CAD	KAUFMAN CAD	\$98,112	\$98,112

Total Tax Rate: 1.683973

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RL	RES LOT	1.12	48,787.20	0.00	0.00	\$98,112	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$0	\$98,112	\$0	\$98,112	\$0	\$98,112

Property Details

Account

Property ID:	235007	Geographic ID:	00.0964.0001.0006.00.06.00
Type:	R	Zoning:	
Property Use:		Condo:	

Location

Situs Address:	CO RD 301 TERRELL, TX 75160		
Map ID:	E4-A-1	Mapsc0:	
Legal Description:	EL REFUGIO RANCH ADD, BLOCK 1, LOT 6		
Abstract/Subdivision:	S0964		
Neighborhood:	(28-RVGD/AV) TERRELL ISD BRICK GOOD / AVERAGE		

Owner

Owner ID:	25780
Name:	SAAVEDRA PEDRO & LETICIA

Agent:

Mailing Address:	8309 CO RD 301 TERRELL , TX 75160-7736
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% Ownership:	100.0%
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Exemptions:	For privacy reasons not all exemptions are shown online.
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Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$91,392 (+)
Agricultural Market Valuation:	\$0 (+)

Market Value:	\$91,392 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value:	\$91,392 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$91,392
Ag Use Value:	\$0

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Property Taxing Jurisdiction

Owner: SAAVEDRA PEDRO & LETICIA %**Ownership:** 100.0%

Entity	Description	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	\$91,392	\$91,392
KC	KAUFMAN COUNTY	\$91,392	\$91,392
ST	TERRELL ISD	\$91,392	\$91,392
TV	TRINITY VALLEY CC	\$91,392	\$91,392
P3	PRECINCT 3	\$91,392	\$91,392
RB	ROAD & BRIDGE	\$91,392	\$91,392
CAD	KAUFMAN CAD	\$91,392	\$91,392

Total Tax Rate: 1.683973

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RL	RES LOT	1.02	44,431.20	0.00	0.00	\$91,392	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$0	\$91,392	\$0	\$91,392	\$0	\$91,392

Property Details

Account

Property ID:	235008	Geographic ID:	00.0964.0001.0007.00.06.00
Type:	R	Zoning:	
Property Use:		Condo:	

Location

Situs Address:	CO RD 301 TERRELL, TX 75160		
Map ID:	E4-A-1	Mapscot:	
Legal Description:	EL REFUGIO RANCH ADD, BLOCK 1, LOT 7		
Abstract/Subdivision:	S0964		
Neighborhood:	(28-RVGD/AV) TERRELL ISD BRICK GOOD / AVERAGE		

Owner

Owner ID:	25780
Name:	SAAVEDRA PEDRO & LETICIA

Agent:

Mailing Address:	8309 CO RD 301 TERRELL , TX 75160-7736
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% Ownership:	100.0%
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Exemptions:	For privacy reasons not all exemptions are shown online.
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Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$92,768 (+)
Agricultural Market Valuation:	\$0 (+)

Market Value: \$92,768 (=)

Agricultural Value Loss: ⓘ \$0 (-)

Appraised Value: \$92,768 (=)

HS Cap Loss: ⓘ \$0 (-)

Circuit Breaker: ⓘ \$0 (-)

Assessed Value: \$92,768

Ag Use Value: \$0

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Property Taxing Jurisdiction

Owner: SAAVEDRA PEDRO & LETICIA %**Ownership:** 100.0%

Entity	Description	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	\$92,768	\$92,768
KC	KAUFMAN COUNTY	\$92,768	\$92,768
ST	TERRELL ISD	\$92,768	\$92,768
TV	TRINITY VALLEY CC	\$92,768	\$92,768
P3	PRECINCT 3	\$92,768	\$92,768
RB	ROAD & BRIDGE	\$92,768	\$92,768
CAD	KAUFMAN CAD	\$92,768	\$92,768

Total Tax Rate: 1.683973

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RL	RES LOT	1.04	45,302.40	0.00	0.00	\$92,768	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$0	\$92,768	\$0	\$92,768	\$0	\$92,768

■ Property Details

Account

Property ID:	235009	Geographic ID:	00.0964.0001.0008.00.06.00
Type:	R	Zoning:	
Property Use:		Condo:	

Location

Situs Address:	CO RD 301 TERRELL, TX 75160		
Map ID:	E4-A-1	Mapsco:	
Legal Description:	EL REFUGIO RANCH ADD, BLOCK 1, LOT 8		
Abstract/Subdivision:	S0964		
Neighborhood:	(28-RVGD/AV) TERRELL ISD BRICK GOOD / AVERAGE		

Owner

Owner ID:	25780
Name:	SAAVEDRA PEDRO & LETICIA
Agent:	

Mailing Address:	8309 CO RD 301 TERRELL , TX 75160-7736
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% Ownership:	100.0%
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Exemptions:	For privacy reasons not all exemptions are shown online.
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■ Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$139,999 (+)
Agricultural Market Valuation:	\$0 (+)

Market Value:	\$139,999 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value:	\$139,999 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$139,999
Ag Use Value:	\$0

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: SAAVEDRA PEDRO & LETICIA %**Ownership:** 100.0%

Entity	Description	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	\$139,999	\$139,999
KC	KAUFMAN COUNTY	\$139,999	\$139,999
ST	TERRELL ISD	\$139,999	\$139,999
TV	TRINITY VALLEY CC	\$139,999	\$139,999
P3	PRECINCT 3	\$139,999	\$139,999
RB	ROAD & BRIDGE	\$139,999	\$139,999
CAD	KAUFMAN CAD	\$139,999	\$139,999

Total Tax Rate: 1.683973

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RL	RES LOT	2.00	87,120.00	0.00	0.00	\$139,999	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$0	\$139,999	\$0	\$139,999	\$0	\$139,999