



February 18, 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.: 09-2025

Property Owner: Randolph Honey

Property ID:

Address of Property: Co Rd 236, Terrell, TX 75160

Dear Property Owner:

A Petition for Release of Property from the Extraterritorial Jurisdiction of the City of Terrell was received from Brian Kevin Honey and Gloria Dawn Honey, Successor Trustees of the Randolph Honey Revocable Trust on February 13, 2025. 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 February 18, 2025.

CITY OF TERRELL, TEXAS

By: 

Mike Sims, City Manager

Attest:



Dawn Steil, City Secretary

PETITION TO BE RELEASED FROM EXTRATERRITORIAL JURISDICTION

FEB 13 2025

BY: Dawn Steil

NOW COME , Brian Kevin Honey and Gloria Dawn Honey, Successor Trustees of the Randolph Honey Revocable Trust, 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 Brian Honey

PRINTED NAME: BRIAN HONEY

DATE OF BIRTH: [REDACTED]

RESIDENCE ADDRESS: 13835 County Rd 236

TERRELL, TX 75160

DATE OF SIGNING: 2-11-2025

X Gloria Honey

PRINTED NAME: Gloria Honey

DATE OF BIRTH: [REDACTED]

RESIDENCE ADDRESS: 16487 Colquitt Rd.

Terrell, TX 75160

DATE OF SIGNING: 2-12-2025

EXHIBIT A
DESCRIPTION OF THE BOUNDARIES
OF THE LAND

Kaufman County
Laura Hughes
County Clerk
Instrument Number: 2022-0001537

Billable Pages: 3
Number of Pages: 4

FILED AND RECORDED - REAL RECORDS	CLERKS COMMENTS
On: 01/12/2022 at 08:02 AM	E-RECORDING
Document Number: <u>2022-0001537</u>	
Receipt No: <u>22-1235</u>	
Amount: \$ <u>34.00</u>	
Vol/Pg: <u>V:7424 P:581</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.

Laura A. Hughes

Laura Hughes, County Clerk

Recorded By: Maribel Vazquez, 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:
LAW OFFICE OF GARY LOTT
800 N FIELDER RD STE 100B
ARLINGTON, TX 76012-5800



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.

Correction Instrument

Date: October 5, 2022

Person Executing Correction Instrument: Radolph Honey Jr.

Mailing Address of Person Executing Correction Instrument:

Randolph Honey Jr.
14050 County Road 236, Terrel, Texas 75160

Conveyance Being Corrected

Date: January 11, 2022

Grantor: Randolph Honey

Grantee: Randolph Honey, trustee of the Randolph Honey Revocable Trust under an instrument dated January 11, 2022, and as amended this date to correct the name of the Trust to the Randolph Honey Jr. Revocable Trust, Randolph Honey, Jr. Trustee.

Recording information: Instrument No. 2022-0001537, Real Property Records, Kaufman County, Texas.

Error Being Corrected: Omission of "Jr." from Randolph Honey Jr. in the designation of Grantor, Grantee, and Trustee name

Correction:

The Grantee Trust name is corrected to be the "Randolph Honey Jr. Revocable Trust". The name of the Grantor is corrected to be "Randolph Honey Jr. The name of the Trustee of Randolph Honey Jr. Revocable Trust is corrected to be Randolph Honey Jr.

Facts Relevant to the Correction:

Basis for Personal Knowledge of Facts Relevant to the Correction: Randolph Honey, Grantor, and Grantee Trustee under the corrected Deed are one and the same person as Randolph Honey Jr.. Prior to the conveyance, title to the conveyed property was held in the name of Randolph Honey Jr.

Person Executing Correction Instrument changes the Conveyance by this Correction Instrument.

Person Executing Correction Instrument has personal knowledge of the Facts Relevant to the Correction.

I certify that I have given notice of this Correction Instrument to each party to the original instrument in accordance with provisions of section 5.028(d)(2) of the Texas Property Code.

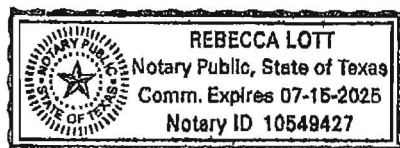
Randolph Jr.
Randolph Honey Jr.

Randolph Jr.
Randolph Honey Jr., trustee of the Randolph Honey Jr. Revocable Trust under even date herewith

STATE OF TEXAS)

COUNTY OF KAUFMAN)

This instrument was acknowledged before me on October 5, 2022, by Randolph Honey Jr..

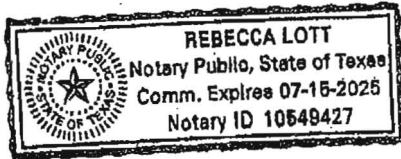


Rebecca Lott
Notary Public, State of Texas
My commission expires: 7-15-2025

STATE OF TEXAS)

COUNTY OF KAUFMAN)

This instrument was acknowledged before me on October 5, 2022, by Randolph Honey Jr. as trustee of the Randolph Honey Jr. Revocable Trust.



Rebecca Lott
Notary Public, State of Texas
My commission expires: 7-15-2025

Address of Grantee:

Randolph Honey, Jr.
Trustee of the Randolph Honey Jr. Revocable Trust
14050 County Road 236, Terrel, Texas 75160

AFTER RECORDING RETURN TO:

Randolph Honey, Jr.
Trustee of the Randolph Honey Jr. Revocable Trust
14050 County Road 236, Terrel, Texas 75160

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

STATE OF TEXAS

§
§
§

Know All Men By These Presents:

COUNTY OF KAUFMAN

THAT **RANDOLPH HONEY**, of Kaufman County, Texas (hereinafter referred to as "Grantor"), for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by **RANDOLPH HONEY**, trustee of the **RANDOLPH HONEY REVOCABLE TRUST** (hereinafter referred to as "Grantee"), such trust having been established under that certain revocable trust agreement dated January 11, 2022, by and between **RANDOLPH HONEY**, as grantor and as trustee, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee, all of Grantor's interest in and to the following real property together with all improvements situated thereon (such interest is hereinafter referred to as "Subject Property"):

SEE ATTACHED EXHIBIT "A"

Grantor does hereby convey the Subject Property together with all rights, titles and interests of Grantor in and to any roads, easements, streets and rights-of-way within, adjoining, adjacent or contiguous to the Subject Property, and all condemnation awards, reservations and remainders, and together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the Subject Property. The term Subject Property shall refer to and include the property described in this paragraph.

The conveyance made hereby, and the warranties made hereunder, are made by Grantor and accepted by Grantee subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the Subject Property, but only to the extent they are still in force and effect and shown of record in Kaufman County, Texas, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the Subject Property and to all matters which would be revealed by an inspection and/or a current survey of the Subject Property.

TO HAVE AND TO HOLD the Subject Property, to the extent conveyed hereby, subject to the terms and provisions contained herein, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee and Grantee's heirs, executors, administrators, personal representatives, successors and assigns forever; and Grantor does hereby bind Grantor and Grantor's heirs, executors, administrators, personal representatives, successors and assigns to warrant and forever defend all and singular the Subject Property, to the extent

conveyed hereby, unto Grantee and Grantee's heirs, executors, administrators, personal representatives, 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.

The revocable trust agreement described above provides that Grantor has right to use and occupy real or personal property owned by such trust as Grantor's principal residence rent free, without charge, and at no cost (other than the payment of taxes and other costs and expenses specified in the revocable trust agreement or ordered by a court) for life or until such trust is revoked or terminated, whichever occurs first. Grantor intends to qualify the Subject Property as Grantor's residential homestead for ad valorem tax purposes by causing the trust which owns such property to be a "qualifying trust" as defined and described in Section 11.13(f) of the Texas Tax Code and in Section 41.0021 of the Texas Property Code.

Taxes for the current year have been prorated and are assumed by Grantee.

EXECUTED on January 11, 2022.

Randolph Honey
RANDOLPH HONEY, Grantor

Address of Grantee:

Randolph Honey
Trustee of the Randolph Honey Revocable Trust
14050 County Road 236, Terrell, Texas 75160

After Recording Return to:

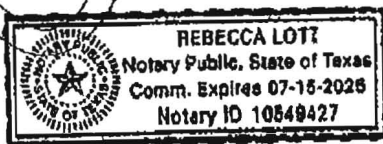
GARY G LOTT
P.O. Box 120203
Arlington, Texas 76012-0203

STATE OF TEXAS

COUNTY OF TARRANT

§
§
§

This instrument was acknowledged before me on January 11, 2022,
by RANDOLPH HONEY.



Rebecca Lott
Notary Public, State of Texas

EXHIBIT "A"

TRACT 1

Being 42.47 acres, more or less, situated in Kaufman County, Texas and being the same tract of land conveyed from Bertha L. Barrow to B.D. Woodard as recorded in Volume 368, page 489 Real Property Records of Kaufman County, Texas, and being further described in Release of Lien from American National Bank of Terrell to Randolph Honey, Jr. and wife Beatrice B. Honey, as recorded in Volume 591, Page 282 Real Property Records of the Kaufman County, Texas.

TRACT 2

Being all Principal's interests in the real property described in Warranty Deed With Vendor's Lien dated May 2, 1978 from Wallace A. Darst, Harry A. Smith, Robert Scantling and Don M. Hibbler to Randolph Honey, Jr. and wife Beatrice B. Honey, said deed being of record at Volume 0641, Page 538, Real Property Records of the Kaufman County, Texas, together with all improvements thereto;

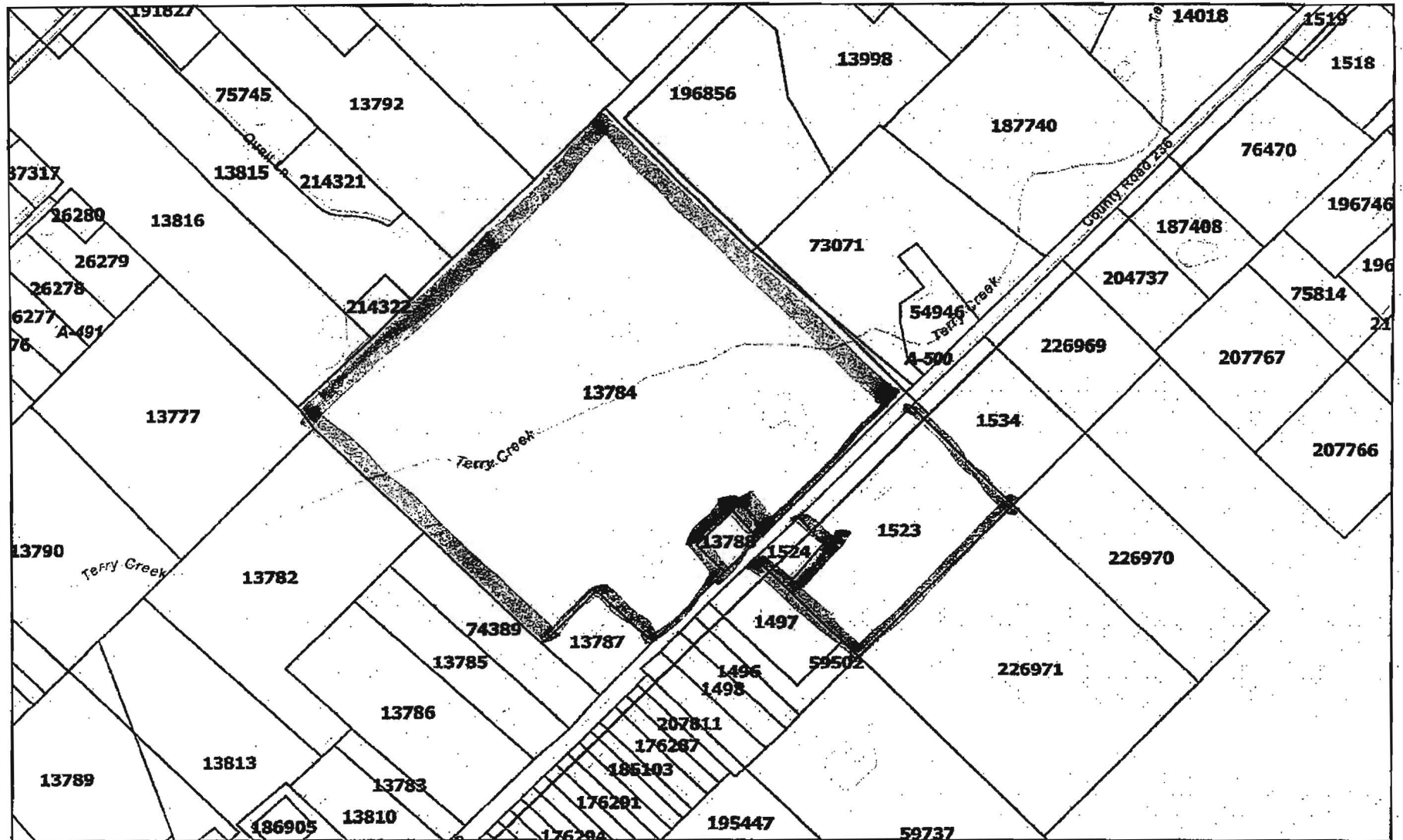
Less, save and except, that certain 3.00 acre tract conveyed by General Warranty Deed dated June 23rd, 1986 from Randolph Honey, Jr. and wife Beatrice W. Honey to Brian K. Honey and wife, Kimberly S. Honey, said deed being of record at Volume 860, Page 232 of the Kaufman County, Texas Real Property Records.

Less, save and except, that certain 11.51 acre tract conveyed by Warranty Deed dated August 17, 1983 from Randolph Honey, Jr. and wife Beatrice Honey to Veterans Land Board of Texas, said deed being of record at Volume 741, Page 454 of the Kaufman County, Texas Real Property Records.

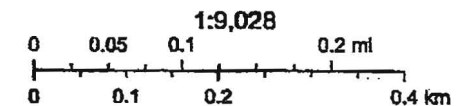
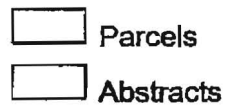
Less, save and except, that certain 11.51 acre tract conveyed by Warranty Deed dated September 16, 1983 from Randolph Honey, Jr. and wife Beatrice B. Honey to Veterans Land Board of Texas, said deed being of record at Volume 744, Page 569 of the Kaufman County, Texas Real Property Records.

EXHIBIT B
MAP OF THE LAND

Kaufman CAD Web Map



2/6/2025, 2:55:12 PM



Esri Community Maps Contributors, Baylor University, Kaufman County, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin.

Kaufman County Appraisal District, BIS Consulting - 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 C
TAX ROLL RECORDS

Kaufman CAD Property Search

Property Details

Account

Property ID: 13784 Geographic ID: 99.0491.0000.0045.00.08.00

Type: R Zoning:

Property Use: Condo:

Location

Situs Address: CO RD 236 TERRELL, TX 75160

Map ID: C3-B-3 Mapsco:

Legal Description: WM R SPENCER, 84.23 ACRES

Abstract/Subdivision: A0491

Neighborhood: (28-001) Terrell ISD

Owner

Owner ID: 242435

Name: HONEY RANDOLPH JR

Agent:

Mailing Address: TRUSTEE OF RANDOLPH HONEY REVOCABLE TRUST
14050 CO RD 236
TERRELL, TX 75160

% 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: \$925,238 (+)

Market Value: \$925,238 (=)

Agricultural Value Loss: ② \$919,255 (-)

Appraised Value: \$5,983 (=)

HS Cap Loss: ② \$0 (-)

Circuit Breaker: ②

\$0 (-)

Assessed Value:

\$5,983

Ag Use Value:

\$5,983

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: HONEY RANDOLPH JR %Ownership: 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	0.100000	\$925,238	\$5,983
KC	KAUFMAN COUNTY	0.332613	\$925,238	\$5,983
ST	TERRELL ISD	1.055200	\$925,238	\$5,983
TV	TRINITY VALLEY CC	0.113660	\$925,238	\$5,983
P2	PRECINCT 2	0.000000	\$925,238	\$5,983
RB	ROAD & BRIDGE	0.082500	\$925,238	\$5,983
CAD	KAUFMAN CAD	0.000000	\$925,238	\$5,983

Total Tax Rate: 1.683973

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
ZGT	GRAZING TIMBER	31.50	1,371,975.10	0.00	0.00	\$345,975	\$2,237
ZC	NATIVE PASTURE	52.73	2,297,084.33	0.00	0.00	\$579,263	\$3,746

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$0	\$925,238	\$5,983	\$5,983	\$0	\$5,983
2023	\$0	\$925,238	\$6,046	\$6,046	\$0	\$6,046
2022	\$0	\$873,402	\$6,263	\$6,263	\$0	\$6,263
2021	\$0	\$546,849	\$6,486	\$6,486	\$0	\$6,486
2020	\$0	\$346,960	\$6,990	\$6,990	\$0	\$6,990
2019	\$0	\$346,960	\$6,990	\$6,990	\$0	\$6,990
2018	\$0	\$334,230	\$7,160	\$7,160	\$0	\$7,160
2017	\$0	\$334,230	\$7,160	\$7,160	\$0	\$7,160
2016	\$0	\$289,440	\$7,160	\$7,160	\$0	\$7,160

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/4/2024	WILL	WILL / PROBATE	HONEY RANDOLPH JR	HONEY KEVIN &	PRO WILL	SEE IMAGES	24P-225
10/5/2022	COR	CORRECTION DEED			7843	36	38320
1/11/2022	SWD	SPECIAL WARRANTY DEED	HONEY RANDOLPH JR	HONEY RANDOLPH JR	7424	581	1537

Kaufman CAD Property Search

Property Details

Account

Property ID: 13788 Geographic ID: 99.0491.0000.0050.00.06.00

Type: R Zoning:

Property Use: Condo:

Location

Situs Address: 13961 CO RD 236 TERRELL, TX 75160

Map ID: C3-B-3 Mapsco:

Legal Description: WM R SPENCER, TRACT 50.00; 1. ACRES, & HOUSE

Abstract/Subdivision: A0491

Neighborhood: (28-RFFR/LC) TERRELL ISD FRAME FAIR / LOW

Owner

Owner ID: 242435

Name: HONEY RANDOLPH JR

Agent

Mailing Address: TRUSTEE OF RANDOLPH HONEY REVOCABLE TRUST
14050 CO RD 236
TERRELL, TX 75160

% Ownership: 100.0%

Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value: \$0 (+)

Improvement Non-Homesite Value: \$98,569 (+)

Land Homesite Value: \$0 (+)

Land Non-Homesite Value: \$10,985 (+)

Agricultural Market Valuation: \$0 (+)

Market Value: \$109,554 (=)

Agricultural Value Loss: ② \$0 (-)

Appraised Value: \$109,554 (=)

HS Cap Loss: ② \$0 (-)

Circuit Breaker: ②

\$0 (-)

Assessed Value:

\$109,554

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: HONEY RANDOLPH JR %Ownership: 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	0.100000	\$109,554	\$109,554
KC	KAUFMAN COUNTY	0.332613	\$109,554	\$109,554
ST	TERRELL ISD	1.055200	\$109,554	\$109,554
TV	TRINITY VALLEY CC	0.113660	\$109,554	\$109,554
P2	PRECINCT 2	0.000000	\$109,554	\$109,554
RB	ROAD & BRIDGE	0.082500	\$109,554	\$109,554
CAD	KAUFMAN CAD	0.000000	\$109,554	\$109,554

Total Tax Rate: 1.683973

Property Improvement - Building

Description: HOUSE **Type:** REAL PROPERTY **Living Area:** 1008.0 sqft **Value:** \$86,534

Type	Description	Class CD	Year Built	SQFT
LA	LIVING AREA	RFLC1	1950	1008
CP	Porch, Covered	*	0	168

Description: OUTBUILDINGS **Type:** REAL PROPERTY **Living Area:** 0 sqft **Value:** \$12,035

Type	Description	Class CD	Year Built	SQFT
STGA	Storage Bldg, Average	STGA	0	364
OB	OUT BUILDING	MP5	0	676
OB	OUT BUILDING	86SL	0	900

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
01HS	HOMESITE	1.00	43,560.00	0.00	0.00	\$10,985	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$98,569	\$10,985	\$0	\$109,554	\$0	\$109,554
2023	\$109,551	\$10,985	\$0	\$120,536	\$0	\$120,536
2022	\$101,550	\$10,369	\$0	\$111,919	\$0	\$111,919
2021	\$61,635	\$6,492	\$0	\$68,127	\$0	\$68,127
2020	\$40,869	\$4,120	\$0	\$44,989	\$0	\$44,989
2019	\$35,056	\$4,120	\$0	\$39,176	\$0	\$39,176
2018	\$19,060	\$3,970	\$0	\$23,030	\$0	\$23,030
2017	\$18,590	\$3,970	\$0	\$22,560	\$0	\$22,560
2016	\$16,420	\$3,440	\$0	\$19,860	\$0	\$19,860

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/4/2024	WILL	WILL / PROBATE	HONEY RANDOLPH JR	HONEY KEVIN &	PRO WILL	SEE IMAGES	24P-225
10/5/2022	COR	CORRECTION DEED			7843	36	38320
1/11/2022	SWD	SPECIAL WARRANTY DEED	HONEY RANDOLPH JR	HONEY RANDOLPH JR	7424	581	1537

Kautman CAD Property Search

Property Details

Account

Property ID: 1523 Geographic ID: 99.0007.0000.0115.00.06.00

Type: R Zoning:

Property Use: Condo:

Location

Situs Address: 0 CO RD 236 TERRELL, TX 75160

Map ID: C3-B-3 Mapsco:

Legal Description: L H ADAMS, TRACT 115.00; 13.6 ACRES, & OUTBUILDINGS

Abstract/Subdivision: A0007

Neighborhood: (28-001) Terrell ISD

Owner

Owner ID: 242435

Name: HONEY RANDOLPH JR

Agent:

Mailing Address: TRUSTEE OF RANDOLPH HONEY REVOCABLE TRUST
14050 CO RD 236
TERRELL, TX 75160

% Ownership: 100.0%

Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value: \$0 (+)

Improvement Non-Homesite Value: \$19,015 (+)

Land Homesite Value: \$0 (+)

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

Agricultural Market Valuation: \$214,241 (+)

Market Value: \$233,256 (=)

Agricultural Value Loss: ② \$212,272 (-)

Appraised Value: \$20,984 (=)

HS Cap Loss: ② \$0 (-)

Circuit Breaker: ②

\$0 (-)

Assessed Value:

\$20,984

Ag Use Value:

\$1,969

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: HONEY RANDOLPH JR %Ownership: 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	0.100000	\$233,256	\$20,984
KC	KAUFMAN COUNTY	0.332613	\$233,256	\$20,984
ST	TERRELL ISD	1.055200	\$233,256	\$20,984
TV	TRINITY VALLEY CC	0.113660	\$233,256	\$20,984
P3	PRECINCT 3	0.000000	\$233,256	\$20,984
RB	ROAD & BRIDGE	0.082500	\$233,256	\$20,984
CAD	KAUFMAN CAD	0.000000	\$233,256	\$20,984

Total Tax Rate: 1.683973

Property Improvement - Building

Description: OUTBUILDINGS Type: REAL PROPERTY Living Area: 0 sqft Value: \$19,015

Type	Description	Class CD	Year Built	SQFT
OB	OUT BUILDING	86SA	0	900
OB	OUT BUILDING	86SA	0	1296

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
ZB	IMPROVED PASTURES	13.60	592,416.00	0.00	0.00	\$214,241	\$1,969

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$19,015	\$214,241	\$1,969	\$20,984	\$0	\$20,984
2023	\$20,279	\$195,602	\$2,011	\$22,290	\$0	\$22,290
2022	\$6,313	\$565,215	\$3,084	\$9,397	\$0	\$9,397
2021	\$6,060	\$326,638	\$3,193	\$9,253	\$0	\$9,253
2020	\$5,050	\$246,380	\$3,440	\$8,490	\$0	\$8,490
2019	\$5,050	\$246,380	\$3,440	\$8,490	\$0	\$8,490
2018	\$5,050	\$144,160	\$3,530	\$8,580	\$0	\$8,580
2017	\$5,050	\$144,160	\$3,530	\$8,580	\$0	\$8,580
2016	\$5,050	\$144,160	\$3,530	\$8,580	\$0	\$8,580

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/4/2024	WILL	WILL / PROBATE	HONEY RANDOLPH JR	HONEY KEVIN &	PRO WILL	SEE IMAGES	24P-225
10/5/2022	COR	CORRECTION DEED			7843	36	38320
1/11/2022	SWD	SPECIAL WARRANTY DEED	HONEY RANDOLPH JR	HONEY RANDOLPH JR	7424	581	1537

Kaufman CAD Property Search

Property Details

Account

Property ID: 1524 **Geographic ID:** 99.0007.0000.0120.00.06.00
Type: R **Zoning:**
Property Use: **Condo:**

Location

Situs Address: 14050 CO RD 236 TERRELL, TX 75160
Map ID: C3-B-3 **Mapsc:**
Legal Description: L H ADAMS, TRACT 120.00; 1.0 ACRES, & HOUSE
Abstract/Subdivision: A0007
Neighborhood: (28-RVGD/AV) TERRELL ISD BRICK GOOD / AVERAGE

Owner

Owner ID: 242435
Name: HONEY RANDOLPH JR

Agent:

Mailing Address: TRUSTEE OF RANDOLPH HONEY REVOCABLE TRUST
14050 CO RD 236
TERRELL, TX 75160

% Ownership: 100.0%

Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$218,843 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$15,753 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$234,596 (=)
Agricultural Value Loss: ②	\$0 (-)
Appraised Value:	\$234,596 (=)
HS Cap Loss: ②	\$0 (-)

Circuit Breaker: ②

\$0 (-)

Assessed Value:

\$234,596

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: HONEY RANDOLPH JR %Ownership: 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	0.100000	\$234,596	\$234,596
KC	KAUFMAN COUNTY	0.332613	\$234,596	\$234,596
ST	TERRELL ISD	1.055200	\$234,596	\$234,596
TV	TRINITY VALLEY CC	0.113660	\$234,596	\$234,596
P3	PRECINCT 3	0.000000	\$234,596	\$234,596
RB	ROAD & BRIDGE	0.082500	\$234,596	\$234,596
CAD	KAUFMAN CAD	0.000000	\$234,596	\$234,596

Total Tax Rate: 1.683973

Property Improvement - Building

Description: HOUSE **Type:** REAL PROPERTY **Living Area:** 1938.0 sqft **Value:** \$218,843

Type	Description	Class CD	Year Built	SQFT
LA	LIVING AREA	RVAV1	1965	1938
CP	Porch, Covered	*	1965	120
AGF1	Attached Garage, Finished, 1 Car	*	1965	168
DG	Garage, Detached	DGFA	1965	400
DTCA	Carport, Detached Average	*	1965	960
ACPA	Carport, Attached Average	*	0	1000

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
01HS	HOMESITE	1.00	43,560.00	0.00	0.00	\$15,753	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$218,843	\$15,753	\$0	\$234,596	\$0	\$234,596
2023	\$217,463	\$14,382	\$0	\$231,845	\$117,513	\$114,332
2022	\$203,436	\$13,629	\$0	\$217,065	\$113,127	\$103,938
2021	\$166,981	\$7,877	\$0	\$174,858	\$80,369	\$94,489
2020	\$159,480	\$5,940	\$0	\$165,420	\$79,521	\$85,899
2019	\$72,840	\$5,250	\$0	\$78,090	\$0	\$78,090
2018	\$79,830	\$5,250	\$0	\$85,080	\$0	\$85,080
2017	\$76,220	\$5,250	\$0	\$81,470	\$2,996	\$78,474
2016	\$66,840	\$4,500	\$0	\$71,340	\$0	\$71,340

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/4/2024	WILL	WILL / PROBATE	HONEY RANDOLPH JR	HONEY KEVIN &	PRO WILL	SEE IMAGES	24P-225
10/5/2022	COR	CORRECTION DEED			7843	36	38320
1/11/2022	SWD	SPECIAL WARRANTY DEED	HONEY RANDOLPH JR	HONEY RANDOLPH JR	7424	581	1537