

Guadalupe CAD

Property Search Results > 186549 TOMAZ IGOR SANTOS & CASSANDRA MONAHAN TOMAZ for Year 2022

Tax Year: 2022

Property

Account

|                           |                        |                    |                                                                                     |
|---------------------------|------------------------|--------------------|-------------------------------------------------------------------------------------|
| Property ID:              | 186549                 | Legal Description: | ABS: 10 SUR: M<br>CHERINO 1.00<br>ACS. AKA<br>BLUESTEM<br>RESERVE TRACT<br>#9 PT OF |
| Geographic ID:            | 2G0010-0000-03665-0-00 | Zoning:            |                                                                                     |
| Type:                     | Real                   | Agent Code:        |                                                                                     |
| Property Use Code:        |                        |                    |                                                                                     |
| Property Use Description: |                        |                    |                                                                                     |

Location

|                  |                      |         |      |
|------------------|----------------------|---------|------|
| Address:         | 1233 BRANCH RD<br>TX | Mapsc0: |      |
| Neighborhood:    | BLUE STEM RESERVE    | Map ID: | I-12 |
| Neighborhood CD: | BLUE STEM            |         |      |

Owner

|                  |                                             |              |                 |
|------------------|---------------------------------------------|--------------|-----------------|
| Name:            | TOMAZ IGOR SANTOS & CASSANDRA MONAHAN TOMAZ | Owner ID:    | 266735          |
| Mailing Address: | 1233 BRANCH RD<br>SEGUIN, TX 78155          | % Ownership: | 100.0000000000% |
|                  |                                             | Exemptions:  | HS              |

Values

|                                       |   |          |                       |
|---------------------------------------|---|----------|-----------------------|
| (+) Improvement Homesite Value:       | + | \$28,360 |                       |
| (+) Improvement Non-Homesite Value:   | + | \$0      |                       |
| (+) Land Homesite Value:              | + | \$32,033 |                       |
| (+) Land Non-Homesite Value:          | + | \$0      | Ag / Timber Use Value |
| (+) Agricultural Market Valuation:    | + | \$0      | \$0                   |
| (+) Timber Market Valuation:          | + | \$0      | \$0                   |
| -----                                 |   |          |                       |
| (=) Market Value:                     | = | \$60,393 |                       |
| (-) Ag or Timber Use Value Reduction: | - | \$0      |                       |
| -----                                 |   |          |                       |
| (=) Appraised Value:                  | = | \$60,393 |                       |
| (-) HS Cap:                           | - | \$0      |                       |
| -----                                 |   |          |                       |
| (=) Assessed Value:                   | = | \$60,393 |                       |

Taxing Jurisdiction

|              |                                             |
|--------------|---------------------------------------------|
| Owner:       | TOMAZ IGOR SANTOS & CASSANDRA MONAHAN TOMAZ |
| % Ownership: | 100.0000000000%                             |
| Total Value: | \$60,393                                    |

| Entity | Description | Tax Rate | Appraised Value | Taxable Value | Estimated Tax |
|--------|-------------|----------|-----------------|---------------|---------------|
|--------|-------------|----------|-----------------|---------------|---------------|

|                 |                    |          |          |                             |            |
|-----------------|--------------------|----------|----------|-----------------------------|------------|
| CAD             | APPRAISAL DISTRICT | 0.000000 | \$60,393 | \$60,393                    | \$0.00     |
| GCO             | GUADALUPE COUNTY   | 0.293900 | \$60,393 | \$55,393                    | \$162.80   |
| LTR             | LATERAL ROAD       | 0.050000 | \$60,393 | \$52,393                    | \$26.20    |
| NAS             | NAVARRO I.S.D.     | 1.343500 | \$60,393 | \$20,393                    | \$273.98   |
| Total Tax Rate: |                    | 1.687400 |          |                             |            |
|                 |                    |          |          | Taxes w/Current Exemptions: | \$462.98   |
|                 |                    |          |          | Taxes w/o Exemptions:       | \$1,019.07 |

## Improvement / Building

**Improvement #1: RESIDENTIAL State Code: E3 Living Area: sqft Value: \$28,360**

| Type | Description   | Class CD | Exterior Wall | Year Built | SQFT   |
|------|---------------|----------|---------------|------------|--------|
| BARN | BARN          | EBC      |               | 2021       | 2100.0 |
| DCPR | DET COV PORCH | DCPR     |               | 2021       | 80.0   |
| DC   | DET CARPRT    | DCF      |               | 2021       | 460.0  |

## Land

| # | Type | Description | Acres  | Sqft     | Eff Front | Eff Depth | Market Value | Prod. Value |
|---|------|-------------|--------|----------|-----------|-----------|--------------|-------------|
| 1 | ACRE | ACRE        | 1.0000 | 43560.00 | 0.00      | 0.00      | \$32,033     | \$0         |

## Roll Value History

| Year | Improvements | Land Market | Ag Valuation | Appraised | HS Cap | Assessed |
|------|--------------|-------------|--------------|-----------|--------|----------|
| 2023 | N/A          | N/A         | N/A          | N/A       | N/A    | N/A      |
| 2022 | \$28,360     | \$32,033    | 0            | 60,393    | \$0    | \$60,393 |

## Deed History - (Last 3 Deed Transactions)

| # | Deed Date | Type | Description           | Grantor                       | Grantee                                     | Volume | Page     | Deed Number   |
|---|-----------|------|-----------------------|-------------------------------|---------------------------------------------|--------|----------|---------------|
| 1 | 6/17/2021 | WD   | WARRANTY DEED         | GASKIN RANCH NO 5 LLC         | TOMAZ IGOR SANTOS & CASSANDRA MONAHAN TOMAZ | 2021   | 99021433 | 2021-99021433 |
| 2 | 3/21/2018 | SWD  | SPECIAL WARRANTY DEED | BRANCH FAMILY LTD PARTNERSHIP | GASKIN RANCH NO 5 LLC                       | 2018   | 99006441 | 201899006441  |
| 3 | 7/31/1996 | OT   | OTHER                 |                               | BRANCH FAMILY LTD PARTNERSHIP               | 1245   | 0217     | 0             |

**Questions Please Call (830) 303-3313**