

## 📄 Property Details

Account		
Property ID:	R000012229	Geographic ID: 032.0283.0002.0000.0000
Type:	Real	
Location		
Situs Address:		
Map ID:	9A	
Legal Description:	Acres 136.670, ABST: 283, SUR: B C FINLEY	
Abstract/Subdivision:	/	
Neighborhood:	R12229	
Owner		
Owner ID:	GMNI20150406121745470	
Name:	MC GAUGH TOMMY & SARAH	
Agent:		
Mailing Address:	2157 VZ COUNTY ROAD 1905 FRUITVALE, TX 75127-1974	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

## 📄 Property Values

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$0 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$0 (+)
<b>Agricultural Market Valuation:</b>	\$1,161,700 (+)
<b>Market Value:</b>	\$1,161,700 (=)
<b>Agricultural Value Loss:</b> ⓘ	\$1,135,600 (-)

<b>Appraised Value:</b>	\$1,161,700 (=)
<b>Homestead Cap Loss:</b> ⓘ	\$0 (-)
<b>Assessed Value:</b>	\$26,100
<b>Ag Use Value:</b>	\$26,100

**VALUES DISPLAYED ARE 2023 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.**

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.

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📌 Property Taxing Jurisdiction

**Owner:** MC GAUGH TOMMY & SARAH **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
234	VAN ZANDT COUNTY	0.342694	\$1,161,700	\$26,100	\$89.44	
SCF	FRUITVALE ISD	1.082800	\$1,161,700	\$26,100	\$282.61	
SRT	VZC SPECIAL ROAD TAX	0.100000	\$1,161,700	\$26,100	\$26.10	

**Total Tax Rate:** 1.525494

**Estimated Taxes With Exemptions:** \$398.15

**Estimated Taxes Without Exemptions:** \$17,721.67

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📌 Property Improvement - Building

**Living Area:** 0.00sqft **Value:** \$0

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📌 Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
71A51		136.6700	5,953,345.00	0.00	0.00	\$1,161,695	\$26,104

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**Property Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2023	\$0	\$1,161,700	\$26,100	\$1,161,700	\$0	\$26,100
2022	\$0	\$854,190	\$23,370	\$854,190	\$0	\$23,370
2021	\$0	\$600,560	\$21,050	\$600,560	\$0	\$21,050
2020	\$0	\$490,370	\$17,360	\$490,370	\$0	\$17,360
2019	\$0	\$461,650	\$17,360	\$461,650	\$0	\$17,360
2018	\$0	\$384,180	\$15,440	\$384,180	\$0	\$15,440
2017	\$0	\$347,640	\$14,760	\$347,640	\$0	\$14,760
2016	\$0	\$331,080	\$15,030	\$331,080	\$0	\$15,030
2015	\$0	\$249,080	\$15,030	\$249,080	\$0	\$15,030
2014	\$0	\$249,080	\$14,620	\$249,080	\$0	\$14,620
2013	\$0	\$249,080	\$14,620	\$249,080	\$0	\$14,620
2012	\$0	\$249,080	\$14,620	\$249,080	\$0	\$14,620

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**Property Deed History**

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
7/2/1999	GL		BUCHBINDER JAY ETAL	MC GAUGH TOMMY & SARAH	1517	892	
1/1/1900							

## Estimated Tax Due

### **\*\*ATTENTION\*\***

Indicated amount may not reflect delinquent tax due beyond a 5-year history. Partial payments or contract payments may not be reflected. Quarter payments that are made according to Section 31.031 of the Texas Property Tax Code are not considered delinquent.

**\*\*PRIOR TO MAKING FULL OR PARTIAL PAYMENTS PLEASE CONTACT OUR OFFICE FOR A CURRENT AMOUNT DUE\*\***

**\*\*WE CANNOT GUARANTEE THE ACCURACY OF THE AMOUNT DUE LISTED BELOW\*\***

If Paid:



Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	Amount Due
2022	VAN ZANDT COUNTY	\$23,370	\$80.09	\$80.09	\$0.00	\$0.00	\$0.00	\$0.00
2022	FRUITVALE ISD	\$23,370	\$253.05	\$253.05	\$0.00	\$0.00	\$0.00	\$0.00
2022	VZC SPECIAL ROAD TAX	\$23,370	\$23.37	\$23.37	\$0.00	\$0.00	\$0.00	\$0.00
	2022 Total:		\$356.51	\$356.51	\$0.00	\$0.00	\$0.00	\$0.00
2021	VAN ZANDT COUNTY	\$21,050	\$89.14	\$89.14	\$0.00	\$0.00	\$0.00	\$0.00
2021	FRUITVALE ISD	\$21,050	\$231.59	\$231.59	\$0.00	\$0.00	\$0.00	\$0.00
2021	VZC SPECIAL ROAD TAX	\$21,050	\$21.05	\$21.05	\$0.00	\$0.00	\$0.00	\$0.00
	2021 Total:		\$341.78	\$341.78	\$0.00	\$0.00	\$0.00	\$0.00
2020	VAN ZANDT COUNTY	\$17,360	\$83.40	\$83.40	\$0.00	\$0.00	\$0.00	\$0.00
2020	FRUITVALE ISD	\$17,360	\$198.79	\$198.79	\$0.00	\$0.00	\$0.00	\$0.00
2020	VZC SPECIAL ROAD TAX	\$17,360	\$17.36	\$17.36	\$0.00	\$0.00	\$0.00	\$0.00
	2020 Total:		\$299.55	\$299.55	\$0.00	\$0.00	\$0.00	\$0.00
2019	VAN ZANDT COUNTY	\$17,360	\$89.27	\$89.27	\$0.00	\$0.00	\$0.00	\$0.00
2019	FRUITVALE ISD	\$17,360	\$208.37	\$208.37	\$0.00	\$0.00	\$0.00	\$0.00
2019	VZC SPECIAL ROAD TAX	\$17,360	\$17.36	\$17.36	\$0.00	\$0.00	\$0.00	\$0.00
	2019 Total:		\$315.00	\$315.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	VAN ZANDT COUNTY	\$15,440	\$79.65	\$79.65	\$0.00	\$0.00	\$0.00	\$0.00
2018	FRUITVALE ISD	\$15,440	\$194.54	\$194.54	\$0.00	\$0.00	\$0.00	\$0.00
2018	VZC SPECIAL ROAD TAX	\$15,440	\$15.44	\$15.44	\$0.00	\$0.00	\$0.00	\$0.00
	2018 Total:		\$289.63	\$289.63	\$0.00	\$0.00	\$0.00	\$0.00
2017	VAN ZANDT COUNTY	\$14,760	\$76.14	\$76.14	\$0.00	\$0.00	\$0.00	\$0.00

2017	FRUITVALE ISD	\$14,760	\$185.98	\$185.98	\$0.00	\$0.00	\$0.00	\$0.00
2017	VZC SPECIAL ROAD TAX	\$14,760	\$14.76	\$14.76	\$0.00	\$0.00	\$0.00	\$0.00
	2017 Total:		\$276.88	\$276.88	\$0.00	\$0.00	\$0.00	\$0.00
2016	VAN ZANDT COUNTY	\$15,030	\$73.02	\$73.02	\$0.00	\$0.00	\$0.00	\$0.00
2016	FRUITVALE ISD	\$15,030	\$175.85	\$175.85	\$0.00	\$0.00	\$0.00	\$0.00
2016	VZC SPECIAL ROAD TAX	\$15,030	\$15.03	\$15.03	\$0.00	\$0.00	\$0.00	\$0.00
	2016 Total:		\$263.90	\$263.90	\$0.00	\$0.00	\$0.00	\$0.00
2015	VAN ZANDT COUNTY	\$15,030	\$73.02	\$73.02	\$0.00	\$0.00	\$0.00	\$0.00
2015	FRUITVALE ISD	\$15,030	\$175.85	\$175.85	\$0.00	\$0.00	\$0.00	\$0.00
	2015 Total:		\$248.87	\$248.87	\$0.00	\$0.00	\$0.00	\$0.00
2014	VAN ZANDT COUNTY	\$14,620	\$71.03	\$71.03	\$0.00	\$0.00	\$0.00	\$0.00
2014	FRUITVALE ISD	\$14,620	\$171.05	\$171.05	\$0.00	\$0.00	\$0.00	\$0.00
	2014 Total:		\$242.08	\$242.08	\$0.00	\$0.00	\$0.00	\$0.00
2013	VAN ZANDT COUNTY	\$14,620	\$71.03	\$71.03	\$0.00	\$0.00	\$0.00	\$0.00
2013	FRUITVALE ISD	\$14,620	\$171.05	\$171.05	\$0.00	\$0.00	\$0.00	\$0.00
	2013 Total:		\$242.08	\$242.08	\$0.00	\$0.00	\$0.00	\$0.00
2012	VAN ZANDT COUNTY	\$14,620	\$68.72	\$68.72	\$0.00	\$0.00	\$0.00	\$0.00
2012	FRUITVALE ISD	\$14,620	\$171.05	\$171.05	\$0.00	\$0.00	\$0.00	\$0.00
	2012 Total:		\$239.77	\$239.77	\$0.00	\$0.00	\$0.00	\$0.00