

Property Detail 18086

ACCOUNT



Parcel ID 18086
Legal Description 455 J T TINSLEY
Additional Legal Information
Additional Legal Information 2
Additional Legal Information 3
Geographic ID 44050-00455-00020-000000
Description REAL
Agent
Category Code D1 - LAND ONLY - AG USE
Total Acres 80.6600

OWNER



Owner ID R50831
Name BALCAR AUDREY & GEORGE EST
Care of % MORGAN W BALCAR
Mailing Address 330 PHANTOM RIDER TRAIL SPRING BRANCH TX 78070
% Ownership 1.000000
Exemptions

LOCATION



Location 5992 FM 237 YORKTOWN TX 78164
Map ID 50541

Korczynski & McCants Realty Assoc LLC
d/b/a RE/MAX Land & Homes
is not liable for information
provided from outside sources

MB / G-B
Seller / Seller

Buyer

Buyer

VALUES

VALUES SHOWN ARE 2025 CERTIFIED VALUES



Improvement Hs	0
Improvement Nhs	7,200
New Improvement Hs	0
New Improvement Nhs	0
Land Hs	0
Land Nhs	0
Market Value	612,150
Land Market Value	604,950
Ag/Timber Value	6,380
Market Taxable	13,580
Homestead Cap Loss	0
Circuit Breaker Loss	0
Appraised Value	13,580

IMPROVEMENT BUILDING



Sequence	Type	Class	Year Built	Sqft	Total Value
1	SHED	1	1970	1600	4000
2	FVO	BARN	0	0	800
3	SHED	1	1950	960	2400

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Buyer

Buyer

Property Detail 18087

ACCOUNT



Parcel ID	18087
Legal Description	455 J T TINSLEY
Additional Legal Information	
Additional Legal Information 2	
Additional Legal Information 3	
Geographic ID	44050-00455-00021-000000
Description	REAL
Agent	
Category Code	E1 - LAND,RES BY AG-LAND
Total Acres	2.0000

OWNER



Owner ID	R50831
Name	BALCAR AUDREY & GEORGE EST
Care of	% MORGAN W BALCAR
Mailing Address	330 PHANTOM RIDER TRAIL SPRING BRANCH TX 78070
% Ownership	1.000000
Exemptions	HOMESTEAD

LOCATION



Location	5992 FM 237 YORKTOWN TX 78164
Map ID	50541

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Buyer Buyer

LAND



Sequence	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	NATP	Native pastureland	40.0000	0.00	0.00	0.00	300000	2880
2	NATP	Native pastureland	10.6600	0.00	0.00	0.00	79950	470
3	IMPR	Improved pasture	30.0000	0.00	0.00	0.00	225000	3030

TAXING JURISDICTIONS



Entity	Description	Tax Rate	Market Value	Taxable Value
01	DEWITT COUNTY	0.3557600	612,150	13,580
32	YORKTOWN I.S.D.	0.6669000	612,150	13,580
64	DEWITT CO ROAD #4	0.0300000	612,150	13,580
69	PECAN VALLEY WATER DIS	0.0019900	612,150	13,580

ROLL VALUE HISTORY



Year	Improvements	Land Market	Ag/Timber Taxable	Productivity Value	Market Taxable	Hs Cap Loss	Appraised
2025	7,200	0	6,380	604,950	13,580	0	13,580
2024	7,200	0	4,390	604,950	11,590	0	11,590
2023	7,200	0	4,310	556,550	11,510	0	11,510
2022	7,200	0	3,500	527,520	10,700	0	10,700
2021	7,200	0	2,780	322,640	9,980	0	9,980

DEED HISTORY



Deed Date	Deed Type	Description	Grantor	Grantee	Volume	Page	Number
11-01-1998		...	...	BALCAR AUDREY & GEORGE	0	0	...

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Buyer Buyer

VALUES

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Improvement Hs	235,730
Improvement Nhs	0
New Improvement Hs	0
New Improvement Nhs	0
Land Hs	22,500
Land Nhs	0
Market Value	258,230
Land Market Value	0
Ag/Timber Value	0
Market Taxable	258,230
Homestead Cap Loss	16,350
Circuit Breaker Loss	0
Appraised Value	241,880

IMPROVEMENT BUILDING



Sequence	Type	Class	Year Built	Sqft	Total Value
1	RESFRM	4-	1980	2779	196430
2	PCH FRM	4-	1980	28	530
3	GAR FDE	4-	1980	960	29990
4	STG	5	1980	288	2770
5	STG	5	1980	384	3700
6	STG	5	1980	240	2310

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Buyer

Buyer

LAND



Sequence	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1			2.0000	0.00	0.00	0.00	22500	0

TAXING JURISDICTIONS



Entity	Description	Tax Rate	Market Value	Taxable Value
01	DEWITT COUNTY	0.3557600	258,230	241,880
32	YORKTOWN I.S.D.	0.6669000	258,230	41,880
64	DEWITT CO ROAD #4	0.0300000	258,230	238,880
69	PECAN VALLEY WATER DIS	0.0019900	258,230	241,880

ROLL VALUE HISTORY



Year	Improvements	Land Market	Ag/Timber Taxable	Productivity Value	Market Taxable	Hs Cap Loss	Appraised
2025	235,730	22,500	0	0	258,230	16,350	241,880
2024	235,730	22,500	0	0	258,230	38,340	219,890
2023	205,490	21,300	0	0	226,790	26,890	199,900
2022	169,140	13,080	0	0	182,220	490	181,730
2021	169,140	8,000	0	0	177,140	11,930	165,210

DEED HISTORY



Deed Date	Deed Type	Description	Grantor	Grantee	Volume	Page	Number
11-01-1998	...	...	...	BALCAR AUDREY & GEORGE	0	0	...

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Seller / Seller

Buyer

Buyer

ACCOUNT



Parcel ID	18088
Legal Description	455 J T TINSLEY
Additional Legal Information	
Additional Legal Information 2	
Additional Legal Information 3	OFF FM 237, BEHIND P18086
Geographic ID	44050-00455-00025-000000
Description	REAL
Agent	
Category Code	D1 - LAND ONLY - AG USE
Total Acres	53.7600

OWNER



Owner ID	R92278
Name	BALCAR AUDREY S
Care of	% MORGAN W BALCAR
Mailing Address	330 PHANTOM RIDER TRAIL SPRING BRANCH TX 78070
% Ownership	1.000000
Exemptions	

LOCATION



Location	YORKTOWN TX 78164
Map ID	

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VALUES

VALUES SHOWN ARE 2025 CERTIFIED VALUES



Improvement Hs	0
Improvement Nhs	0
New Improvement Hs	0
New Improvement Nhs	0
Land Hs	0
Land Nhs	0
Market Value	403,200
Land Market Value	403,200
Ag/Timber Value	3,600
Market Taxable	3,600
Homestead Cap Loss	0
Circuit Breaker Loss	0
Appraised Value	3,600

IMPROVEMENT BUILDING



Sequence	Type	Class	Year Built	Sqft	Total Value
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Seller	/	Seller	Buyer	Buyer

LAND



Sequence	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	IMPR	Improved pasture	6.0000	0.00	0.00	0.00	45000	610
2	NATP	Native pastureland	32.0000	0.00	0.00	0.00	240000	2300
3	NATP	Native pastureland	15.7600	0.00	0.00	0.00	118200	690

TAXING JURISDICTIONS



Entity	Description	Tax Rate	Market Value	Taxable Value
01	DEWITT COUNTY	0.3557600	403,200	3,600
32	YORKTOWN I.S.D.	0.6669000	403,200	3,600
64	DEWITT CO ROAD #4	0.0300000	403,200	3,600
69	PECAN VALLEY WATER DIS	0.0019900	403,200	3,600

ROLL VALUE HISTORY



Year	Improvements	Land Market	Ag/Timber Taxable	Productivity Value	Market Taxable	Hs Cap Loss	Appraised
2025	0	0	3,600	403,200	3,600	0	3,600
2024	0	0	3,750	403,200	3,750	0	3,750
2023	0	0	3,800	370,940	3,800	0	3,800
2022	0	0	3,160	351,590	3,160	0	3,160
2021	0	0	2,540	399,970	2,540	0	2,540

DEED HISTORY



Deed Date	Deed Type	Description	Grantor	Grantee	Volume	Page	Number
06-23-2016	EXE	EXECUTOR DEED	BALCAR GEORGE E EST & AUDREY	BALCAR AUDREY S	571	67	...
11-01-1998	...	...	...	BALCAR GEORGE E & AUDREY O	0	...	...

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