

# Kaufman CAD Property Search

## Property ID: 201497 For Year 2024

### Property Details

<b>Account</b>		
<b>Property ID:</b>	201497	<b>Geographic ID:</b> 00.1204.0000.0023.00.01.00
<b>Type:</b>	R	<b>Zoning:</b>
<b>Property Use:</b>		<b>Condo:</b>
<b>Location</b>		
<b>Situs Address:</b>	9299 CO RD 4116 TX 75142	
<b>Map ID:</b>	G2-B-3	<b>Mapsc0:</b>
<b>Legal Description:</b>	GASTONIA ESTATES, LOT 23	
<b>Abstract/Subdivision:</b>	S1204	
<b>Neighborhood:</b>	(20-1204) GASTONIA ESTATES	
<b>Owner</b>		
<b>Owner ID:</b>	223777	
<b>Name:</b>	ARAGON VICTORIA & ANIBAL	
<b>Agent:</b>		
<b>Mailing Address:</b>	9299 CO RD 4116 KAUFMAN, TX 75142	
<b>% Ownership:</b>	100.0%	
<b>Exemptions:</b>	HS - For privacy reasons not all exemptions are shown online.	

### Property Values

<b>Improvement Homesite Value:</b>	\$380,583 (+)
<b>Improvement Non-Homesite Value:</b>	\$0 (+)
<b>Land Homesite Value:</b>	\$110,000 (+)
<b>Land Non-Homesite Value:</b>	\$0 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$490,583 (=)
<b>Agricultural Value Loss:</b>	\$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.

<b>Appraised Value:</b>	\$490,583 (=)
<b>HS Cap Loss:</b> ⓘ	\$0 (-)
<b>Circuit Breaker:</b> ⓘ	\$0 (-)
<b>Assessed Value:</b>	\$490,583
<b>Ag Use Value:</b>	\$0

Property Taxing Jurisdiction

**Owner:** ARAGON VICTORIA & ANIBAL

Entity	Description	Tax Rate	Market Value	Taxable Value
KC	KAUFMAN COUNTY	0.332613	\$490,583	\$490,583
SC	CRANDALL ISD	1.169200	\$490,583	\$390,583
TV	TRINITY VALLEY CC	0.113660	\$490,583	\$490,583
P4	PRECINCT 4	0.000000	\$490,583	\$490,583
RB	ROAD & BRIDGE	0.082500	\$490,583	\$490,583
CAD	KAUFMAN CAD	0.000000	\$490,583	\$490,583
7F	KC ESD #7 (CRANDALL)	0.087320	\$490,583	\$490,583

**Total Tax Rate:** 1.785293

Property Improvement - Building

**Description:** HOUSE **Type:** REAL PROPERTY **Living Area:** 2451.5 sqft **Value:** \$368,756

Type	Description	Class CD	Year Built	SQFT
LA	LIVING AREA	RVGD1	2019	2452
AGF2	Attached Garage, Finished, 2 Car	*	2019	400
CP	Porch, Covered	*	2019	24
CP	Porch, Covered	*	2019	174
OB	OUT BUILDING	MP5	2022	324

**Description:** OUT BUILDING **Type:** REAL PROPERTY **Living Area:** 0 sqft **Value:** \$11,827

Type	Description	Class CD	Year Built	SQFT
OB	OUT BUILDING	90SA	0	289
STGA	Storage Bldg, Average	STGA	2020	108
OB	OUT BUILDING	MP5	2022	340

**Property Land**

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
01HS	HOMESITE	1.19	51,660.00			\$110,000	\$0

**Property Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$380,583	\$110,000	\$0	\$490,583	\$0	\$490,583
2023	\$414,064	\$70,000	\$0	\$484,064	\$0	\$484,064
2022	\$432,193	\$70,000	\$0	\$502,193	\$0	\$502,193
2021	\$305,312	\$70,000	\$0	\$375,312	\$0	\$375,312
2020	\$255,650	\$70,000	\$0	\$325,650	\$0	\$325,650
2019	\$0	\$60,000	\$0	\$60,000	\$0	\$60,000

**Property Deed History**

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
1/18/2019	SWD	SPECIAL WARRANTY DEED	MARTINEZ ELIASAR	VEGA LAND INVESTMENTS LLC	5912	547	1447
5/1/2019	WD	WARRANTY DEED	VEGA LAND INVESTMENTS LLC	K & G BUILDERS INC	6024	512	12146
12/13/2019	WD	WARRANTY DEED	K & G BUILDERS INC	ARAGON VICTORIA & ANIBAL	6237	520	31397

**ARB Data**

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Cad Value	Board's Determination Of Value	ARB Determination
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