

Property Information		Request Information		Update Information
File#:	111111111	Requested Date:	12/13/2024	Update Requested:
Owner:	ARAGON VICTORIA & ANIBAL	Branch:		Requested By:
Address 1:	9299 CO RD 4116	Date Completed:	12/13/2024	Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	Kaufman, TX 75142	# of Parcel(s):	1	

Notes

CODE VIOLATIONS Per Kaufman County Department of Zoning there are No Open Code Violation case on this property.
 Collector: Kaufman County
 Payable: 1902 E. US Highway 175 Kaufman, TX 75142
 Business# 469-376-4100

PERMITS Per Kaufman County Department of Building there are No Open/Pending/ Expired permit on this property.
 Collector: Kaufman County
 Payable: 1902 E. US Highway 175 Kaufman, TX 75142
 Business# 469-376-4100

SPECIAL ASSESSMENTS Per Kaufman County Tax Collector there are No Special Assessments/liens on the property.
 Collector: Kaufman County
 Payable: 100 N Washington St, Kaufman, TX 75142
 Business#469-376-4596

DEMOLITION NO

UTILITIES
 WATER
 Account #: NA
 Payment Status: NA
 Status: Pvt & Non-Lienable
 Amount: NA
 Good Thru: NA
 Account Active: NA
 Collector : Gastonia-Scurry Special Utility District
 Payable Address :8560 Page Lane Scurry, TX 75158
 Business#: 972-452-3388

UNABLE TO PROVIDE INFO TO THIRD PARTIES. HOMEOWNER AUTHORIZATION NEEDED

SEWER
 THE HOUSE IS ON A COMMUNITY SEWER. ALL HOUSES GO TO A SHARED SEPTIC SYSTEM.

GARBAGE
 GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN

Kaufman CAD Property Search

Property ID: 201497 For Year 2024

Property Details

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

Property Values

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

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