

Property Information		Request Information		Update Information
File#:	111111111	Requested Date:	01/14/2025	Update Requested:
Owner:	WATSON CHRISTINE	Branch:		Requested By:
Address 1:	310 COUNTY ROAD 4749	Date Completed:	01/14/2025	Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	KEMPNER, TX 76539	# of Parcel(s):	1	

Notes

CODE VIOLATIONS Per Lampasas County Department of Zoning there are No Code Violation cases on this property.

Collector: Lampasas County
Payable: 409 South Pecan, Suite: 101 Lampasas, TX 76550
Business# 512-556-8058

PERMITS Per Lampasas County Building Department there are No Open/Pending/ Expired Permit on this property.

Collector: Lampasas County
Payable: 409 South Pecan, Suite: 101 Lampasas, TX 76550
Business# 512-556-8058

SPECIAL ASSESSMENTS Per Lampasas County tax Collector there are No Special Assessments/Liens Due on the property

Collector: Lampasas County
Payable Address: 409 South Pecan, Suite: 101 Lampasas, TX 76550
Business# 512-556-8058

DEMOLITION NO

UTILITIES WATER
Account #: NA
Payment Status: NA
Status: Pvt & Non-Lienable
Amount: NA
Good Thru: NA
Account Active: NA
Collector: Kempner Water Supply
Payable Address: 11896 US-190, Kempner, TX 76539
Business # 12-932-3701

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

Lampasas CAD Property Search

Property ID: 5801 For Year 2024

 Property Details

Account		
Property ID:	5801	Geographic ID: 11121-001-004-00
Type:	R	Zoning:
Property Use:		
Location		
Situs Address:	310 CR 4749 , 76539	
Map ID:	T14	Mapsco:
Legal Description:	LOT: 4 BLK: 1 ADDN: SPANISH OAKS II LocCd:108	
Abstract/Subdivision:		
Neighborhood:	(11121) SPANISH OAKS 2	
Owner 		
Owner ID:	47808	
Name:	WATSON CHRISTINE	
Agent:		
Mailing Address:	310 COUNTY ROAD 4749 KEMPNER, TX 76539-5586	
% Ownership:	100.0%	
Exemptions:	HS - For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$291,040 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$36,000 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$327,040 (=)
Agricultural Value Loss:	\$0 (-)
Appraised Value:	\$327,040 (=)
HS Cap Loss:	\$76,283 (-)
Circuit Breaker:	\$0 (-)
Assessed Value:	\$250,757
Ag Use Value:	\$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.

Property Taxing Jurisdiction

Owner: WATSON CHRISTINE

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
LAM	LAMPASAS COUNTY	0.406802	\$327,040	\$250,757	\$1,020.08	
R&B	ROAD & BRIDGE	0.143198	\$327,040	\$247,757	\$354.78	
SLA	LAMPASAS ISD	1.015200	\$327,040	\$150,757	\$1,530.49	
CAD	CAD	0.000000	\$327,040	\$250,757	\$0.00	

Total Tax Rate: 1.565200

Estimated Taxes With Exemptions: \$2,905.35

Estimated Taxes Without Exemptions: \$5,118.83

Property Improvement - Building

Description: VERY GOOD BRICK VENE **Type:** Improvement **Living Area:** 1850.0 sqft **Value:** \$291,040

Type	Description	Class CD	Year Built	SQFT	Assessed Value
L1	living area	VBV1+	0	1850	\$263,390
AG	attached garage	1	0	420	\$19,130
CR	covered porch	1	0	100	\$2,140
FV	flat value	OB	0	0	\$0
OB6	outbuilding	1	0	196	\$5,880

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
FV	FV	0.00	0.00	0.00	0.00	\$36,000	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$291,040	\$36,000	\$0	\$327,040	\$76,283	\$250,757
2023	\$304,210	\$36,000	\$0	\$340,210	\$112,249	\$227,961
2022	\$254,580	\$36,000	\$0	\$290,580	\$83,343	\$207,237
2021	\$188,850	\$30,000	\$0	\$218,850	\$30,453	\$188,397
2020	\$141,270	\$30,000	\$0	\$171,270	\$0	\$171,270
2019	\$137,340	\$30,000	\$0	\$167,340	\$0	\$167,340
2018	\$137,340	\$30,000	\$0	\$167,340	\$0	\$167,340
2017	\$137,340	\$30,000	\$0	\$167,340	\$0	\$167,340
2016	\$0	\$0	\$0	\$0	\$0	\$0

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
5/10/2001	OT	OTHER		WATSON CHRISTINE	367	843	
1/20/1999	OT	OTHER		BIKOSKI ROBERT R & JOAN A	346	557	
5/1/2002	OT	OTHER		WATSON CHRISTINE	377	34	101984

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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Estimated Tax Due

If Paid: 01/14/2025



Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	Amount Due
2024	LAMPASAS COUNTY	\$250757.00	\$1,020.08	\$1,020.08	\$0.00	\$0.00	\$0.00	\$0.00
2024	ROAD & BRIDGE	\$247757.00	\$354.78	\$354.78	\$0.00	\$0.00	\$0.00	\$0.00
2024	LAMPASAS ISD	\$150757.00	\$1,530.49	\$1,530.49	\$0.00	\$0.00	\$0.00	\$0.00
	2024 Total:		\$2,905.35	\$2,905.35	\$0.00	\$0.00	\$0.00	\$0.00
2023	LAMPASAS ISD	\$127961.00	\$1,302.00	\$1,302.00	\$0.00	\$0.00	\$0.00	\$0.00
2023	ROAD & BRIDGE	\$224961.00	\$271.98	\$271.98	\$0.00	\$0.00	\$0.00	\$0.00
2023	LAMPASAS COUNTY	\$227961.00	\$908.66	\$908.66	\$0.00	\$0.00	\$0.00	\$0.00
	2023 Total:		\$2,482.64	\$2,482.64	\$0.00	\$0.00	\$0.00	\$0.00
2022	ROAD & BRIDGE	\$207240.00	\$236.46	\$236.46	\$0.00	\$0.00	\$0.00	\$0.00
2022	LAMPASAS COUNTY	\$207240.00	\$968.64	\$968.64	\$0.00	\$0.00	\$0.00	\$0.00
2022	LAMPASAS ISD	\$167240.00	\$2,011.73	\$2,011.73	\$0.00	\$0.00	\$0.00	\$0.00
	2022 Total:		\$3,216.83	\$3,216.83	\$0.00	\$0.00	\$0.00	\$0.00
2021	LAMPASAS ISD	\$163400.00	\$1,993.97	\$1,993.97	\$0.00	\$0.00	\$0.00	\$0.00
2021	LAMPASAS COUNTY	\$188400.00	\$1,057.87	\$1,057.87	\$0.00	\$0.00	\$0.00	\$0.00
2021	ROAD & BRIDGE	\$188400.00	\$232.67	\$232.67	\$0.00	\$0.00	\$0.00	\$0.00
	2021 Total:		\$3,284.51	\$3,284.51	\$0.00	\$0.00	\$0.00	\$0.00
2020	ROAD & BRIDGE	\$171270.00	\$211.52	\$211.52	\$0.00	\$0.00	\$0.00	\$0.00

2020	LAMPASAS COUNTY	\$171270.00	\$1,009.11	\$1,009.11	\$0.00	\$0.00	\$0.00	\$0.00
2020	LAMPASAS ISD	\$146270.00	\$1,923.01	\$1,923.01	\$0.00	\$0.00	\$0.00	\$0.00
	2020 Total:		\$3,143.64	\$3,143.64	\$0.00	\$0.00	\$0.00	\$0.00
2019	LAMPASAS COUNTY	\$167340.00	\$985.95	\$985.95	\$0.00	\$0.00	\$0.00	\$0.00
2019	ROAD & BRIDGE	\$167340.00	\$206.66	\$206.66	\$0.00	\$0.00	\$0.00	\$0.00
2019	LAMPASAS ISD	\$142340.00	\$1,890.77	\$1,890.77	\$0.00	\$0.00	\$0.00	\$0.00
	2019 Total:		\$3,083.38	\$3,083.38	\$0.00	\$0.00	\$0.00	\$0.00
2018	ROAD & BRIDGE	\$167340.00	\$206.66	\$206.66	\$0.00	\$0.00	\$0.00	\$0.00
2018	LAMPASAS COUNTY	\$167340.00	\$960.85	\$960.85	\$0.00	\$0.00	\$0.00	\$0.00
2018	LAMPASAS ISD	\$142340.00	\$2,035.46	\$2,035.46	\$0.00	\$0.00	\$0.00	\$0.00
	2018 Total:		\$3,202.97	\$3,202.97	\$0.00	\$0.00	\$0.00	\$0.00
2017	LAMPASAS COUNTY	\$167340.00	\$960.85	\$960.85	\$0.00	\$0.00	\$0.00	\$0.00
2017	ROAD & BRIDGE	\$167340.00	\$206.66	\$206.66	\$0.00	\$0.00	\$0.00	\$0.00
2017	LAMPASAS ISD	\$142340.00	\$2,035.46	\$2,035.46	\$0.00	\$0.00	\$0.00	\$0.00
	2017 Total:		\$3,202.97	\$3,202.97	\$0.00	\$0.00	\$0.00	\$0.00
2016	LAMPASAS ISD	\$127500.00	\$1,823.25	\$1,823.25	\$0.00	\$0.00	\$0.00	\$0.00
2016	ROAD & BRIDGE	\$152500.00	\$188.34	\$188.34	\$0.00	\$0.00	\$0.00	\$0.00
2016	LAMPASAS COUNTY	\$152500.00	\$831.72	\$831.72	\$0.00	\$0.00	\$0.00	\$0.00
	2016 Total:		\$2,843.31	\$2,843.31	\$0.00	\$0.00	\$0.00	\$0.00

2015	LAMPASAS COUNTY	\$152500.00	\$816.47	\$816.47	\$0.00	\$0.00	\$0.00	\$0.00
2015	ROAD & BRIDGE	\$152500.00	\$188.34	\$188.34	\$0.00	\$0.00	\$0.00	\$0.00
2015	LAMPASAS ISD	\$127500.00	\$1,823.25	\$1,823.25	\$0.00	\$0.00	\$0.00	\$0.00
	2015 Total:		\$2,828.06	\$2,828.06	\$0.00	\$0.00	\$0.00	\$0.00
2014	LAMPASAS ISD	\$136340.00	\$1,976.93	\$1,976.93	\$0.00	\$0.00	\$0.00	\$0.00
2014	ROAD & BRIDGE	\$151340.00	\$186.90	\$186.90	\$0.00	\$0.00	\$0.00	\$0.00
2014	LAMPASAS COUNTY	\$151340.00	\$795.13	\$795.13	\$0.00	\$0.00	\$0.00	\$0.00
	2014 Total:		\$2,958.96	\$2,958.96	\$0.00	\$0.00	\$0.00	\$0.00
2013	LAMPASAS COUNTY	\$145460.00	\$764.23	\$764.23	\$0.00	\$0.00	\$0.00	\$0.00
2013	ROAD & BRIDGE	\$145460.00	\$179.64	\$179.64	\$0.00	\$0.00	\$0.00	\$0.00
2013	LAMPASAS ISD	\$130460.00	\$1,891.67	\$1,891.67	\$0.00	\$0.00	\$0.00	\$0.00
	2013 Total:		\$2,835.54	\$2,835.54	\$0.00	\$0.00	\$0.00	\$0.00
2012	LAMPASAS ISD	\$130460.00	\$1,904.71	\$1,904.71	\$0.00	\$0.00	\$0.00	\$0.00
2012	ROAD & BRIDGE	\$145460.00	\$143.28	\$143.28	\$0.00	\$0.00	\$0.00	\$0.00
2012	LAMPASAS COUNTY	\$145460.00	\$756.96	\$756.96	\$0.00	\$0.00	\$0.00	\$0.00
	2012 Total:		\$2,804.95	\$2,804.95	\$0.00	\$0.00	\$0.00	\$0.00
2011	LAMPASAS COUNTY	\$145460.00	\$704.88	\$704.88	\$0.00	\$0.00	\$0.00	\$0.00
2011	ROAD & BRIDGE	\$145460.00	\$133.01	\$133.01	\$0.00	\$0.00	\$0.00	\$0.00
2011	LAMPASAS ISD	\$130460.00	\$1,904.71	\$1,904.71	\$0.00	\$0.00	\$0.00	\$0.00

	2011 Total:		\$2,742.60	\$2,742.60	\$0.00	\$0.00	\$0.00	\$0.00
2010	LAMPASAS ISD	\$130460.00	\$1,904.71	\$1,904.71	\$0.00	\$0.00	\$0.00	\$0.00
2010	ROAD & BRIDGE	\$145460.00	\$137.31	\$137.31	\$0.00	\$0.00	\$0.00	\$0.00
2010	LAMPASAS COUNTY	\$145460.00	\$729.19	\$729.19	\$0.00	\$0.00	\$0.00	\$0.00
	2010 Total:		\$2,771.21	\$2,771.21	\$0.00	\$0.00	\$0.00	\$0.00
2009	LAMPASAS COUNTY	\$134170.00	\$683.77	\$683.77	\$0.00	\$0.00	\$0.00	\$0.00
2009	ROAD & BRIDGE	\$134170.00	\$128.67	\$128.67	\$0.00	\$0.00	\$0.00	\$0.00
2009	LAMPASAS ISD	\$119170.00	\$1,787.55	\$1,787.55	\$0.00	\$0.00	\$0.00	\$0.00
	2009 Total:		\$2,599.99	\$2,599.99	\$0.00	\$0.00	\$0.00	\$0.00
2008	LAMPASAS ISD	\$106970.00	\$1,604.55	\$1,604.55	\$0.00	\$0.00	\$0.00	\$0.00
2008	ROAD & BRIDGE	\$121970.00	\$119.53	\$119.53	\$0.00	\$0.00	\$0.00	\$0.00
2008	LAMPASAS COUNTY	\$121970.00	\$636.56	\$636.56	\$0.00	\$0.00	\$0.00	\$0.00
	2008 Total:		\$2,360.64	\$2,360.64	\$0.00	\$0.00	\$0.00	\$0.00
2007	LAMPASAS COUNTY	\$110880.00	\$1,089.72	\$1,089.72	\$0.00	\$0.00	\$0.00	\$0.00
2007	ROAD & BRIDGE	\$110880.00	\$216.44	\$216.44	\$0.00	\$0.00	\$0.00	\$0.00
2007	LAMPASAS ISD	\$95880.00	\$2,876.40	\$2,876.40	\$0.00	\$0.00	\$0.00	\$0.00
	2007 Total:		\$4,182.56	\$4,182.56	\$0.00	\$0.00	\$0.00	\$0.00
2006	LAMPASAS ISD	\$92330.00	\$1,266.59	\$1,266.59	\$0.00	\$0.00	\$0.00	\$0.00
2006	ROAD & BRIDGE	\$107330.00	\$104.75	\$104.75	\$0.00	\$0.00	\$0.00	\$0.00

2006	LAMPASAS COUNTY	\$107330.00	\$493.79	\$493.79	\$0.00	\$0.00	\$0.00	\$0.00
	2006 Total:		\$1,865.13	\$1,865.13	\$0.00	\$0.00	\$0.00	\$0.00
2005	LAMPASAS COUNTY	\$98470.00	\$457.81	\$457.81	\$0.00	\$0.00	\$0.00	\$0.00
2005	ROAD & BRIDGE	\$98470.00	\$98.47	\$98.47	\$0.00	\$0.00	\$0.00	\$0.00
2005	LAMPASAS ISD	\$83470.00	\$1,252.05	\$1,252.05	\$0.00	\$0.00	\$0.00	\$0.00
	2005 Total:		\$1,808.33	\$1,808.33	\$0.00	\$0.00	\$0.00	\$0.00
2004	LAMPASAS ISD	\$78630.00	\$1,179.45	\$1,179.45	\$0.00	\$0.00	\$0.00	\$0.00
2004	ROAD & BRIDGE	\$93630.00	\$44.82	\$44.82	\$0.00	\$0.00	\$0.00	\$0.00
2004	LAMPASAS COUNTY	\$93630.00	\$443.97	\$443.97	\$0.00	\$0.00	\$0.00	\$0.00
	2004 Total:		\$1,668.24	\$1,668.24	\$0.00	\$0.00	\$0.00	\$0.00
2003	LAMPASAS COUNTY	\$85120.00	\$372.54	\$372.54	\$0.00	\$0.00	\$0.00	\$0.00
2003	ROAD & BRIDGE	\$85120.00	\$58.56	\$58.56	\$0.00	\$0.00	\$0.00	\$0.00
2003	LAMPASAS ISD	\$70120.00	\$1,051.80	\$1,051.80	\$0.00	\$0.00	\$0.00	\$0.00
	2003 Total:		\$1,482.90	\$1,482.90	\$0.00	\$0.00	\$0.00	\$0.00
2002	LAMPASAS ISD	\$70120.00	\$1,016.74	\$1,016.74	\$0.00	\$0.00	\$0.00	\$0.00
2002	ROAD & BRIDGE	\$85120.00	\$59.58	\$59.58	\$0.00	\$0.00	\$0.00	\$0.00
2002	LAMPASAS COUNTY	\$85120.00	\$382.27	\$382.27	\$0.00	\$0.00	\$0.00	\$0.00
	2002 Total:		\$1,458.59	\$1,458.59	\$0.00	\$0.00	\$0.00	\$0.00
2001	LAMPASAS COUNTY	\$85120.00	\$363.29	\$363.29	\$0.00	\$0.00	\$0.00	\$0.00

2001	ROAD & BRIDGE	\$85120.00	\$22.90	\$22.90	\$0.00	\$0.00	\$0.00	\$0.00
2001	LAMPASAS ISD	\$85120.00	\$1,234.24	\$1,234.24	\$0.00	\$0.00	\$0.00	\$0.00
	2001 Total:		\$1,620.43	\$1,620.43	\$0.00	\$0.00	\$0.00	\$0.00
2000	LAMPASAS ISD	\$85120.00	\$1,242.75	\$1,242.75	\$0.00	\$0.00	\$0.00	\$0.00
2000	ROAD & BRIDGE	\$85120.00	\$23.15	\$23.15	\$0.00	\$0.00	\$0.00	\$0.00
2000	LAMPASAS COUNTY	\$85120.00	\$370.78	\$370.78	\$0.00	\$0.00	\$0.00	\$0.00
	2000 Total:		\$1,636.68	\$1,636.68	\$0.00	\$0.00	\$0.00	\$0.00
1999	LAMPASAS COUNTY	\$0.00	\$267.69	\$267.69	\$0.00	\$0.00	\$0.00	\$0.00
1999	ROAD & BRIDGE	\$0.00	\$23.59	\$23.59	\$0.00	\$0.00	\$0.00	\$0.00
1999	LAMPASAS ISD	\$0.00	\$383.47	\$383.47	\$0.00	\$0.00	\$0.00	\$0.00
	1999 Total:		\$674.75	\$674.75	\$0.00	\$0.00	\$0.00	\$0.00