

Property Information		Request Information		Update Information
File#:	111111111	Requested Date:	01/16/2025	Update Requested:
Owner:	ABOVO CORPORATION	Branch:		Requested By:
Address 1:	125 TANDA TRL	Date Completed:	01/16/2025	Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	Trinidad, TX 75163	# of Parcel(s):	1	

### Notes

- CODE VIOLATIONS**                      Per Henderson County Department of Zoning there are No Code Violation cases on this property.
- Collector: Henderson County  
Payable: 125 N Prairieville St #103, Athens, TX 75751  
Business# 903-489-1665
- PERMITS**                                      Per Henderson County Building Department there are No Open/Pending/ Expired Permit on this property.
- Collector: Henderson County  
Payable: 125 N Prairieville St #103, Athens, TX 75751  
Business# 903-489-1665
- SPECIAL ASSESSMENTS**                      Per Henderson County Tax Collector there are No Special Assessments/Liens due on the property.
- Collector: Henderson County  
Payable: 125 N Prairieville St #103, Athens, TX 75751  
Business# 903-675-6134
- DEMOLITION**                                      NO
- UTILITIES**                                      WATER AND SEWER  
THE HOUSE IS ON A COMMUNITY WATER & SEWER. ALL HOUSES GO TO A SHARED WELL & SEPTIC SYSTEM.
- GARBAGE  
GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN

## Henderson CAD Property Search

## Property ID: 259313 For Year 2024

 Property Details

Account		
<b>Property ID:</b>	259313	<b>Geographic ID:</b> 3165.0000.0010.60
<b>Type:</b>	R	<b>Zoning:</b>
<b>Property Use:</b>		<b>Condo:</b>
Location		
<b>Situs Address:</b>	125 TANDA TRL 000000	
<b>Map ID:</b>	26G	<b>Mapsco:</b>
<b>Legal Description:</b>	LT 1 AB 404 R JONES SUR, INDIAN OAKS SUBD, LT 1	
<b>Abstract/Subdivision:</b>	S3165	
<b>Neighborhood:</b>		
Owner		
<b>Owner ID:</b>	594266	
<b>Name:</b>	ABOVO CORPORATION	
<b>Agent:</b>		
<b>Mailing Address:</b>	PO BOX 29833 DALLAS, TX 75229	
<b>% Ownership:</b>	100.0%	
<b>Exemptions:</b>	For privacy reasons not all exemptions are shown online.	

## Property Values

<b>Improvement Homesite Value:</b>	\$334,504 (+)
<b>Improvement Non-Homesite Value:</b>	\$4,749 (+)
<b>Land Homesite Value:</b>	\$333,000 (+)
<b>Land Non-Homesite Value:</b>	\$0 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$672,253 (=)
<b>Agricultural Value Loss:</b> ⓘ	\$0 (-)
<b>Appraised Value:</b>	\$672,253 (=)
<b>HS Cap Loss:</b> ⓘ	\$0 (-)
<b>Circuit Breaker:</b> ⓘ	\$0 (-)
<b>Assessed Value:</b>	\$672,253
<b>Ag Use Value:</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.

**Property Taxing Jurisdiction**

**Owner:** ABOVO CORPORATION

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax
CAD	HENDERSON CAD	0.000000	\$672,253	\$672,253	\$0.00
ES1	EMERGENCY SVS DIST #1	0.030000	\$672,253	\$672,253	\$201.68
HC	HENDERSON CO R&B	0.017043	\$672,253	\$672,253	\$114.57
HE	HENDERSON COUNTY	0.267938	\$672,253	\$672,253	\$1,801.22
HR	HENDERSON CO FM-FC	0.039185	\$672,253	\$672,253	\$263.42
ML	MALAKOFF ISD	0.916900	\$672,253	\$672,253	\$6,163.89
TV	TRINITY VALLEY COMM	0.113660	\$672,253	\$672,253	\$764.08

**Total Tax Rate:** 1.384726

**Property Improvement - Building**

**Description:** Residential **Type:** RESIDENTIAL **Living Area:** 1805.0 sqft **Value:** \$334,504

Type	Description	Class CD	Year Built	SQFT
LA	LIVING AREA	10	1994	1805
GA	GARAGE/ATTACHED	10	1994	529
PO	PORCH/COV	10	1994	28
PO	PORCH/COV	10	1994	140
PL	PATIO SLAB	10	1994	240
PO	PORCH/COV	10	1994	160

**Description:** Residential **Type:** RESIDENTIAL **Living Area:** 0 sqft **Value:** \$4,749

Type	Description	Class CD	Year Built	SQFT
PR	PIER	FLT	1994	640

### Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
22CLWF	CEDAR CREEK LAKE WATER FRONT	0.00	0.00	111.00	232.00	\$333,000	\$0

### Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$339,253	\$333,000	\$0	\$672,253	\$0	\$672,253
2023	\$345,731	\$333,000	\$0	\$678,731	\$0	\$678,731
2022	\$309,235	\$333,000	\$0	\$642,235	\$0	\$642,235
2021	\$244,495	\$199,800	\$0	\$444,295	\$0	\$444,295
2020	\$210,909	\$149,850	\$0	\$360,759	\$0	\$360,759
2019	\$180,576	\$149,850	\$0	\$330,426	\$0	\$330,426
2018	\$207,252	\$163,836	\$0	\$371,088	\$0	\$371,088
2017	\$203,190	\$163,840	\$0	\$0	\$0	\$0
2016	\$203,190	\$163,840	\$0	\$0	\$0	\$0

### Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
6/23/2022	13	13	HEATH JEFFREY & TERESA	ABOVO CORPORATION			2022-00012141
7/26/2018	13	13	SHERIDAN STEPHEN	HEATH JEFFREY & TERESA			2018-00010763

2/1/2018	9	9	SHERIDAN PHIL	SHERIDAN STEPHEN			2018-00010762
1/1/1900	OT	OT			2689	407	0016365

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 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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Outlook

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**FW: [Records Center] Public Records Request :: H000046-011625**

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**From** Prabhakaran R <Prabhakaran.R@stellaripl.com>**Date** Thu 16/01/2025 14:28**To** Santhosh Kumar V <Santhosh.KumarV@stellaripl.com>

Regards,

Prabhakaran R

Email- [Prabhakaran.R@stellaripl.com](mailto:Prabhakaran.R@stellaripl.com)

Technology Driven | Reliable | Unique | Service Excellence | Teamwork

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**From:** Henderson County Open Records <hendersoncountyattorney@govqa.us>**Sent:** Friday, January 17, 2025 12:55 AM**To:** MLS <MLS@stellaripl.com>**Subject:** [Records Center] Public Records Request :: H000046-011625Some people who received this message don't often get email from [hendersoncountyattorney@govqa.us](mailto:hendersoncountyattorney@govqa.us). [Learn why this is important](#)**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

--- Please respond above this line ---



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RE: Public Records Request of January 16, 2025, Reference # H000046-011625

Dear George David,

Henderson County received a public records request from you on January 16, 2025. Your request mentioned:

We are currently working with closing on this property scheduled and would need the below records verified. Please provide the requested below info at the earliest.

Address: 125 Tanda Trail, Trinidad, TX 75163

Parcel: 259313

Owner: ABOVO CORPORATION

Please advise if the below address has any OPEN/PENDING/EXPIRED Permits and demolition permits that needs attention and any fees due currently.

Also advise if there are any Code Violation or fines due that needs attention currently.

Any unrecorded liens/fines/special assessments due.

**Henderson County has reviewed its files and has determined there are no responsive record(s) to your request.**



Sincerely,

Kayla Gray

Open Records Administrator  
County Attorney's Office

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To monitor the progress or update this request please log into the [Open Records Center](#)



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