

Denton CAD

Property Search > 232283 BRADSHAW, CHRISTOPHER R for  
Year 2022

Tax Year: 2022

Property

| Account                   |                                                |                    |                                     |
|---------------------------|------------------------------------------------|--------------------|-------------------------------------|
| Property ID:              | 232283                                         | Legal Description: | OAKBROOK ON THE LAKE<br>BLK A LOT 4 |
| Geographic ID:            | SL0393A-00000A-0000-0004-0000                  | Zoning:            | Residential                         |
| Type:                     | Real                                           | Agent Code:        |                                     |
| Property Use Code:        |                                                |                    |                                     |
| Property Use Description: |                                                |                    |                                     |
| Location                  |                                                |                    |                                     |
| Address:                  | 4 OAKBROOK DR<br>LEWISVILLE, TX                | Mapsco:            |                                     |
| Neighborhood:             | OAK BROOK, OAK LANDING CONDOS (NOT WATERFRONT) | Map ID:            | LV01                                |
| Neighborhood CD:          | DC12538C                                       |                    |                                     |
| Owner                     |                                                |                    |                                     |
| Name:                     | BRADSHAW, CHRISTOPHER R                        | Owner ID:          | 837446                              |
| Mailing Address:          | 1009 FOX DEN CT<br>WINTER SPRINGS, FL 32708    | % Ownership:       | 100.0000000000%                     |
|                           |                                                | Exemptions:        | HS                                  |

Values

|                                       |   |           |                       |
|---------------------------------------|---|-----------|-----------------------|
| (+) Improvement Homesite Value:       | + | \$204,686 |                       |
| (+) Improvement Non-Homesite Value:   | + | \$0       |                       |
| (+) Land Homesite Value:              | + | \$27,300  |                       |
| (+) Land Non-Homesite Value:          | + | \$0       | Ag / Timber Use Value |
| (+) Agricultural Market Valuation:    | + | \$0       | \$0                   |
| (+) Timber Market Valuation:          | + | \$0       | \$0                   |
| -----                                 |   |           |                       |
| (=) Market Value:                     | = | \$231,986 |                       |
| (-) Ag or Timber Use Value Reduction: | - | \$0       |                       |
| -----                                 |   |           |                       |
| (=) Appraised Value:                  | = | \$231,986 |                       |
| (-) HS Cap:                           | - | \$0       |                       |
| -----                                 |   |           |                       |
| (=) Assessed Value:                   | = | \$231,986 |                       |

Taxing Jurisdiction

Owner: BRADSHAW, CHRISTOPHER R  
% Ownership: 100.0000000000%  
Total Value: \$231,986

| Entity                      | Description                       | Tax Rate | Appraised Value | Taxable Value | Estimated Tax |  |  |
|-----------------------------|-----------------------------------|----------|-----------------|---------------|---------------|--|--|
| C12                         | LEWISVILLE CITY OF                | 0.443301 | \$231,986       | \$231,986     | \$1,028.40    |  |  |
| CAD                         | DENTON CENTRAL APPRAISAL DISTRICT | 0.000000 | \$231,986       | \$231,986     | \$0.00        |  |  |
| G01                         | DENTON COUNTY                     | 0.217543 | \$231,986       | \$226,986     | \$493.80      |  |  |
| S09                         | LEWISVILLE ISD                    | 1.236800 | \$231,986       | \$191,986     | \$2,374.48    |  |  |
| Total Tax Rate:             |                                   | 1.897644 |                 |               |               |  |  |
| Taxes w/Current Exemptions: |                                   |          |                 |               | \$3,896.68    |  |  |

Taxes w/o Exemptions:

\$4,402.27

## Improvement / Building

Improvement #1: Residential State Code: A5 Living Area: 2124.0 sqft Value: \$204,686

| Type | Description     | Class CD | Exterior Wall | Year Built | SQFT   |
|------|-----------------|----------|---------------|------------|--------|
| MA   | MAIN AREA       | 26       | Stucco        | 1985       | 907.0  |
| PA25 | PORCH AREA      | 26       |               | 1985       | 136.0  |
| OP   | OPEN PORCH      | 26       |               | 1985       | 255.0  |
| PA25 | PORCH AREA      | 26       |               | 1985       | 116.0  |
| AG25 | ATTACHED GARAGE | 26       |               | 1985       | 454.0  |
| MA2  | SECOND FLOOR    | 26       |               | 1985       | 1217.0 |
| BL25 | BALCONY         | 26       |               | 1985       | 55.0   |
| BL25 | BALCONY         | 26       |               | 1985       | 54.0   |

## Land

| # | Type  | Description      | Acres  | Sqft    | Eff Front | Eff Depth | Market Value | Prod. Value |
|---|-------|------------------|--------|---------|-----------|-----------|--------------|-------------|
| 1 | CONDO | CONDO (INTEREST) | 0.0448 | 1950.00 | 0.00      | 0.00      | \$27,300     | \$0         |

## Roll Value History

| Year | Improvements | Land Market | Ag Valuation | Appraised | HS Cap   | Assessed  |
|------|--------------|-------------|--------------|-----------|----------|-----------|
| 2024 | N/A          | N/A         | N/A          | N/A       | N/A      | N/A       |
| 2023 | \$205,897    | \$27,300    | 0            | 233,197   | \$0      | \$233,197 |
| 2022 | \$204,686    | \$27,300    | 0            | 231,986   | \$0      | \$231,986 |
| 2021 | \$208,433    | \$35,000    | 0            | 243,433   | \$7,503  | \$235,930 |
| 2020 | \$179,482    | \$35,000    | 0            | 214,482   | \$0      | \$214,482 |
| 2019 | \$191,910    | \$35,000    | 0            | 226,910   | \$15,261 | \$211,649 |
| 2018 | \$168,123    | \$35,000    | 0            | 203,123   | \$10,715 | \$192,408 |
| 2017 | \$139,916    | \$35,000    | 0            | 174,916   | \$0      | \$174,916 |
| 2016 | \$171,048    | \$35,000    | 0            | 206,048   | \$24,535 | \$181,513 |
| 2015 | \$130,012    | \$35,000    | 0            | 165,012   | \$0      | \$165,012 |
| 2014 | \$127,240    | \$35,000    | 0            | 162,240   | \$0      | \$162,240 |
| 2013 | \$107,624    | \$35,000    | 0            | 142,624   | \$0      | \$142,624 |
| 2012 | \$114,745    | \$35,000    | 0            | 149,745   | \$0      | \$149,745 |
| 2011 | \$110,625    | \$35,000    | 0            | 145,625   | \$0      | \$145,625 |
| 2010 | \$109,662    | \$35,000    | 0            | 144,662   | \$7,409  | \$137,253 |

## Deed History - (Last 3 Deed Transactions)

| # | Deed Date  | Type | Description                   | Grantor                                       | Grantee                                       | Volume | Page | Deed Number |
|---|------------|------|-------------------------------|-----------------------------------------------|-----------------------------------------------|--------|------|-------------|
| 1 | 4/2/2013   | KO   | WD WITH VENDORS LIEN          | HEILSBERG, NICOLE, & JAMES & SANDRA HEILSBERG | BRADSHAW, CHRISTOPHER R                       |        |      | 2013-44205  |
| 2 | 12/29/2010 | GNV  | GENERAL WD WITH VENDOR'S LIEN | HASSELL, WILLIAM O & THERESA A                | HEILSBERG, NICOLE, & JAMES & SANDRA HEILSBERG |        |      | 2011-1320   |
| 3 | 2/15/2008  | SW   | SPECIAL WD                    | BANK OF NEW YORK                              | HASSELL, WILLIAM O & THERESA A                |        |      | 2008-25582  |

Questions Please Call (940) 349-3800

