

Phone: (936) 560-3447
Fax:

NACOGDOCHES CENTRAL APPRAISAL DISTRICT

2024 TAX STATEMENT

STATEMENT NUMBER

20735

PROPERTY ID NUMBER

64042

www.nacocad.org

NAME & ADDRESS		PROPERTY DESCRIPTION	PROPERTY GEOGRAPHICAL ID
Owner ID: 77776 SHUGART ROBERT & MELYNDA 901 COUNTY ROAD 262 NACOGDOCHES, TX 75965 US		LOT 3 SEC 2 NORTH MEADOW SUBD	06-440-0002-003000
Pct: 100.000%		Acreage: 3.4270	PROPERTY SITUS / LOCATION NACOGDOCHES COUNTY, TX
Type: R			
LAND MARKET VALUE	IMPROVEMENT MARKET VALUE	AG/TIMBER USE VALUE	AG/TIMBER MARKET
50,130	550,920	0	0
ASSESSED VALUE		553,139	

100% Assessment Ratio

Appraised Value w/o 10% CAP:

601,050

Taxing Unit	Assessed	Homestead Exemption	OV65 or DP Exemption	Other Exemptions	Freeze Year and Ceiling	Taxable Value	Rate Per \$100	Tax Due
NACOGDOCHES ISD	553,139	220,210	0	0		332,929	1.1352000	3,779.41
NACOGDOCHES COUNT	553,139	120,210	0	0		432,929	0.4486000	1,942.12
NAC CNTY ESD #3	553,139	0	0	0		553,139	0.0247100	136.68

Total Taxes Due By Jan 31, 2025 5,858.21

Penalty & Interest if paid after Jan 31, 2025

If Paid in Month	P&I Rate	Tax Due*
February 2025	7%	6,268.29
March 2025	9%	6,385.45
April 2025	11%	6,502.60
May 2025	13%	6,619.78
June 2025	15%	6,736.94

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Property taxes in Texas are assessed as of January 1st each year and cover a period of one year from that date. Tax statutes make no provisions for proration; therefore, a change of address during the year would have no effect on the tax liability established on January 1st of the calendar year. These tax statutes also make no provisions for proration in case the property is disposed of during the calendar year. Also, if you owned personal property described on the tax statement on January 1st, then you are personally liable for the taxes. IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED, AND YOU OCCUPY THE PROPERTY DESCRIBED IN THIS DOCUMENT AS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

*Total Tax Due may include Additional Penalty up to 20% incurred on April 1 or July 1 of the year of delinquency [Tax Code Sec 33.11] or Additional Late Filing Penalty of 10% [Tax Code Sec 23.54, Tax Code Sec 21.10] or Late Correction penalty of 10% [Tax Code Sec 25.25(d)].

* DETACH HERE AND RETURN WITH PAYMENT *

Make checks payable to:

NACOGDOCHES CENTRAL APPRAISAL DISTRICT
216 W HOSPITAL ST
NACOGDOCHES, TX 75961

RETURN SERVICE REQUESTED

COMMERCIAL BANK OF TEXAS NA
PO BOX 630847
NACOGDOCHES, TX 75963-0847 US



2024-20735



5858.21

Owner Name and Address	Statement Number
SHUGART ROBERT & MELYNDA 901 COUNTY ROAD 262 NACOGDOCHES, TX 75965 US	2024 20735
	Prop ID Number
	64042
	Geographical ID
	06-440-0002-003000

See payment schedule below for tax due.

If Paid in Month	Tax Due	In January Pay
October 2024	5,858.21	5,858.21
November 2024	5,858.21	
December 2024	5,858.21	
January 2025	5,858.21	
February 2025	6,268.29	
March 2025	6,385.45	
April 2025	6,502.60	
May 2025	6,619.78	
June 2025	6,736.94	

Taxes are payable October 1, 2024 and become delinquent on February 1, 2025