

NACOGDOCHES CENTRAL APPRAISAL DISTRICT

Phone: (936) 560-3447

Fax:

2024 CORRECTED TAX STATEMENT

STATEMENT NUMBER

40906

PROPERTY ID NUMBER

68134

www.nacocad.org

NAME & ADDRESS Owner ID: 75398 Pct: 100.000% NIMMA REDDY & SABITHA NIMMA 102 COUNTY ROAD 253 NACOGDOCHES, TX 75965-6980 US			PROPERTY DESCRIPTION LOT 3 CODY RANCH SUBD SEC 1 Acreage: 2.9430 Type: R		PROPERTY GEOGRAPHICAL ID 06-109-0000-030000
LAND MARKET VALUE 64,580			IMPROVEMENT MARKET VALUE 385,680	AG/TIMBER USE VALUE 0	AG/TIMBER MARKET 0
ASSESSED VALUE 446,225					

100% Assessment Ratio

Appraised Value w/o 10% CAP:

450,260

CORRECTION REASON: ARB DETERMINATION

Taxing Unit	Assessed	Homestead Exemption	OV65 or DP Exemption	Other Exemptions	Freeze Year and Ceiling	Taxable Value	Rate Per \$100	Tax Due
NACOGDOCHES COUNT	446,225	90,052	0	0		356,173	0.4486000	37.63
NACOGDOCHES ISD	446,225	190,052	0	0		256,173	1.1352000	95.23
NAC CNTY ESD #3	446,225	0	0	0		446,225	0.0247100	0.00

Total Taxes Due

132.86

Penalty & Interest

If Paid in Month	Tax Due*
February 2025	142.16
March 2025	144.81
April 2025	147.48
May 2025	150.14
June 2025	152.79
July 2025	180.30
August 2025	181.82
September 2025	183.35
October 2025	184.88

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:



2024-40906

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

RETURN SERVICE REQUESTED

Owner Name and Address
NIMMA REDDY & SABITHA NIMMA
102 COUNTY ROAD 253
NACOGDOCHES, TX 75965-6980 U

Statement Number
2024 40906

Prop ID Number
68134

Geographical ID
06-109-0000-030000

See payment schedule below for tax due.

If Paid in Month	Tax Due
February 2025	142.16
March 2025	144.81
April 2025	147.48
May 2025	150.14
June 2025	152.79
July 2025	180.30
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September 2025	183.35
October 2025	184.88

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

TAX RECEIPT

06/18/2025 11:25AM

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

Receipt Number

7144326

Date Posted 01/31/2025
Payment Type P
Payment Code Full
Total Paid \$132.86

PAID BY:

CBTX
P O BOX 635050
NAC, TX 75963

Property ID 68134 Geo 06-109-0000-030000 Legal Acres 2.9430
Legal Description LOT 3 CODY RANCH SUBD SEC 1
Situs DBA Name 102 COUNTY ROAD 253, NACOGDOCHES COUNTY, TX

Owner Name and Address
NIMMA REDDY & SABITHA NIMMA
102 COUNTY ROAD 253
NACOGDOCHES, TX 75965-6980

Entity	Year	Rate	Taxable Value	Strt #	Void	Original Tax	Discnts	P&I	Att Fees	Overage	Amount Pd
NACOGDOCHES	2024	0.44860	356,173	40906	N	37.63	0.00	0.00	0.00	0.00	37.63
COUNTY	2024	1.13520	256,173	40906	N	95.23	0.00	0.00	0.00	0.00	95.23
NACOGDOCHES ISD											132.86

Balance Due As Of 01/31/2025: .00

Tender
Check

Details
215201

Description

Amount
132.86
132.86

Operator Batch
DORIAN 3122 (25020618DORIAN)

Total Paid
132.86