## Henderson CAD Property Search

# Property ID: R000018185 For Year 2021

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## ■ Property Details

Account						
Property ID:	R000018185					
Legal Description:	Acres 1.000, Lot TR 53, AB 694 S SYLVESTER SUR, TR 53					
Geographic ID:	0694.0530.0000.20					
Agent:						
Туре:	Real					
Location						
Address:	8942 FM 2494					
Map ID:	48X					
Neighborhood CD:	R18185					
Owner						
Owner ID:	GMNI20071015081818090					
Name:	ARDEN JASON & BELINDA					
Mailing Address:	8942 FM 2494 ATHENS, TX 75751					
% Ownership:	100.0%					
Exemptions:	For privacy reasons not all exemptions are shown online.					

### **■** Property Values

Improvement Homesite Value:	\$481,080
Improvement Non-Homesite Value:	\$0
Land Homesite Value:	\$5,360
Land Non-Homesite Value:	\$0
Agricultural Market Valuation:	\$0
Market Value:	\$486,440
Ag Use Value:	\$0
Appraised Value:	\$486,440
Homestead Cap Loss: ②	\$60,970
Assessed Value:	\$425,470

#### **VALUES DISPLAYED ARE 2021 CERTIFIED VALUES.**

**DISCLAIMER** 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

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CR	CROSS ROADS ISD	1.214700	\$486,440	\$390,470	\$3,007.13	\$3,007.13
ES11	EMERGENCY SVS #11	0.037740	\$486,440	\$425,470	\$160.57	\$1,309.97
НС	HENDERSON CO R&B	0.024717	\$486,440	\$425,470	\$50.89	\$50.89
HE	HENDERSON	0.380459	\$486,440	\$425,470	\$1,309.97	\$1,309.97
HR	HENDERSON CO FM- FC	0.056977	\$486,440	\$422,470	\$117.41	\$117.41
TV	TRINITY VALLEY COMM	0.138540	\$486,440	\$425,470	\$255.18	\$255.18

Total Tax Rate: 1.853133 Estimated Taxes With Exemptions: \$4,901.15 Estimated Taxes Without

**Exemptions:** \$9,014.38

#### **■** Property Improvement - Building

Type: LA Living Area: 2,846.00sqft Value: \$481,082

Туре	Description	Class CD	Year Built	SQFT
РО	PORCH/COV	11+	2010	441.00
РО	PORCH/COV	11+	2010	210.00
GA	GARAGE/ATTACHED	11+	2010	882.00
LA	LIVING AREA	11+	2010	2,846.00

### ■ Property Land

Туре	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
CR01		1	43,560.00	0.00	0.00	\$5,362	\$0

#### ■ Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2021	\$481,080	\$5,360	\$0	\$486,440	\$60,970	\$425,470
2020	\$458,190	\$5,360	\$0	\$463,550	\$76,760	\$386,790
2019	\$390,070	\$4,500	\$0	\$394,570	\$42,940	\$351,630
2018	\$315,840	\$3,820	\$0	\$319,660	\$0	\$319,660
2017	\$309,650	\$3,450	\$0	\$313,100	\$0	\$313,100
2016	\$309,650	\$3,450	\$0	\$313,100	\$0	\$313,100
2015	\$309,650	\$3,450	\$0	\$313,100	\$0	\$313,100
2014	\$309,650	\$3,450	\$0	\$313,100	\$0	\$313,100
2013	\$309,650	\$3,450	\$0	\$313,100	\$0	\$313,100
2012	\$309,650	\$3,450	\$0	\$313,100	\$0	\$313,100
2011	\$309,650	\$3,450	\$0	\$313,100	\$0	\$313,100

### ■ Property Deed History

Deed Date	Туре	Description	Grantor	Grantee	Volume	Page	Number
9/28/2007			ALLEN BILLY R & LISA	ARDEN JASON & BELINDA	2807	191	16921
6/14/2006			ALLEN WESLEY WAYNE	ALLEN BILLY R & LISA	2664	646	11454
11/14/1997			ALLEN REVOCABLE LIVING TRUST	ALLEN WESLEY WAYNE	1787	530	

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