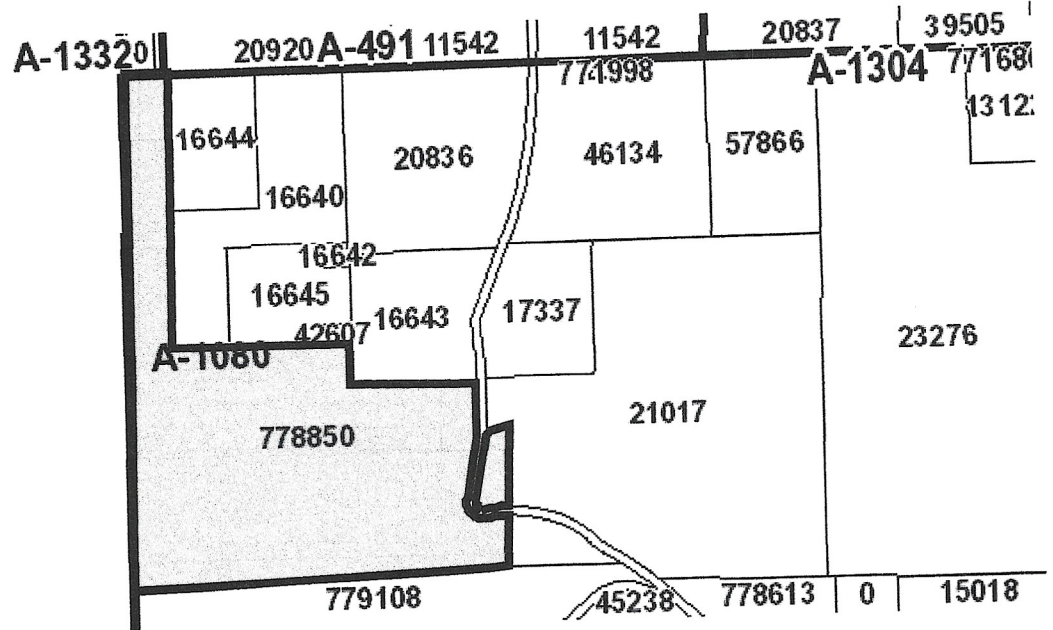


Map



Property Details

Account

Property ID:	778850	Geographic ID: 11080-00730-00020-000100
Type:	Real	Zoning:
Property Use:		
Location		
Situs Address:		
Map ID:	A-10	Mapsc0: J1
Legal Description:	E WEST ABST 1080 TR 73-B-10 93.452 AC	
Abstract/Subdivision:	1080 - E WEST	
Neighborhood:	HS	
Owner		
Owner ID:	736816	
Name:	ANDON FARMS LLC	
Agent:		
Mailing Address:	427 S. VINE AVE TYLER, TX 75702	

% Ownership: 100.0%

Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)
Timber Market Valuation:	\$275,910 (+)
Market Value:	\$275,910 (=)
Agricultural Value Loss:	(\$18,080) (-)
Appraised Value:	\$18,080 (=)
Homestead Cap Loss:	\$0 (-)
Assessed Value:	\$18,080
Ag or Timber Use Value:	\$18,080

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: ANDON FARMS LLC %Ownership: 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
01	CASS COUNTY	0.407313	\$275,910	\$18,080	\$73.64	
38	HUGHES SPRINGS ISD	0.868371	\$275,910	\$18,080	\$157.00	
60	CASS CO ROAD DISTRICT	0.057389	\$275,910	\$18,080	\$10.38	
CAD	CASS COUNTY APPRAISAL DIST	0.000000	\$275,910	\$18,080	\$0.00	

Total Tax Rate: 1.333073

Estimated Taxes With Exemptions: \$241.02

Estimated Taxes Without Exemptions: \$3,678.08

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
ATP3-AG	PLANTED PINE TIMBER	93.4520	4,070,769.12	0.00	0.00	\$275,910	\$18,080

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2023	\$0	\$275,910	\$18,080	\$18,080	\$0	\$18,080
2022	\$0	\$227,960	\$0	\$227,960	\$0	\$227,960
2021	\$0	\$202,370	\$20,190	\$20,190	\$0	\$20,190

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
4/16/2021	SWDVL	SPEC WDVL	MAYA TIMBER LLC	ANDON FARMS LLC	2021001758		