

Property Details

Account

Property ID:	7680	Geographic ID: 01-143-0003-000000
Type:	Real	

Location

Situs Address:	N FM 225 NACOGDOCHES COUNTY, TX	
Map ID:	143	Mapsco: 0208
Legal Description:	A-143 W B CABBELL P 3	
Abstract/Subdivision:	A-143 - W B CABBELL	
Neighborhood:	CUISD	
Owner ID:	48823	
Name:	ATTOYAC RIVER RANCH LTD	
Agent:		
Mailing Address:	PO BOX 214966 DALLAS, TX 75221-4966	
% 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:	\$275,510 (+)
Market Value:	\$275,510 (=)
Agricultural Value Loss: ⓘ	(\$13,080) (-)
Homestead Cap Loss: ⓘ	\$0 (-)

Appraised Value:	\$13,080
Ag or Timber Use Value:	\$13,080

VALUES DISPLAYED ARE 2023 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

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: ATTOYAC RIVER RANCH LTD **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
01	NACOGDOCHES COUNTY	0.472200	\$275,510	\$13,080	\$61.76	
31	CUSHING ISD	1.147000	\$275,510	\$13,080	\$150.03	
50	HOSPITAL DISTRICT	0.000000	\$275,510	\$13,080	\$0.00	
62	NAC COUNTY ESD #2	0.026980	\$275,510	\$13,080	\$3.53	

Total Tax Rate: 1.646180

Estimated Taxes With Exemptions: \$215.32

Estimated Taxes Without Exemptions: \$4,535.39

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
AM2PR	MIXED II PRODUCT	69.4740	3,026,287.44	0.00	0.00	\$252,120	\$11,950
AH1PR	HARDWOOD I PRODUCT	6.4460	280,787.76	0.00	0.00	\$23,390	\$1,130

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	HS Cap Loss	Appraised
2023	\$0	\$275,510	\$13,080	\$0	\$13,080
2022	\$0	\$275,510	\$13,080	\$0	\$13,080
2021	\$0	\$229,580	\$13,810	\$0	\$13,810
2020	\$0	\$191,310	\$11,920	\$0	\$11,920
2019	\$0	\$191,310	\$11,920	\$0	\$11,920
2018	\$0	\$159,430	\$12,300	\$0	\$12,300
2017	\$0	\$159,430	\$13,060	\$0	\$13,060
2016	\$0	\$0	\$0	\$0	\$0
2015	\$0	\$0	\$0	\$0	\$0
2014	\$0	\$0	\$0	\$0	\$0
2013	\$0	\$0	\$0	\$0	\$0
2012	\$0	\$0	\$0	\$0	\$0

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
2/25/2002	MLS	MULTIPLE LISTING	WARG L P	ATTOYAC RIVER RANCH LTD	1706	315	WD
9/24/1998	OT	Owner Transfer		WARG L P	0	0	

Estimated Tax Due

****ATTENTION****

Indicated amount may not reflect delinquent tax due beyond a 5-year history. Partial payments or contract payments may not be reflected. Quarter payments that are made according to Section 31.031 of the Texas Property Tax Code are not considered delinquent.

****PRIOR TO MAKING FULL OR PARTIAL PAYMENTS PLEASE CONTACT OUR OFFICE FOR A CURRENT AMOUNT DUE****

****WE CANNOT GUARANTEE THE ACCURACY OF THE AMOUNT DUE LISTED BELOW****

If Paid:



Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	Ar
2023	NACOGDOCHES COUNTY	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
2023	CUSHING ISD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
2023	HOSPITAL DISTRICT	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
2023	NAC COUNTY ESD #2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	2023 Total:	N/A	N/A		N/A	N/A	N/A	N/A	N/A	
2022	NACOGDOCHES COUNTY	0.472200	\$275,510	\$13,080	\$61.76	\$61.76	\$0.00	\$0.00	\$0.00	
2022	CUSHING ISD	1.147000	\$275,510	\$13,080	\$150.03	\$150.03	\$0.00	\$0.00	\$0.00	
2022	HOSPITAL DISTRICT	0.000000	\$275,510	\$13,080	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
2022	NAC COUNTY ESD #2	0.026980	\$275,510	\$13,080	\$3.53	\$3.53	\$0.00	\$0.00	\$0.00	
	2022 Total:	1.646180			\$215.32	\$215.32	\$0.00	\$0.00	\$0.00	
2021	NACOGDOCHES COUNTY	0.564200	\$229,580	\$13,810	\$77.92	\$77.92	\$0.00	\$0.00	\$0.00	
2021	CUSHING ISD	0.963400	\$229,580	\$13,810	\$133.05	\$133.05	\$0.00	\$0.00	\$0.00	
2021	CUSHING ISD I&S	0.260000	\$0	\$0	\$35.91	\$35.91	\$0.00	\$0.00	\$0.00	
2021	HOSPITAL DISTRICT	0.000000	\$229,580	\$13,810	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2021	NAC COUNTY ESD #2	0.030000	\$229,580	\$13,810	\$4.14	\$4.14	\$0.00	\$0.00	\$0.00
	2021 Total:	1.817600			\$251.02	\$251.02	\$0.00	\$0.00	\$0.00
2020	NACOGDOCHES COUNTY	0.564200	\$191,310	\$11,920	\$67.25	\$67.25	\$0.00	\$0.00	\$0.00
2020	CUSHING ISD	0.966400	\$191,310	\$11,920	\$115.19	\$115.19	\$0.00	\$0.00	\$0.00
2020	CUSHING ISD I&S	0.260000	\$0	\$0	\$30.99	\$30.99	\$0.00	\$0.00	\$0.00
2020	HOSPITAL DISTRICT	0.000000	\$191,310	\$11,920	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2020	NAC COUNTY ESD #2	0.030000	\$191,310	\$11,920	\$3.58	\$3.58	\$0.00	\$0.00	\$0.00
	2020 Total:	1.820600			\$217.01	\$217.01	\$0.00	\$0.00	\$0.00
2019	NACOGDOCHES COUNTY	0.552400	\$191,310	\$11,920	\$65.85	\$65.85	\$0.00	\$0.00	\$0.00
2019	CUSHING ISD	0.970000	\$191,310	\$11,920	\$115.62	\$115.62	\$0.00	\$0.00	\$0.00
2019	CUSHING ISD I&S	0.260000	\$0	\$0	\$30.99	\$30.99	\$0.00	\$0.00	\$0.00
2019	HOSPITAL DISTRICT	0.000000	\$191,310	\$11,920	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	NAC COUNTY ESD #2	0.030000	\$191,310	\$11,920	\$3.58	\$3.58	\$0.00	\$0.00	\$0.00
	2019 Total:	1.812400			\$216.04	\$216.04	\$0.00	\$0.00	\$0.00
2018	NACOGDOCHES COUNTY	0.567600	\$159,430	\$12,300	\$69.81	\$69.81	\$0.00	\$0.00	\$0.00
2018	CUSHING ISD	1.040000	\$159,430	\$12,300	\$127.92	\$127.92	\$0.00	\$0.00	\$0.00
2018	CUSHING ISD I&S	0.260000	\$0	\$0	\$31.98	\$31.98	\$0.00	\$0.00	\$0.00
2018	HOSPITAL DISTRICT	0.000000	\$159,430	\$12,300	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	NAC COUNTY ESD #2	0.030000	\$159,430	\$12,300	\$3.69	\$3.69	\$0.00	\$0.00	\$0.00
	2018 Total:	1.897600			\$233.40	\$233.40	\$0.00	\$0.00	\$0.00
2017	NACOGDOCHES COUNTY	0.581700	\$159,430	\$13,060	\$75.97	\$75.97	\$0.00	\$0.00	\$0.00
2017	CUSHING ISD	1.040000	\$159,430	\$13,060	\$135.82	\$135.82	\$0.00	\$0.00	\$0.00

2017	CUSHING ISD I&S	0.260000	\$0	\$0	\$33.96	\$33.96	\$0.00	\$0.00	\$0.00
2017	HOSPITAL DISTRICT	0.000000	\$159,430	\$13,060	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	NAC COUNTY ESD #2	0.030000	\$159,430	\$13,060	\$3.92	\$3.92	\$0.00	\$0.00	\$0.00
	2017 Total:	1.911700			\$249.67	\$249.67	\$0.00	\$0.00	\$0.00
2016	NACOGDOCHES COUNTY	0.606500	\$0	\$0	\$85.64	\$85.64	\$0.00	\$0.00	\$0.00
2016	CUSHING ISD	1.040000	\$0	\$0	\$146.85	\$146.85	\$0.00	\$0.00	\$0.00
2016	CUSHING ISD I&S	0.260000	\$0	\$0	\$36.71	\$36.71	\$0.00	\$0.00	\$0.00
2016	GARRISON ISD	0.000000	0	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	NACOGDOCHES ISD	0.000000	0	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	CED CENTRAL	0.000000	0	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	NAC COUNTY ESD #2	0.030000	\$0	\$0	\$4.24	\$4.24	\$0.00	\$0.00	\$0.00
2016	NAC COUNTY ESD #4	0.000000	0	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2016 Total:	1.936500			\$273.44	\$273.44	\$0.00	\$0.00	\$0.00
2015	NACOGDOCHES COUNTY	0.585500	\$0	\$0	\$82.67	\$82.67	\$0.00	\$0.00	\$0.00
2015	CUSHING ISD	1.040000	\$0	\$0	\$146.85	\$146.85	\$0.00	\$0.00	\$0.00
2015	CUSHING ISD I&S	0.260000	\$0	\$0	\$36.71	\$36.71	\$0.00	\$0.00	\$0.00
2015	NAC COUNTY ESD #2	0.030000	\$0	\$0	\$4.24	\$4.24	\$0.00	\$0.00	\$0.00
	2015 Total:	1.915500			\$270.47	\$270.47	\$0.00	\$0.00	\$0.00
2014	NACOGDOCHES COUNTY	0.529000	\$0	\$0	\$100.40	\$100.40	\$0.00	\$0.00	\$0.00
2014	CUSHING ISD	1.040000	\$0	\$0	\$197.39	\$197.39	\$0.00	\$0.00	\$0.00
2014	CUSHING ISD I&S	0.260000	\$0	\$0	\$49.35	\$49.35	\$0.00	\$0.00	\$0.00
2014	NAC COUNTY ESD #2	0.030000	\$0	\$0	\$5.69	\$5.69	\$0.00	\$0.00	\$0.00
	2014 Total:	1.859000			\$352.83	\$352.83	\$0.00	\$0.00	\$0.00

2013	NACOGDOCHES COUNTY	0.504300	\$0	\$0	\$95.72	\$95.72	\$0.00	\$0.00	\$0.00
2013	CUSHING ISD	1.040000	\$0	\$0	\$197.39	\$197.39	\$0.00	\$0.00	\$0.00
2013	CUSHING ISD I&S	0.260000	\$0	\$0	\$49.35	\$49.35	\$0.00	\$0.00	\$0.00
2013	NAC COUNTY ESD #2	0.030000	\$0	\$0	\$5.69	\$5.69	\$0.00	\$0.00	\$0.00
	2013 Total:	1.834300			\$348.15	\$348.15	\$0.00	\$0.00	\$0.00
2012	NACOGDOCHES COUNTY	0.454300	\$0	\$0	\$86.23	\$86.23	\$0.00	\$0.00	\$0.00
2012	CUSHING ISD	1.040000	\$0	\$0	\$197.39	\$197.39	\$0.00	\$0.00	\$0.00
2012	CUSHING ISD I&S	0.260000	\$0	\$0	\$49.35	\$49.35	\$0.00	\$0.00	\$0.00
2012	NAC COUNTY ESD #2	0.030000	\$0	\$0	\$5.69	\$5.69	\$0.00	\$0.00	\$0.00
	2012 Total:	1.784300			\$338.66	\$338.66	\$0.00	\$0.00	\$0.00