


## Property Details

Account		
<b>Property ID:</b>	23546	<b>Geographic ID:</b> 0243-0050-0000-17
<b>Type:</b>	Real	<b>Zoning:</b>
<b>Property Use:</b>		<b>Condo:</b>
Location		
<b>Situs Address:</b>	FM 513 CAMPBELL, TX 75422	
<b>Map ID:</b>	4A-122,123	<b>Mapsco:</b> 122
<b>Legal Description:</b>	A0243 DENTON TIPTON (HUNT COUNTY),TRACT 5, ACRES 17.5	
<b>Abstract/Subdivision:</b>	A0243 - DENTON TIPTON (HUNT COUNTY)	
<b>Neighborhood:</b>		
Owner 		
<b>Owner ID:</b>	381705	
<b>Name:</b>	MAHAFFEY NELCINE RAGAN *ETAL*	
<b>Agent:</b>		
<b>Mailing Address:</b>	4320 FM 118 GREENVILLE, TX 75401	
<b>% Ownership:</b>	100.0%	
<b>Exemptions:</b>	For privacy reasons not all exemptions are shown online.	

## Property Values

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$0 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$0 (+)
<b>Agricultural Market Valuation:</b>	\$174,120 (+)
<b>Market Value:</b>	\$174,120 (=)

<b>Agricultural Value Loss:</b> ⓘ	\$172,840 (-)
<b>Appraised Value:</b>	\$1,280 (=)
<b>Homestead Cap Loss:</b> ⓘ	\$0 (-)
<b>Assessed Value:</b>	\$1,280
<b>Ag Use Value:</b>	\$1,280

**VALUES DISPLAYED ARE 2023 CERTIFIED VALUES.**

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:** MAHAFFEY NELCINE RAGAN \*ETAL\* **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
CAD	APPRAISAL DISTRICT	0.000000	\$174,120	\$1,280
GHT	HUNT COUNTY	0.336000	\$174,120	\$1,280
HHO	HUNT MEMORIAL HD	0.197792	\$174,120	\$1,280
SCA	CAMPBELL ISD	0.669200	\$174,120	\$1,280

**Total Tax Rate:** 1.202992

## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
NP	NATIVE PASTURE	13.5800	591,544.80	0.00	0.00	\$144,850	\$990
NP	NATIVE PASTURE	3.9200	170,755.20	0.00	0.00	\$29,270	\$290

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	\$0	\$174,120	\$1,280	\$1,280	\$0	\$1,280
2022	\$0	\$147,730	\$1,170	\$1,170	\$0	\$1,170
2021	\$0	\$101,360	\$1,080	\$1,080	\$0	\$1,080
2020	\$0	\$84,220	\$1,110	\$1,110	\$0	\$1,110
2019	\$0	\$73,290	\$1,060	\$1,060	\$0	\$1,060
2018	\$0	\$60,600	\$1,030	\$1,030	\$0	\$1,030
2017	\$0	\$52,700	\$980	\$980	\$0	\$980
2016	\$0	\$45,940	\$990	\$990	\$0	\$990
2015	\$0	\$44,540	\$990	\$990	\$0	\$990
2014	\$0	\$42,990	\$1,070	\$1,070	\$0	\$1,070
2013	\$0	\$44,900	\$1,080	\$1,080	\$0	\$1,080

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
3/4/2002	GWD	GENERAL WARRANTY DEED	CHAPIN BOB	MAHAFFEY NELCINE RAGAN *ETAL*	848	242	
11/25/1996	Conv	CONVERSION	LOWERY J G	CHAPIN BOB	579	647	