

Property Details

Account		
Property ID:	47981	Geographic ID: 28400-003-00108
Type:	R	Zoning: 0004
Property Use:		
Location		
Situs Address:	2904 U S HWY 59 N VICTORIA, TX 77901	
Map ID:	714	Mapsco:
Legal Description:	BLK 3, R 4, EBT FARM, LOT 1 T-4, ACRES 10.0	
Abstract/Subdivision:	28400	
Neighborhood:		
Owner		
Owner ID:	10058413	
Name:	J S M NATURAL RESOURCES LLC	
Agent:		
Mailing Address:	% CHARLES FENNER INDEP EXEC 1111 CAROLINE ST #2906 HOUSTON, TX 77010	
% 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:	\$214,920 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$214,920 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value: ⓘ	\$214,920 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$214,920

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: J S M NATURAL RESOURCES LLC %Ownership: 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
NAV	Navigation District	0.027100	\$214,920	\$214,920	\$58.24	
RDB	Road & Bridge	0.060500	\$214,920	\$214,920	\$130.03	
CVC	City of Victoria	0.479000	\$214,920	\$214,920	\$1,029.47	
JRC	Victoria County Junior College Dist	0.183200	\$214,920	\$214,920	\$393.73	
GVC	Victoria County	0.324800	\$214,920	\$214,920	\$698.06	
SVC	Victoria ISD	0.803500	\$214,920	\$214,920	\$1,726.88	
CAD	Victoria CAD	0.000000	\$214,920	\$214,920	\$0.00	
UWD	Victoria County Ground Water District	0.006700	\$214,920	\$214,920	\$14.40	

Total Tax Rate: 1.884800

Estimated Taxes With Exemptions: \$4,050.81

Estimated Taxes Without Exemptions: \$4,050.81

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
F1	FRONT ACREAGE	10.00	435,600.00	0.00	0.00	\$214,920	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2026	\$0	\$214,920	\$0	\$214,920	\$0	\$214,920
2025	\$0	\$215,000	\$0	\$215,000	\$0	\$201,600
2024	\$0	\$215,000	\$0	\$215,000	\$0	\$168,000
2023	\$0	\$140,000	\$0	\$140,000	\$0	\$140,000
2022	\$0	\$97,500	\$0	\$97,500	\$0	\$97,500
2021	\$0	\$20,300	\$0	\$20,300	\$0	\$20,300
2020	\$0	\$20,300	\$0	\$20,300	\$0	\$20,300
2019	\$0	\$20,300	\$0	\$20,300	\$0	\$20,300
2018	\$0	\$20,300	\$0	\$20,300	\$0	\$20,300

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
7/22/2016	GWD	GENERAL WARRANTY DEED	MILLER JANET S	J S M NATURAL RESOURCES LLC	2016*	08156	3
9/8/2011	STD	SUBSTITUTE TRUSTEE DEED	SPARKMAN WELL SERVICE INC	MILLER JANET S	2011*	09065	4
10/31/2002	GWV	GENERAL WARRANTY DEED W/ VENDORS LIEN	BOUCHER MORRIS ETUX	SPARKMAN WELL SERVICE INC	2002*	14128	0