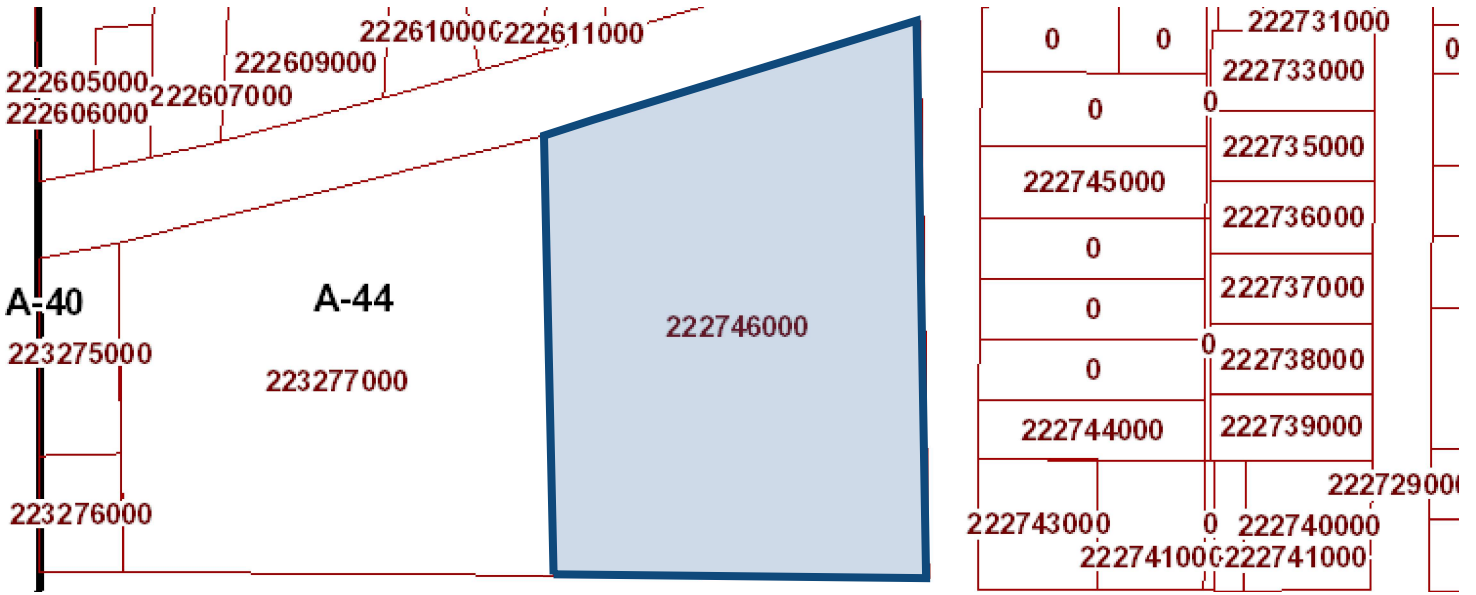


Map



Property Details

<b>Account</b>		
<b>Property ID:</b>	222746000	<b>Geographic ID:</b> 146000-01420-0001000
<b>Type:</b>	Real	<b>Zoning:</b>
<b>Property Use:</b>		
<b>Location</b>		
<b>Situs Address:</b>	1002 SUNSET JACKSONVILLE,	
<b>Map ID:</b>		<b>Mapsco:</b>
<b>Legal Description:</b>	LOT 1 BLK 142 THRU 17 JACKSONVILLE (WESTSIDE ELEMENTARY)	
<b>Abstract/Subdivision:</b>	146000 - JACKSONVILLE LOTS & BLOCKS	
<b>Neighborhood:</b>	JCF-3	
<b>Owner</b>		
<b>Owner ID:</b>	9844117	
<b>Name:</b>	MCCORMICK DEBRA AND ISRAEL J FLORES	
<b>Agent:</b>		
<b>Mailing Address:</b>	247 BARRON ST RUSK, TX 75785	
<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>	\$567,520 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$78,790 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$646,310 (=)
<b>Agricultural Value Loss:</b> ⓘ	\$0 (-)
<b>Appraised Value:</b>	\$646,310 (=)
<b>Homestead Cap Loss:</b> ⓘ	\$0 (-)
<b>Assessed Value:</b>	\$636,996
<b>Ag Use Value:</b>	\$0

**VALUES DISPLAYED ARE 2024 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:** MCCORMICK DEBRA AND ISRAEL J FLORES %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
37	CHEROKEE COUNTY	0.350000	\$646,310	\$636,996	\$2,229.49	
46	JACKSONVILLE ISD	1.064200	\$646,310	\$636,996	\$6,778.91	
CAD	Cherokee County Appraisal District	0.000000	\$646,310	\$636,996	\$0.00	
JA	JACKSONVILLE CITY	0.637630	\$646,310	\$636,996	\$4,061.68	
LR	LATERAL ROAD	0.140000	\$646,310	\$636,996	\$891.79	

**Total Tax Rate:** 2.191830

**Estimated Taxes With Exemptions:** \$13,961.87

**Estimated Taxes Without Exemptions:** \$14,166.01

## Property Improvement - Building

**Type:** COMMERCIAL **State Code:** F1 **Living Area:** 40,745.00 sqft **Value:** \$567,520

Type	Description	Class CD	Year Built	SQFT
LA	LIVING AREA	55DA	1962	28,784.00
LA	LIVING AREA	90DL	1962	1,380.00
LA	LIVING AREA	21DA	1962	5,046.00
LA	LIVING AREA	45SA	1962	3,850.00
LA	LIVING AREA	85SA	1962	943.00
LA	LIVING AREA	85SA	1962	161.00
LA	LIVING AREA	85SA	1962	301.00
LA	LIVING AREA	84SA	1962	280.00

## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
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COMMERCIAL	COMMERCIAL PROPERTY	3.7683	164,150.00	0.00	0.00	\$78,790	\$0
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## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$567,520	\$78,790	\$0	\$646,310	\$0	\$636,996
2023	\$452,040	\$78,790	\$0	\$530,830	\$0	\$530,830
2022	\$425,460	\$78,790	\$0	\$504,250	\$0	\$504,250
2021	\$425,460	\$60,410	\$0	\$485,870	\$0	\$485,870
2020	\$385,820	\$60,410	\$0	\$446,230	\$0	\$446,230
2019	\$85,750	\$36,240	\$0	\$121,990	\$0	\$121,990
2018	\$85,750	\$36,240	\$0	\$121,990	\$0	\$121,990
2017	\$110,240	\$35,460	\$0	\$145,700	\$0	\$145,700
2016	\$0	\$33,090	\$0	\$33,090	\$0	\$33,090
2015	\$0	\$33,090	\$0	\$33,090	\$0	\$33,090
2014	\$0	\$24,620	\$0	\$24,620	\$0	\$24,620

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
1/1/2024							
6/17/2019	WDVL	WARRANTY DEED VENDOR'S LIEN	TEXAS RUBY PROPERTIES LLC	MCCORMICK DEBRA AND ISRAEL J FLORES	2496	623	681703
12/20/2016	WD	WARRANTY DEED	JACKSONVILLE IND SCHOOL DISTRICT	TEXAS RUBY PROPERTIES LLC	2357	510	

## 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
2023	JACKSONVILLE ISD	1.064200	\$530,830	\$530,830	\$5,649.09	\$5,649.09	\$0.00	\$0.00
2023	JACKSONVILLE CITY	0.637630	\$530,830	\$530,830	\$3,384.73	\$3,384.73	\$0.00	\$0.00
	2023 Total:	1.701830			\$9,033.82	\$9,033.82	\$0.00	\$0.00
2022	JACKSONVILLE ISD	1.249600	\$504,250	\$504,250	\$6,301.11	\$6,301.11	\$0.00	\$0.00
2022	JACKSONVILLE CITY	0.680650	\$504,250	\$504,250	\$3,432.17	\$3,432.17	\$0.00	\$0.00
	2022 Total:	1.930250			\$9,733.28	\$9,733.28	\$0.00	\$0.00
2021	JACKSONVILLE ISD	1.318400	\$485,870	\$485,870	\$6,405.71	\$6,405.71	\$0.00	\$0.00
2021	JACKSONVILLE CITY	0.689950	\$485,870	\$485,870	\$3,352.26	\$3,352.26	\$0.00	\$0.00
	2021 Total:	2.008350			\$9,757.97	\$9,757.97	\$0.00	\$0.00
2020	JACKSONVILLE ISD	1.368500	\$446,230	\$446,230	\$6,106.66	\$6,106.66	\$0.00	\$0.00
2020	JACKSONVILLE CITY	0.690000	\$446,230	\$446,230	\$3,078.99	\$3,078.99	\$0.00	\$0.00

	2020 Total:	2.058500			\$9,185.65	\$9,185.65	\$0.00	\$0.00
2019	JACKSONVILLE ISD	1.395000	\$121,990	\$121,990	\$1,701.76	\$1,701.76	\$0.00	\$0.00
2019	JACKSONVILLE CITY	0.690000	\$121,990	\$121,990	\$841.73	\$841.73	\$0.00	\$0.00
	2019 Total:	2.085000			\$2,543.49	\$2,543.49	\$0.00	\$0.00
2018	JACKSONVILLE ISD	1.465000	\$121,990	\$121,990	\$1,787.16	\$1,787.16	\$0.00	\$0.00
2018	JACKSONVILLE CITY	0.690000	\$121,990	\$121,990	\$841.73	\$841.73	\$0.00	\$0.00
	2018 Total:	2.155000			\$2,628.89	\$2,628.89	\$0.00	\$0.00
2017	JACKSONVILLE ISD	1.465000	\$145,700	\$145,700	\$2,134.51	\$2,134.51	\$0.00	\$0.00
2017	JACKSONVILLE CITY	0.659600	\$145,700	\$145,700	\$961.04	\$961.04	\$0.00	\$0.00
	2017 Total:	2.124600			\$3,095.55	\$3,095.55	\$0.00	\$0.00
2016	JACKSONVILLE ISD	1.395000	\$33,090	\$0	\$12.61	\$12.61	\$0.00	\$0.00
2016	JACKSONVILLE CITY	0.659600	\$33,090	\$0	\$5.97	\$5.97	\$0.00	\$0.00
	2016 Total:	2.054600			\$18.58	\$18.58	\$0.00	\$0.00