

Victoria CAD Property Search

Property ID: 20402123 For Year 2024

 Property Details

Account		
Property ID:	20402123	Geographic ID: 03240-000-05301
Type:	R	Zoning: 0004
Property Use:		
Location		
Situs Address:	NE ZAC LENTZ PKWY VICTORIA, TX 77904	
Map ID:	388	Mapsco:
Legal Description:	03240 SA & MG RR ABST 324 TRACT 46, ACRES 1.0	
Abstract/Subdivision:	03240	
Neighborhood:		
Owner		
Owner ID:	10110776	
Name:	BLAND MARSHA L & DINCANS AUDREY A	
Agent:	JUNEK CONSULTING	
Mailing Address:	PO BOX 338 VICTORIA, TX 77902	
% 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:		\$77,145 (+)
Agricultural Market Valuation:		\$0 (+)
Market Value:		DS MB \$77,145 (=)

Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value: ⓘ	\$77,145 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$77,145
Ag Use Value:	\$0
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: BLAND MARSHA L & DINCANS AUDREY A

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
NAV	Navigation District	0.026400	\$77,145	\$77,145	\$20.37	
RDB	Road & Bridge	0.060500	\$77,145	\$77,145	\$46.67	
CVC	City of Victoria	0.470700	\$77,145	\$77,145	\$363.12	
JRC	Victoria County Junior College Dist	0.170900	\$77,145	\$77,145	\$131.84	
DD3	Drainage dist 3	0.024800	\$77,145	\$77,145	\$19.13	
GVC	Victoria County	0.327500	\$77,145	\$77,145	\$252.65	
SVC	Victoria ISD	0.803500	\$77,145	\$77,145	\$619.86	
CAD	Victoria CAD	0.000000	\$77,145	\$77,145	\$0.00	
UWD	Victoria County Ground Water District	0.006720	\$77,145	\$77,145	\$5.18	

Total Tax Rate: 1.891020

Estimated Taxes With Exemptions: \$1,458.82

Estimated Taxes Without Exemptions: \$1,458.82



Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
F5	UNIMPROVED PASTURE	1.00	43,560.00	0.00	0.00	\$78,360	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$0	\$77,145	\$0	\$77,145	\$0	\$77,145
2023	\$0	\$130,680	\$0	\$130,680	\$0	\$130,680
2022	\$0	\$20,000	\$0	\$20,000	\$0	\$20,000
2021	\$0	\$15,000	\$0	\$15,000	\$0	\$15,000
2020	\$0	\$14,000	\$0	\$14,000	\$0	\$14,000
2019	\$0	\$14,000	\$0	\$14,000	\$0	\$14,000
2018	\$0	\$11,600	\$0	\$11,600	\$0	\$11,600
2017	\$0	\$11,600	\$0	\$11,600	\$0	\$11,600

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/28/2023	GWD	GENERAL WARRANTY DEED	BRYANT JASON R	BLAND MARSHA L & DINCANS AUDREY A	2023*	09067	2
1/6/2017	G/D	GIFT DEED	DINCANS ALVIN T JR	BRYANT JASON R	2017*	00249	5
2/3/1995	W/D	WARRANTY DEED	URBAN WAYNE A & RHONDA	DINCANS ALVIN T JR	* 155	179	0

ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Cad Value	Board's Determination Of Value	ARB Determination
07/19/2024 08:30 AM		\$0	\$130,680	DS MB	WAIVER

DS
MB