

# Property Record Card

Grand County Assessor's Office

**EVANS, KEN SR & JANICE**  
**C/O: EVANS, KENNETH J**  
**JR**

**Account: R112932**

Tax Area: 046 - GRAND FIRE, SOIL  
Acres: 10.000

**Parcel: 1329-311-00-016**

Situs Address:  
440 GCR 613

PO BOX 157  
HEMPSTEAD, TX 77445-0157

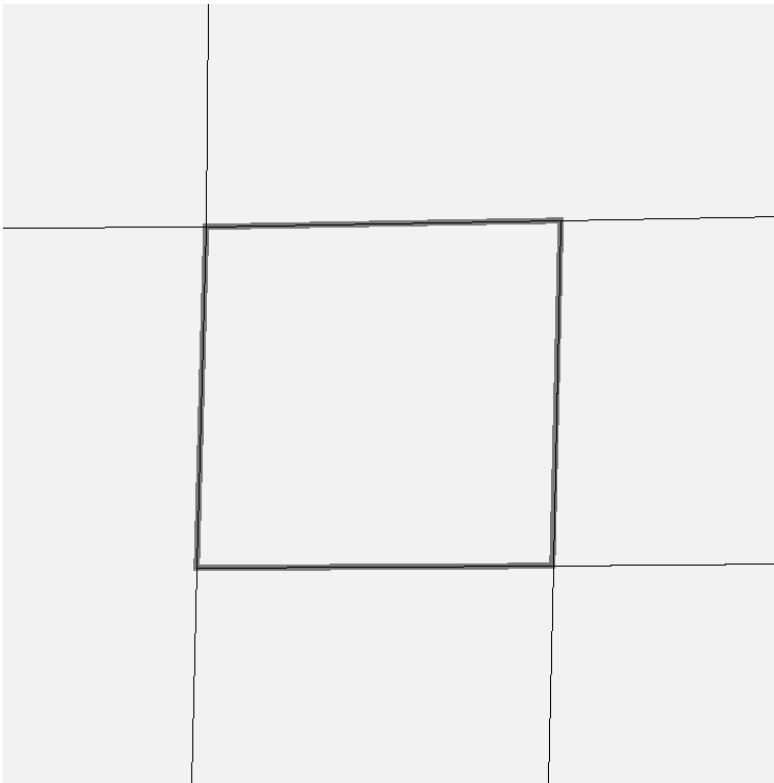
Super Neighborhood 1300 - RESIDENTIAL EA3

## Value Summary

Value By:	Market	Override
Land (1)	\$135,000	N/A
<b>Total</b>	<b>\$135,000</b>	<b>\$135,000</b>

## Legal Description

Subd: GREAT DIVIDE HEAD LETTUCE COLONY Lot: 4



## Public Remarks

Entry Date	Model	Remark
07/06/2016		CHANGED SITUS ADDRESS PER COUNTY

## Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
2010001618	02/22/2010	WDJT	UI	N	\$320,000	42.19	\$320,000	42.19	\$320,000	42.19

## Land Occurrence 1

Property Code	0100 - VACANT RESIDENTIAL LAND	Neighborhood	346016 - GDHLC
Use Code	1111 - RESIDENTIAL VACANT	Land Code	54691 - GDHLC
Land Access	2 - DIRT ROAD NO WINTER MAINT	Topography Code	5 - FLAT TOTALLY BUILDABLE
Ground Cover	2 - NO TREE OR ATTRACTIVE ROCKS	Land View	4 - GOOD
Exposure	3 - AVERAGE SITE, FLAT E,W SLOPE	Water	1 - NONE

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### Land Occurrence 1

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Electricity                    3 - AVAILABLE BUT NOT INSTALLED    Public Water                    0 - NO  
 Sewer Type                    0 - NO

SubArea	ACTUAL	EFFECTIV E	FINBSMNT	FOOTPRIN T	GARAGE	HEATED	LIVEAREA	UNF_BSMT
Land A	10							
Total	10.00							
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$135,000	13,500.00						

### Abstract Summary

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Code	Classification	Actual Value	Value	Taxable Value	Actual Value Override	Taxable Override
0100	VACANT RESIDENTIAL LAND		\$135,000	\$39,150	NA	NA
<b>Total</b>			<b>\$135,000</b>	<b>\$39,150</b>	<b>NA</b>	<b>NA</b>