

Wharton County Tax Sale Properties CAD MAPS

Due to the new mapping system, please refer to the Wharton County Central Appraisal District website for more information and to see each property on the map.

Below is the link that will direct you to the CAD website:

<https://whartonicad.net/maps>

Exclude the letter R and the number 0 when inputting the account number in the search bar

If you have any questions, please call our office at 979-282-8089

Thank you,
MVBA



McCreary Veselka Bragg & Allen P.C. Attorneys at Law

Wharton Central Appraisal District	PROPERTY FIELD REVIEW CARD 2025-0-0	Valuation Method: cost-local	July 31, 2025
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PROPERTY ID AND LEGAL DESCRIPTION				OWNER ID, NAME, AND ADDRESS		OWNER ID / %	EXEMPTIONS		VALUES		2024	2025	
28431	3904 FM 1299, WHARTON			JASPER ROBERT C & DORIS M		3519707			IMPROVEMENTS		0	0	
				%RICHARD CARPENTER SR		100.00000			LAND MARKET		+	33,000	33,000
				3904 FM 1299 WHARTON TX 77488					MARKET VALUE		=	33,000	33,000
							TAXING UNITS		SPECIAL USE EXCL		-	0	0
							GWH 100.00 RD1 100.00 ED1 100.00 WDCB 100.00 JRC 100.00 ED3 100.00 SWH 100.00		APPRaised VALUE		=	33,000	33,000
A20007 ABST.7 TRACT 67,68,69A, LOT 14									HS CAP LIMIT		-	0	0
TYPE: R DBA:									CB CAP LIMIT		-	0	0
GEO ID: 20007-000-314-00				PROP USE:		MAP ID: 6C-1			NET APPRAISED		=	33,000	33,000
Ref ID1: R028431				AS CODE: A20007		MAPSCO: 6C							
Ref ID2:				MKT AREA: S11041		TIF:							
SUBTYPE: RES				SUB MKT: S11041		EFF SIZE:							
LEGAL ACREAGE: 1.0000 ac				APPR VAL METHOD: cost-local									
				AGENT:									
				EFF DATE:		EXP DATE:							

GENERAL										REMARKS										SKETCH									
UTILITIES:					ZONING:					Appraiser					Doug Konesheck					2014 : RESET FOR 2015 - OWNERS POSSIBLY NOT LIVING HERE 2011 : HS / O65 EXEMPTION LETTER SENT 2010 : HS / O65 EXEMPTION LETTER SENT 2010 : HS APPLICATION MAILED FOR 2010 - MAILING/SITUS MATCH, NO HS 2009 : MH ON R68738 & R68739 IMP ONLY ON THIS LOT FOR 2009									
TOPOGRAPHY: LEVEL					TAGS: 2023-Notice-					Legacy					2024-10-18														
ROAD ACCESS: PAVED					LAST APPR. DT: 2024-10-18																								
LAST INSP COMP DT:																													
NEXT INSP. DT:																													
NEXT REASON:																													
REASON NOTES:																													
BUILDING PERMITS										PICTURE																			
B#	ISSUE DT	PERM #	TYPE	ACTIVE	EST VAL	APPR	BUILDER	COMMENT																					
INCOME APPROACH DATA																													
GBA: 0		UNITS: 0																											
NRA: 0		RENT: 0																											
APPEAL HISTORY																													
YEAR	APPEAL ID	TYPE	STATUS		PROTESTER			FINL DATE																					
SALES HISTORY						DEED HISTORY																							
DATE	TYPE	QUAL	SRC	PRICE	BUYER		DATE	TYPE	BOOK/PG	INST #	BUYER	SELLER																	

IMPROVEMENT VALUATION																					IMPROVEMENT DETAIL ADJ			IMPROVEMENT FEATURES		
#	TYPE	DESCRIPTION	MTHD	CLASS	AREA	UN	PRC	UNITS	STY	BUILT	YR	COND	VALUE	DEP	PHYS	ECON	FUNC	COMP	ADJ	VALUE	#	ADJ TYPE	ADJ AMT	ADJ %	DESC	CODE
		UNASSIGNED	RES_1	N/A	0		0.00	1	0	0	0		0	100.00	100.00	100.00	100.00	100.00	1.00	0						
1			STCD:		0		Area:	0		Homesite	N (0.00%)		0	AS Code:	100.00%	Market Area:	100.00%			0						

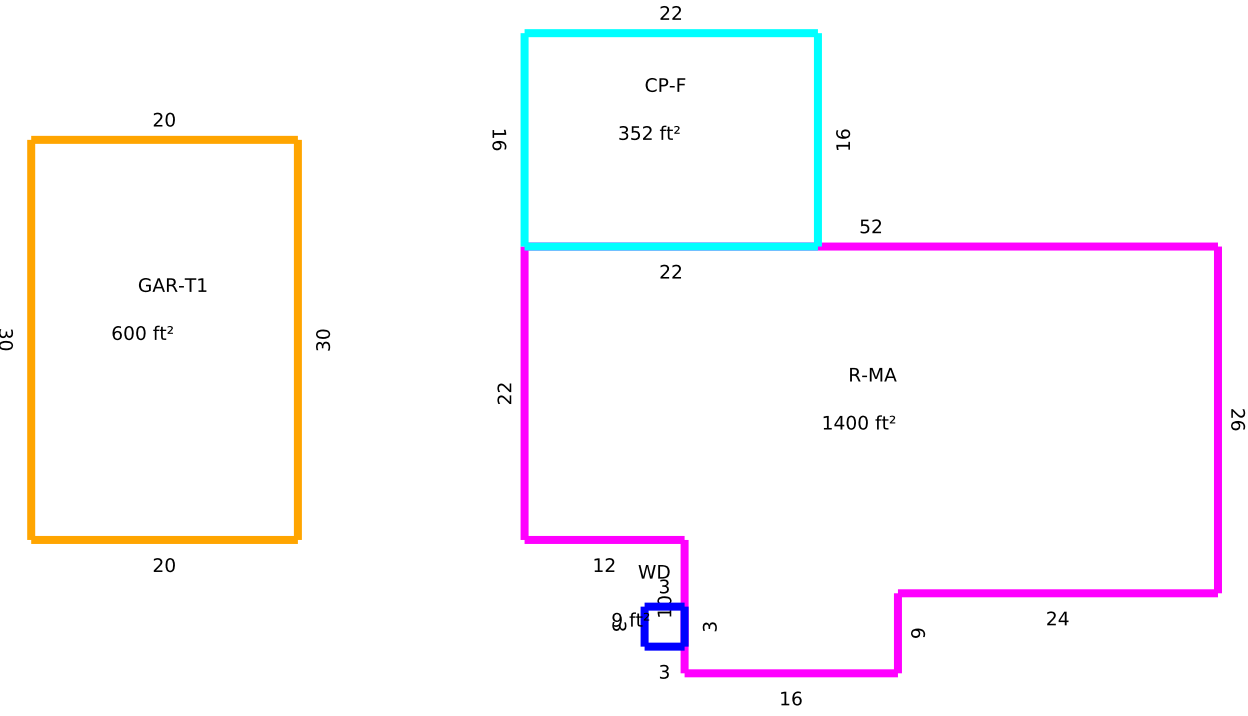
[illegible]

PROPERTY ID AND LEGAL DESCRIPTION		OWNER ID, NAME, AND ADDRESS		OWNER ID / %	EXEMPTIONS	VALUES		2024	2025		
687383904 FM 1299, WHARTON A20007 ABST.7 TRACT 67,68,69A, LOT 14 --IMP.ONLY 2007 AMERICAN HOMESTAR GALACY 794 18X76 LABEL # NTA1449520 SERIAL # OC01019134 TYPE: RDBA: GEO ID: 20007-000-314-0*PROP USE:MAP ID: 6C-1 Ref ID1: R068738AS CODE: A20007MAPSCO: 6C Ref ID2:MKT AREA: S11041TIF: SUBTYPE: RESSUB MKT: S11041EFF SIZE: LEGAL ACREAGE: 0.0000 acAPPR VAL METHOD: cost-local		JASPER DORIS %RICHARD CARPENTER SR 3904 FM 1299 WHARTON TX 77488		3543558 100.00000		IMPROVEMENTS LAND MARKET MARKET VALUE SPECIAL USE EXCL APPRAISED VALUE HS CAP LIMIT CB CAP LIMIT NET APPRAISED		40,278 0 40,278 0 40,278 0 0 40,278 31,861	31,861 0 31,861 0 31,861 0 0 31,861 31,861		
GENERAL				REMARKS		SKETCH					
UTILITIES: TOPOGRAPHY: ROAD ACCESS: LAST INSP COMP DT: NEXT INSP. DT: NEXT REASON: REASON NOTES:				2022 : WTR GOT EVEN WITH FLOOR DMG INSULATION BUT DID NOT GET IN MH PER MR. CARPENTER 2021 : WTR GOT EVEN WITH FLOOR DMG INSULATION BUT DID NOT GET IN MH PER MR. CARPENTER 2020 : WTR GOT EVEN WITH FLOOR DMG INSULATION BUT DID NOT GET IN MH PER MR. CARPENTER 2019 : WTR GOT EVEN WITH FLOOR DMG INSULATION BUT DID NOT GET IN MH PER MR. CARPENTER		MH 1368 ft² OP 176 ft²					
BUILDING PERMITS								PICTURE			
B#	ISSUE DT	PERM #	TYPE	ACTIVE	EST VAL	APPR	BUILDER	COMMENT			
INCOME APPROACH DATA											
GBA: 0		UNITS: 0									
NRA: 0		RENT: 0									
APPEAL HISTORY											
YEAR	APPEAL ID	TYPE	STATUS	PROTESTER	FINL DATE						
SALES HISTORY					DEED HISTORY						
DATE	TYPE	QUAL	SRC	PRICE	BUYER	DATE	TYPE	BOOK/PG	INST #	BUYER	SELLER

IMPROVEMENT VALUATION																				IMPROVEMENT DETAIL ADJ			IMPROVEMENT FEATURES			
#	TYPE	DESCRIPTION	MTHD	CLASS	AREA	UN	PRC	UNITS	STY	BUILT	YR	COND	VALUE	DEP	PHYS	ECON	FUNC	COMP	ADJ	VALUE	#	ADJ TYPE	ADJ AMT	ADJ %	DESC	CODE
	MH	MOBILE HOME	MH_1	MH-N	1,368	35.00		1	0	2007	2007		47,880	100.00	65.00%	100.00	100.00	100.00	0.65	31,122						
	OP	OPEN PORCH	MH_1	MH-N	176	7.00		1	0	0	0		1,232	100.00	60.00%	100.00	100.00	100.00	0.60	739						
1		GRAY/BLK MOBILE	STCD:	A2	1,544	Area:		1,368		Homesite	N (0.00%)		49,112	AS Code:	100.00%	Market Area:		100.00%		31,861						
LAND VALUATION																				LAND ADJUSTMENTS			PRODUCTIVITY VALUATION			
																				SEQ	ADJ TYPE	ADJ AMT	ADJ %			

PROPERTY ID AND LEGAL DESCRIPTION		OWNER ID, NAME, AND ADDRESS		OWNER ID / %	EXEMPTIONS	VALUES		2024	2025										
687393904 FM 1299, WHARTON A20007 ABST.7 TRACT 67,68,69A, LOT 14 --IMP.ONLY 1991 FLEETWOOD GREENHILL 28X60 LABEL # TEX0454793 SERIAL # TXFLM12A14568GH TYPE: RDBA: GEO ID: 20007-000-314-1*PROP USE:MAP ID: 6C-1 Ref ID1: R068739AS CODE: A20007MAPSCO: 6C Ref ID2:MKT AREA: S11041TIF: SUBTYPE: RESSUB MKT: S11041EFF SIZE: LEGAL ACREAGE: 0.0000 acAPPR VAL METHOD: cost-local		JASPER DORIS %RICHARD CARPENTER SR 3904 FM 1299 WHARTON TX 77488		3543558 100.00000		IMPROVEMENTS LAND MARKET MARKET VALUE SPECIAL USE EXCL APPRAISED VALUE HS CAP LIMIT CB CAP LIMIT NET APPRAISED		40,057 0 40,057 0 40,057 0 0 40,057 0 0	34,959 0 34,959 0 34,959 0 0 34,959 0 34,959										
GENERAL		REMARKS			SKETCH														
UTILITIES: TOPOGRAPHY: ROAD ACCESS: LAST INSP COMP DT: NEXT INSP. DT: NEXT REASON: REASON NOTES:		ZONING: TAGS: 2023-Notice- LAST APPR. DT: 2024-10-18			Appraiser Doug Konesheck 2024-10-18 Legacy	2022 : INSULATION GONE, BAD FLOORING IN SPOTS, BLOCKS SHIFTED- BELOW AVERAGE- ADJ DEPR 2021 : INSULATION GONE, BAD FLOORING IN SPOTS, BLOCKS SHIFTED- BELOW AVERAGE- ADJ DEPR 2020 : INSULATION GONE, BAD FLOORING IN SPOTS, BLOCKS SHIFTED- BELOW AVERAGE- ADJ DEPR 2019 : INSULATION GONE, BAD FLOORING IN SPOTS, BLOCKS SHIFTED- BELOW AVERAGE- ADJ DEPR													
BUILDING PERMITS								PICTURE											
B#	ISSUE DT	PERM #	TYPE	ACTIVE	EST VAL	APPR	BUILDER	COMMENT											
INCOME APPROACH DATA																			
GBA: 0		UNITS: 0																	
NRA: 0		RENT: 0																	
APPEAL HISTORY																			
YEAR	APPEAL ID	TYPE	STATUS	PROTESTER				FINL DATE											
SALES HISTORY						DEED HISTORY													
DATE	TYPE	QUAL	SRC	PRICE	BUYER			DATE	TYPE	BOOK/PG	INST #	BUYER	SELLER						

IMPROVEMENT VALUATION																				IMPROVEMENT DETAIL ADJ			IMPROVEMENT FEATURES					
#	TYPE	DESCRIPTION	MTHD	CLASS	AREA	UN	PRC	UNITS	STY	BUILT	YR	COND	VALUE	DEP	PHYS	ECON	FUNC	COMP	ADJ	VALUE		#	ADJ TYPE	ADJ AMT	ADJ %	DESC	CODE	
	MH	MOBILE HOME	MH_1	MH-D	1,680		39.00	1	0	1991	1991		65,520	100.00	49.00%	100.00	100.00	100.00	0.49	32,105								
	CP-L	CARPORT -LOW	MH_1	MH-D	440		3.62	1	0	1991	1991		1,593	100.00	55.00%	100.00	100.00	100.00	0.55	876								
	OP	OPEN PORCH	MH_1	MH-D	72		7.80	1	0	0	0		562	100.00	55.00%	100.00	100.00	100.00	0.55	309								
	WD	WOOD DECK	MH_1	MH-D	144		12.20	1	0	2021	2021		1,757	100.00	95.00%	100.00	100.00	100.00	0.95	1,669								
1		WHT/GRN MOBILE	STCD:	A2	2,336		Area:	1,680		Homesite	Y (100.00%)		69,432	AS Code:	100.00%	Market Area:	100.00%			34,959								
LAND VALUATION																			LAND ADJUSTMENTS					PRODUCTIVITY VALUATION				
																			SEQ	ADJ TYPE	ADJ AMT	ADJ %						

PROPERTY ID AND LEGAL DESCRIPTION		OWNER ID, NAME, AND ADDRESS		OWNER ID / %	EXEMPTIONS	VALUES		2024	2025																						
18393514 RYCADE, BOLING KEMP BLOCK 3 LOT 3A-7,3A-8 TYPE: RDBA: GEO ID: 10727-003-030-09 Ref ID1: R018393 Ref ID2: SUBTYPE: RES LEGAL ACREAGE: 0.2320 ac		HOWSER MICAH ETUX CARRIE		3511705	100.00000		IMPROVEMENTS	66,347	67,346																						
		4518 AVE P 1/2 APT 4 GALVESTON TX 77551					LAND MARKET	6,064	6,064																						
		AGENT: EFF DATE: EXP DATE:					MARKET VALUE	72,411	73,410																						
							SPECIAL USE EXCL	0	0																						
							APPAISED VALUE	72,411	73,410																						
							HS CAP LIMIT	0	0																						
							CB CAP LIMIT	0	0																						
							NET APPRAISED	72,411	73,410																						
GENERAL				REMARKS		SKETCH																									
UTILITIES: ZONING: Appraiser: Derik Staude 2024-09-12 TOPOGRAPHY: LEVEL TAGS: 2023-Notice- Legacy ROAD ACCESS: PAVED LAST APPR. DT: 2024-09-12 LAST INSP COMP DT: NEXT INSP. DT: NEXT REASON: REASON NOTES:				2020 : 2020 NOTICE OF VALUE RETURNED- FILED IN FOLDER 2016 : RECK FOR 2016-ADDING SHED ON SIDE OF GAR-T1 2015 : RECK FOR 2016-ADDING SHED ON SIDE OF GAR-T1 2013 : 2013 HS APP MAILED 2012 : RESET FOR 2013 - ADDR CHG																											
BUILDING PERMITS				PICTURE																											
<table><tr><th>B#</th><th>ISSUE DT</th><th>PERM #</th><th>TYPE</th><th>ACTIVE</th><th>EST VAL</th><th>APPR</th><th>BUILDER</th><th>COMMENT</th></tr><tr><td colspan="9"></td></tr></table>				B#	ISSUE DT					PERM #	TYPE	ACTIVE	EST VAL	APPR	BUILDER	COMMENT															
B#	ISSUE DT	PERM #	TYPE	ACTIVE	EST VAL					APPR	BUILDER	COMMENT																			
INCOME APPROACH DATA																															
GBA: 0 UNITS: 0 NRA: 0 RENT: 0																															
APPEAL HISTORY																															
<table><tr><th>YEAR</th><th>APPEAL ID</th><th>TYPE</th><th>STATUS</th><th>PROTESTER</th><th>FINL DATE</th></tr><tr><td colspan="6"></td></tr></table>				YEAR	APPEAL ID	TYPE	STATUS	PROTESTER	FINL DATE																						
YEAR	APPEAL ID	TYPE	STATUS	PROTESTER	FINL DATE																										
SALES HISTORY				DEED HISTORY																											
<table><tr><th>DATE</th><th>TYPE</th><th>QUAL</th><th>SRC</th><th>PRICE</th><th>BUYER</th></tr><tr><td colspan="6"></td></tr></table>				DATE	TYPE	QUAL	SRC	PRICE	BUYER							<table><tr><th>DATE</th><th>TYPE</th><th>BOOK/PG</th><th>INST #</th><th>BUYER</th><th>SELLER</th></tr><tr><td colspan="6"></td></tr></table>				DATE	TYPE	BOOK/PG	INST #	BUYER	SELLER						
DATE	TYPE	QUAL	SRC	PRICE	BUYER																										
DATE	TYPE	BOOK/PG	INST #	BUYER	SELLER																										

IMPROVEMENT VALUATION																				IMPROVEMENT DETAIL ADJ			IMPROVEMENT FEATURES				
#	TYPE	DESCRIPTION	MTHD	CLASS	AREA	UN	PRC	UNITS	STY	BUILT	YR	COND	VALUE	DEP	PHYS	ECON	FUNC	COMP	ADJ	VALUE		#	ADJ TYPE	ADJ AMT	ADJ %	DESC	CODE
	R-MA	RESIDENCE	RES_1	FF2	1,400		82.39	1	0	1952	1951		115,346	100.00	50.00%	100.00	100.00	100.00	0.50	57,673							
	GAR-T1	GARAGE -TIN	RES_1	FF2	600		10.99	1	0	0	0		6,594	100.00	45.00%	100.00	100.00	100.00	0.45	2,967							
	CP-F	CARPORT -FAIR	RES_1	FF2	352		5.11	1	0	0	0		1,799	100.00	30.00%	100.00	100.00	100.00	0.30	540							
	WD	WOOD DECK	RES_1	FF2	9		12.20	1	0	0	0		110	100.00	40.00%	100.00	100.00	100.00	0.40	44							
1		RESIDENTIAL	STCD:	A1	2,361		Area:	1,400		Homesite	Y (100.00%)		123,849	AS Code:	100.00%	Market Area:	110.00%			67,346							
LAND VALUATION																	LAND ADJUSTMENTS				PRODUCTIVITY VALUATION						
L#	DESCRIPTION		TYPE	SOIL	CLS	TABLE	SC	HS	METH	DIM	UNIT	PRC	ADJ	M ADJ	VAL	SRC	MKT VAL	SEQ	ADJ TYPE	ADJ AMT	ADJ %	AG	USE	TABLE	UNIT	AG VALUE	
1	HOMESITE LAND		HS	1		B-N	A1	Yes	SF	10106.00	sf	0.60	1.000			A	6,064					No		0	0.00	0	

PROPERTY ID AND LEGAL DESCRIPTION										OWNER ID, NAME, AND ADDRESS					OWNER ID / %		EXEMPTIONS					VALUES		2024	2025																								
531110 W MONSERATTE, EL CAMPO HEIGHTS BLOCK ODD LOT 1G-1 TYPE: RDBA: GEO ID: 10600-000-108-00 Ref ID1: R053111 Ref ID2: SUBTYPE: COM LEGAL ACREAGE: 0.0689 ac PROP USE: AS CODE: S10600 MKT AREA: COMM SUB MKT: COMM APPR VAL METHOD: cost-local MAP ID: C20 MAPSCO: C TIF: EFF SIZE: AGENT: EFF DATE: EXP DATE:										PROGRESSIVE BAPTIST CHURCH					3677635		409 W SECOND EL CAMPO TX 77437					TAXING UNITS <table><tr><td>GWH</td><td>100.00</td><td>HD</td><td>100.00</td><td>RD1</td><td>100.00</td></tr><tr><td>ED1</td><td>100.00</td><td>WDCB</td><td>100.00</td><td>JRC</td><td>100.00</td></tr><tr><td>CEL</td><td>100.00</td><td>SEL</td><td>100.00</td><td>ED4</td><td>100.00</td></tr></table>					GWH	100.00	HD	100.00	RD1	100.00	ED1	100.00	WDCB	100.00	JRC	100.00	CEL	100.00	SEL	100.00	ED4	100.00	IMPROVEMENTS			0	0
										GWH	100.00	HD	100.00	RD1	100.00																																		
										ED1	100.00	WDCB	100.00	JRC	100.00																																		
										CEL	100.00	SEL	100.00	ED4	100.00																																		
LAND MARKET		+	13,574	13,574																																													
MARKET VALUE		=	13,574	13,574																																													
SPECIAL USE EXCL		-	0	0																																													
APPRAISED VALUE		=	13,574	13,574																																													
HS CAP LIMIT		-	0	0																																													
CB CAP LIMIT		-	0	0																																													
NET APPRAISED		=	13,574	13,574																																													

GENERAL										REMARKS										SKETCH																			
UTILITIES:										ZONING:										Appraiser										D/D									
TOPOGRAPHY: LOW										TAGS: 2023-Notice-										2021-05-03																			
ROAD ACCESS: PAVED										LAST APPR. DT: 2021-05-03																													
LAST INSP COMP DT:																																							
NEXT INSP. DT:																																							
NEXT REASON:																																							
REASON NOTES:																																							

BUILDING PERMITS										PICTURE									
B# ISSUE DT PERM # TYPE ACTIVE EST VAL APPR BUILDER COMMENT																			
INCOME APPROACH DATA																			
GBA: 0 UNITS: 0																			
NRA: 0 RENT: 0																			
APPEAL HISTORY																			
YEAR APPEAL ID TYPE STATUS PROTESTER FINL DATE																			
SALES HISTORY					DEED HISTORY														
DATE TYPE QUAL SRC PRICE BUYER					DATE TYPE BOOK/PG INST # BUYER SELLER														

IMPROVEMENT VALUATION																				IMPROVEMENT DETAIL ADJ			IMPROVEMENT FEATURES			
#	TYPE	DESCRIPTION	MTHD	CLASS	AREA	UN	PRC	UNITS	STY	BUILT	YR	COND	VALUE	DEP	PHYS	ECON	FUNC	COMP	ADJ	VALUE	#	ADJ TYPE	ADJ AMT	ADJ %	DESC	CODE
		UNASSIGNED	RES_1	N/A	0		0.00	1	0	0	0		0	100.00	100.00	100.00	100.00	100.00	1.00	0						
1		UNASSIGNED	STCD:		0		Area:	0		Homesite	N (0.00%)		0	AS Code:	100.00%	Market Area:	115.00%			0						
LAND VALUATION															LAND ADJUSTMENTS					PRODUCTIVITY VALUATION						
L#	DESCRIPTION		TYPE	SOIL	CLS	TABLE	SC	HS	METH	DIM	UNIT	PRC	ADJ	M ADJ	VAL SRC	MKT VAL	SEQ	ADJ TYPE	ADJ AMT	ADJ %	AG	USE	TABLE	UNIT	AG VALUE	
1	NON-HS LAND		NHS	0		C-EC-PR	C3	No	SF	3000.00	sf	4.52	1.000		A	13,574					No		0	0.00	0	
															AS Code: 100.00% Market Area: 100.00%					13,5740						

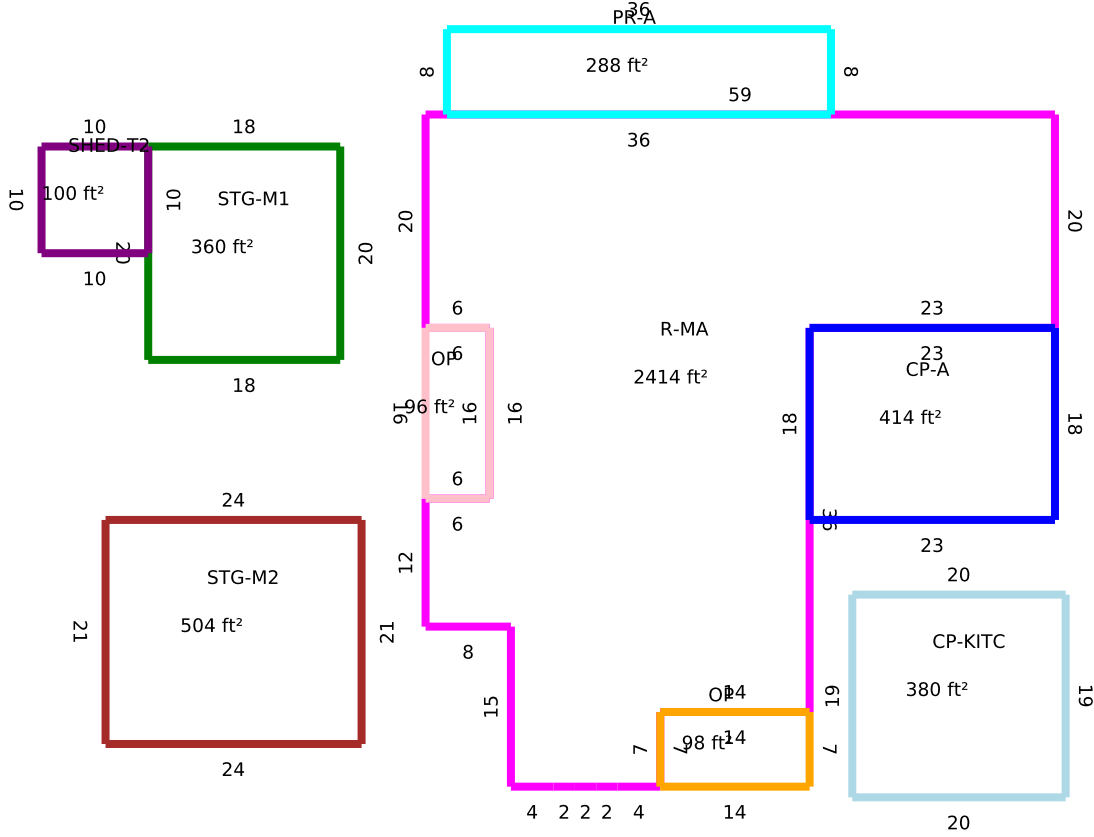
PROPERTY ID AND LEGAL DESCRIPTION			OWNER ID, NAME, AND ADDRESS		OWNER ID / %	EXEMPTIONS	VALUES		2024	2025								
13657812 MERCHANT, EL CAMPO DUSON LOT 28A-2 TYPE: RDBA: GEO ID: 10340-000-280-00 Ref ID1: R013657 Ref ID2: SUBTYPE: RES LEGAL ACREAGE: 0.1617 ac PROP USE: AS CODE: S10340 MKT AREA: El Campo 2 SUB MKT: EC-NE-C APPR VAL METHOD: cost-local MAP ID: C14 MAPSCO: C TIF: EFF SIZE: AGENT: EFF DATE: 17713 SHAFER DR. PLUGERVILLE TX US 78660			HAYNES LARRY D ETUX SHARON H3533748100.00000		17713 SHAFER DR. PLUGERVILLE TX US 78660	TAXING UNITS GWH100.00HD100.00RD1100.00 ED1100.00WDCB100.00JRC100.00 CEL100.00SEL100.00ED4100.00		IMPROVEMENTS	6,513	6,590								
								LAND MARKET	+	15,222	15,222							
								MARKET VALUE	=	21,735	21,812							
								SPECIAL USE EXCL	-	0	0							
						APPAISED VALUE	=	21,735	21,812									
						HS CAP LIMIT	-	0	0									
						CB CAP LIMIT	-	0	0									
						NET APPRAISED	=	21,735	21,812									
GENERAL			REMARKS			SKETCH												
UTILITIES: TOPOGRAPHY: LEVEL ROAD ACCESS: PAVED LAST INSP COMP DT: NEXT INSP. DT: NEXT REASON: REASON NOTES:			ZONING: TAGS: 2023-Notice- LAST APPR. DT: 2023-08-28			Appraiser Irene Klein 2023-08-28			2023 : PHYS % FOR COND & NO METER 2022 : PHYS % FOR COND & NO METER 2021 : 2020 TAX BILL WAS RETURNED TO TAX OFFICE AS INVALID ADDRESS- ACCT WAS MARKED INVALID - NEED CURRENT MAILING ADDRESS 2021 : RETURNED MAIL-BAD ADDRESS FILED IN MEDIA ROOM 2021 : PHYS % FOR COND & NO METER									
BUILDING PERMITS								PICTURE										
B#ISSUE DTPERM #TYPEACTIVEEST VALAPPRBUILDERCOMMENT																		
INCOME APPROACH DATA																		
GBA: 0UNITS: 0																		
NRA: 0RENT: 0																		
APPEAL HISTORY																		
YEARAPPEAL IDTYPESTATUSPROTESTERFINL DATE																		
SALES HISTORY				DEED HISTORY														
DATETYPEQUAL SRCPRICEBUYER				DATETYPEBOOK/PGINST #BUYERSELLER														

IMPROVEMENT VALUATION																				IMPROVEMENT DETAIL ADJ			IMPROVEMENT FEATURES				
#	TYPE	DESCRIPTION	MTHD	CLASS	AREA	UN	PRC	UNITS	STY	BUILT	YR	COND	VALUE	DEP	PHYS	ECON	FUNC	COMP	ADJ	VALUE		#	ADJ TYPE	ADJ AMT	ADJ %	DESC	CODE
	R-MA	RESIDENCE	RES_1	FL3	800		29.80	1	0	1940	1940		23,840	100.00	25.00%	100.00	100.00	100.00	0.25	5,960							
	OP	OPEN PORCH	RES_1	FL3	70		5.96	1	0	1940	1940		417	100.00	5.00%	100.00	100.00	100.00	0.05	21							
	MISC	MISC BLDG	RES_1	FL3	0		0.00	1	0	0	0		0	100.00	100.00	100.00	100.00	100.00	1.00	10							
1		RESIDENTIAL	STCD:	A1	870		Area:	800		Homesite	N (0.00%)		24,257	AS Code:	100.00%	Market Area:	110.00%			6,590							
LAND VALUATION																LAND ADJUSTMENTS				PRODUCTIVITY VALUATION							
L#	DESCRIPTION		TYPE	SOIL	CLS	TABLE	SC	HS	METH	DIM	UNIT	PRC	ADJ	M ADJ	VAL SRC	MKT VAL	SEQ	ADJ TYPE	ADJ AMT	ADJ %	AG	USE	TABLE	UNIT	AG VALUE		
1	NON-HS LAND		NHS	1		EC-NE-C	A1	No	SF	7045.00	sf	2.16	1.000		A	15,222					No		0	0.00	0		

PROPERTY ID AND LEGAL DESCRIPTION		OWNER ID, NAME, AND ADDRESS		OWNER ID / %	EXEMPTIONS	VALUES		2024	2025			
63055609 CR 313, A20293 ABST.293 TRACT 9E TYPE: RDBA: GEO ID: 20293-009-000-40 Ref ID1: R063055 Ref ID2: SUBTYPE: RES LEGAL ACREAGE: 1.0000 ac		GARCIA SIPRIANA		3536689	100.00000		IMPROVEMENTS	4,046	3,561			
		1008 SOUTH ST EL CAMPO TX 77437				LAND MARKET	+	27,600	27,600			
		AGENT:				MARKET VALUE	=	31,646	31,161			
		EFF DATE:		EXP DATE:		SPECIAL USE EXCL	-	0	0			
						APPRaised VALUE	=	31,646	31,161			
						HS CAP LIMIT	-	0	0			
						CB CAP LIMIT	-	0	0			
						NET APPRAISED	=	31,646	31,161			
GENERAL				REMARKS		SKETCH						
UTILITIES: TOPOGRAPHY: LEVEL ROAD ACCESS: PAVED LAST INSP COMP DT: NEXT INSP. DT: NEXT REASON: REASON NOTES:				ZONING: TAGS: 2023-Notice- LAST APPR. DT: 2022-12-15		2022 : RECK 2022-P/U MH LABEL#NTA1373676 SERIAL#BC06AL0136712 14X60 2021 : CHG OF ADDRESS PER POST CARD MAILING 2017 : CERT HS MAIL RETURNED. FILED IN FOLDER 2017 : CERTIFIED MAIL NEW HS/OA APP - 2/2017 2017 : EX RESET FOR 17. MH REPOSSESSED IN 16. 2008 : R57192 2008 : NEW ACCT FOR 2008-SPLIT FROM R56383						
BUILDING PERMITS				PICTURE								
B#	ISSUE DT	PERM #	TYPE	ACTIVE	EST VAL					APPR	BUILDER	COMMENT
INCOME APPROACH DATA												
GBA: 0 UNITS: 0 NRA: 0 RENT: 0												
APPEAL HISTORY												
YEAR	APPEAL ID	TYPE	STATUS	PROTESTER	FINL DATE							
SALES HISTORY					DEED HISTORY							
DATE	TYPE	QUAL	SRC	PRICE	BUYER	DATE	TYPE	BOOK/PG	INST #	BUYER	SELLER	

IMPROVEMENT VALUATION																				IMPROVEMENT DETAIL ADJ			IMPROVEMENT FEATURES				
#	TYPE	DESCRIPTION	MTHD	CLASS	AREA	UN	PRC	UNITS	STY	BUILT	YR	COND	VALUE	DEP	PHYS	ECON	FUNC	COMP	ADJ	VALUE		#	ADJ TYPE	ADJ AMT	ADJ %	DESC	CODE
		STG-P1 PREFAB	RES_1	FLV	120	12.97		1	0	2010	2010		1,556	100.00	65.00%	100.00	100.00	100.00	0.65	1,011							
		SHED- SH-TIN NO FLOOR	RES_1	FLV	1,216	3.47		1	0	0	0		4,220	100.00	50.00%	100.00	100.00	100.00	0.50	2,110							
		STG-T2 ST-TIN NO FLOOR	RES_1	FLV	80	4.15		1	0	0	0		332	100.00	35.00%	100.00	100.00	100.00	0.35	116							
1		NO MAIN	STCD:	A1	1,416	Area:		0		Homesite	N (0.00%)		6,108	AS Code:	100.00%	Market Area:	110.00%			3,561							
LAND VALUATION																LAND ADJUSTMENTS				PRODUCTIVITY VALUATION							
L#	DESCRIPTION	TYPE	SOIL	CLS	TABLE	SC	HS	METH	DIM	UNIT	PRC	ADJ	M ADJ	VAL	SRC	MKT VAL	SEQ	ADJ TYPE	ADJ AMT	ADJ %	AG	USE	TABLE	UNIT	AG VALUE		
1	HOMESITE LAND	HS	0		7A	A1	Yes	AC	1.0000	ac	27600.00	1.000		27,600	A	27,600					No		0	0.00	0		

PROPERTY ID AND LEGAL DESCRIPTION		OWNER ID, NAME, AND ADDRESS		OWNER ID / %	EXEMPTIONS	VALUES		2024	2025	
24454206 STAVENA RD, WHARTON STAVENA BLOCK 25M-1 TYPE: RDBA: GEO ID: 11245-025-038-00 Ref ID1: R024454 Ref ID2: SUBTYPE: RES LEGAL ACREAGE: 0.5020 ac PROP USE: AS CODE: S11245 MAP ID: W22 MKT AREA: Wharton 1 SUB MKT: WH-SE APPR VAL METHOD: cost-local		GEM HOME INVESTMENTS LLC		3705134	100.00000		IMPROVEMENTS		116,934	116,057
		8027 NARROW BROOK WAY HOUSTON TX 77016				LAND MARKET		+	33,894	33,457
						MARKET VALUE		=	150,828	149,514
						SPECIAL USE EXCL		-	0	0
						APPRAISED VALUE		=	150,828	149,514
						HS CAP LIMIT		-	0	0
						CB CAP LIMIT		-	0	0
						NET APPRAISED		=	150,828	149,514
GENERAL		REMARKS		SKETCH						
UTILITIES: TOPOGRAPHY: LEVEL ROAD ACCESS: PAVED LAST INSP COMP DT: NEXT INSP. DT: NEXT REASON: REASON NOTES:		ZONING: TAGS: 2023-Notice- LAST APPR. DT: 2021-08-05		Appraiser JBM/JA 2021-08-05		HS Reset - Owner : WILLIAMS, JESSICA K , Exemptions : HS 2022 : SALES SURVEY RETURNED MAIL-UPDATED ADDRESS-REMAILED 2021 : LISTING SHOWED SHEETROCK CRACKS, APPEARS SOME BUCKLING- NEEDS WORK 2021 : LISTING STATED PROPERTY VACANT- REM HS- ALSO DIFFERENT SQ FT?				
BUILDING PERMITS				PICTURE						
B# ISSUE DT PERM # TYPE ACTIVE EST VAL APPR BUILDER COMMENT										
1 2021-02-11 2100131 RES YES 0 RUBEN INTERIOR										
INCOME APPROACH DATA										
GBA: 0 UNITS: 0 NRA: 0 RENT: 0										
APPEAL HISTORY										
YEAR APPEAL ID TYPE STATUS PROTESTER FINL DATE										
SALES HISTORY				DEED HISTORY						
DATE TYPE QUAL SRC PRICE BUYER				DATE TYPE BOOK/PG INST # BUYER SELLER						
2021-03-30 0 N 0 0 GEM HOME				2021-03-30 W 1211/36 R024454 GEM HOME PIN MGMT LLC						
2021-01-25 0 N 0 0 PIN MGMT LLC				2021-01-25 1202/70 PIN MGMT LLC WILLIAMS						
2005-04-20 1 N 5 71,600 ARAGUZ, THOMAS				2005-04-21 605/159 ARAGUZ, PADIA, RAMON						



IMPROVEMENT VALUATION																					IMPROVEMENT DETAIL ADJ			IMPROVEMENT FEATURES		
#	TYPE	DESCRIPTION	MTHD	CLASS	AREA	UN	PRC	UNITS	STY	BUILT	YR	COND	VALUE	DEP	PHYS	ECON	FUNC	COMP	ADJ	VALUE	#	ADJ TYPE	ADJ AMT	ADJ %	DESC	CODE
	R-MA	RESIDENCE	RES_1	FA1	2,422		95.45	1	0	1945	1958		231,180	100.00	55.00%	100.00	100.00	100.00	0.47	108,077						
	OP	OPEN PORCH	RES_1	FA1	98		19.09	1	0	1945	1958		1,871	100.00	55.00%	100.00	100.00	100.00	0.55	1,029						
	PR-A	PATIO ROOF AVG	RES_1	FA1	288		5.44	1	0	1945	1958		1,567	100.00	55.00%	100.00	100.00	100.00	0.55	862						
	CP-A	CARPORT-AVG	RES_1	FA1	414		5.44	1	0	1969	1969		2,252	100.00	55.00%	100.00	100.00	100.00	0.55	1,239						
	CP-	CARPORT-KIT-	RES_1	FA1	420		3.00	1	0	1997	1997		1,260	100.00	55.00%	100.00	100.00	100.00	0.55	693						
	STG-M2	ST-MTL NO	RES_1	FA1	504		5.29	1	0	2000	2000		2,666	100.00	55.00%	100.00	100.00	100.00	0.55	1,466						
	STG-M1	ST-MTL	RES_1	FA1	360		7.07	1	0	2004	2004		2,545	100.00	55.00%	100.00	100.00	100.00	0.55	1,400						
	SHED-	SH-TIN NO FLOOR	RES_1	FA1	100		3.47	1	0	2009	2009		347	100.00	55.00%	100.00	100.00	100.00	0.55	191						
	OP	OPEN PORCH	RES_1	FA1	96		19.09	1	0	0	0		1,833	100.00	60.00%	100.00	100.00	100.00	0.60	1,100						
1		RESIDENTIAL	STCD:	A1	4,702		Area:	2,422	Homesite	Y (100.00%)			245,521	AS Code:	100.00%	Market Area:	100.00%			116,057						
LAND VALUATION																	LAND ADJUSTMENTS				PRODUCTIVITY VALUATION					
L#	DESCRIPTION	TYPE	SOIL	CLS	TABLE	SC	HS	METH	DIM	UNIT	PRC	ADJ	M ADJ	VAL SRC	MKT VAL	SEQ	ADJ TYPE	ADJ AMT	ADJ %	AG	USE	TABLE	UNIT	AG VALUE		
1	HOMESITE LAND	HS	1		WH-SE	A1	Yes	SF	21867.00	sf	1.53	1.000		A	33,457					No		0	0.00	0		



Wharton Central Appraisal District										PROPERTY FIELD REVIEW CARD 2025-0-0										Valuation Method: flat										July 31, 2025																																												
PROPERTY ID AND LEGAL DESCRIPTION															OWNER ID, NAME, AND ADDRESS										OWNER ID / %										EXEMPTIONS										VALUES										2024										2025									
556315 HUTCHINS-KUBELA (6000) &TC RR CO TELFENER J TYPE: MN DBA: GEO ID: 000.0000.19177 Ref ID1: G556315 Ref ID2: SUBTYPE: MN LEGAL ACREAGE: 0.0000 ac															COASTAL EXPANSE OIL & GAS 221 EAST 9TH ST STE 404 AUSTIN TX 78704 AGENT: EFF DATE:										3702251 100.00000 EXP DATE:																				IMPROVEMENTS LAND MARKET MARKET VALUE SPECIAL USE EXCL APPRAISED VALUE HS CAP LIMIT CB CAP LIMIT NET APPRAISED										+ = - = - - = 0 0 12,350 0 12,350 0 0 110 0 12,240 0										0 0 0 0 0 0 0 0									
GENERAL															REMARKS																				SKETCH																																							
UTILITIES: TOPOGRAPHY: ROAD ACCESS: LAST INSP COMP DT: NEXT INSP. DT: NEXT REASON: REASON NOTES:															ZONING: TAGS: LAST APPR. DT: 2022-09-08										Appraiser MIN 2022-09-08										2021 : ***Account copied from current appraisal year*** 2021 : ***Account copied from current appraisal year***																																							
BUILDING PERMITS															PICTURE																																																											
B# ISSUE DT PERM # TYPE ACTIVE EST VAL APPR BUILDER COMMENT																																																																										
INCOME APPROACH DATA																																																																										
GBA: 0 UNITS: 0																																																																										
NRA: 0 RENT: 0																																																																										
APPEAL HISTORY																																																																										
YEAR APPEAL ID TYPE STATUS PROTESTER FINL DATE																																																																										
SALES HISTORY															DEED HISTORY																																																											
DATE TYPE QUAL SRC PRICE BUYER															DATE TYPE BOOK/PG INST # BUYER SELLER																																																											
IMPROVEMENT VALUATION																																																																										
																																			IMPROVEMENT DETAIL ADJ										IMPROVEMENT FEATURES																													
																																			# ADJ TYPE ADJ AMT ADJ %										DESC CODE																													
LAND VALUATION															LAND ADJUSTMENTS										PRODUCTIVITY VALUATION																																																	
															SEQ ADJ TYPE ADJ AMT ADJ %																																																											

Wharton Central Appraisal District

PROPERTY FIELD REVIEW CARD 2025-0-0

Valuation Method: cost-local

July 31, 2025

PROPERTY ID AND LEGAL DESCRIPTION										OWNER ID, NAME, AND ADDRESS					OWNER ID / %		EXEMPTIONS					VALUES			2024	2025																							
28126 A20004 ABST.4 TRACT 17 PT. TYPE: R DBA: GEO ID: 20004-001-110-00 Ref ID1: R028126 Ref ID2: SUBTYPE: RES LEGAL ACREAGE: 1.2500 ac PROP USE: AS CODE: A20004 MKT AREA: R-NE SUB MKT: R-NE APPR VAL METHOD: cost-local MAP ID: 3D-7 MAPSCO: 3D TIF: EFF SIZE: AGENT: EFF DATE: EXP DATE:										2 DRE 2 REALTY LLC					3651616										IMPROVEMENTS			0		0																			
										%MELTON ANDRE D					100.00000													LAND MARKET			+		47,375		41,750														
										4314 CROW VALLEY DR MISSOURI CITY TX 77459										TAXING UNITS					MARKET VALUE			=		47,375		41,750																	
															GWH 100.00 RD1 100.00 ED1 100.00										SPECIAL USE EXCL			-		0		0																	
WDCB 100.00 JRC 100.00 ED3 100.00					APPAISED VALUE			=							47,375		41,750																																
SWH 100.00					HS CAP LIMIT			-							0		0																																
					CB CAP LIMIT			-							0		0																																
NET APPRAISED					=		47,375		41,750																																								
GENERAL										REMARKS										SKETCH																													
UTILITIES: TOPOGRAPHY: LEVEL ROAD ACCESS: LAST INSP COMP DT: NEXT INSP. DT: NEXT REASON: REASON NOTES:										ZONING: TAGS: 2023-Notice- LAST APPR. DT: 2024-02-21										Appraiser Doug Konesheck 2024-02-21 Legacy										CHANGE OF MAILING ADDRESS PER RETURNED MAIL, SEE OWNER/EVENTS 2023 : 11 ACCOUNTS ON THE MAP IN 28130- NO PARTITION AVAILABLE- PARTS OF SAME BIG TRACT 2022 : 11 ACCOUNTS ON THE MAP IN 28130- NO PARTITION AVAILABLE- PARTS OF SAME BIG TRACT 2021 : 11 ACCOUNTS ON THE MAP IN 28130- NO PARTITION AVAILABLE- PARTS OF SAME BIG TRACT																			
BUILDING PERMITS										PICTURE																																							
B# ISSUE DT PERM # TYPE ACTIVE EST VAL APPR BUILDER COMMENT																																																	
INCOME APPROACH DATA																																																	
GBA: 0 UNITS: 0 NRA: 0 RENT: 0																																																	
APPEAL HISTORY																																																	
YEAR APPEAL ID TYPE STATUS PROTESTER FINL DATE																																																	
SALES HISTORY					DEED HISTORY																																												
DATE TYPE QUAL SRC PRICE BUYER					DATE TYPE BOOK/PG INST # BUYER SELLER																																												
IMPROVEMENT VALUATION																				IMPROVEMENT DETAIL ADJ			IMPROVEMENT FEATURES																										
#	TYPE	DESCRIPTION	MTHD	CLASS	AREA	UN	PRC	UNITS	STY	BUILT	YR	COND	VALUE	DEP	PHYS	ECON	FUNC	COMP	ADJ	VALUE	#	ADJ TYPE	ADJ AMT	ADJ %	DESC	CODE																							
1		UNASSIGNED	RES_1	N/A	0	0.00	1	0	0	0	0	0	0	100.00	100.00	100.00	100.00	100.00	1.00	0																													
		UNASSIGNED	STCD:		0	Area:	0		Homesite	N (0.00%)			0	AS Code:	100.00%	Market Area:	120.00%			0																													
LAND VALUATION										LAND ADJUSTMENTS					PRODUCTIVITY VALUATION																																		
L#	DESCRIPTION	TYPE	SOIL	CLS	TABLE	SC	HS	METH	DIM	UNIT	PRC	ADJ	M ADJ	VAL	SRC	MKT VAL	SEQ	ADJ TYPE	ADJ AMT	ADJ %	AG	USE	TABLE	UNIT	AG VALUE																								
1	NON-HS LAND	NHS	0		3D	C1	No	AC	1.2500	ac	33400.00	1.000			A	41,750					No		0	0.00	0																								
									AS Code:	100.00%	Market Area:	100.00%				41,750									0																								

Page 11of 22

Effective Date of Appraisal: January 1

Date Printed: July 31, 2025 15:05

Printed By: JB



2025-FC-P-28126

Property ID: 28126

Powered By: <True Prodigy>

PROPERTY ID AND LEGAL DESCRIPTION		OWNER ID, NAME, AND ADDRESS		OWNER ID / %	EXEMPTIONS	VALUES		2024	2025								
502947918 FM 960, CRESCENT A20037 ABST.37 TRACT 32A-2 TYPE: RDBA: GEO ID: 20037-000-033-20 Ref ID1: R050294 Ref ID2: SUBTYPE: RES LEGAL ACREAGE: 0.4090 ac PROP USE:AS CODE: A20037 MKT AREA: R-WC SUB MKT: R-WC APPR VAL METHOD: cost-local MAP ID: 2D-7 MAPSCO: 2D TIF: EFF SIZE: AGENT: EFF DATE: EXP DATE:		ZAVALA NORMA L & GARCIA BENITA		3536842 100.00000		IMPROVEMENTS		23,501	23,488								
		7918 FM 960 RD WHARTON TX 77488		TAXING UNITS		LAND MARKET		+	12,475	14,724							
				GWH100.00HD100.00RD1100.00 ED1100.00WDCB100.00JRC100.00 SEL100.00ED3100.00		MARKET VALUE		=	35,976	38,212							
						SPECIAL USE EXCL		-	0	0							
					APPAISED VALUE		=	35,976	38,212								
					HS CAP LIMIT		-	0	0								
					CB CAP LIMIT		-	0	0								
					NET APPRAISED		=	35,976	38,212								
GENERAL				REMARKS		SKETCH											
UTILITIES: TOPOGRAPHY: LEVEL ROAD ACCESS: PAVED LAST INSP COMP DT: NEXT INSP. DT: NEXT REASON: REASON NOTES:				ZONING: TAGS: 2023-Notice- LAST APPR. DT: 2022-07-26		Appraiser Bryan Mann 2022-07-26				Cert HS Removal returned mail*unclaimed-filed in folder UDI ACCOUNT : R050294 2023 : 09/01/2022- MAILED CERT REMOVAL/ DENIAL FOR EXEMPTION(S) 2023 : LARGE HOLE IN ROOF 2022 : LARGE HOLE IN ROOF 2021 : LARGE HOLE IN ROOF							
BUILDING PERMITS				PICTURE													
B# ISSUE DT PERM # TYPE ACTIVE EST VAL APPR BUILDER COMMENT																	
INCOME APPROACH DATA																	
GBA: 0 UNITS: 0 NRA: 0 RENT: 0																	
APPEAL HISTORY																	
YEAR APPEAL ID TYPE STATUS PROTESTER FINL DATE																	
SALES HISTORY				DEED HISTORY													
DATE TYPE QUAL SRC PRICE BUYER				DATE TYPE BOOK/PG INST # BUYER SELLER													
				2007-10-03 AC 716/948 R050294													

IMPROVEMENT VALUATION																				IMPROVEMENT DETAIL ADJ			IMPROVEMENT FEATURES				
#	TYPE	DESCRIPTION	MTHD	CLASS	AREA	UN	PRC	UNITS	STY	BUILT	YR	COND	VALUE	DEP	PHYS	ECON	FUNC	COMP	ADJ	VALUE		#	ADJ TYPE	ADJ AMT	ADJ %	DESC	CODE
	R-MA	RESIDENCE	RES_1	FF1	1,200		64.70	1	0	1948	1948		77,640	100.00	25.00%	100.00	100.00	100.00	0.25	19,410							
	OP	OPEN PORCH	RES_1	FF1	48		12.94	1	0	1948	1948		621	100.00	25.00%	100.00	100.00	100.00	0.25	155							
	SHED-	SH-TIN NO FLOOR	RES_1	FF1	648		3.47	1	0	0	0		2,249	100.00	30.00%	100.00	100.00	100.00	0.30	675							
	CP-F	CARPORT -FAIR	RES_1	FF1	420		5.11	1	0	0	0		2,146	100.00	35.00%	100.00	100.00	100.00	0.35	751							
	STG-F	ST-FR OR VR -	RES_1	FF1	36		5.37	1	0	0	0		193	100.00	100.00	100.00	100.00	100.00	1.00	193							
	PR-F	PATIO ROOF FAIR	RES_1	FF1	32		5.11	1	0	0	0		164	100.00	25.00%	100.00	100.00	100.00	0.25	41							
	STG-T1	ST-TIN W/FLOOR	RES_1	FF1	72		5.93	1	0	0	0		427	100.00	30.00%	100.00	100.00	100.00	0.30	128							
1		RESIDENTIAL	STCD:	A1	2,456		Area:	1,200		Homesite	Y (100.00%)		83,440	AS Code:	100.00%	Market Area:	110.00%			23,488							
LAND VALUATION																LAND ADJUSTMENTS				PRODUCTIVITY VALUATION							
L#	DESCRIPTION		TYPE	SOIL	CLS	TABLE	SC	HS	METH	DIM	UNIT	PRC	ADJ	M ADJ	VAL SRC	MKT VAL	SEQ	ADJ TYPE	ADJ AMT	ADJ %	AG	USE	TABLE	UNIT	AG VALUE		
1	HOMESITE LAND		HS	0		2D	A1	Yes	AC	0.4090	ac	36000.00	1.000		A	14,724					No		0	0.00	0		

PROPERTY ID AND LEGAL DESCRIPTION				OWNER ID, NAME, AND ADDRESS		OWNER ID / %	EXEMPTIONS		VALUES	2024	2025	
17533	7814 HABERMACHER, HUNGERFORD			JARMON ED		3511007			IMPROVEMENTS	0	0	
						100.00000			LAND MARKET	+	10,500	10,500
				102 BAXTER AVE SAN ANTONIO TX 78220			TAXING UNITS		MARKET VALUE	=	10,500	10,500
							GWH 100.00 RD1 100.00 ED1 100.00		SPECIAL USE EXCL	-	0	0
							WDCB 100.00 JRC 100.00 ED3 100.00		APPRAISED VALUE	=	10,500	10,500
HUNGERFORD BLOCK 3 LOT 9									HS CAP LIMIT	-	0	0
TYPE: R DBA:									CB CAP LIMIT	-	0	0
GEO ID: 10652-003-009-00				PROP USE:		MAP ID: 3D-11			NET APPRAISED	=	10,500	10,500
Ref ID1: R017533				AS CODE: S10652		MAPSCO: 3D						
Ref ID2:				MKT AREA: HF		TIF:						
SUBTYPE: RES				SUB MKT: HF		EFF SIZE:						
LEGAL ACREAGE: 0.1607 ac				APPR VAL METHOD: cost-local		AGENT:						
				EFF DATE:		EXP DATE:						

GENERAL				REMARKS	SKETCH
UTILITIES:	ZONING:	Appraiser	Derik Staude 2023-12-28	2021 : CHANGED MAILING ADDRESS PER POST CARD MAILING	
TOPOGRAPHY: LEVEL	TAGS: 2023-Notice-	Legacy			
ROAD ACCESS: PAVED	LAST APPR. DT: 2023-12-28				
LAST INSP COMP DT:					
NEXT INSP. DT:					
NEXT REASON:					
REASON NOTES:					

BUILDING PERMITS								PICTURE	
B#	ISSUE DT	PERM #	TYPE	ACTIVE	EST VAL	APPR	BUILDER	COMMENT	
INCOME APPROACH DATA									
GBA: 0		UNITS: 0							
NRA: 0		RENT: 0							
APPEAL HISTORY									
YEAR	APPEAL ID	TYPE	STATUS		PROTESTER		FINL DATE		

SALES HISTORY						DEED HISTORY					
DATE	TYPE	QUAL	SRC	PRICE	BUYER	DATE	TYPE	BOOK/PG	INST #	BUYER	SELLER

IMPROVEMENT VALUATION																				IMPROVEMENT DETAIL ADJ			IMPROVEMENT FEATURES				
#	TYPE	DESCRIPTION	MTHD	CLASS	AREA	UN	PRC	UNITS	STY	BUILT	YR	COND	VALUE	DEP	PHYS	ECON	FUNC	COMP	ADJ	VALUE		#	ADJ TYPE	ADJ AMT	ADJ %	DESC	CODE
1		UNASSIGNED	RES_1	N/A	0	0.00	1	0	0	0	0		0	100.00	100.00	100.00	100.00	100.00	1.00	0							
		UNASSIGNED	STCD:		0	Area:	0		Homesite	N (0.00%)			0	AS Code:	100.00%	Market Area:		100.00%		0							

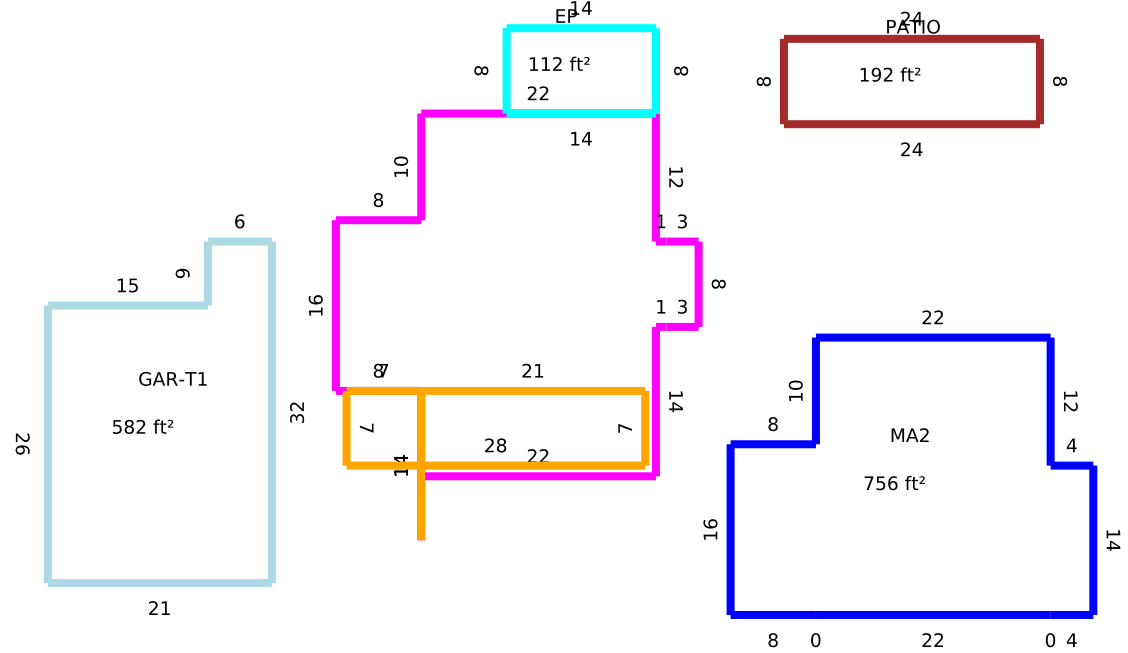
LAND VALUATION																LAND ADJUSTMENTS					PRODUCTIVITY VALUATION				
L#	DESCRIPTION	TYPE	SOIL	CLS	TABLE	SC	HS	METH	DIM	UNIT	PRC	ADJ	M ADJ	VAL SRC	MKT VAL	SEQ	ADJ TYPE	ADJ AMT	ADJ %	AG	USE	TABLE	UNIT	AG VALUE	
1	NON-HS LAND	NHS	1		3D-HF	C1	No	SF	7000.00	sf	1.50	1.000		A	10,500					No		0	0.00	0	
								AS Code:	100.00%		Market Area:	100.00%			10,500									0	



PROPERTY ID AND LEGAL DESCRIPTION	OWNER ID, NAME, AND ADDRESS		OWNER ID / %	EXEMPTIONS		VALUES		2024	2025	
11701511 TEXAS AVE, BOLING BOLING OIL CITY BLOCK 21 LOT 9,10 TYPE: RDBA: GEO ID: 10096-021-010-00 Ref ID1: R011701 Ref ID2: SUBTYPE: RES LEGAL ACREAGE: 0.2296 ac PROP USE: AS CODE: S10096 MAP ID: B-2 MKT AREA: Boling 1 SUB MKT: B-TS APPR VAL METHOD: cost-local MAPSCO: B TIF: EFF SIZE: AGENT: EFF DATE: EXP DATE:	GARZA CHRISTOPHER LEE		3506035	HS		IMPROVEMENTS		41,200	23,434	
	511 TEXAS AVE BOLING TX 77420		100.00000			LAND MARKET		+	17,105	17,105
				TAXING UNITS		MARKET VALUE		=	58,305	40,539
				GWH100.00SBO100.00RD1100.00ED1100.00WDCB100.00JRC100.00WDB100.00ED3100.00		SPECIAL USE EXCL		-	0	0
						APPAISED VALUE		=	58,305	40,539
						HS CAP LIMIT		-	0	0
						CB CAP LIMIT		-	0	0
						NET APPRAISED		=	58,305	40,539
GENERAL	REMARKS		SKETCH							
UTILITIES: TOPOGRAPHY: LEVEL ROAD ACCESS: PAVED LAST INSP COMP DT: NEXT INSP. DT: NEXT REASON: REASON NOTES:	ZONING: TAGS: 2023-Notice- LAST APPR. DT: 2024-09-09		Appraiser Derik Staude 2024-09-09 Legacy		2025: house unlivable					
BUILDING PERMITS			PICTURE							
B# ISSUE DT PERM # TYPE ACTIVE EST VAL APPR BUILDER COMMENT										
INCOME APPROACH DATA										
GBA: 0 UNITS: 0 NRA: 0 RENT: 0										
APPEAL HISTORY			DEED HISTORY							
YEAR APPEAL ID TYPE STATUS PROTESTER FINL DATE			DATE TYPE BOOK/PG INST # BUYER SELLER							
SALES HISTORY			DEED HISTORY							
DATE TYPE QUAL SRC PRICE BUYER			DATE TYPE BOOK/PG INST # BUYER SELLER							

IMPROVEMENT VALUATION																				IMPROVEMENT DETAIL ADJ			IMPROVEMENT FEATURES				
#	TYPE	DESCRIPTION	MTHD	CLASS	AREA	UN	PRC	UNITS	STY	BUILT	YR	COND	VALUE	DEP	PHYS	ECON	FUNC	COMP	ADJ	VALUE		#	ADJ TYPE	ADJ AMT	ADJ %	DESC	CODE
	R-MA	RESIDENCE	RES_1	FF1	1,232		63.43	1	0	1920	1940		78,146	100.00	25.00%	100.00	100.00	100.00	0.25	19,537							
	EP	ENCLOSED	RES_1	FF1	112		31.71	1	0	1920	1940		3,552	100.00	25.00%	100.00	100.00	100.00	0.25	888							
	OP	OPEN PORCH	RES_1	FF1	24		12.69	1	0	1920	1940		305	100.00	25.00%	100.00	100.00	100.00	0.25	76							
	GAR-W	GARAGE-WOOD	RES_1	FF1	400		12.98	1	0	1920	1940		5,192	100.00	15.00%	100.00	100.00	100.00	0.15	779							
	STG-L	ST-FR OR VR -	RES_1	FF1	35		4.57	1	0	1920	1940		160	100.00	15.00%	100.00	100.00	100.00	0.15	24							
1		RESIDENTIAL	STCD:	A1	1,803		Area:	1,232		Homesite	Y (100.00%)		87,355	AS Code:	100.00%	Market Area:	110.00%			23,434							
LAND VALUATION																		LAND ADJUSTMENTS				PRODUCTIVITY VALUATION					
L#	DESCRIPTION		TYPE	SOIL	CLS	TABLE	SC	HS	METH	DIM	UNIT	PRC	ADJ	M ADJ	VAL	SRC	MKT VAL	SEQ	ADJ TYPE	ADJ AMT	ADJ %	AG	USE	TABLE	UNIT	AG VALUE	
1	HOMESITE LAND		HS	1		B-TS	A1	Yes	SF	10000.00	sf	1.71	1.000			A	17,105					No		0	0.00	0	

PROPERTY ID AND LEGAL DESCRIPTION		OWNER ID, NAME, AND ADDRESS		OWNER ID / %	EXEMPTIONS	VALUES		2024	2025		
23871310 LINCOLN, EL CAMPO SOUTH EL CAMPO BLOCK 21 LOT 11-12 TYPE: R DBA: GEO ID: 11220-021-120-00 Ref ID1: R023871 Ref ID2: SUBTYPE: RES LEGAL ACREAGE: 0.3214 ac		WHARTON COUNTY OF TRUSTEE		3711415	100.00000	EX	IMPROVEMENTS		131,869	137,052	
							LAND MARKET		+	26,392	26,392
							MARKET VALUE		=	158,261	163,444
							SPECIAL USE EXCL		-	0	0
							APPRAISED VALUE		=	158,261	163,444
							HS CAP LIMIT		-	0	0
							CB CAP LIMIT		-	0	0
							NET APPRAISED		=	158,261	163,444
GENERAL				REMARKS		SKETCH					
UTILITIES: TOPOGRAPHY: LEVEL ROAD ACCESS: PAVED LAST INSP COMP DT: NEXT INSP. DT: NEXT REASON: REASON NOTES:				ZONING: TAGS: 2023-Notice- LAST APPR. DT: 2021-11-12		Appraiser BC 2021-11-12		2023 : COMBINE LOT 11 HERE FOR 2016- ALL UNDER TAX DEFERRAL- IS UNDER YARD FENCE AND IS THE DECK. 2022 : 1/18/22- MAILED CERT RFI/ DENIAL/ REMOVAL FOR EXEMPTION(S) SCANNED TO MEDIA 2022 : MANZANO- TD END DATE 11/21/21 2022 : HS/OA/TD WERE REMOVED FOR 2022. PER APPR INSPECTION OWNER LIVES AT 472 CANDY.			
BUILDING PERMITS				PICTURE							
B# ISSUE DT PERM # TYPE ACTIVE EST VAL APPR BUILDER COMMENT											
INCOME APPROACH DATA											
GBA: 0 UNITS: 0 NRA: 0 RENT: 0											
APPEAL HISTORY											
YEAR APPEAL ID TYPE STATUS PROTESTER FINL DATE											
SALES HISTORY				DEED HISTORY							
DATE TYPE QUAL SRC PRICE BUYER				DATE TYPE BOOK/PG INST # BUYER SELLER							
				2023-03-07 S 1301/765- 2023-00001518 WHARTON MANZANO							



IMPROVEMENT VALUATION																				IMPROVEMENT DETAIL ADJ			IMPROVEMENT FEATURES			
#	TYPE	DESCRIPTION	MTHD	CLASS	AREA	UN	PRC	UNITS	STY	BUILT	YR	COND	VALUE	DEP	PHYS	ECON	FUNC	COMP	ADJ	VALUE	#	ADJ TYPE	ADJ AMT	ADJ %	DESC	CODE
	R-MA	RESIDENCE	RES_1	FA1	1,055		96.66	1	0	1905	1966		101,976	100.00	60.00%	100.00	100.00	100.00	0.60	61,186						
	OP	OPEN PORCH	RES_1	FA1	294		19.33	1	0	1905	1966		5,683	100.00	60.00%	100.00	100.00	100.00	0.60	3,410						
	EP	ENCLOSED	RES_1	FA1	112		48.33	1	0	1905	1966		5,413	100.00	60.00%	100.00	100.00	100.00	0.60	3,248						
	MA2	2ND FLOOR	RES_1	FA1	1,064		89.89	1	0	1905	1966		95,643	100.00	60.00%	100.00	100.00	100.00	0.60	57,386						
	GAR-T1	GARAGE -TIN	RES_1	FA1	750		10.99	1	0	0	0		8,243	100.00	30.00%	100.00	100.00	100.00	0.30	2,473						
	PATIO	PATIO-NO ROOF	RES_1	FA1	192		3.33	1	0	0	0		639	100.00	60.00%	100.00	100.00	100.00	0.60	383						
1		RESIDENTIAL	STCD:	A1	3,467		Area:	2,119		Homesite	Y (100.00%)		217,597	AS Code:	100.00%	Market Area:	107.00%			137,052						
LAND VALUATION																		LAND ADJUSTMENTS				PRODUCTIVITY VALUATION				
L#	DESCRIPTION		TYPE	SOIL	CLS	TABLE	SC	HS	METH	DIM		UNIT	PRC	ADJ	M ADJ	VAL SRC	MKT VAL	SEQ	ADJ TYPE	ADJ AMT	ADJ %	AG	USE	TABLE	UNIT	AG VALUE
1	HOMESITE LAND		HS	0		EC-SO	A1	Yes	SF	7000.09	sf	1.89	1.000			A	13,196					No		0	0.00	0
2	HOMESITE LAND		HS	0		EC-SO	A1	Yes	SF	7000.00	sf	1.89	1.000			A	13,196					No		0	0.00	0
AS Code: 100.00% Market Area: 100.00%																		26,392								

PROPERTY ID AND LEGAL DESCRIPTION		OWNER ID, NAME, AND ADDRESS		OWNER ID / %	EXEMPTIONS	VALUES		2024	2025		
15946312 GREELY, EL CAMPO HARLEM LOT 33 TYPE: RDBA: GEO ID: 10550-000-330-00 Ref ID1: R015946 Ref ID2: SUBTYPE: RES LEGAL ACREAGE: 0.0790 ac PROP USE:AS CODE: S10550MAP ID: C28 MKT AREA: El Campo 1MAPSCO: C SUB MKT: EC-SO-WTIF: APPR VAL METHOD: cost-local		MARSHALL LEVAN EST		3509613	TAXING UNITS GWH100.00HD100.00RD1100.00 ED1100.00WDCB100.00JRC100.00 CEL100.00SEL100.00ED4100.00	IMPROVEMENTS		36,319	37,872		
		PO BOX 1491 PLACEDO TX 77977		100.00000		LAND MARKET		+	9,460	11,180	
		AGENT:				MARKET VALUE		=	45,779	49,052	
		EFF DATE:		EXP DATE:		SPECIAL USE EXCL		-	0	0	
GENERAL		REMARKS			SKETCH						
UTILITIES: TOPOGRAPHY: LEVEL ROAD ACCESS: GRAVEL LAST INSP COMP DT: NEXT INSP. DT: NEXT REASON: REASON NOTES:		ZONING: TAGS: 2023-Notice- LAST APPR. DT: 2021-11-05		Appraiser BC 2021-11-05	2021 : PER COUNTY INDEX, LEVAN DECEASED 12/11/2019. 2019 : MAILED 2019 HS/OA APP & LETTER 2019 : RESET EX FOR 19. PER ADDRESS CHANGE.						
BUILDING PERMITS			PICTURE								
B# ISSUE DT PERM # TYPE ACTIVE EST VAL APPR BUILDER COMMENT											
INCOME APPROACH DATA											
GBA: 0 UNITS: 0 NRA: 0 RENT: 0											
APPEAL HISTORY											
YEAR APPEAL ID TYPE STATUS PROTESTER FINL DATE											
SALES HISTORY			DEED HISTORY								
DATE TYPE QUAL SRC PRICE BUYER			DATE TYPE BOOK/PG INST # BUYER SELLER								

IMPROVEMENT VALUATION																				IMPROVEMENT DETAIL ADJ			IMPROVEMENT FEATURES			
#	TYPE	DESCRIPTION	MTHD	CLASS	AREA	UN	PRC	UNITS	STY	BUILT	YR	COND	VALUE	DEP	PHYS	ECON	FUNC	COMP	ADJ	VALUE	#	ADJ TYPE	ADJ AMT	ADJ %	DESC	CODE
	R-MA	RESIDENCE	RES_1	FF1	1,240	63.43		1	0	1940	1940		78,653	100.00	45.00%	100.00	100.00	100.00	0.45	35,394						
1		RESIDENTIAL	STCD:	A1	1,240	Area:		1,240	Homesite			Y (100.00%)	78,653	AS Code:	100.00%	Market Area:		107.00%		37,872						

PROPERTY ID AND LEGAL DESCRIPTION		OWNER ID, NAME, AND ADDRESS		OWNER ID / %		EXEMPTIONS		VALUES		2024		2025							
22993601 BELL, WHARTON ROSEMONT BLOCK B LOT 1 TYPE: RDBA: GEO ID: 11125-002-001-00 Ref ID1: R022993 Ref ID2: SUBTYPE: RES LEGAL ACREAGE: 0.1281 ac PROP USE:AS CODE: S11125MAP ID: W08 MKT AREA: Wharton 2TIF: SUB MKT: WH-SW APPR VAL METHOD: cost-local		BIONDO JOE		3515526				IMPROVEMENTS		37,457		38,206							
		601 BELL WHARTON TX 77488		100.00000				LAND MARKET		+		11,164		11,331					
								MARKET VALUE		=		48,621		49,537					
								SPECIAL USE EXCL		-		0		0					
								APPAISED VALUE		=		48,621		49,537					
								HS CAP LIMIT		-		0		0					
								CB CAP LIMIT		-		0		0					
								NET APPRAISED		=		48,621		49,537					
GENERAL				REMARKS				SKETCH											
UTILITIES: TOPOGRAPHY: LEVEL ROAD ACCESS: PAVED LAST INSP COMP DT: NEXT INSP. DT: NEXT REASON: REASON NOTES:				ZONING: TAGS: 2023-Notice- LAST APPR. DT: 2023-09-12				Appraiser Irene Klein 2023-09-12				2020 : RETURNED MAIL- 2020 SITUS HS APP FILED IN FOLDER 2019 : 2019 NOTICE RETURNED (NOT DELIVERABLE/VACANT/UNABLE TO FOWARD/REFUSED/NO MAIL RECEPTACLE) FILED IN MEDIA ROOM 2019 : W20/R0 -NO REPAIRS YET 2018 : RETURNED MAIL. (HSREMOVAL) PER POST							
BUILDING PERMITS								PICTURE											
B# ISSUE DT PERM # TYPE ACTIVE EST VAL APPR BUILDER COMMENT																			
INCOME APPROACH DATA																			
GBA: 0 UNITS: 0 NRA: 0 RENT: 0																			
APPEAL HISTORY																			
YEAR APPEAL ID TYPE STATUS PROTESTER FINL DATE																			
SALES HISTORY						DEED HISTORY													
DATE TYPE QUAL SRC PRICE BUYER						DATE TYPE BOOK/PG INST # BUYER SELLER													

IMPROVEMENT VALUATION																				IMPROVEMENT DETAIL ADJ			IMPROVEMENT FEATURES				
#	TYPE	DESCRIPTION	MTHD	CLASS	AREA	UN	PRC	UNITS	STY	BUILT	YR	COND	VALUE	DEP	PHYS	ECON	FUNC	COMP	ADJ	VALUE		#	ADJ TYPE	ADJ AMT	ADJ %	DESC	CODE
	R-MA	RESIDENCE	RES_1	FF1	768		67.32	1	0	1950	1960		51,702	100.00	60.00%	100.00	100.00	100.00	0.60	31,021							
	OP	OPEN PORCH	RES_1	FF1	44		13.46	1	0	1950	1960		592	100.00	60.00%	100.00	100.00	100.00	0.60	355							
	STG-P1	PREFAB	RES_1	FF1	80		12.97	1	0	0	0		1,038	100.00	40.00%	100.00	100.00	100.00	0.40	415							
	SHED-	SH-TIN NO FLOOR	RES_1	FF1	54		3.47	1	0	0	0		187	100.00	25.00%	100.00	100.00	100.00	0.25	47							
1		RESIDENTIAL	STCD:	A1	946		Area:	768		Homesite	Y (100.00%)		53,519	AS Code:	100.00%	Market Area:	120.00%			38,206							
LAND VALUATION																LAND ADJUSTMENTS				PRODUCTIVITY VALUATION							
L#	DESCRIPTION		TYPE	SOIL	CLS	TABLE	SC	HS	METH	DIM	UNIT	PRC	ADJ	M ADJ	VAL SRC	MKT VAL	SEQ	ADJ TYPE	ADJ AMT	ADJ %	AG	USE	TABLE	UNIT	AG VALUE		
1	HOMESITE LAND		HS	1		WH-SW	A1	Yes	SF	5582.00	sf	2.03	1.000		A	11,331					No		0	0.00	0		

Wharton Central Appraisal District

PROPERTY FIELD REVIEW CARD 2025-0-0

Valuation Method: cost-local

July 31, 2025

PROPERTY ID AND LEGAL DESCRIPTION										OWNER ID, NAME, AND ADDRESS					OWNER ID / %		EXEMPTIONS					VALUES			2024	2025						
336860 FM 2614, ELM GROVE A20054 ABST.54 TRACT 81B-4 TYPE: R DBA: GEO ID: 20054-000-293-03 Ref ID1: R033686 Ref ID2: SUBTYPE: RES LEGAL ACREAGE: 0.2060 ac PROP USE: AS CODE: A20054 MKT AREA: R-NE SUB MKT: R-NE APPR VAL METHOD: cost-local MAP ID: 2B-10 MAPSCO: 2B TIF: EFF SIZE:										HERNANDEZ VICTORIA					3688991 100.00000		2704 BENCHMARK EL CAMPO TX 77437					TAXING UNITS GWH100.00RD1100.00ED1100.00 WDCB100.00JRC100.00SEB100.00 ED3100.00					IMPROVEMENTS			0	0	
																											LAND MARKET			+	5,305	5,305
																											MARKET VALUE			=	5,305	5,305
																											SPECIAL USE EXCL			-	0	0
APPAISED VALUE			=	5,305	5,305																											
HS CAP LIMIT			-	0	0																											
CB CAP LIMIT			-	913	35																											
NET APPRAISED			=	4,392	5,270																											
GENERAL										REMARKS					SKETCH																	
UTILITIES: TOPOGRAPHY: LEVEL ROAD ACCESS: PAVED LAST INSP COMP DT: NEXT INSP. DT: NEXT REASON: REASON NOTES:										ZONING: TAGS: 2023-Notice- LAST APPR. DT: 2024-02-20					Appraiser Xavier Moreno 2024-02-20 Legacy					2021 : W50/R0 -APPEARS NO REPAIRS 2020 : RECK 2020 FOR FLOOD REPAIRS 2020 : W50/R0 -APPEARS NO REPAIRS 2019 : RECK 2020 FOR FLOOD REPAIRS 2019 : W50/R0 -APPEARS NO REPAIRS 2018 : W50/R0 -APPEARS NO REPAIRS 2018 : INSPECTED DUE TO 8/26/2017 FLOOD 2014 : WD BELONGS HERE FROM R057983 PER LAVETA												
BUILDING PERMITS										PICTURE																						
B# ISSUE DT PERM # TYPE ACTIVE EST VAL APPR BUILDER COMMENT																																
INCOME APPROACH DATA																																
GBA: 0 UNITS: 0 NRA: 0 RENT: 0																																
APPEAL HISTORY																																
YEAR APPEAL ID TYPE STATUS PROTESTER FINL DATE																																
SALES HISTORY					DEED HISTORY																											
DATE TYPE QUAL SRC PRICE BUYER					DATE TYPE BOOK/PG INST # BUYER SELLER																											
					2017-06-19 S 1063/14 R033686																											
IMPROVEMENT VALUATION																				IMPROVEMENT DETAIL ADJ			IMPROVEMENT FEATURES									
#	TYPE	DESCRIPTION	MTHD	CLASS	AREA	UN	PRC	UNITS	STY	BUILT	YR	COND	VALUE	DEP	PHYS	ECON	FUNC	COMP	ADJ	VALUE	#	ADJ TYPE	ADJ AMT	ADJ %	DESC	CODE						
1		UNASSIGNED	RES_1	N/A	0	0.00	1	0	0	0	0	0	0	100.00	100.00	100.00	100.00	100.00	1.00	0												
		STCD:			0	Area:	0		Homesite	N (0.00%)			0	AS Code:	100.00%	Market Area:	120.00%			0												
LAND VALUATION															LAND ADJUSTMENTS					PRODUCTIVITY VALUATION												
L#	DESCRIPTION		TYPE	SOIL	CLS	TABLE	SC	HS	METH	DIM	UNIT	PRC	ADJ	M ADJ	VAL	SRC	MKT VAL	SEQ	ADJ TYPE	ADJ AMT	ADJ %	AG	USE	TABLE	UNIT	AG VALUE						
1	NON-HS LAND		NHS	0		2B	C1	No	AC	0.2060	ac	25750.00	1.000			A	5,305					No		0	0.00	0						
									AS Code:	100.00%		Market Area:	100.00%				5,305									0						

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Effective Date of Appraisal: January 1

Date Printed: July 31, 2025 15:06

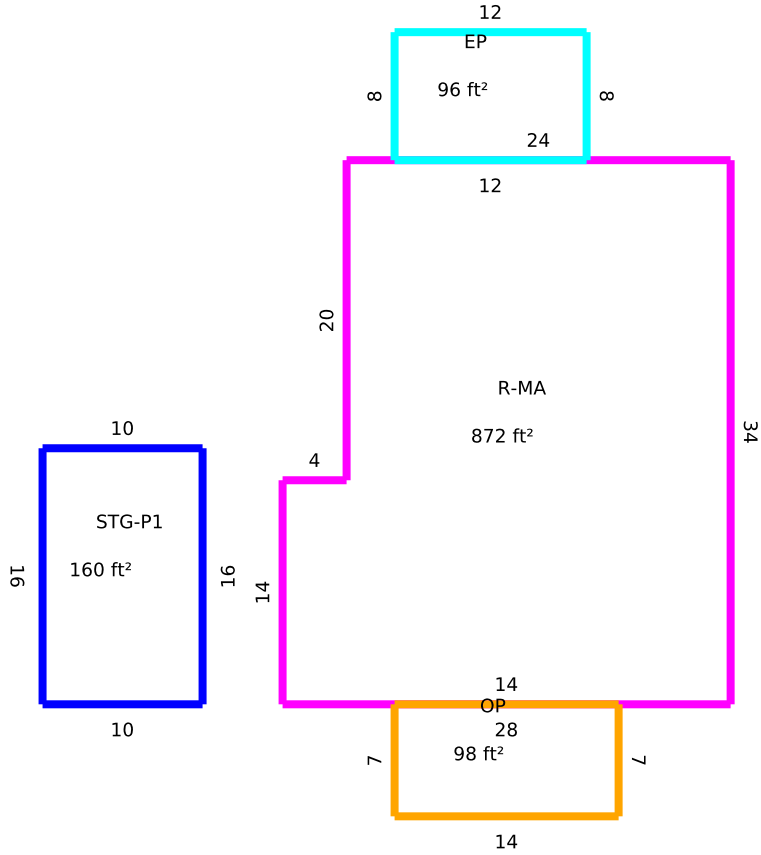
Printed By: JB

Property ID: 33686

Powered By: <True Prodigy>

Tract 18

PROPERTY ID AND LEGAL DESCRIPTION		OWNER ID, NAME, AND ADDRESS		OWNER ID / %	EXEMPTIONS	VALUES		2024	2025	
13007307 ELEANOR, EL CAMPO CORRELL LOT 34,35 TYPE: RDBA: GEO ID: 10275-000-034-00 Ref ID1: R013007 Ref ID2: SUBTYPE: RES LEGAL ACREAGE: 0.2634 ac PROP USE: AS CODE: S10275 MAP ID: C31 MKT AREA: El Campo 1 SUB MKT: EC-SO-W APPR VAL METHOD: cost-local		JOHNSON LENA M EST		3684465	TAXING UNITS GWH100.00HD100.00RD1100.00ED1100.00WDCB100.00JRC100.00CEL100.00SEL100.00ED4100.00	IMPROVEMENTS		20,315	21,017	
		201 RIPPLE DR EL CAMPO TX 77437		100.00000		LAND MARKET		+	17,213	21,229
		AGENT:				MARKET VALUE		=	37,528	42,246
		EFF DATE:		EXP DATE:		SPECIAL USE EXCL		-	0	0
GENERAL		REMARKS			SKETCH					
UTILITIES: TOPOGRAPHY: LEVEL ROAD ACCESS: PAVED LAST INSP COMP DT: NEXT INSP. DT: NEXT REASON: REASON NOTES:		ZONING: TAGS: 2023-Notice- LAST APPR. DT: 2022-02-08		Appraiser BC 2022-02-08	2023 POSTCARD MAILING RETURNED-NOT DELIVERABLE (Vacant) RETURNED MAIL, 2023 APPRAISED VALUE MAIL RETURNED AS :RETURN TO SENDER DECEASED 2023 : RFI/DENIAL/ REMOVAL FOR EXEMPTION(S)- 2ND NOTICE- RETURNED MAIL FILED IN FOLDER 2023 : 2022 POSTCARD MAILING RETURNED MAIL- VACANT-MARKED INVALID AND FILED IN FOLDER					
BUILDING PERMITS				PICTURE						
B# ISSUE DT PERM # TYPE ACTIVE EST VAL APPR BUILDER COMMENT										
INCOME APPROACH DATA										
GBA: 0 UNITS: 0 NRA: 0 RENT: 0										
APPEAL HISTORY										
YEAR APPEAL ID TYPE STATUS PROTESTER FINL DATE										
SALES HISTORY				DEED HISTORY						
DATE TYPE QUAL SRC PRICE BUYER				DATE TYPE BOOK/PG INST # BUYER SELLER						
				2016-07-06 G 1028/35 R013007						



IMPROVEMENT VALUATION																				IMPROVEMENT DETAIL ADJ			IMPROVEMENT FEATURES				
#	TYPE	DESCRIPTION	MTHD	CLASS	AREA	UN	PRC	UNITS	STY	BUILT	YR	COND	VALUE	DEP	PHYS	ECON	FUNC	COMP	ADJ	VALUE		#	ADJ TYPE	ADJ AMT	ADJ %	DESC	CODE
	R-MA	RESIDENCE	RES_1	FF1	872	66.00		1	0	1922	1950		57,552	100.00	30.00%	100.00	100.00	100.00	0.30	17,266							
	OP	OPEN PORCH	RES_1	FF1	98	13.20		1	0	1922	1950		1,294	100.00	30.00%	100.00	100.00	100.00	0.30	388							
	EP	ENCLOSED	RES_1	FF1	96	33.00		1	0	1922	1950		3,168	100.00	30.00%	100.00	100.00	100.00	0.30	950							
	STG-P1	PREFAB	RES_1	FF1	160	12.97		1	0	2009	2009		2,075	100.00	50.00%	100.00	100.00	100.00	0.50	1,038							
1		RESIDENTIAL	STCD:	A1	1,226	Area:		872		Homesite	Y (100.00%)		64,089	AS Code:	100.00%	Market Area:	107.00%			21,017							
LAND VALUATION																		LAND ADJUSTMENTS				PRODUCTIVITY VALUATION					
L#	DESCRIPTION		TYPE	SOIL	CLS	TABLE	SC	HS	METH	DIM	UNIT	PRC	ADJ	M ADJ	VAL	SRC	MKT VAL	SEQ	ADJ TYPE	ADJ AMT	ADJ %	AG	USE	TABLE	UNIT	AG VALUE	
1	HOMESITE LAND		HS	0		EC-SO-W	A1	Yes	SF	11475.00	sf	1.85	1.000			A	21,229					No		0	0.00	0	



PROPERTY ID AND LEGAL DESCRIPTION		OWNER ID, NAME, AND ADDRESS		OWNER ID / %	EXEMPTIONS		VALUES		2024	2025			
175767515 W BERNARD, HUNGERFORD HUNGERFORD BLOCK 9 LOT 2 TYPE: RDBA: GEO ID: 10652-009-002-00 Ref ID1: R017576 Ref ID2: SUBTYPE: RES LEGAL ACREAGE: 0.1607 ac PROP USE: AS CODE: S10652 MAP ID: 3D-11 MAPSCO: 3D MKT AREA: HF TIF: SUB MKT: HF EFF SIZE: APPR VAL METHOD: cost-local		Country Of Wharton		3716522			IMPROVEMENTS		69,354	69,264			
		100.00000		LAND MARKET			+	10,500	10,500				
		PO Box 189 Wharton TX 77488-0189		TAXING UNITS		MARKET VALUE		=	79,854	79,764			
		AGENT:		GWH100.00RD1100.00ED1100.00		SPECIAL USE EXCL		-	0	0			
EFF DATE:		WDCB100.00JRC100.00ED3100.00		APPRaised VALUE		=	79,854	79,764					
EXP DATE:		WDH100.00SWH100.00		HS CAP LIMIT		-	0	0					
				CB CAP LIMIT		-	0	0					
				NET APPRAISED		=	79,854	79,764					
GENERAL				REMARKS				SKETCH					
UTILITIES:				2021 : 2021 NOTICE OF VAL RETURNED- FILED IN									
ZONING:				2021 : 2020 TAX BILL WAS RETURNED TO TAX OFFICE AS									
TOPOGRAPHY: LEVEL				INVALID ADDRESS- ACCT WAS MARKED INVALID - NEED									
ROAD ACCESS: PAVED				CURRENT MAILING ADDRESS									
LAST INSP COMP DT:				2021 : RETURNED MAIL-BAD ADDRESS FILED IN MEDIA									
NEXT INSP. DT:				ROOM									
NEXT REASON:				2020 : 2020 NOTICE OF VALUE RETURNED FILED IN									
REASON NOTES:													
BUILDING PERMITS								PICTURE					
B#ISSUE DT													
PERM #TYPEACTIVEEST VALAPPRBUILDERCOMMENT													
INCOME APPROACH DATA													
GBA: 0UNITS: 0													
NRA: 0RENT: 0													
APPEAL HISTORY													
YEARAPPEAL IDTYPESTATUSPROTESTERFINL DATE													
SALES HISTORY					DEED HISTORY								
DATETYPEQUAL SRCPRICEBUYER					DATETYPEBOOK/PGINST #BUYERSELLER								
					2025-03-25 S1377/5622025-00001505Country OfSPEARS ALICE								
					2024-01-09 J1339/498-2024-00001500SPEARS ALICEWHARTON								
					2022-11-09 S1288/5992022-00007260WHARTONSPEARS ALICE								

IMPROVEMENT VALUATION																				IMPROVEMENT DETAIL ADJ			IMPROVEMENT FEATURES				
#	TYPE	DESCRIPTION	MTHD	CLASS	AREA	UN	PRC	UNITS	STY	BUILT	YR	COND	VALUE	DEP	PHYS	ECON	FUNC	COMP	ADJ	VALUE		#	ADJ TYPE	ADJ AMT	ADJ %	DESC	CODE
	R-MA	RESIDENCE	RES_1	FA1	1,720		96.66	1	0	1987	1945		166,255	100.00	30.00%	100.00	100.00	100.00	0.30	49,877							
	MA2	2ND FLOOR	RES_1	FA1	420		89.89	1	0	1987	1945		37,754	100.00	30.00%	100.00	100.00	100.00	0.30	11,326							
	OP	OPEN PORCH	RES_1	FA1	320		19.33	1	0	1987	1945		6,186	100.00	30.00%	100.00	100.00	100.00	0.30	1,856							
	PATIO	PATIO-NO ROOF	RES_1	FA1	480		3.33	1	0	1999	1999		1,598	100.00	30.00%	100.00	100.00	100.00	0.30	479							
	STG-F	ST-FR OR VR -	RES_1	FA1	42		5.37	1	0	0	0		226	100.00	55.00%	100.00	100.00	100.00	0.55	124							
	GAR	GARAGE	RES_1	FA1	552		33.83	1	0	0	0		18,674	100.00	30.00%	100.00	100.00	100.00	0.30	5,602							
1		RESIDENTIAL	STCD:	A1	3,534		Area:	2,140		Homesite	Y (100.00%)		230,693	AS Code:	100.00%	Market Area:	100.00%			69,264							
LAND VALUATION																LAND ADJUSTMENTS				PRODUCTIVITY VALUATION							
L#	DESCRIPTION		TYPE	SOIL	CLS	TABLE	SC	HS	METH	DIM		UNIT	PRC	ADJ	M ADJ	VAL SRC	MKT VAL	SEQ	ADJ TYPE	ADJ AMT	ADJ %	AG	USE	TABLE	UNIT	AG VALUE	
1	HOMESITE LAND		HS	1		3D-HF	A1	Yes	SF	7000.00	sf	1.50	1.000			A	10,500					No		0	0.00	0	

Wharton Central Appraisal District										PROPERTY FIELD REVIEW CARD 2025-0-0										Valuation Method: cost-local										July 31, 2025																																												
PROPERTY ID AND LEGAL DESCRIPTION															OWNER ID, NAME, AND ADDRESS										OWNER ID / %					EXEMPTIONS					VALUES					2024		2025																																
435800 FM 1300, A20638 ABST.638 TRACT 86,87,95 TYPE: R DBA: GEO ID: 20638-000-009-00 Ref ID1: R043580 Ref ID2: SUBTYPE: RES LEGAL ACREAGE: 15.0000 ac PROP USE: AS CODE: A20638 MKT AREA: R-NW SUB MKT: R-NW APPR VAL METHOD: cost-local MAP ID: 1A-5 MAPSCO: 1A TIF: EFF SIZE:															The County Of Wharton										3716521100.00000					EX					IMPROVEMENTS					0		0																																
																																			LAND MARKET					+		180,000		180,000																														
																														MARKET VALUE					=		180,000		180,000		SPECIAL USE EXCL					-		0		0																								
																														APPRAISED VALUE					=		180,000		180,000		HS CAP LIMIT					-		0		0																								
CB CAP LIMIT					-		0		0		NET APPRAISED					=		90,000		180,000																																																						
GENERAL															REMARKS															SKETCH																																												
UTILITIES: TOPOGRAPHY: ROAD ACCESS: LAST INSP COMP DT: NEXT INSP. DT: NEXT REASON: REASON NOTES:															ZONING: TAGS: INSPECT,2023- LAST APPR. DT: 2022-12-01															Appraiser Bobby Cadriel 2022-12-01															UDI ACCOUNT : R043580 2023 : LC#40160/NO 07 AG APP 2009 : LC#40160/NO 07 AG APP 2008 : LC#40160/NO 07 AG APP																													
BUILDING PERMITS										PICTURE																																																																
B# ISSUE DT PERM # TYPE ACTIVE EST VAL APPR BUILDER COMMENT																																																																										
INCOME APPROACH DATA																																																																										
GBA: 0 UNITS: 0 NRA: 0 RENT: 0																																																																										
APPEAL HISTORY																																																																										
YEAR APPEAL ID TYPE STATUS PROTESTER FINL DATE																																																																										
SALES HISTORY										DEED HISTORY																																																																
DATE TYPE QUAL SRC PRICE BUYER										DATE TYPE BOOK/PG INST # BUYER SELLER																																																																
										2025-03-25 S 1377/553 2025-00001501 The County Of JOHNSON																																																																
IMPROVEMENT VALUATION																				IMPROVEMENT DETAIL ADJ					IMPROVEMENT FEATURES																																																	
#	TYPE	DESCRIPTION	MTHD	CLASS	AREA	UN	PRC	UNITS	STY	BUILT	YR	COND	VALUE	DEP	PHYS	ECON	FUNC	COMP	ADJ	VALUE	#	ADJ TYPE	ADJ AMT	ADJ %	DESC	CODE																																																
1		UNASSIGNED	RES_1	N/A	0	0.00	1	0	0	0	0	0	0	100.00	100.00	100.00	100.00	100.00	1.00	0																																																						
		UNASSIGNED	STCD:		0	Area:	0		Homesite	N (0.00%)			0	AS Code:	100.00%	Market Area:	120.00%																																																									
LAND VALUATION															LAND ADJUSTMENTS					PRODUCTIVITY VALUATION																																																						
L#	DESCRIPTION	TYPE	SOIL	CLS	TABLE	SC	HS	METH	DIM	UNIT	PRC	ADJ	M ADJ	VAL SRC	MKT VAL	SEQ	ADJ TYPE	ADJ AMT	ADJ %	AG	USE	TABLE	UNIT	AG VALUE																																																		
1		D2	1		1A	C1	No	AC	15.0000	ac	12000.00	1.000		A	180,000					No		0	0.00	0																																																		
									AS Code:	100.00%	Market Area:	100.00%			180,000									0																																																		