

Commercial - Customer Full

MLS#: **13473093** **Active** **218 E Franklin** **Hillsboro** **76645** LP: **\$89,900**



Category:	Commercial	Type:	COM-Sale	Orig LP:	\$89,900
Area:	44/1			Low:	
Subdv:	McMullen			\$/Gr SqFt:	\$85.62
County:	Hill	Lake Name:			
Parcel ID:	134278	Plan Dvlpmnt:			
Lot: 2	Block: 2	Legal:			
Multi Prcl:	No	MUD Dst:	No	Unexempt Taxes:	
Building SqFt:	1,050 / Tax	Yr Built:	1984 / Preowned		
Gross SqFt:	1,050	Zoning:	commerc	#Units:	1
Lot SqFt:	8,556 / Tax	Multiple Zoning:	No	Stories:	1
Acres:	0.196	Lot Dimen:	62 x 138	Will Subdiv:	No

Business Name:		Min Lease Rate(SF/MO):		Max Lease Rate(SF/MO):	
Gross Income:	\$0	Leasable SqFt:	1,050	Average Monthly Lease:	
Net Income:	\$0	Leasable Spaces:		Spaces Leased:	
Annual Expenses:	\$0	Lease Expiration Date:		Occupancy Rate:	
Income/Expense Src:					

Building Use:	Office, Other	Alarm/Security Type:	Exterior Security Light(s)
Inclusions:	Furniture, Land & Improvements	Ceiling Height/Type:	8 to 10 Feet
Lot Size/Acreage:	Less Than .5 Acre (not Zero)	Flooring:	Carpet, Laminate
Topography:		Heating/Cooling:	Central Air-Elec, Central Air-Gas
Road Frontage Desc:	City, Curbs/Gutters	Green Features:	
Foundation:	Slab	Green Certification:	
Construction:	Brick	Tenant Pays:	Other
Roof:	Composition	Owner Pays:	
Walls:	Paneling	Tot Annual Exp Inc:	
Street/Utilities:	All Weather Road, Asphalt, City Sewer, City Water, Curbs, Overhead Utilities	Special Notes:	
Property Association:		Possession:	Negotiable
Parking/Garage:	Assigned Spaces, Common Lot, Open, Shared Carport		
Features:	Computer Ready, Security Lighting, Telephone		

Property Description: **Nice property with 1050 sq. feet of office space that has had the same owner since 1976. The brick building was built in 1984 and has a foyer, waiting area, 2 separate offices, walk in storage space, bathroom, and break room. Parking is available in the front as well as the rear of property. Great location and lots of visibility. Personal property is negotiable with sale.**
 Public Driving Directions: **From Courthouse in Hillsboro, turn east on E. Franklin Street. Property is on the right.**

List Office Name: **Jana Nors Real Estate** List Agent Name: **Jana Nors**

Prepared By: Jana Nors / Jana Nors Real Estate on 2016-11-07 09:10

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✓ LARRY WATSON ET AL TO C. P. C. A. ✓

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782287

BOUNDARY LINE AGREEMENT

THE STATE OF TEXAS

COUNTY OF HILL

I.

PARTIES. LARRY WATSON and wife, MARY JANE WATSON, herein called "WATSONS", and CORSICANA PRODUCTION CREDIT ASSOCIATION, an agricultural credit cooperative chartered under and by the Farm Credit Act of 1933, acting herein, by and through its undersigned officer, hereunto duly authorized to execute this agreement, herein called "CORSICANA PCA", are the parties to this agreement.

II.

SUBJECT AND PURPOSE OF AGREEMENT. This agreement establishes and determines the common boundary line between two adjoining tracts of land, one owned by WATSONS and the other by CORSICANA PCA, to eliminate the uncertainty about the location of the boundary line resulting from possibly conflicting and overlapping deed descriptions recorded in the Deed Records of Hill County, Texas.

III.

TRACTS AFFECTED.

- (1) WATSONS own a part of Lots Two (2) and Three (3) of the McMULLEN ADDITION to the City of Hillsboro, Hill County, Texas, described in a deed from J. R. Marshall, recorded in Volume 399, page 413, Hill County Deed Records.
- (2) The adjoining tract of land located West of the WATSON tract is owned by CORSICANA PCA, being a part of Lot Two (2), McMULLEN ADDITION to the City of Hillsboro, Texas, and being described in a deed dated March 16, 1976 from LEON W. ADERHOLD, Executor of the Will and Estate of JOHN W. HAIDEK, deceased, to CORSICANA PRODUCTION CREDIT ASSOCIATION recorded among the Hill County Deed Records.

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Further, to assist the parties hereto in establishing a common boundary line between their respective tracts it is agreed that the northeast corner of the WATSON property is now identified by a square metal shaft buried in the ground adjacent to the south side of the present cement sidewalk; that the northwest corner of CORSICANA PCA property is marked by a steel rod in the ground adjacent to and immediately west of a concrete curb located on the west side of the said property and said rod being adjacent to and immediately south of the present cement sidewalk; and the total combined width of both tracts is 124 feet and 9 inches.

IV.

AGREED BOUNDARY LINE. In consideration of the mutual benefits to be derived hereunder, it is agreed between the WATSONS and the CORSICANA PCA that the common boundary line separating their two tracts above described shall hereafter be established, located and determined as follows:

The northwest corner of the WATSON property and the northeast corner of the CORSICANA PCA property shall be at a point on the South side of East Franklin Street, 66 feet 3 inches west of the northeast corner of the WATSON property and 58 feet 6 inches East of the northwest corner of the CORSICANA PCA property; and from which point the common boundary shall run South and parallel to the East line of the WATSON property and west line of the CORSICANA PCA property to a point on the south line of said tract and henceforth the WATSON property shall have a width of 66 feet 3 inches and the CORSICANA PCA property a width of 58 feet and 6 inches, and a full description of each tract shall henceforth be as shown on Exhibits "A" and "B" attached hereto and made a part hereof.

v.

DRIVEWAY EASEMENT. In further consideration of the mutual benefits to be derived hereunder, the WATSONS and CORSICANA PCA establish, grant and convey each to the other, easements for the purpose of a driveway between their respective lots as follows:

WE, the WATSONS of Hill County, Texas, for and in consideration of the premises and the additional consideration of \$1.00 to us cash in hand paid by the CORSICANA PCA, the receipt of which is hereby acknowledged, have granted and conveyed, and by these presents do grant and convey unto the said CORSICANA PCA, its successors and assigns, the free and uninterrupted use, liberty and easement of passing in and along and across a certain way along that certain tract of land of the WATSONS described on Exhibit "A" attached hereto and now occupied by the WATSONS, and said way being 5 feet in breadth and extending from the North to the South line of the said WATSONS property and off of the West side thereof, together with free ingress, egress, and regress to and for the said CORSICANA PCA, its successors and assigns, and their tenants, by foot and all vehicles as shall be necessary or convenient at all times and seasons forever, in, along, upon and out of said way, in common with us, the said WATSONS, our heirs and assigns, and our and their tenants.

TO HAVE AND TO HOLD all and singular the rights and privileges aforesaid to the said CORSICANA PCA, its successors and assigns, to tis proper use and benefit, in common with us, the said WATSONS, our heirs and assigns, and our and their tenants.

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And the CORSICANA PCA, aforesaid, acting herein by and through its officer hereunto duly authorized, for and in consideration of the premises and the sum of \$1.00 to it cash in hand paid by the WATSONS, the receipt of which is hereby acknowledged, have granted and conveyed, and by these presents does grant and convey, unto the said WATSONS, their heirs and assigns, the free and uninterrupted use, liberty and easement of passing in and along and across a certain way along the lot of the CORSICANA PCA as described on Exhibit "B" attached hereto and which adjoins the premises of the said WATSONS, and now occupied by the said CORSICANA PCA, the said way being 5 feet in breadth and extending from the north to the south line and on the east side of the CORSICANA PCA lot as described on Exhibit "B" attached hereto, together with free ingress, egress, and regress to and for the said WATSONS, their heirs and assigns, and their tenants, as by them shall be necessary or convenient at all times and seasons forever, in, along, upon and out of said way, in common with the CORSICANA PCA, its successors and assigns, and its and their tenants; and which shall include the right to exclusive use of that portion of the garage now located on the southern portion of the easement area, as the same presently exists or may be hereafter altered or improved.

TO HAVE AND TO HOLD all and singular the rights and privileges aforesaid to the said WATSONS, their heirs and assigns, to their proper use and benefit, in common with the said CORSICANA PCA, its successors and assigns, and its and their tenants.

VI.

COVENANT RUNNING WITH LAND. This agreement establishing the common boundary line above described and the said easements

WATSON-CORSICANA PCA, AGREEMENT, page four

also described hereinabove shall be a covenant running with the land as to each of the adjoining tracts above described, and shall be binding on the said WATSONS, their heirs, executors, administrators and assigns, and on the said CORSICANA PCA, its successors and assigns.

EXECUTED this the 30 day of March, 1976.

Larry Watson
Larry Watson

Mary Jane Watson
Mary Jane Watson

CORSICANA PRODUCTION CREDIT ASSOCIATION

Lin Warthan
BY: Lin Warthan, President



John McPherson
John McPherson
Secretary

THE STATE OF TEXAS X
COUNTY OF HILL X

BEFORE ME, the undersigned authority, in and for said County, Texas, on this day personally appeared LARRY WATSON and wife, MARY JANE WATSON known to me to be the person whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 30 day of March, 1976.



John B. Martin
Notary Public, Hill County, Texas

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THE STATE OF TEXAS X

COUNTY OF Navarro X

BEFORE ME, the undersigned authority, on this day personally appeared LIN WARTHAN, President of CORSICANA PRODUCTION CREDIT ASSOCIATION, a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 31st day of March, 1976.



Judy Ross
Notary Public, Navarro County, Texas

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EXHIBIT "A"

LARRY WATSON PROPERTY

All that certain lot, tract or parcel of land being a part of Lots Two (2) and Three (3) of the McMULLEN ADDITION to the City of Hillsboro, Hill County, Texas, described by metes and bounds as follows, to-wit:

BEGINNING at a square metal shaft buried in the ground on the south line of east Franklin Street in said City of Hillsboro, Texas and which point is 124 feet 9 inches East of the northeast corner of a lot conveyed to the City of Hillsboro, by deed recorded in Volume 528, page 420, Deed Records of Hill County, Texas, and being East 185 feet 9 inches from the northwest corner of lot 2, McMullen Addition;

THENCE -- West, with the South line of East Franklin Street and the north line of Lots 3 and 2, a distance of 66 feet 3 inches to a steel pin for northwest corner of this;

THENCE -- South 135 feet to a point for corner;

THENCE -- East 66 feet 3 inches to a steel pin for corner;

THENCE -- North 135 feet to the place of beginning.

WATSON-CORSICANA PCA, Exhibit "A" page six

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EXHIBIT "B"

CORSICANA PRODUCTION CREDIT ASSOCIATION PROPERTY

All that certain lot, tract or parcel of land being a part of Lot 2 of the McMullen Addition to the City of Hillsboro, and described by metes and bounds as follows, to-wit:

- BEGINNING at a steel pin being the Northeast corner of a lot conveyed to the City of Hillsboro by deed recorded in Volume 528, page 420, Deed Records of Hill County, Texas, and being East 61 feet from the northeast corner of Lot 1 and northwest corner of Lot 2 of the McMullen Addition, said corner being in the south line of East Franklin Street;
- THENCE -- East with south line of Franklin Street and north line of Lot 2, 58 feet 6 inches to a steel pin for corner, the agreed upon northwest corner of Larry Watson lot described herein above;
- THENCE -- South with west line of Watson property 135 feet to point for corner under garage;
- THENCE -- West 58 feet 6 inches to a 1/2 inch steel pin for corner;
- THENCE -- North, 0.4 feet west of a fence, 135 feet to the place of beginning.

Filed for record on April 2, 1976 at 9:45 PM

LARRY WRIGHT, Clerk, County Court
Hill County, Texas

Quith Wilshaw Deputy

Recorded by Carol Loggins Deputy



TEXAS ASSOCIATION OF REALTORS®
COMMERCIAL PROPERTY CONDITION STATEMENT

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.
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CONCERNING THE PROPERTY AT: 218 E. Franklin, Hillsboro, Texas 76645

THIS IS A DISCLOSURE OF THE SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED. IT IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES A BUYER OR TENANT MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, LANDLORD, LANDLORD'S AGENTS OR ANY OTHER AGENT.

PART I - Complete if Property is Improved or Unimproved

Are you (Seller or Landlord) aware of:	<u>Aware</u>	<u>Not Aware</u>
(1) any of the following environmental conditions on or affecting the Property:		
(a) radon gas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) asbestos components:		
(i) friable components?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(ii) non-friable components?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) urea-formaldehyde insulation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) endangered species of their habitat?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) wetlands?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) underground storage tanks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) leaks in any storage tanks (underground or above-ground)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) lead-based paint?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) hazardous materials or toxic waste?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(j) open or closed landfills on or under the surface of the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(k) external conditions materially and adversely affecting the Property such as nearby landfills, smelting plants, burners, storage facilities of toxic or hazardous materials, refiners, utility transmission lines, mills, feed lots, and the like?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(l) any activity relating to drilling or excavation sites for oil, gas, or other minerals?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(2) previous environmental contamination that was on or that materially and adversely affected the Property, including but not limited to previous environmental conditions listed in Paragraph 1(a)-(l)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(3) any part of the Property lying in a special flood hazard area (A or V Zone)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(4) any improper drainage onto or away from the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(5) any fault line or near the Property that materially and adversely affects the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(6) air space restrictions or easements on or affecting the Property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(7) unrecorded or unplatted agreements for easements, utilities, or access on or to the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(TAR-1408) 4-1-14 Initialed by Seller or Landlord: MT , _____ and Buyer or Tenant: _____ , _____

- | | <u>Aware</u> | <u>Not
Aware</u> |
|---|-------------------------------------|-------------------------------------|
| (8) special districts in which the Property lies (for example, historical districts, development districts, extraterritorial jurisdictions, or others)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (9) pending changes in zoning, restrictions, or in physical use of the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| The current zoning of the Property is: <u>Commercial</u> | | |
| (10) your receipt of any notice concerning any likely condemnation, planned streets, highways, railroads, or developments that would materially and adversely affect the Property (including access or visibility)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (11) lawsuits affecting title to or use or enjoyment of the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (12) your receipt of any written notices of violations of zoning, deed restrictions, or government regulations from EPA, OSHA, TCEQ, or other government agencies? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (13) common areas or facilities affiliated with the Property co-owned with others? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (14) an owners' or tenants' association or maintenance fee or assessment affecting the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If aware, name of association: _____ | | |
| Name of manager: _____ | | |
| Amount of fee or assessment: \$ _____ per _____ | | |
| Are fees current through the date of this notice? <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> unknown | | |
| (15) subsurface structures, hydraulic lifts, or pits on the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (16) intermittent or weather springs that affect the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (17) any material defect in any irrigation system, fences, or signs on the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (18) conditions on or affecting the Property that materially affect the health or safety of an ordinary individual? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (19) any of the following rights vested in others: | | |
| (a) outstanding mineral rights? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) timber rights? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) water rights? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (d) other rights? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

If you are aware of any of the conditions listed above, explain. (*Attach additional information if needed.*) _____

PART 2 - Complete only if Property is Improved

A. Are you (Seller or Landlord) aware of any material defects in any of the following on the Property?

	<u>Aware</u>	<u>Not Aware</u>	<u>Not Appl.</u>
(1) <u>Structural Items:</u>			
(a) foundation systems (slabs, columns, trusses, bracing, crawl spaces, piers, beams, footings, retaining walls, basement, grading)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) exterior walls?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) fireplaces and chimneys?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) roof, roof structure, or attic (covering, flashing, skylights, insulation, roof penetrations, ventilation, gutters and downspouts, decking)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) windows, doors, plate glass, or canopies	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(2) <u>Plumbing Systems:</u>			
(a) water heaters or water softeners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) supply or drain lines?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) faucets, fixtures, or commodes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) private sewage systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) pools or spas and equipments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) sprinkler systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) water coolers?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(h) private water wells?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) pumps or sump pumps?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(3) <u>HVAC Systems:</u> any cooling, heating, or ventilation systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(4) <u>Electrical Systems:</u> service drops, wiring, connections, conductors, plugs, grounds, power, polarity, switches, light fixtures, or junction boxes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(5) <u>Other Systems or Items:</u>			
(a) security or fire detection systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) porches or decks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) gas lines?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) garage doors and door operators?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) loading doors or docks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) rails or overhead cranes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) elevators or escalators?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) parking areas, drives, steps, walkways?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) appliances or built-in kitchen equipment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If you are aware of material defects in any of the items listed under Paragraph A, explain. (Attach additional information if needed.) _____

B. Are you (Seller or Landlord) aware of:

Aware Not Aware

(1) any of the following water or drainage conditions materially and adversely affecting the Property:

- (a) ground water?
- (b) water penetration?
- (c) previous flooding or water drainage?
- (d) soil erosion or water ponding?
- (2) previous structural repair to the foundation systems on the Property?
- (3) settling or soil movement materially and adversely affecting the Property?
- (4) pest infestation from rodents, insects, or other organisms on the Property?
- (5) termite or wood rot damage on the Property needing repair?
- (6) mold to the extent that it materially and adversely affects the Property?
- (7) mold remediation certificate issued for the Property in the previous 5 years?
if yes, attach a copy of the mold remediation certificate.
- (8) previous termite treatment on the Property?
- (9) previous fires that materially affected the Property?
- (10) modifications made to the Property without necessary permits or not in compliance with building codes in effect at the time?
- (11) any part, system, or component in or on the Property not in compliance with the Americans with Disabilities Act or the Texas Architectural Barrier Statute?

If you are aware of any conditions described under Paragraph B, explain. (Attach additional information, if needed.) _____

The undersigned acknowledges receipt of the foregoing statement.

Seller or Landlord: Ag Texas Farm Credit Services

Buyer or Tenant: _____

By: Matt Thomas
 By (signature): *Matt Thomas*
 Printed Name: Matt Thomas
 Title: VP, Branch Manager

By: _____
 By (signature): _____
 Printed Name: _____
 Title: _____

By: _____
 By (signature): _____
 Printed Name: _____
 Title: _____

By: _____
 By (signature): _____
 Printed Name: _____
 Title: _____

NOTICE TO BUYER OR TENANT: The broker representing Seller or Landlord, and the broker representing you advise you that this statement was completed by Seller or Landlord, as of the date signed. The brokers have relied on this statement as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

Hill CAD

Property Search Results > 134278 AG TEXAS FARM CREDIT SERVICES for Year 2016

Property

Account

Property ID: 134278 Legal Description: MC MULLEN BLK 2 LT 2
 Geographic ID: 11613-13000-00020-002000 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 218 E FRANKLIN ST Mapsco:
 HILLSBORO, TX 76645
 Neighborhood: HILLSBORO CITY Map ID:
 Neighborhood CD: 1600

Owner

Name: AG TEXAS FARM CREDIT SERVICES Owner ID: 1070923
 Mailing Address: PO BOX 53240 % Ownership: 100.0000000000%
 LUBBOCK, TX 79453-3240
 Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$76,390	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$12,390	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$88,780	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$88,780	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$88,780	

Taxing Jurisdiction

Owner: AG TEXAS FARM CREDIT SERVICES
 % Ownership: 100.0000000000%
 Total Value: \$88,780

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	HILL COUNTY APPRAISAL DISTRICT	0.000000	\$88,780	\$88,780	\$0.00
CHI	CITY OF HILLSBORO	0.806400	\$88,780	\$88,780	\$715.92
GHI	HILL COUNTY	0.477847	\$88,780	\$88,780	\$424.23

Hill CAD - Property Details

JCH	HILL COLLEGE	0.093132	\$88,780	\$88,780	\$82.68
RDL	LATERAL ROAD	0.075952	\$88,780	\$88,780	\$67.43
SHI	HILLSBORO ISD	1.410000	\$88,780	\$88,780	\$1,251.80
Total Tax Rate:		2.863331			
				Taxes w/Current Exemptions:	\$2,542.06
				Taxes w/o Exemptions:	\$2,542.07

Improvement / Building

Improvement #1: Commercial State Code: F1 Living Area: 1750.0 sqft Value: \$76,390

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MA	BA2		1982	1050.0
CP1	CP1	REF		0	752.0
MA	MA	CPVG1		0	700.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	COMM	Commercial	0.1964	8556.00	62.00	138.00	\$12,390	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2017	N/A	N/A	N/A	N/A	N/A	N/A
2016	\$76,390	\$12,390	0	88,780	\$0	\$88,780
2015	\$66,350	\$11,580	0	77,930	\$0	\$77,930
2014	\$63,810	\$11,030	0	74,840	\$0	\$74,840
2013	\$60,380	\$11,030	0	71,410	\$0	\$71,410
2012	\$60,380	\$11,030	0	71,410	\$0	\$71,410
2011	\$59,510	\$11,030	0	70,540	\$0	\$70,540
2010	\$59,510	\$11,030	0	70,540	\$0	\$70,540
2009	\$59,510	\$11,030	0	70,540	\$0	\$70,540
2008	\$59,510	\$11,030	0	70,540	\$0	\$70,540
2007	\$35,480	\$11,030	0	46,510	\$0	\$46,510
2006	\$35,480	\$10,470	0	45,950	\$0	\$45,950
2005	\$35,480	\$9,980	0	45,460	\$0	\$45,460
2004	\$35,480	\$9,980	0	45,460	\$0	\$45,460
2003	\$35,480	\$9,500	0	44,980	\$0	\$44,980
2002	\$35,480	\$9,250	0	44,730	\$0	\$44,730
2001	\$35,480	\$8,556	0	44,036	\$0	\$44,036

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
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Tax Due

Property Tax Information as of 10/03/2016

Amount Due if Paid on:

Hill CAD - Property Details

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2015	CITY OF HILLSBORO	\$77,930	\$628.43	\$628.43	\$0.00	\$0.00	\$0.00	\$0.00
2015	HILLSBORO ISD	\$77,930	\$1098.82	\$1098.82	\$0.00	\$0.00	\$0.00	\$0.00
	2015 TOTAL:		\$1727.25	\$1727.25	\$0.00	\$0.00	\$0.00	\$0.00
2014	CITY OF HILLSBORO	\$74,840	\$612.44	\$612.44	\$0.00	\$0.00	\$0.00	\$0.00
2014	HILLSBORO ISD	\$74,840	\$1055.24	\$1055.24	\$0.00	\$0.00	\$0.00	\$0.00
	2014 TOTAL:		\$1667.68	\$1667.68	\$0.00	\$0.00	\$0.00	\$0.00
2013	CITY OF HILLSBORO	\$71,410	\$584.37	\$584.37	\$0.00	\$0.00	\$0.00	\$0.00
2013	HILLSBORO ISD	\$71,410	\$1006.89	\$1006.89	\$0.00	\$0.00	\$0.00	\$0.00
	2013 TOTAL:		\$1591.26	\$1591.26	\$0.00	\$0.00	\$0.00	\$0.00
2012	CITY OF HILLSBORO	\$71,410	\$584.37	\$584.37	\$0.00	\$0.00	\$0.00	\$0.00
2012	HILLSBORO ISD	\$71,410	\$1006.89	\$1447.34	\$0.00	\$0.00	\$0.00	\$0.00
	2012 TOTAL:		\$1591.26	\$2031.71	\$0.00	\$0.00	\$0.00	\$0.00
2011	CITY OF HILLSBORO	\$70,540	\$577.25	\$577.25	\$0.00	\$0.00	\$0.00	\$0.00
2011	HILLSBORO ISD	\$70,540	\$994.61	\$994.61	\$0.00	\$0.00	\$0.00	\$0.00
	2011 TOTAL:		\$1571.86	\$1571.86	\$0.00	\$0.00	\$0.00	\$0.00
2010	CITY OF HILLSBORO	\$70,540	\$577.25	\$577.25	\$0.00	\$0.00	\$0.00	\$0.00
2010	HILLSBORO ISD	\$70,540	\$994.61	\$994.61	\$0.00	\$0.00	\$0.00	\$0.00
	2010 TOTAL:		\$1571.86	\$1571.86	\$0.00	\$0.00	\$0.00	\$0.00
2009	CITY OF HILLSBORO	\$70,540	\$577.25	\$577.25	\$0.00	\$0.00	\$0.00	\$0.00
2009	HILLSBORO ISD	\$70,540	\$994.61	\$994.61	\$0.00	\$0.00	\$0.00	\$0.00
	2009 TOTAL:		\$1571.86	\$1571.86	\$0.00	\$0.00	\$0.00	\$0.00
2008	CITY OF HILLSBORO	\$70,540	\$576.64	\$576.64	\$0.00	\$0.00	\$0.00	\$0.00
2008	HILLSBORO ISD	\$70,540	\$994.61	\$994.61	\$0.00	\$0.00	\$0.00	\$0.00
	2008 TOTAL:		\$1571.25	\$1571.25	\$0.00	\$0.00	\$0.00	\$0.00
2007	CITY OF HILLSBORO	\$46,510	\$374.35	\$374.35	\$0.00	\$0.00	\$0.00	\$0.00
2007	HILLSBORO ISD	\$46,510	\$655.80	\$655.80	\$0.00	\$0.00	\$0.00	\$0.00
	2007 TOTAL:		\$1030.15	\$1030.15	\$0.00	\$0.00	\$0.00	\$0.00
2006	CITY OF HILLSBORO	\$45,950	\$369.84	\$369.84	\$0.00	\$0.00	\$0.00	\$0.00
2006	HILLSBORO ISD	\$45,950	\$763.74	\$763.74	\$0.00	\$0.00	\$0.00	\$0.00
	2006 TOTAL:		\$1133.58	\$1133.58	\$0.00	\$0.00	\$0.00	\$0.00
2005	CITY OF HILLSBORO	\$45,460	\$344.22	\$344.22	\$0.00	\$0.00	\$0.00	\$0.00
2005	HILLSBORO ISD	\$45,460	\$801.32	\$801.32	\$0.00	\$0.00	\$0.00	\$0.00
	2005 TOTAL:		\$1145.54	\$1145.54	\$0.00	\$0.00	\$0.00	\$0.00
2004	CITY OF HILLSBORO	\$45,460	\$326.93	\$326.93	\$0.00	\$0.00	\$0.00	\$0.00
2004	HILLSBORO ISD	\$45,460	\$799.19	\$799.19	\$0.00	\$0.00	\$0.00	\$0.00
	2004 TOTAL:		\$1126.12	\$1126.12	\$0.00	\$0.00	\$0.00	\$0.00
2003	CITY OF HILLSBORO	\$44,980	\$314.26	\$314.26	\$0.00	\$0.00	\$0.00	\$0.00
2003	HILLSBORO ISD	\$44,980	\$799.74	\$799.74	\$0.00	\$0.00	\$0.00	\$0.00
	2003 TOTAL:		\$1114.00	\$1114.00	\$0.00	\$0.00	\$0.00	\$0.00
2002	CITY OF HILLSBORO	\$44,730	\$312.52	\$312.52	\$0.00	\$0.00	\$0.00	\$0.00
2002	HILLSBORO ISD	\$44,730	\$803.80	\$803.80	\$0.00	\$0.00	\$0.00	\$0.00
	2002 TOTAL:		\$1116.32	\$1116.32	\$0.00	\$0.00	\$0.00	\$0.00
2001	HILLSBORO ISD	\$44,036	\$823.47	\$823.47	\$0.00	\$0.00	\$0.00	\$0.00
	2001 TOTAL:		\$823.47	\$823.47	\$0.00	\$0.00	\$0.00	\$0.00

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (254) 532-2500