

CHIEF APPRAISER  
Gene C. Slate



BOARD OF DIRECTORS

Tim Ward, Chairman  
J.E. Meil, Vice-Chair  
Leroy Slubar, Secretary  
Herb Senne  
Barbara Voss



November 3, 2011

Re: Request to Purchase Trust Property – 15940, Ft Clark Springs, Unit 27  
Blk Q, Lot 2

Brackett ISD  
Board of Trustees  
PO Box 586  
Brackettville TX 78832-0586

Dear Trustees:

The Kinney County Appraisal District (KCAD) submits an offer made by Martin R. & Cyndi Flores, to purchase “*trust property*” FCS UN 27, BLK Q, LOT 2, (plat map, appraisal card and statement of account enclosed).

The Flores ***offer is \$1,400.00 for account 15940.*** This amount when applied to recover taxes is as follows:

Brackett I.S.D.	Kinney County	KCGCD	Ft Clark Mud	Court Costs & Attorney Fees	Total
\$104.80	\$69.07	\$6.89	\$16.94	\$1,202.30	\$1,400.00

This property was struck from the rolls following an unsuccessful *Sheriff's Sale* on November 1, 2011 and is now held in trust by the KCAD for Kinney County, Ft Clark Mud, Kinney County Groundwater Conservation District and the Brackett I.S.D. There have been no taxes collected on this property since 2003.

Request your governing body consider this offer at their next scheduled meeting.

Respectfully,

  
GENE C. SLATE  
CHIEF APPRAISER

encl: App card/map/statements

Kinney County Appraisal District  
 PROPERTY 15940 R  
 Legal Description  
 UN 27 FCS, BLOCK Q, LOT 2

**OWNER ID**  
 1765  
**OWNERSHIP**  
 100.00%

**PROPERTY APPRAISAL INFORMATION 2012**  
 KCAD IN TRUST  
 PO BOX 1377  
 BRACKETTVILLE, TX 78832

Entities	Values
CAD 100%	IMPROVEMENTS 0
GKI 100%	LAND MARKET + 4,300
RFM 100%	MARKET VALUE = 4,300
SBR 100%	PRODUCTIVITY LOSS - 0
W01 100%	APPRAISED VALUE = 4,300
W02 100%	HS CAP LOSS - 0
	ASSESSED VALUE = 4,300

000-0727-0117-0002-00 Ref ID2: R5940  
 Map ID UN27EFJQ

**ACRES:**  
**EFF. ACRES:**  
**APPR VAL METHOD:** Cost

SITUS 27 ASH LANE FCS, TX

**GENERAL**

UTILITIES  
 TOPOGRAPHY  
 ROAD ACCESS  
 ZONING  
 NEXT REASON

LAST APPR.  
 LAST APPR. YR 2011  
 LAST INSP. DATE  
 NEXT INSP. DATE

**EXEMPTIONS**

REMARKS

**SKETCH COMMANDS**

**BUILDING PERMITS**

ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

SALE DT PRICE GRANTOR DEED INFO  
 12/15/1997 \*\*\*\*\* FT CLARK SPRINGS WD / A116 / 570  
 12/13/1997 \*\*\*\*\* PORTER, CHUCK & WD / A116 / 694  
 \*\*\*\*\* NATT, INC SWD / /

SUBD: S0727 NBHD:

**IMPROVEMENT INFORMATION**

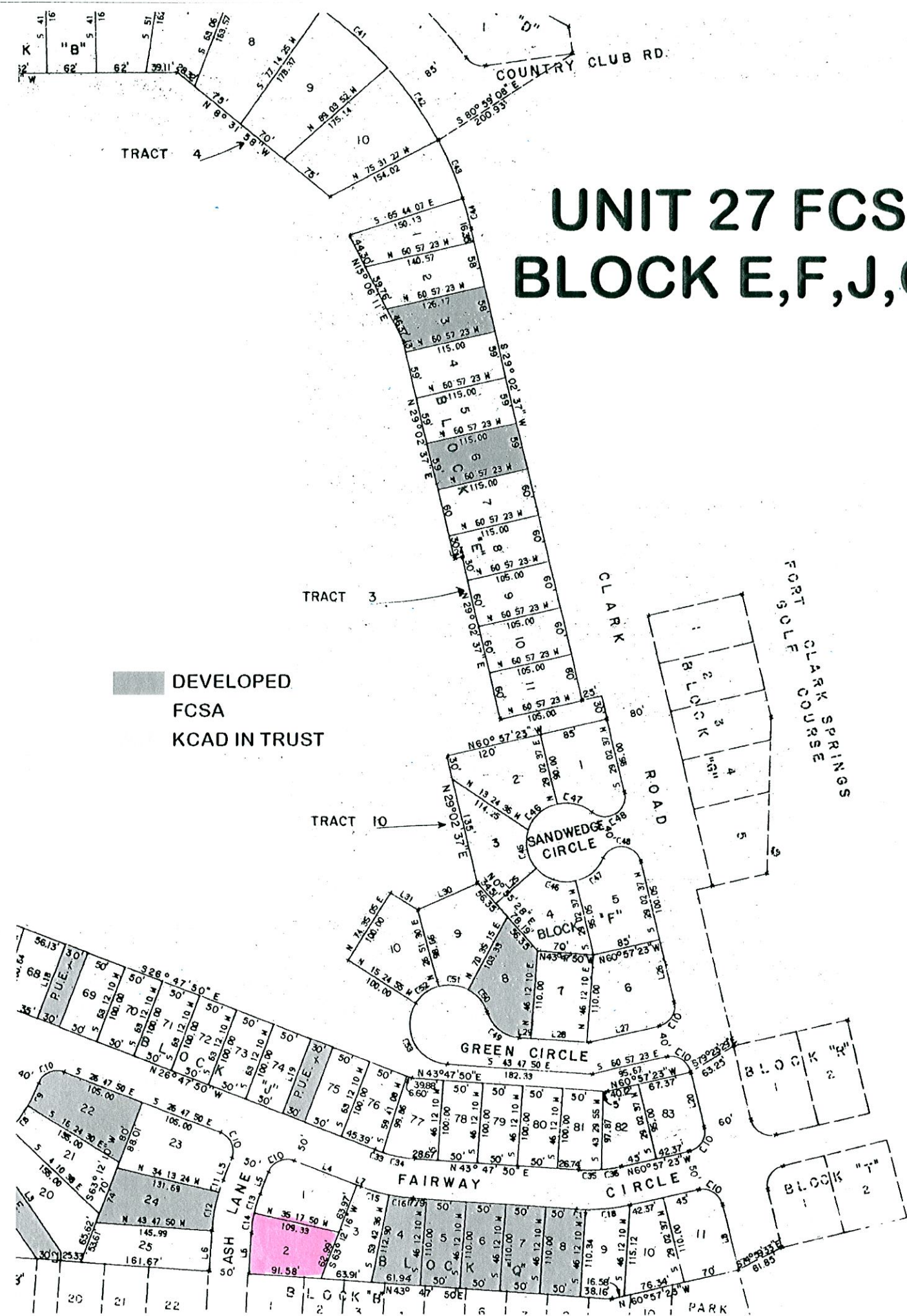
# TYPE DESCRIPTION MTHD CLASS/SUBCL AREA UNIT PRICE UNITS BUILT EFF YR COND. VALUE DEPR PHYS ECON FUNC COMP ADJ ADJ VALUE

**IMPROVEMENT FEATURES**

SUBD: S0727 NBHD:

L# DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	LAND INFORMATION			IRR Wells: 0 Capacity: 0			Oil Wells: 0				
							UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
1. FCS27Q		FCS27Q	A1	Y (100%)	LOT	0.0000 AC	4,300.00	4,300	1.00	1.00	A	4,300	NO			0.00	0
												4,300					

# UNIT 27 FCS BLOCK E, F, J, Q



**DEVELOPED  
FCSA  
KCAD IN TRUST**

# Statement of Account

NOTICE: This is a statement of Taxes Paid & Due as of 11/03/2011 09:11:30AM  
based upon the tax records of the tax office.

KINNEY COUNTY APPRAISAL DISTRICT  
PO BOX 1377  
412 S ANN STREET  
BRACKETTVILLE, TX 78832

### Property Information

Property ID: 15940      Geo ID: 000-0727-0117-0002-00  
Legal Acres: 0.0000  
Legal Desc: UN 27 FCS, BLOCK Q, LOT 2  
Situs: 27 ASH LANE FCS, TX  
DBA:  
Exemptions:

Owner ID: 1765      Ownership: 100.00%  
KCAD IN TRUST  
PO BOX 1377  
BRACKETTVILLE, TX 78832

### Value Information

Improvement HS: 0  
Improvement NHS: 0  
Land HS: 4,300  
Land NHS: 0  
Productivity Market: 0  
Productivity Use: 0  
Assessed Value: 4,300

Entity	Description	Pct.	Ex Code	Description
GKI	KINNEY COUNTY	100.00%		
RFM	FARM TO MARKET	100.00%		
SBR	BRACKETT ISD	100.00%		
W01	FORT CLARK MUD	100.00%		
WO2	Kinney County Groundwater Conservation Distri	100.00%		

				Unpaid Bills Summary				
Entity	Year	Statement ID	Tax Rate	Type	Tax Due	Disc/P&I	Attorney Fees	Total Due
WO2	2010	8553	0.066500	L	2.86	0.63	0.52	4.01
<b>Total for Year 2010</b>					<b>94.48</b>	<b>20.78</b>	<b>17.28</b>	<b>132.54</b>
GKI	2011	8591	0.622700	L	26.78	-0.54	0.00	26.24
RFM	2011	8591	0.027100	L	1.17	-0.02	0.00	1.15
SBR	2011	8591	1.040000	L	44.72	-0.89	0.00	43.83
W01	2011	8591	0.437400	L	18.80	-0.38	0.00	18.42
WO2	2011	8591	0.070400	L	3.03	-0.06	0.00	2.97
<b>Total for Year 2011</b>					<b>94.50</b>	<b>-1.89</b>	<b>0.00</b>	<b>92.61</b>
<b>Total For All Years</b>					<b>1,400.13</b>	<b>1,104.17</b>	<b>361.74</b>	<b>2,866.04</b>

**Total Due if Paid By 11/30/2011      2,866.04**

**Paid Refunds Summary**  
No Information on File.

\*\*\* End of Statement \*\*\*

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Improvement NHS: 0  
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Land NHS: 0  
Productivity Market: 0  
Productivity Use: 0  
Assessed Value 4,300

Entity	Description	Pct.	Ex Code	Description
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RFM	FARM TO MARKET	100.00%		
SBR	BRACKETT ISD	100.00%		
W01	FORT CLARK MUD	100.00%		
W02	Kinney County Groundwater Conservation Distri	100.00%		

Unpaid Bills Summary								
Entity	Year	Statement ID	Tax Rate	Type	Tax Due	Disc/P&I	Attorney Fees	Total Due
GKI	2003	12917	0.800000	L	273.76	290.19	84.59	648.54
RFM	2003	12917	0.039300	L	13.45	14.25	4.16	31.86
SBR	2003	12917	1.297500	L	314.26	333.12	97.11	744.49
W01	2003	12917	0.258300	L	93.56	99.17	28.91	221.64
W02	2003	12917	0.056900	L	19.47	20.65	6.02	46.14
<b>Total for Year 2003</b>					<b>714.50</b>	<b>757.38</b>	<b>220.79</b>	<b>1692.67</b>
GKI	2004	2795	0.750700	L	30.03	28.22	8.74	66.99
RFM	2004	2795	0.036900	L	1.48	1.39	0.43	3.30
SBR	2004	2795	1.297500	L	51.90	48.79	15.10	115.79
W01	2004	2795	0.258200	L	10.32	9.70	3.00	23.02
W02	2004	2795	0.053100	L	2.12	2.00	0.62	4.74
<b>Total for Year 2004</b>					<b>95.85</b>	<b>90.10</b>	<b>27.89</b>	<b>213.84</b>
GKI	2005	7284	0.717900	L	28.72	23.55	7.84	60.11
RFM	2005	7284	0.035200	L	1.41	1.16	0.39	2.96
SBR	2005	7284	1.297500	L	51.90	42.56	14.17	108.63
W01	2005	7284	0.251400	L	10.06	8.25	2.75	21.06
W02	2005	7284	0.060600	L	2.42	1.99	0.66	5.07
<b>Total for Year 2005</b>					<b>94.51</b>	<b>77.51</b>	<b>25.81</b>	<b>197.83</b>
GKI	2006	17398	0.720100	L	28.80	20.16	7.34	56.30
RFM	2006	17398	0.035300	L	1.41	0.99	0.36	2.76
SBR	2006	17398	1.190000	L	47.60	33.32	12.14	93.06
W01	2006	17398	0.012200	L	0.49	0.34	0.12	0.95
W02	2006	17398	0.058000	L	2.32	1.63	0.59	4.54
<b>Total for Year 2006</b>					<b>80.62</b>	<b>56.44</b>	<b>20.55</b>	<b>157.61</b>
GKI	2007	8404	0.665200	L	28.60	16.59	6.78	51.97
RFM	2007	8404	0.032800	L	1.41	0.82	0.33	2.56
SBR	2007	8404	0.970000	L	41.71	24.20	9.89	75.80
W01	2007	8404	0.012200	L	0.52	0.30	0.12	0.94
W02	2007	8404	0.059200	L	2.55	1.48	0.60	4.63
<b>Total for Year 2007</b>					<b>74.79</b>	<b>43.39</b>	<b>17.72</b>	<b>135.90</b>
GKI	2008	19759	0.624900	L	26.87	12.36	5.88	45.11
RFM	2008	19759	0.030900	L	1.33	0.61	0.29	2.23
SBR	2008	19759	1.040000	L	44.72	20.57	9.79	75.08
W01	2008	19759	0.018000	L	0.77	0.35	0.17	1.29
W02	2008	19759	0.061200	L	2.63	1.21	0.58	4.42
<b>Total for Year 2008</b>					<b>76.32</b>	<b>35.10</b>	<b>16.71</b>	<b>128.13</b>
GKI	2009	8443	0.583100	L	25.07	8.53	5.04	38.64
RFM	2009	8443	0.028800	L	1.24	0.42	0.25	1.91
SBR	2009	8443	1.040000	L	44.72	15.21	8.99	68.92
W01	2009	8443	0.017500	L	0.75	0.26	0.15	1.16
W02	2009	8443	0.064600	L	2.78	0.94	0.56	4.28
<b>Total for Year 2009</b>					<b>74.56</b>	<b>25.36</b>	<b>14.99</b>	<b>114.91</b>
GKI	2010	8553	0.639200	L	27.49	6.05	5.03	38.57
RFM	2010	8553	0.027900	L	1.20	0.26	0.22	1.68
SBR	2010	8553	1.040000	L	44.72	9.84	8.18	62.74
W01	2010	8553	0.423600	L	18.21	4.00	3.33	25.54

\*\*\* Continued on Next Page \*\*\*

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