

CHIEF APPRAISER  
Todd L. Tate, RPA, RTA/C



BOARD OF DIRECTORS  
Tim Ward, Chairman  
Herb Senne, Vice Chairman  
David Turner, Secretary  
Donna Schuster  
Marla Madrid



January 2, 2025

Re: Request to Purchase Trust Properties –  
Account: 11438/11433  
BKTVL, Blk 42, Lots 5 & 11


Brackett ISD  
Brackett ISD Trustees  
PO Box 586  
Brackettville TX 78832

The Kinney County Appraisal District (KCAD) submits an offer made by Todd L. Tate in the amount of \$700.00.

This property was struck from the rolls following an unsuccessful *Sheriff Sale*. The property is held in trust by the KCAD for Kinney County, Brackett I.S.D, the City of Brackettville and Kinney County Groundwater District. There have been no property taxes paid on this property since 2012.

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

Respectfully,

  
Gene C. Slate, RTA, RPA  
Tax Collector

enc: Appraisal Cards 11433,11438

Kinney County Appraisal District  
 PROPERTY 11438 R  
 Legal Description  
 BKTVL, BLOCK 42, LOT 11

PROPERTY APPRAISAL INFORMATION 2025  
 OWNER ID: KCAD IN TRUST  
 1765  
 PO BOX 1377  
 BRACKETTVILLE, TX 78832  
 OWNERSHIP: 100.00%

Entities	Values
CAD 100%	IMPROVEMENTS 0
CBR 100%	LAND MARKET + 2,543
GKI 100%	MARKET VALUE = 2,543
RFM 100%	PRODUCTIVITY LOSS - 0
SBR 100%	APPRAISED VALUE = 2,543
WO2 100%	CAP LOSS - 0
	ASSESSED VALUE = 2,543

000-0101-0042-0011-00  
 Ref ID2: R1438  
 Map ID CBR5

ACRES:  
 EFF. ACRES:  
 APPR VAL METHOD: Cost

SITUS 308 W ROSE ALLEY BRACKETTVILLE, TX

GENERAL

UTILITIES LAST APPR. MJM  
 TOPOGRAPHY LV LAST APPR. YR 2011  
 ROAD ACCESS D LAST INSP. DATE 03/14/2023  
 ZONING NEXT INSP. DATE 01/02/2026  
 BUILDER  
 NEXT REASON CYCLIC,2026  
 REMARKS VACANT ADDRESS UNKNOWN

EXEMPTIONS

PICTURE



BUILDING PERMITS

ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

SALE DT PRICE GRANTOR DEED INFO  
 01/01/2025 \*\*\*\*\* SPIKES CYNTHIA J / /  
 01/01/2012 \*\*\*\*\* GARCIA BEVERLY B QC / A-196 / 130  
 06/12/1998 \*\*\*\*\* JAMAIL BUSTER WD / A-134 / 284

SUBD: S0101 NBHD: S0101

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: S0101 NBHD: S0101

L# DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS	ADJ	VAL SRC	IRR Wells: 0 Capacity: 0		Oil Wells: 0		
													IRR Acres: 0	Oil Wells: 0	MKT VAL	AG APPLY	AG CLASS
1. Brkt Improved Lot		BRKT-U	SQ	ET	N	SQ	4,623.1500	SQ	.55	2,543	1.00	1.00	A	2,543	NO	0.00	0
														2,543			0

Kinney County Appraisal District  
 PROPERTY 11433 R  
 Legal Description  
 BKTVL, BLOCK 42, LOT 5

PROPERTY APPRAISAL INFORMATION 2025  
 OWNER ID 1765  
 KCAD IN TRUST  
 PO BOX 1377  
 BRACKETTVILLE, TX 78832  
 OWNERSHIP 100.00%

Entitles	Values
CAD 100%	IMPROVEMENTS 2,293
CBR 100%	LAND MARKET + 5,085
GKI 100%	MARKET VALUE = 7,378
RFM 100%	PRODUCTIVITY LOSS - 0
SBR 100%	APPRAISED VALUE = 7,378
WO2 100%	CAP LOSS - 0
	ASSESSED VALUE = 7,378

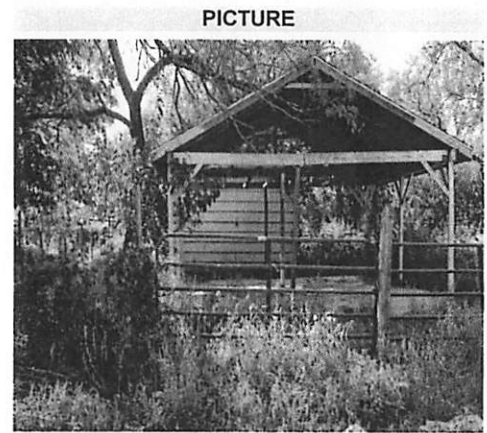
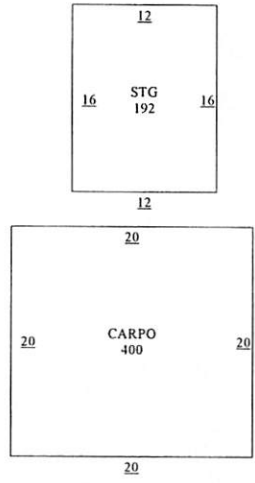
000-0101-0042-0005-00 Ref ID2: R1433  
 Map ID CBR5

ACRES:  
 EFF. ACRES:  
 APPR VAL METHOD: Cost

SITUS 104 S ROSS ST / ROSE ALLEY BRACKETTVILLE, TX

**GENERAL**  
 UTILITIES LAST APPR. MJM  
 TOPOGRAPHY LV LAST APPR. YR 2020  
 ROAD ACCESS LAST INSP. DATE 08/30/2019  
 ZONING NEXT INSP. DATE 01/02/2023  
 BUILDER  
 NEXT REASON CYCLIC 2023  
 REMARKS VACANT

**EXEMPTIONS**



**IMPROVEMENT FEATURES**

**BUILDING PERMITS**

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL
01/01/2025	*****			
01/01/2012	*****			
10/31/2001	*****			

SALE DT	PRICE	GRANTOR	DEED INFO
01/01/2025	*****	SPIKES CYNTHIA J	/ /
01/01/2012	*****	GARCIA BEVERLY B	QC / A-196 / 130
10/31/2001	*****	JAMAIL BUSTER	WD / A-134 / 284

**IMPROVEMENT INFORMATION**

#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	STG	Storage Shed	R	RSF06/	192.0	7.07	1	2003		PR	1,357	65%	100%	100%	100%	100%	0.65	882
	CARPO	Carport/W SL	R	RSF04/	400.0	5.88	1	0		PR	2,352	60%	100%	100%	100%	100%	0.60	1,411
1.	Residential		STCD:	A1	592.0					Homesite: N	3,709							2,293

SUBD: S0101 NBHD: S0101

L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	IRR	Wells: 0	Capacity: 0	IRR Acres: 0	Oil Wells: 0	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT	PRC	AG VALUE
1.	Brkt Improved Lot		BRKT-I	SQ	F01	N	9,246.3000 SQ	.55	5,085	1.00			1.00	A	5,085	NO				0.00	0
															5,085						0