

CHIEF APPRAISER
Todd L. Tate, RPA, RTA



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



October 11, 2024

Re: Request to Purchase Trust Properties –
Acct: 12732, Unit 1 FCS, Lot 254 (Undeveloped)


Brackett ISD
Brackett ISD Trustees
PO Box 586
Brackettville TX 78832

The Kinney County Appraisal District (KCAD) submits offers made by Charlena Cavender. **Her offer is \$300.00.**

This property was struck from the roll following an unsuccessful *Sheriff Sale*. The property is held in trust by the KCAD for Kinney County, Brackett ISD, Fort Clark MUD and Kinney County Groundwater District. There have been no property taxes paid on the property since 1991.

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

Respectfully, ^{Slate}


Gene C Slate, RTA, RPA
Tax Collector

Enc: Appraisal Card 12732

Kinney County Appraisal District
 PROPERTY 12732 R
 Legal Description
 UN 1 FCS [Undeveloped], LOT 254

OWNER ID
 1765

OWNERSHIP
 100.00%

PROPERTY APPRAISAL INFORMATION 2025

KCAD IN TRUST
 PO BOX 1377
 BRACKETTVILLE, TX 78832

Entitles
 CAD 100%
 GKI 100%
 RFM 100%
 SBR 100%
 W01 100%
 WO2 100%

Values
 IMPROVEMENTS 0
 LAND MARKET + 500
 MARKET VALUE = 500
 PRODUCTIVITY LOSS - 0
 APPRAISED VALUE = 500
 CAP LOSS - 0
 ASSESSED VALUE = 500

000-0701-0000-0254-00

Ref ID2: R2732
 Map ID UN1S

ACRES:
 EFF. ACRES:

APPR VAL METHOD: Cost

SITUS AVE JUAREZ

GENERAL

UTILITIES
 TOPOGRAPHY LV
 ROAD ACCESS D
 ZONING
 BUILDER
 NEXT REASON CYCLIC
 REMARKS VACANT-PRICED PER BOE

LAST APPR.
 LAST APPR. YR 2011
 LAST INSP. DATE 01/01/2022
 NEXT INSP. DATE 02/05/2010

EX
 TOTAL EXEMPTION

SKETCH COMMANDS

BUILDING PERMITS

ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

SALE DT PRICE GRANTOR DEED INFO
 11/10/2020 ***** PAZ ANGEL & ROSA SHERI / A248 / 466-5
 ***** ZUAREZ, A SILVAN WD / /

SUBD: S0701U 100.00% NBHD: S0701

IMPROVEMENT INFORMATION

IMPROVEMENT FEATURES

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

SUBD: S0701U 100.00% NBHD: S0701

LAND INFORMATION

IRR Wells: 0 Capacity: 0

IRR Acres: 0

Oil Wells: 0

L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT	PRC	AG VALUE
1.	Residential Lot Unit		FCS UNIT 1			ONDV LOT		500.00	500	1.00	1.00	A	500	NO				0.00	0
													500						0

Statement of Account

NOTICE: This is a statement of Taxes Due as of 10/11/2024 11:23:37AM
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: 12732 Geo ID: 000-0701-0000-0254-00
Legal Acres: 0.0000
Legal Desc: UN 1 FCS [Undeveloped], LOT 254
Situs: AVE JUAREZ
DBA:
Exemptions: EX

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: 0
Land NHS: 500
Productivity Market: 0
Productivity Use: 0
Assessed Value 500

Entity	Description	Pct.	Ex Code	Description
GKI	KINNEY COUNTY	100.00%	EX	TOTAL EXEMPTION
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
EBR	1991	21703	0.000000	L	1.86	7.53	1.41	10.80
GKI	1991	21703	0.000000	L	1.59	6.44	1.20	9.23
RFM	1991	21703	0.000000	L	0.05	0.21	0.04	0.30
SBR	1991	21703	0.000000	L	0.74	3.00	0.56	4.30
Total for Year 1991					4.24	17.18	3.21	24.63
EBR	1992	21704	0.000000	L	2.30	9.04	1.70	13.04
GKI	1992	21704	0.000000	L	1.41	5.54	1.04	7.99
RFM	1992	21704	0.000000	L	0.05	0.20	0.04	0.29
SBR	1992	21704	0.000000	L	0.30	1.18	0.22	1.70
Total for Year 1992					4.06	15.96	3.00	23.02
GKI	1993	21705	0.000000	L	1.43	5.45	1.03	7.91
RFM	1993	21705	0.000000	L	0.05	0.19	0.04	0.28
SBR	1993	21705	0.000000	L	3.20	12.19	2.31	17.70
Total for Year 1993					4.68	17.83	3.38	25.89
GKI	1994	21706	0.000000	L	1.50	5.54	1.06	8.10
RFM	1994	21706	0.000000	L	0.05	0.19	0.04	0.28
SBR	1994	21706	0.000000	L	3.32	12.25	2.34	17.91
Total for Year 1994					4.87	17.98	3.44	26.29
GKI	1995	21707	0.707000	L	1.57	5.61	1.08	8.26
RFM	1995	21707	0.020900	L	0.05	0.18	0.03	0.26
SBR	1995	21707	1.252900	L	3.13	11.16	2.14	16.43
Total for Year 1995					4.75	16.95	3.25	24.95
GKI	1996	21708	0.740900	L	1.62	5.58	1.08	8.28
RFM	1996	21708	0.022500	L	0.06	0.21	0.04	0.31
SBR	1996	21708	1.252900	L	3.13	10.79	2.09	16.01
Total for Year 1996					4.81	16.58	3.21	24.60
GKI	1997	21709	0.727500	L	1.61	5.36	1.05	8.02
RFM	1997	21709	0.022500	L	0.06	0.20	0.04	0.30
SBR	1997	21709	1.211900	L	3.03	10.10	1.97	15.10
Total for Year 1997					4.70	15.66	3.06	23.42
GKI	1998	21710	0.717520	L	1.63	5.24	1.03	7.90
RFM	1998	21710	0.021670	L	0.05	0.16	0.03	0.24
SBR	1998	21710	1.241900	L	3.10	9.95	1.96	15.01
Total for Year 1998					4.78	15.35	3.02	23.15
GKI	1999	21711	0.699600	L	1.75	5.41	1.07	8.23
RFM	1999	21711	0.021500	L	0.05	0.16	0.03	0.24
SBR	1999	21711	1.211900	L	3.03	9.37	1.86	14.26
Total for Year 1999					4.83	14.94	2.96	22.73
GKI	2000	6983	0.800000	L	2.00	5.94	1.19	9.13
RFM	2000	6983	0.021400	L	0.05	0.15	0.03	0.23
SBR	2000	6983	1.241900	L	3.10	9.22	1.85	14.17
W01	2000	6983	0.204000	L	0.51	1.52	0.30	2.33
Total for Year 2000					5.66	16.83	3.37	25.86
GKI	2001	106998	0.818700	L	2.05	5.85	1.19	9.09
RFM	2001	106998	0.021000	L	0.05	0.15	0.03	0.23

*** Continued on Next Page ***

NOTICE: This document is not a tax certificate and does not absolve a Taxpayer from tax liability in any way. If this document is found to be in error, it may be corrected by the Collection Office listed above. Responsibility to pay the remaining taxes rests entirely with the Taxpayer, as outlined in the Texas Property Tax Code.

Statement of Account

NOTICE: This is a statement of Taxes Due as of 10/11/2024 11:23:37AM
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: 12732 Geo ID: 000-0701-0000-0254-00
Legal Acres: 0.0000
Legal Desc: UN 1 FCS [Undeveloped], LOT 254
Situs: AVE JUAREZ
DBA:
Exemptions: EX

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: 0
Land NHS: 500
Productivity Market: 0
Productivity Use: 0
Assessed Value 500

Entity	Description	Pct.	Ex Code	Description
GKI	KINNEY COUNTY	100.00%	EX	TOTAL EXEMPTION
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
SBR	2001	106998	1.267500	L	3.17	9.03	1.83	14.03
W01	2001	106998	0.208300	L	0.52	1.48	0.30	2.30
Total for Year 2001					5.79	16.51	3.35	25.65
GKI	2002	75	0.781789	L	1.95	5.32	1.09	8.36
RFM	2002	75	0.020040	L	0.05	0.14	0.03	0.22
SBR	2002	75	1.297500	L	3.25	8.87	1.82	13.94
W01	2002	75	0.258300	L	0.65	1.76	0.36	2.77
WO2	2002	75	0.050000	L	0.13	0.36	0.07	0.56
Total for Year 2002					6.03	16.45	3.37	25.85
GKI	2003	10226	0.800000	L	2.00	5.22	1.08	8.30
RFM	2003	10226	0.039300	L	0.10	0.26	0.05	0.41
SBR	2003	10226	1.297500	L	3.24	8.45	1.75	13.44
W01	2003	10226	0.258300	L	0.64	1.66	0.35	2.65
WO2	2003	10226	0.056900	L	0.14	0.36	0.08	0.58
Total for Year 2003					6.12	15.95	3.31	25.38
GKI	2004	51	0.750700	L	1.88	4.69	0.99	7.56
RFM	2004	51	0.036900	L	0.09	0.22	0.05	0.36
SBR	2004	51	1.297500	L	3.24	8.07	1.70	13.01
W01	2004	51	0.258200	L	0.65	1.61	0.34	2.60
WO2	2004	51	0.053100	L	0.13	0.31	0.07	0.51
Total for Year 2004					5.99	14.90	3.15	24.04
GKI	2005	7481	0.717900	L	1.79	4.24	0.90	6.93
RFM	2005	7481	0.035200	L	0.09	0.21	0.05	0.35
SBR	2005	7481	1.297500	L	3.24	7.68	1.64	12.56
W01	2005	7481	0.251400	L	0.63	1.49	0.32	2.44
WO2	2005	7481	0.060600	L	0.15	0.36	0.08	0.59
Total for Year 2005					5.90	13.98	2.99	22.87
GKI	2006	17598	0.720100	L	1.80	4.05	0.88	6.73
RFM	2006	17598	0.035300	L	0.09	0.20	0.04	0.33
SBR	2006	17598	1.190000	L	2.98	6.71	1.45	11.14
W01	2006	17598	0.012200	L	0.03	0.06	0.01	0.10
WO2	2006	17598	0.058000	L	0.15	0.34	0.07	0.56
Total for Year 2006					5.05	11.36	2.45	18.86
GKI	2007	8619	0.665200	L	2.00	4.26	0.94	7.20
RFM	2007	8619	0.032800	L	0.10	0.21	0.05	0.36
SBR	2007	8619	0.970000	L	2.91	6.20	1.37	10.48
W01	2007	8619	0.012200	L	0.04	0.08	0.02	0.14
WO2	2007	8619	0.059200	L	0.18	0.38	0.08	0.64
Total for Year 2007					5.23	11.13	2.46	18.82
GKI	2008	20002	0.624900	L	1.87	3.75	0.84	6.46
RFM	2008	20002	0.030900	L	0.09	0.18	0.04	0.31
SBR	2008	20002	1.040000	L	3.12	6.27	1.41	10.80
W01	2008	20002	0.018000	L	0.05	0.10	0.02	0.17
WO2	2008	20002	0.061200	L	0.18	0.36	0.08	0.62
Total for Year 2008					5.31	10.66	2.39	18.36
GKI	2009	8686	0.583100	L	2.45	4.63	1.06	8.14

*** Continued on Next Page ***

NOTICE: This document is not a tax certificate and does not absolve a Taxpayer from tax liability in any way. If this document is found to be in error, it may be corrected by the Collection Office listed above. Responsibility to pay the remaining taxes rests entirely with the Taxpayer, as outlined in the Texas Property Tax Code.

Statement of Account

NOTICE: This is a statement of Taxes Due as of 10/11/2024 11:23:37AM
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: 12732 Geo ID: 000-0701-0000-0254-00
Legal Acres: 0.0000
Legal Desc: UN 1 FCS [Undeveloped], LOT 254
Situs: AVE JUAREZ
DBA:
Exemptions: EX

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: 0
Land NHS: 500
Productivity Market: 0
Productivity Use: 0
Assessed Value 500

Entity	Description	Pct.	Ex Code	Description
GKI	KINNEY COUNTY	100.00%	EX	TOTAL EXEMPTION
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
RFM	2009	8686	0.028800	L	0.12	0.22	0.05	0.39
SBR	2009	8686	1.040000	L	4.37	8.25	1.89	14.51
W01	2009	8686	0.017500	L	0.07	0.13	0.03	0.23
WO2	2009	8686	0.064600	L	0.27	0.51	0.12	0.90
Total for Year 2009					7.28	13.74	3.15	24.17
GKI	2010	8809	0.639200	L	2.68	4.74	1.11	8.53
RFM	2010	8809	0.027900	L	0.12	0.21	0.05	0.38
SBR	2010	8809	1.040000	L	4.37	7.73	1.82	13.92
W01	2010	8809	0.423600	L	1.78	3.15	0.74	5.67
WO2	2010	8809	0.066500	L	0.28	0.49	0.12	0.89
Total for Year 2010					9.23	16.32	3.84	29.39
GKI	2011	8853	0.622700	L	2.62	4.32	1.04	7.98
RFM	2011	8853	0.027100	L	0.11	0.18	0.04	0.33
SBR	2011	8853	1.040000	L	4.37	7.21	1.74	13.32
W01	2011	8853	0.437400	L	1.84	3.03	0.73	5.60
WO2	2011	8853	0.070400	L	0.30	0.50	0.12	0.92
Total for Year 2011					9.24	15.24	3.67	28.15
GKI	2012	8897	0.596000	L	2.50	3.83	0.95	7.28
RFM	2012	8897	0.025900	L	0.11	0.17	0.04	0.32
SBR	2012	8897	1.040000	L	4.37	6.68	1.66	12.71
W01	2012	8897	0.412100	L	1.73	2.65	0.66	5.04
WO2	2012	8897	0.059000	L	0.25	0.38	0.09	0.72
Total for Year 2012					8.96	13.71	3.40	26.07
GKI	2013	8970	0.574400	L	2.41	3.40	0.87	6.68
RFM	2013	8970	0.024900	L	0.10	0.14	0.04	0.28
SBR	2013	8970	1.000000	L	4.20	5.92	1.52	11.64
W01	2013	8970	0.415700	L	1.74	2.45	0.63	4.82
WO2	2013	8970	0.060700	L	0.25	0.35	0.09	0.69
Total for Year 2013					8.70	12.26	3.15	24.11
GKI	2014	9012	0.637900	L	2.68	3.46	0.92	7.06
RFM	2014	9012	0.027500	L	0.12	0.15	0.04	0.31
SBR	2014	9012	1.040000	L	4.37	5.63	1.50	11.50
W01	2014	9012	0.455100	L	1.91	2.47	0.66	5.04
WO2	2014	9012	0.060700	L	0.25	0.32	0.09	0.66
Total for Year 2014					9.33	12.03	3.21	24.57
GKI	2015	8970	0.608600	L	2.56	3.00	0.83	6.39
RFM	2015	8970	0.026200	L	0.11	0.13	0.04	0.28
SBR	2015	8970	1.040000	L	4.37	5.11	1.42	10.90
W01	2015	8970	0.444700	L	1.87	2.19	0.61	4.67
WO2	2015	8970	0.060700	L	0.25	0.29	0.08	0.62
Total for Year 2015					9.16	10.72	2.98	22.86
GKI	2016	8956	0.592500	L	1.78	1.87	0.55	4.20
RFM	2016	8956	0.025600	L	0.08	0.08	0.02	0.18
SBR	2016	8956	1.040000	L	3.12	3.27	0.96	7.35
W01	2016	8956	0.419600	L	1.25	1.31	0.38	2.94
WO2	2016	8956	0.059000	L	0.18	0.19	0.06	0.43

*** Continued on Next Page ***

NOTICE: This document is not a tax certificate and does not absolve a Taxpayer from tax liability in any way. If this document is found to be in error, it may be corrected by the Collection Office listed above. Responsibility to pay the remaining taxes rests entirely with the Taxpayer, as outlined in the Texas Property Tax Code.

Statement of Account

NOTICE: This is a statement of Taxes Due as of 10/11/2024 11:23:37AM
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: 12732 Geo ID: 000-0701-0000-0254-00
Legal Acres: 0.0000
Legal Desc: UN 1 FCS [Undeveloped], LOT 254
Situs: AVE JUAREZ
DBA:
Exemptions: EX

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: 0
Land NHS: 500
Productivity Market: 0
Productivity Use: 0
Assessed Value 500

Entity	Description	Pct.	Ex Code	Description
GKI	KINNEY COUNTY	100.00%	EX	TOTAL EXEMPTION
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
Total for Year 2016					6.41	6.72	1.97	15.10
GKI	2017	8863	0.608300	L	1.82	1.69	0.53	4.04
RFM	2017	8863	0.025400	L	0.08	0.07	0.02	0.17
SBR	2017	8863	1.040000	L	3.12	2.90	0.90	6.92
W01	2017	8863	0.397000	L	1.19	1.10	0.34	2.63
WO2	2017	8863	0.059000	L	0.18	0.17	0.05	0.40
Total for Year 2017					6.39	5.93	1.84	14.16
GKI	2018	8880	0.635100	L	1.91	1.55	0.52	3.98
RFM	2018	8880	0.026300	L	0.08	0.07	0.02	0.17
SBR	2018	8880	1.040000	L	3.12	2.52	0.85	6.49
W01	2018	8880	0.388400	L	1.16	0.94	0.32	2.42
WO2	2018	8880	0.059000	L	0.18	0.14	0.05	0.37
Total for Year 2018					6.45	5.22	1.76	13.43
GKI	2019	8844	0.619800	L	1.86	1.28	0.47	3.61
RFM	2019	8844	0.026300	L	0.08	0.06	0.02	0.16
SBR	2019	8844	0.970000	L	2.91	2.01	0.74	5.66
W01	2019	8844	0.357600	L	1.07	0.73	0.27	2.07
WO2	2019	8844	0.059000	L	0.18	0.12	0.05	0.35
Total for Year 2019					6.10	4.20	1.55	11.85
GKI	2020	8855	0.535500	L	1.61	0.91	0.38	2.90
RFM	2020	8855	0.022000	L	0.07	0.04	0.02	0.13
SBR	2020	8855	0.870000	L	2.61	1.48	0.61	4.70
W01	2020	8855	0.344300	L	1.03	0.58	0.24	1.85
WO2	2020	8855	0.059800	L	0.18	0.10	0.04	0.32
Total for Year 2020					5.50	3.11	1.29	9.90
Total For All Years					185.55	395.40	87.18	668.13

Total Due if Paid By 10/31/2024 668.13

Paid Refunds Summary
No Information on File.

*** End of Statement ***

NOTICE: This document is not a tax certificate and does not absolve a Taxpayer from tax liability in any way. If this document is found to be in error, it may be corrected by the Collection Office listed above. Responsibility to pay the remaining taxes rests entirely with the Taxpayer, as outlined in the Texas Property Tax Code.