

**CHIEF APPRAISER**  
Todd L. Tate, RPA, RTA



**BOARD OF DIRECTORS**  
Tim Ward, Chairman  
Herb Senne, Vice Chairman  
Donna Schuster  
Marla Madrid  
Guillermo Guzman



**COPY**

December 4, 2025

Brackett ISD  
Brackett ISD Trustees  
PO Box 586  
Brackettville TX 78832

Re: Request to Purchase Trust Properties

KCAD IN TRUST PROPERTIES accounts 11438, 11433- City of Brackettville, Blk 42, lots 5 & 11

The Kinney County Appraisal District (KCAD) submits an offer of \$500.00 made by Travis Bonner.

The properties were struck from the rolls following unsuccessful Sheriff Sales dating back to the year 2012. The properties are held in trust by the KCAD for Kinney County, Brackett I.S.D, City of Brackettville and Kinney County Groundwater Conservation District.

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

Respectfully,

Todd L. Tate  
Chief Appraiser

Enc: Appraisal Cards - Offer

**PRIVATE SALE PROPOSAL BID  
RESALE**

**BIDDER INFORMATION:**

NAME OF BIDDER	Travis Banner
ADDRESS	P.O. Box 1563
CITY, STATE, ZIP	Brackerville TX 78832
PHONE NUMBER	830 563 2243
NAME AND ADDRESS ON DEED (IF DIFFERENT)	

**PROPERTY INFORMATION:**

ACCOUNT NUMBER	11438 11433
CAUSE NUMBER	
LEGAL DESCRIPTION	
MINIMUM BID OF PROPERTY	

BIDDER'S BID AMOUNT	500.00
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**IN ADDITION TO THE BID AMOUNT, THE BIDDER(S) WILL BE RESPONSIBLE FOR:**

Post Judgment Taxes for all taxing entities  
Filing fees  
All clean up and disposal expenses for said property.

**ALL BIDS MUST BE:**

**SEALED**  
**CLEARLY MARKED: "PROPERTY BID"**  
**ADDRESSED TO: Linebarger Goggan Blair & Sampson, LLP**  
**112 E. Pecan Street, Suite 2200, San Antonio, TX 78205**


**RIGHT OF REDEMPTION:**

If the original owner(s) want to redeem the property from you, the redemption period expires 180 days following the date the deed is recorded. They must pay you 125% of what you paid. If the property was a Homestead or Agricultural land, the redemption period expires on or before the second anniversary of the date the deed was recorded. They must pay you 125% if redeemed within the first year and 150% of the purchase price within the second year. You **MUST** sell the property back to the previous owner(s).

**CAVEAT:**

**THIS SALE IS WITHOUT WARRANTIES OF ANY SORT.** You should exercise the same care to inspect the property that you would discharge regarding any other sale. You should not rely on this listing as your sole source of information. It is for your convenience only.

**ANY PROPERTY CAN BE REMOVED FROM SALE AT ANY TIME.**

  
\_\_\_\_\_  
Signature

9-10-25  
\_\_\_\_\_  
Date

Kinney County Appraisal District			PROPERTY APPRAISAL INFORMATION 2026			Entities		Values	
PROPERTY 11433	R	OWNER ID	KCAD IN TRUST			CAD	100%	IMPROVEMENTS	2,293
Legal Description		1765	PO BOX 1377			CBR	100%	LAND MARKET	+ 5,085
3KTVL, BLOCK 42, LOT 5		OWNERSHIP	BRACKETTVILLE, TX 78832			GKI	100%	MARKET VALUE	= 7,378
		100.00%				RFM	100%	PRODUCTIVITY LOSS	- 0
						SBR	100%	APPRAISED VALUE	= 7,378
						WO2	100%	CAP LOSS	- 0
100-0101-0042-0005-00	Ref ID2: R1433		ACRES:					ASSESSED VALUE	= 7,378
	Map ID CBR5		EFF. ACRES:						
SITUS 104 S ROSS ST / ROSE ALLEY BRACKETTVILLE, TX			APPR VAL METHOD: Cost						

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		

BUILDING PERMITS				
ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
09/23/2024	*****	SPIKES CYNTHIA J	SHERI / /
01/01/2012	*****	GARCIA BEVERLY B	QC / A-196 / 130
10/31/2001	*****	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
		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		LAND INFORMATION										IRR Wells: 0		Capacity: 0		IRR Acres: 0		Oil Wells: 0	
#	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.	Brkt Improved Lot		BRKT-I	SQ FT	1	N	SQ	9,246.3000	SQ	.55				5,085	1.00	1.00	A			0.00	0
														5,085		NO				0	
														5,085						0	

Kinney County Appraisal District  
PROPERTY 11438 R  
Legal Description  
3KTVL, BLOCK 42, LOT 11

OWNER ID  
1765  
OWNERSHIP  
100.00%

PROPERTY APPRAISAL INFORMATION 2026  
KCAD IN TRUST  
PO BOX 1377  
BRACKETTVILLE, TX 78832

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

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

ACRES:  
EFF. ACRES:  
APPR VAL METHOD: Cost

SITUS 308 W ROSE ALLEY BRACKETTVILLE, TX

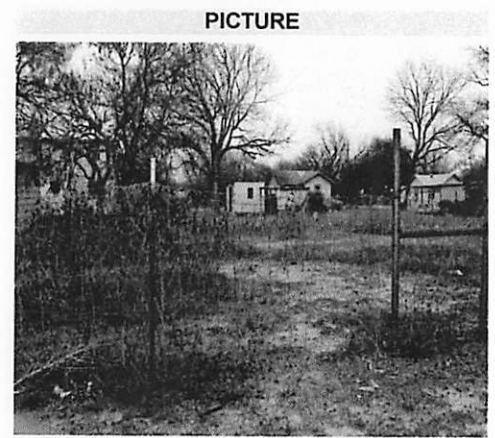
GENERAL		
UTILITIES	LAST APPR.	MJM
TOPOGRAPHY LV	LAST APPR. YR	2011
ROAD ACCESS D	LAST INSP. DATE	03/14/2023
ONING	NEXT INSP. DATE	01/02/2026
BUILDER		
TEXT REASON	CYCLIC,2026	
REMARKS	VACANT ADDRESS UNKNOWN	

EXEMPTIONS	
EX	TOTAL EXEMPTION

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		LAND INFORMATION										IRR Wells: 0		Capacity: 0		IRR Acres: 0		Oil Wells: 0			
#	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				
	Brkt Improved Lot		BRKT-U	SQ	ET	N	SQ	4,623.1500	55	2,543	1.00	1.00	A	2,543	NO			0.00	0				
													2,543						0				