

CHIEF APPRAISER  
Todd L. Tate, RPA, RTA



BOARD OF DIRECTORS  
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**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 Bonner
ADDRESS	P.O. Box 1563
CITY, STATE, ZIP	Brackettville 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

**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

*T. Bonner*

*9-10-25*  
Date



## Kinney County Appraisal District

PROPERTY 11438 R  
 Legal Description  
 KTVL, BLOCK 42, LOT 11

OWNER ID  
 1765  
 OWNERSHIP  
 100.00%

## PROPERTY APPRAISAL INFORMATION 2026

KCAD IN TRUST  
 PO BOX 1377  
 BRACKETTVILLE, TX 78832

## Entities

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 ID: R1438  
 Map ID CBR5

ACRES:

EFF. ACRES:

APPR VAL METHOD: Cost

HUTS 308 W ROSE ALLEY BRACKETTVILLE, TX

## GENERAL

UTILITIES	LAST APPR.	MJM	EXEMPTIONS
TOPOGRAPHY	LV	LAST APPR. YR	2011
ROAD ACCESS	D	LAST INSPI. DATE	03/14/2023
zonING		NEXT INSPI. DATE	01/02/2026
BUILDER			

EXT REASON CYCLIC 2026

REMARKS VACANT ADDRESS UNKNOWN

## EXEMPTIONS

EX TOTAL EXEMPTION

## 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

## IMPROVEMENT INFORMATION

SUBD: S0101		NBHD:S0101																
#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VAL	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE

## IMPROVEMENT FEATURES

SUBD: S0101  
 # DESCRIPTION  
 . Brkt Improved Lot

NBHD:S0101  
 CLS TABLE SC HS  
 BRKT-U SQ ET N

METH  
 SQ

DIMENSIONS  
 4,623.1500 SQ

UNIT PRICE  
 .55

LAND INFORMATION  
 GROSS VALUE  
 2,543

IRR Wells: 0  
 Capacity: 0  
 MASS ADJ  
 1.00  
 VAL SRC  
 A

IRR Acres: 0  
 MKT VAL  
 2,543  
 AG APPLY  
 NO

Oil Wells: 0  
 AG CLASS  
 AG TABLE  
 AG UNIT PRC  
 0.00  
 AG VALUE  
 0