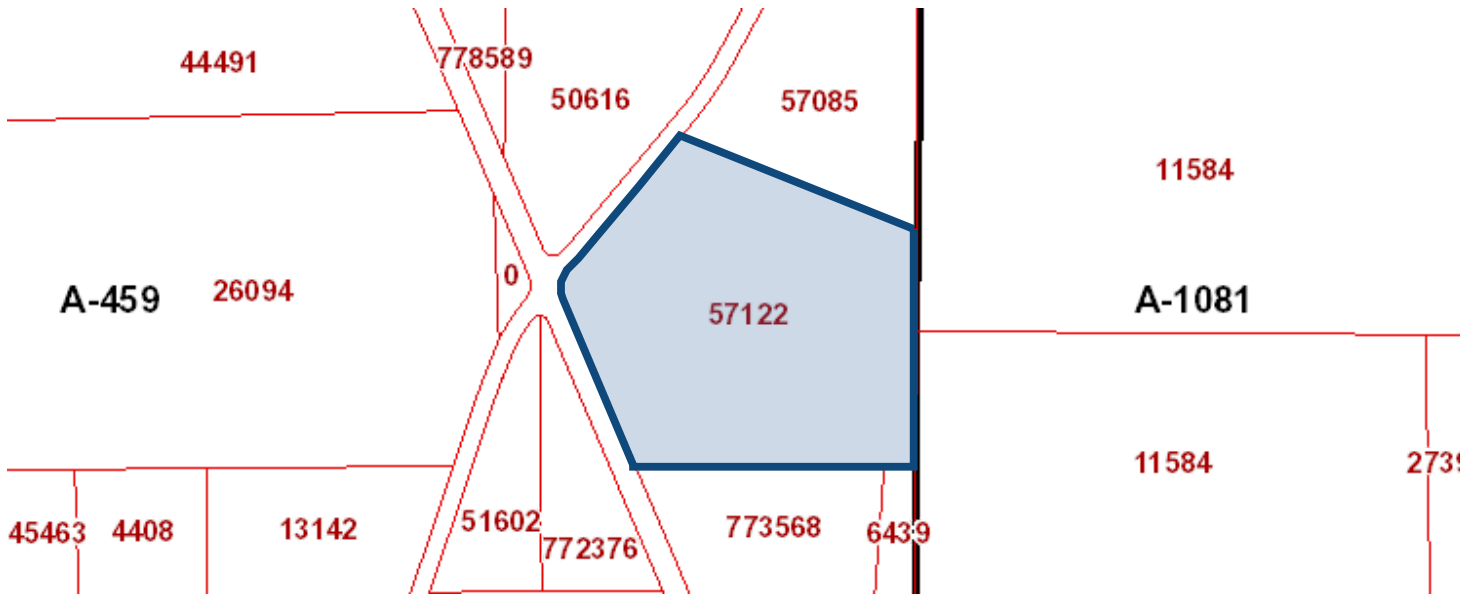


Map



Property Details

<b>Account</b>		
<b>Property ID:</b>	57122	<b>Geographic ID:</b> 10459-00060-00040-000000
<b>Type:</b>	Real	<b>Zoning:</b>
<b>Property Use:</b>		
<b>Location</b>		
<b>Situs Address:</b>	COUNTY ROAD 3889 QUEEN CITY, TX 75572	
<b>Map ID:</b>	Q-4	<b>Mapsco:</b> D13
<b>Legal Description:</b>	B HOLMES ABST 459 TR 6-D 23.4 AC	
<b>Abstract/Subdivision:</b>	459 - B HOLMES	
<b>Neighborhood:</b>	BB	
<b>Owner</b>		
<b>Owner ID:</b>	742284	
<b>Name:</b>	G2G POWER FIRM LLC	
<b>Agent:</b>		
<b>Mailing Address:</b>	160 HOLLIS ROAD WAXAHACHIE, TX 75167	
<b>% Ownership:</b>	100.0%	

**Exemptions:**

For privacy reasons not all exemptions are shown online.

**Property Values**

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$0 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$0 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Timber Market Valuation:</b>	\$97,730 (+)
<b>Market Value:</b>	\$97,730 (=)
<b>Agricultural Value Loss: ?</b>	(\$3,610) (-)
<b>Appraised Value:</b>	\$3,610 (=)
<b>Homestead Cap Loss: ?</b>	\$0 (-)
<b>Assessed Value:</b>	\$3,610
<b>Ag or Timber Use Value:</b>	\$3,610

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

## Property Taxing Jurisdiction

**Owner:** G2G POWER FIRM LLC **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
01	CASS COUNTY	0.407313	\$97,730	\$3,610	\$14.70	
37	BLOOMBURG ISD	0.867500	\$97,730	\$3,610	\$31.32	
51	EMS2	0.051779	\$97,730	\$3,610	\$1.87	
60	CASS CO ROAD DISTRICT	0.057389	\$97,730	\$3,610	\$2.07	
CAD	CASS COUNTY APPRAISAL DIST	0.000000	\$97,730	\$3,610	\$0.00	

**Total Tax Rate:** 1.383981

**Estimated Taxes With Exemptions:** \$49.96

**Estimated Taxes Without Exemptions:** \$1,352.57

## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
ATM2-AG	MIXED TIMBER	23.4000	1,019,304.00	0.00	0.00	\$97,730	\$3,610

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2023	\$0	\$97,730	\$3,610	\$3,610	\$0	\$3,610
2022	\$0	\$74,490	\$4,030	\$4,030	\$0	\$4,030
2021	\$0	\$68,560	\$4,280	\$4,280	\$0	\$4,280
2020	\$0	\$62,790	\$3,980	\$3,980	\$0	\$3,980
2019	\$0	\$62,790	\$3,700	\$3,700	\$0	\$3,700
2018	\$0	\$62,790	\$3,780	\$3,780	\$0	\$3,780
2017	\$0	\$54,800	\$0	\$54,800	\$0	\$54,800
2016	\$0	\$44,460	\$3,970	\$3,970	\$0	\$3,970
2015	\$0	\$48,750	\$4,130	\$4,130	\$0	\$4,130
2014	\$0	\$47,270	\$4,050	\$4,050	\$0	\$4,050
2013	\$0	\$47,270	\$4,840	\$4,840	\$0	\$4,840

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
1/13/2023	WD	P&A CONV CODE: WD	GARRETT REBECCA ASHLEY & JOHN MORGAN GARRETT	G2G POWER FIRM LLC	2023000224		
9/12/2022	WDVL	WARRANTY DEED VENDORS LIEN	YORK ANDREA	GARRETT REBECCA ASHLEY & JOHN MORGAN GARRETT	2022005187		
8/10/2016	OT	OWNERSHIP TRANSFER	YORK DAREN & ANDREA	YORK ANDREA	2016003181		
12/22/2004	OT	OWNERSHIP TRANSFER	CARNEY HOWARD A JR &	YORK DAREN & ANDREA	1251	665	35350