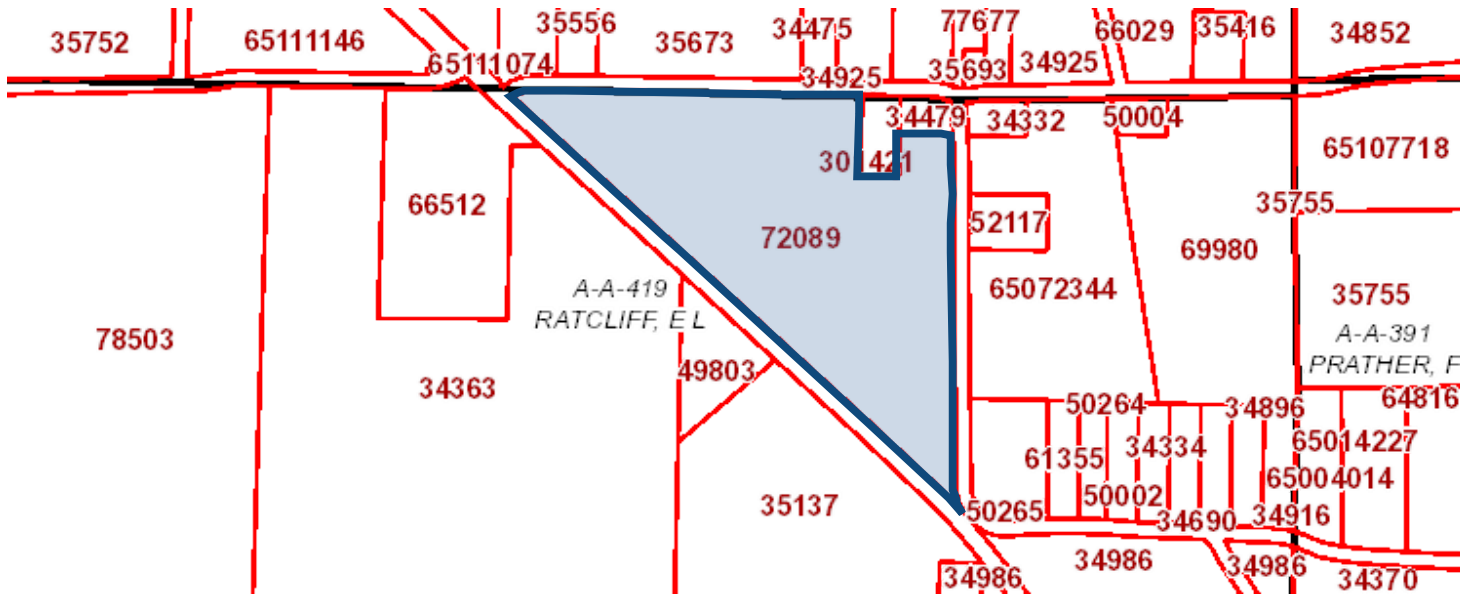


Map



Property Details

Account		
Property ID:	72089	Geographic ID: 419U-S04-000-012-4
Type:	Real	Zoning:
Property Use:		Condo:
Location		
Situs Address:	FM 2454 E/SID GILMER, TX	
Map ID:	E4	Mapsco:
Legal Description:	ABS A419 RATCLIFF, EDWARD L,TRACT 12-4, 21.961 ACRES	
Abstract/Subdivision:	A419 - RATCLIFF, EDWARD L	
Neighborhood:	S04	
Owner		
Owner ID:	181847	
Name:	FERGUSON LARRY & MELONEY	
Agent:		
Mailing Address:	3712 BILL OWENS PKY LONGVIEW, TX 75605-1604	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$19,220 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$131,570 (+)
Market Value:	\$150,790 (=)
Agricultural Value Loss: ⓘ	\$129,180 (-)
Appraised Value:	\$21,610 (=)
Homestead Cap Loss: ⓘ	\$0 (-)
Assessed Value:	\$21,610
Ag Use Value:	\$2,390

VALUES DISPLAYED ARE 2023 VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

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: FERGUSON LARRY & MELONEY %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
230	UPSHUR COUNTY	0.496000	\$150,790	\$21,610	\$107.19	
FD1	EMERGENCY SERVICES DISTRICT NO 1	0.070000	\$150,790	\$21,610	\$15.13	
S04	UNION HILL ISD	0.757500	\$150,790	\$21,610	\$163.70	

Total Tax Rate: 1.323500

Estimated Taxes With Exemptions: \$286.02

Estimated Taxes Without Exemptions: \$1,995.70

Property Improvement - Building

Description: STORAGE BLDG **Type:** Misc Imp **State Code:** D2 **Living Area:** 0.00sqft **Value:** \$16,370

Type	Description	Class CD	Year Built	SQFT
BA	BUILDING AREA	UB2+	0	448.00
PR	PR - PORCH WITH ROOFING	UB2+	0	384.00

Description: POLE SHED 18X20 **Type:** Misc Imp **State Code:** D2 **Living Area:** 0.00sqft **Value:** \$950

Type	Description	Class CD	Year Built	SQFT
BL	BL - BUILDING	MTL	0	360.00

Description: POLE SHED 18X20 **Type:** Misc Imp **State Code:** D2 **Living Area:** 0.00sqft **Value:** \$950

Type	Description	Class CD	Year Built	SQFT
BL	BL - BUILDING	MTL	0	360.00

Description: POLE SHED 18X20 **Type:** Misc Imp **State Code:** D2 **Living Area:** 0.00sqft **Value:** \$950

Type	Description	Class CD	Year Built	SQFT
BL	BL - BUILDING	MTL	0	360.00

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
IP2	IMPROVED PASTURE MOD HIGH PROD	21.9610	956,621.16	0.00	0.00	\$131,570	\$2,390

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	\$19,220	\$131,570	\$2,390	\$21,610	\$0	\$21,610
2022	\$8,240	\$60,390	\$2,010	\$10,250	\$0	\$10,250
2021	\$8,410	\$58,860	\$2,170	\$10,580	\$0	\$10,580
2020	\$8,580	\$58,200	\$2,190	\$10,770	\$0	\$10,770
2019	\$8,750	\$60,390	\$2,190	\$10,940	\$0	\$10,940
2018	\$8,920	\$60,390	\$1,950	\$10,870	\$0	\$10,870
2017	\$9,000	\$60,390	\$1,960	\$10,960	\$0	\$10,960
2016	\$410	\$60,390	\$1,970	\$2,380	\$0	\$2,380
2015	\$410	\$63,690	\$1,860	\$2,270	\$0	\$2,270
2014	\$410	\$63,690	\$1,970	\$2,380	\$0	\$2,380
2013	\$410	\$65,880	\$1,980	\$2,390	\$0	\$2,390

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
1/21/2010	GWDVL	GENERAL WARRANTY DEED WITH VENDOR'S LIEN	ADVANCED INVESTMENTS, INC.	FERGUSON LARRY & MELONEY	903	88	201000502
1/13/2010	GWD	WARRANTY DEED OR GENERAL WARRANTY DEED	HUTCHINGS LOVELIA MARIE	ADVANCED INVESTMENTS, INC.	902	232	20100341
2/17/2006	AFD	AFFIDAVIT OF HEIRSHIP	HUTCHINGS ROY B	HUTCHINGS LOVELIA MARIE	660	239	200603301
3/6/1997	AD	ASSUMPTION DEED	DEVANCE FRANK	HUTCHINGS ROY B	251	363	

1/30/1995	GWDVL	GENERAL WARRANTY DEED WITH VENDOR'S LIEN	BRINKLEY CARL & GLORIA	DEVANCE FRANK	181	21000	
7/22/1991	GWD	WARRANTY DEED OR GENERAL WARRANTY DEED	GILLUM C & P F PENN	BRINKLEY CARL & GLORIA	87	801	