

GENERAL INFO

ACCOUNT

Property ID: 1383
 Geographic ID: 014.2460.0000.0001.0000
 Type: R
 Zoning:
 Agent:
 Legal Description: BLK., LOT: 1R, ADDN: HILLIARD, REPLAT 2019
 Property Use:

OWNER

Name: SMITH PATSY R REVOCABLE TRUST
 Secondary Name: C/O DAVID SMITH
 Mailing Address: 262 VZ COUNTY RD 1711 GRAND SALINE TX USA 75140
 Owner ID: 294918
 % Ownership: 100.000000
 Exemptions: HS - Homestead, OTHER

LOCATION

Address: 0, TX 000000
 Market Area:
 Market Area CD:
 Map ID: 19A

PROTEST

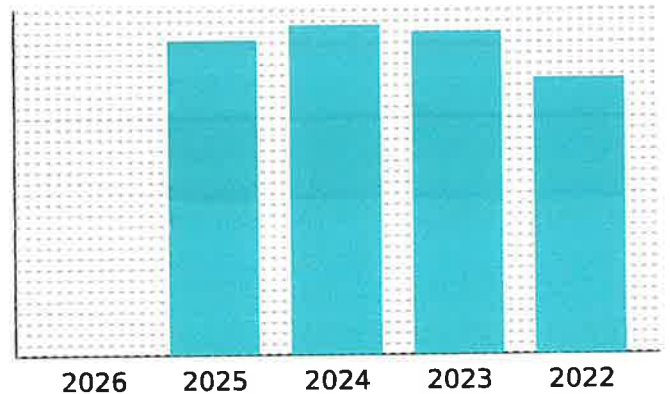
Protest Status:
 Informal Date:
 Formal Date:

VALUES

CURRENT VALUES

Land Homesite: \$22,110
 Land Non-Homesite: \$0
 Special Use Land Market: \$0
 Total Land: \$22,110
 Improvement Homesite: \$270,070
 Improvement Non-Homesite: \$0
 Total Improvement: \$270,070
 Market: \$292,180
 Special Use Exclusion (-): \$0
 Appraised: \$292,180
 Value Limitation Adjustment (-): \$0
 Net Appraised: \$292,180

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2026	N/A	N/A	N/A	N/A	N/A	N/A
2025	\$22,110	\$270,070	\$0	\$292,180	\$0	\$292,180
2024	\$18,000	\$287,890	\$0	\$305,890	\$0	\$305,890
2023	\$18,550	\$281,220	\$0	\$299,770	\$35,220	\$264,550
2022	\$13,240	\$242,900	\$0	\$256,140	\$15,640	\$240,500

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
SCC	CANTON ISD	1.063700	\$292,180	\$92,180
CTC	CITY OF CANTON	0.625000	\$292,180	\$224,744
234	VAN ZANDT COUNTY	0.299600	\$292,180	\$230,744
SRT	VZC SPECIAL ROAD TAX	0.100000	\$292,180	\$230,744

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

Improvement #1: Improvement Value: **N/A** Main Area: **1,648**
 State Code: **E3** Description: **RES** Gross Building Area: **3,856**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
RES	RESIDENCE	4+		1	2020	2019	1,648
GAR	GARAGE	4+		1	2020	2019	380
CP2	COV PATIO/PORCH	4+		1	2020	2019	108
MC8	CONCRETE	4+		1	2020	2019	510
SHOP	SHOP BUILDING	700		1	1986	1985	1,200
CP2	COV PATIO/PORCH	4+		1	2020	2019	10

Improvement Features

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
SF-CAN-2	CAN-2	0.2100	9,148	\$2.42	N/A	N/A

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
8/3/23	20	SPECIAL WARRANTY	SMITH PATSY R	SMITH PATSY R REVOCABLE				2023-007301
11/1/19	13	WARRANTY DEED	BARUCH HOLDINGS LLC	SMITH PATSY R				2019-009680
10/2/17	13	WARRANTY DEED	DUKE TERRY, BRENDA ZELLER &	BARUCH HOLDINGS LLC				2017-0087173
11/27/12	9	PROBATED WILL	DUKE TARPLEY D	DUKE TERRY, BRENDA ZELLER &				#14235