

ACCOUNT



Parcel ID	68225
Legal Description	MORNING STAR RANCH
Additional Legal Information	TRACT 32
Additional Legal Information 2	
Additional Legal Information 3	
Geographic ID	33460-00032-00000-000000
Description	Real Estate
Agent	
Category Code	D1 - QUALIFIED AG LAND
Total Acres	8.6000

OWNER



Owner ID	R71294
Name	MCCRAY JERNARD A & TASHAUNA D
Care of	
Mailing Address	4311 SANTUARY HILLS CT SPRING TX 77375
% Ownership	1.000000
Exemptions	

LOCATION



Location	FM 489 FAIRFIELD TX 75840
Map ID	B0790

VALUES

VALUES SHOWN ARE 2023 CERTIFIED VALUES



Improvement Hs	0
Improvement Nhs	0
Land Hs	0
Land Nhs	0
Market Value	203,730
Land Market Value	203,730
Ag/Timber Value	681
Market Taxable	681
Homestead Cap Loss	0
Appraised Value	681

IMPROVEMENT BUILDING



Sequence	Type	Class	Condition	% Good	Year Built	Sqft	Total Value
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LAND



Sequence	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	NATP	NATIVE PASTURELAND	8.6000	0.00	0.00	0.00	203730	681

TAXING JURISDICTIONS



Entity	Description	Tax Rate	Market Value	Taxable Value
0 1	FREESTONE COUNTY	0.3219000	203,730	681
3 1	FAIRFIELD I.S.D.	0.9776000	203,730	681
6 0	FAIRFIELD HOSP DIST	0.1313930	203,730	681

ROLL VALUE HISTORY



Year	Improvements	Land Market	Ag/Timber Taxable	Productivity Value	Market Taxable	Hs Cap Loss	Appraised
2023	0	0	681	203,730	681	0	681
2022	0	0	684	30,103	684	0	684

DEED HISTORY



Deed Date	Deed Type	Description	Grantor	Grantee	Volume	Page	Number
07-18-2022	WDV	DEED WITH VEND LIEN	475 RANCH LLC	MCCRAY JERNARD A & TASHAUNA D	...	...	2203039
08-20-2021	WDV	DEED WITH VEND LIEN	TYUS JAMES ETAL TTEE	475 RANCH LLC	...	...	2103074
12-30-2019	GWD	GEN WARRANTY DEED	RAWLS CHRISTIAN COSTODIAN	SCHAUFERT DONNA REVOCABLE TRUST	...	...	1904115
12-30-2019	GFT	GIFT DEED	SCHAUFERT MATTHEW COSTODIAN	SCHAUFERT DONNA REVOCABLE TRUST	...	...	1904115
04-15-2015	DOC	OTHER DOCUMENTS	SCHAUFERT DONNA ETAL TTEERAWLS CHRISTIAN COSTODIAN		1654	577	01501322
10-02-2002	...	...	DUNAHOO KELLY TYUS ETAL TTEES	DUNAHOO KELLY TYUS TRUST 10/92	0	0	...
01-20-1993	...	...	DUNAHOO KELLY 93	DUNAHOO KELLY TYUS ETAL	897	814	...
12-31-1990	...	...	...	DUNAHOO KELLY TYUS	846	272	...
11-11-1911	...	...	...	TYUS HAYNIE	0	0	...
...	...	...	SCHAUFERT DONNA ETAL TTEE DUNAHOO KELLY TYUS TRUST 10/92		...	...	...

DISCLAIMER : 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.