

JACKSON CENTRAL APPRAISAL DISTRICT

Property	Owner	Property Address	Tax Year	2024 Assessed Value
R12949	COUCH, RODGER FLOYD & CYNTHIA FERN	63 WAHOO LN	2024	\$27,960



Page: Property Details

2024 GENERAL INFORMATION

Property Status	Active
Property Type	Real
Legal Description	BOCA CHICA SEC. VII, LOT 146
Neighborhood	Boca Chica No Imp
Account	4038000014600
Map Number	-
Effective Acres	-

2024 OWNER INFORMATION

Owner Name	COUCH, RODGER FLOYD & CYNTHIA FERN
Owner ID	
Exemptions	
Percent Ownership	100%
Mailing Address	P O BOX 1148 OCEAN PARK, WA 98640
Agent	-

2024 VALUE INFORMATION

MARKET VALUE

Improvement Homesite Value	\$0
Improvement Non-Homesite Value	\$10,760
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Total Improvement Market Value	\$10,760
Land Homesite Value	\$0
Land Non-Homesite Value	\$17,200
Land Agricultural Market Value	\$0
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Total Land Market Value	\$17,200
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Total Market Value	\$27,960

ASSESSED VALUE

Total Improvement Market Value	\$10,760
Land Homesite Value	\$0
Land Non-Homesite Value	\$17,200
Agricultural Use	\$0
Timber Use	\$0
Total Appraised Value	\$27,960
Homestead Cap Loss	-\$0
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Total Assessed Value	\$27,960



2024 ENTITIES & EXEMPTIONS

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
CAD-Appraisal District		-	\$18,924	0	0
ESD2- ESD2		-	\$18,924	0.0293	0
FLD- Flood District		-	\$18,924	0.0487	0
GJA- Jackson County		-	\$18,924	0.3887	0
HOS- Hospital District		-	\$18,924	0.2012	0
SPA- Palacios Isd		-	\$18,924	0.98951	0
WTG- Texana Groundwater Conservation District		-	\$18,924	0.0074	0
TOTALS				1.66481	

2024 IMPROVEMENTS

Expand/Collapse All

Improvement #1 State Code: A1 - Residential Single Family Homesite: No Total Main Area (Exterior Measured) Market Value: \$7,260

RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	Residential/carport	2023	-	-	Details

Improvement #2 State Code: A1 - Residential Single Family Homesite: No Total Main Area (Exterior Measured) Market Value: \$3,500

2024 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - Residential	A1 - Residential Single Family	No	\$17,200	\$0	\$0	-

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	APPRAISED	HS CAP LOSS	ASSESSED
2023	\$0	\$15,770	\$15,770	\$0	\$0	\$15,770	\$0	\$15,770
2022	\$0	\$15,760	\$15,760	\$0	\$0	\$15,760	\$0	\$15,760
2021	\$0	\$13,120	\$13,120	\$0	\$0	\$13,120	\$0	\$13,120
2020	\$0	\$12,160	\$12,160	\$0	\$0	\$12,160	\$0	\$12,160
2019	\$0	\$10,400	\$10,400	\$0	\$0	\$10,400	\$0	\$10,400

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
11/17/2021	BOCA CHICA BY THE BAY	COUCH, RODGER FLOYD & CYNTHIA FERN	DISK #03649	649/236
8/6/2007	TRI-COUNTY POINT	BOCA CHICA BY THE BAY	DISK #53235	310/483
9/29/1999	BOCA CHICA DEVELOP CO	TRI-COUNTY POINT	-	146/756

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