Comanche CAD Property Search

Property ID: 11304 For Year 2019

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■ Property Details

Account

Property ID:

11304

Legal Description:

A00606 LUSK, SAMUEL, ACRES 5.0, (COMMERCIAL AREA AROUND BARNS)

Geographic ID:

SCO-08-060

Agent Code:

Type:

Real

Location

Address:

HWY 377 N TX

Map ID:

13-04

Neighborhood CD:

SCO-COM

Owner

Owner ID:

56103

Name:

RANCHO PEPPER LLC

Mailing Address:

1919 14TH ST

SUITE 300

BOULDER, CO 80302

% Ownership:

100.0%

Exemptions:

For privacy reasons not all exemptions are shown online.

Improvement Homesite Value:	\$0
Improvement Non-Homesite Value:	\$723,390
Land Homesite Value:	\$0
Land Non-Homesite Value:	\$24,450
Agricultural Market Valuation:	\$0
Market Value:	\$747,840
Ag Use Value:	\$0
Appraised Value:	\$747,840
Homestead Cap Loss: @	\$0
Assessed Value:	\$747,840

■ Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	Comanche Central Appraisal District	0.000000	\$747,840	\$747,840	\$0.00	
FMB	County Road & Bridge	0.193592	\$747,840	\$747,840	\$1,447.76	
GCM	Comanche County	0.436368	\$747,840	\$747,840	\$3,263.33	
HCC	Hospital Comanche County	0.313937	\$747,840	\$747,840	\$2,347.75	
sco	Comanche ISD	1.206540	\$747,840	\$747,840	\$9,022.99	
WTD	Trinity Water	0.009400	\$747,840	\$747,840	\$70.30	

Total Tax Rate: 2.159837 Estimated Taxes With Current Exemptions: \$16,152.13 Estimated Taxes At

Market Value: \$16,152.13

Property Improvement - Building

Description: OFFICE Type: COM State Code: F1 Living Area: 2,400.00sqft Value:

\$48,190

Туре	Description	Class CD	Exterior Wall	Year Built	SQFT	
COMMERCIAL	COMMERCIAL	POS	SI			<u>`</u>
			9.		2,700.00	

Description: STORAGE (BEHIND OFFICE) Type: MISCELLANEOUS State Code: F1

Living Area: 0.00sqft Value: \$2,160

Туре	Description	Class CD	Year Built	SQFT	
STG	STORAGE	STGG		0 384.	

Description: BARN/OFFICE/SHED Type: MISCELLANEOUS State Code: F1 Living Area:

10,024.00sqft Value: \$88,200

Туре	Description	Class CD	Year Built	SQFT
COMMERCIAL	COMMERCIAL	WHS	1972	6,000.00
COMMERCIAL	COMMERCIAL	SHED	1972	2,880.00
COMMERCIAL	COMMERCIAL	WHS	0	1,144.00

Description: SHOP/SHED (ON HILL) Type: MISCELLANEOUS State Code: F1 Living

Area: 9,240.00sqft Value: \$74,440

Туре	Description	Class CD	Year Built	SQFT
COMMERCIAL	COMMERCIAL	WHS	1969	6,240.00
COMMERCIAL	COMMERCIAL	SHED	1969	3,000.00

Description: BARN/SHED Type: MISCELLANEOUS State Code: F1 Living Area: 0.00sqft

Value: \$600

Type	Description	Class CD	Year Built	SQF	
BRN	BARN	BRNL		1956	864.00
SHD	SHED	SHDL		1956	432.00

Description: 3 GRAIN STORAGE BINS Type: MISCELLANEOUS State Code: F1 Living

Area: 0.00sqft Value: \$5,000

Description: STUD BARN Type: MISCELLANEOUS State Code: F1 Living Area:

7,362.00sqft Value: \$150,590

Туре	Description	Class CD	Year Built		SQFT
COMMERCIAL	COMMERCIAL	WHS		2000	6,898.00
COMMERCIAL	COMMERCIAL	CNS		2000	464.00

Description: MARE STABLES (ON HILL) Type: MISCELLANEOUS State Code: F1 Living

Area: 6,930.00sqft Value: \$225,700

Туре	Description	Class CD	Year Built	SQFT	
MA	MAIN AREA	SP	20	00	6,930.00
SHD	SHED	SP		00	36,974.00
SHD	SHED	SP	20	16	360.00

Description: MAIN HORSE BARN Type: MISCELLANEOUS State Code: F1 Living Area:

0.00sqft Value: \$126,590

Type	Description	Class CD	Year Built	SQFT
BRN	BARN	BRNG	2000	4,800.00
BRN	BARN	BRNG	2000	375.00
SHD	SHED	SHDG	2000	16,915.00
SHD	SHED	SHDG	2000	11,808.00
SHD	SHED	SHDG	2000	1,200.00

Description: HORSE SHADES Type: MISCELLANEOUS State Code: F1 Living Area:

0.00sqft **Value:** \$1,920

Туре	Description	Class CD	Year Built	SQF	=T
SHD	SHED	SHDA		2000	480.00
SHD	SHED	SHDA		2000	480.00

■ Property Land

Type	Description	_	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
С	С	1	43,560.00	0.00	0.00	\$4,890	\$0
С	С	4	174,240.00	0.00	0.00	\$19,560	\$0

■ Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2020	NVA	N\A	NA	N\A	N\A	NVA
2019	\$723,390	\$24,450	\$0	\$747,840	\$0	\$747,840
2018	\$647,610	\$22,230	\$0	\$669,840	\$0	\$669,840
2017	\$643,070	\$21,850	\$0	\$664,920	\$0	\$664,920
2016	\$621,480	\$24,340	\$0	\$645,820	\$0	\$645,820
2015	\$621,480	\$23,180	\$0	\$644,660	\$0	\$644,660
2014	\$621,480	\$23,180	\$0	\$644,660	\$0	\$644,660
2013	\$623,550	\$22,800	\$0	\$646,350	\$0	\$646,350
2012	\$623,550	\$12,000	\$0	\$635,550	\$0	\$635,550
2011	\$623,550	\$12,000	\$0	\$635,550	\$ 0	\$635,550

■ Property Deed History

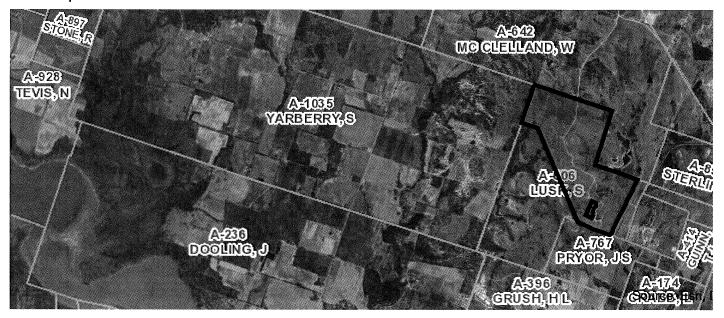
Deed Date	Туре	Description	Grantor	Grantee	Volume	Page	Number
10/21/2015	WD	WARRANTY DEED	CHAS 1933, LP	RANCHO PEPPER LLC	999	17	
5/30/2013	WD	WARRANTY DEED	CAMPBELL RANCH, LP	CHAS 1933, LP	964	281	
8/26/2004	QC	QUIT CLAIM	ADAMS, WESLEY D &	CAMPBELL RANCH, LP	ER1199	871	
2/11/1999	WD	WARRANTY DEED	CAMPBELL, LEE	ADAMS, WESLEY D &	775	122- 137	0

DISCLAIMER

Comanche CAD Property Search

Property ID: 11303 For Year 2019

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■ Property Details

Account

Property ID:

11303

Legal Description:

A00606 LUSK, SAMUEL, ACRES 535.1

Geographic ID:

SCO-08-059

Agent Code:

Type:

Real

Location

Address:

1208 HWY 67/377 DUBLIN, TX 76446

Map ID:

13-04

Neighborhood CD:

SCO-AG

Owner

Owner ID:

56103

Name:

RANCHO PEPPER LLC

Mailing Address:

1919 14TH ST

SUITE 300

BOULDER, CO 80302

% Ownership:

100.0%

Exemptions:

For privacy reasons not all exemptions are shown online.

Improvement Homesite Value:	\$0
Improvement Non-Homesite Value:	\$273,080
Land Homesite Value:	\$0
Land Non-Homesite Value:	\$16,230
Agricultural Market Valuation:	\$1,494,130
Market Value:	\$1,783,440
Ag Use Value:	\$54,560
Appraised Value:	\$343,870
Homestead Cap Loss: ②	\$0
Assessed Value:	\$343,870

■ Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	Comanche Central Appraisal District	0.000000	\$1,783,440	\$343,870	\$0.00	
FMB	County Road & Bridge	0.193592	\$1,783,440	\$343,870	\$665.70	
GCM	Comanche County	0.436368	\$1,783,440	\$343,870	\$1,500.54	
HCC	Hospital Comanche County	0.313937	\$1,783,440	\$343,870	\$1,079.54	learner et extreme et en
sco	Comanche ISD	1.206540	\$1,783,440	\$343,870	\$4,148.93	
WTD	Trinity Water	0.009400	\$1,783,440	\$343,870	\$32.32	

Total Tax Rate: 2.159837 Estimated Taxes With Current Exemptions: \$7,427.03 Estimated Taxes At

Market Value: \$38,519.40

Property Improvement - Building

Description: RESIDENTIAL Type: RESIDENTIAL State Code: E1 Living Area:

2,262.00sqft Value: \$165,120

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
ASTG	ATT STORAGE	RSV10		1969	87.00
CP2	CP UPSTAIRS	RSV10		1969	954.00
AG	ATTACHED GARAGE	RSV10		1969	696.00
MA	MAIN AREA	RSV10	_	3V 1969	2,262.00

Description: RESIDENTIAL Type: RESIDENTIAL State Code: E1 Living Area:

1,871.00sqft Value: \$71,350

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
CP	COVERED PORCH	RSV08		1950	100.00
AG	ATTACHED GARAGE	RSV08		1950	441.00
MA	MAIN AREA	RSV08	В	V 1950	1,871.00

Description: SHED **Type:** MISCELLANEOUS **State Code:** D2 **Living Area:** 0.00sqft **Value:** \$2,600

Type	Description	Class CD	Year Built	SQF	Г
	Anna propagation and the contract of	and the second s	Company of the second s		
SHD	SHED	SHDL		0	3,000.00

Description: HANGAR Type: MISCELLANEOUS State Code: D2 Living Area: 0.00sqft

Value: \$8,780

Туре	Description	Class CD	Year Built	SQF	T
	£	and the same and t			
BRN	BARN	BRNA		0	3,600.00

Description: MOBILE HOME Type: MISCELLANEOUS State Code: E1 Living Area:

0.00sqft Value: \$5,830

Type	Description	Class CD	Year Built	S	QFT
SHD	SHED	SHDA	\$ 100 miles	1990	91.00
STG	STORAGE	STGA		1990	1,064.00

Description: MOBILE HOME Type: MOBILE HOME State Code: E1 Living Area:

1,216.00sqft Value: \$19,400

Type	Description	Class CD	Year Built	SQFT	
CP	COVERED PORCH	MH16		1998	70.00
MA	MAIN AREA	MH16		1998	1,216.00

■ Property Land

Туре	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
HS	HOUSE SITE	1	43,560.00			\$5,410	\$0
HS	HOUSE SITE	1	43,560.00			\$5,410	\$0
IP	IMPROVED PASTURE	63	2,744,280.00	0.00	0.00	\$176,900	\$7,180
NP	NATIVE PASTURE	469.1	20,433,996.00	0.00	0.00	\$1,317,230	\$47,380
HS	HOUSE SITE	1	43,560.00			\$5,410	\$0

■ Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2020	NA	N\A	N\A	N\A	NVA	NVA
2019	\$273,080	\$1,510,360	\$54,560	\$343,870	\$0	\$343,870
2018	\$273,870	\$1,482,100	\$52,900	\$342,400	\$0	\$342,400
2017	\$240,640	\$1,396,030	\$51,580	\$304,790	\$0	\$304,790
2016	\$216,870	\$1,172,390	\$52,990	\$280,150	\$0	\$280,150
2015	\$202,710	\$1,073,200	\$56,000	\$267,710	\$0	\$267,710
2014	\$190,300	\$1,137,590	\$56,000	\$255,840	\$0	\$255,840
2013	\$201,730	\$1,073,200	\$52,870	\$263,600	\$0	\$263,600
2012	\$206,770	\$1,154,800	\$52,190	\$267,960	\$0	\$267,960
2011	\$202,330	\$1,154,800	\$50,280	\$261,610	\$0	\$261,610

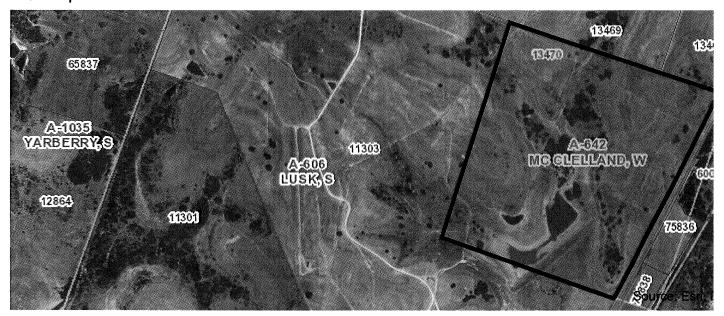
■ Property Deed History

Deed Date	Туре	Description	Grantor	Grantee	Volume	Page	Number
10/21/2015	WD	WARRANTY DEED	CHAS 1933, LP	RANCHO PEPPER LLC	999	17	
5/30/2013	WD	WARRANTY DEED	CAMPBELL RANCH, LP	CHAS 1933, LP	964	281	
8/26/2004	QC	QUIT CLAIM	ADAMS, WESLEY D &	CAMPBELL RANCH, LP	ER1199	871	
2/11/1999	WD	WARRANTY DEED	CAMPBELL, LEE	ADAMS, WESLEY D &	775	122- 137	0

Comanche CAD Property Search

Property ID: 13470 For Year 2019

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■ Property Details

Account

Property ID:

13470

Legal Description:

A00642 MC CLELLAND, WILLIAM, ACRES 170.52

Geographic ID:

SCO-08-058

Agent Code:

Type:

Real

Location

Address:

1208 HWY 67/377 DUBLIN, TX 76446

Map ID:

13-04

Neighborhood CD:

SCO-AG

Owner

Owner ID:

56103

Name:

RANCHO PEPPER LLC

Mailing Address:

1919 14TH ST

SUITE 300

BOULDER, CO 80302

% Ownership:

100.0%

Exemptions:

For privacy reasons not all exemptions are shown online.

Improvement Homesite Value:	\$0
Improvement Non-Homesite Value:	\$0
Land Homesite Value:	\$0
Land Non-Homesite Value:	\$0
Agricultural Market Valuation:	\$485,030
Market Value:	\$485,030
Ag Use Value:	\$17,220
Appraised Value:	\$17,220
Homestead Cap Loss: ②	\$0
Assessed Value:	\$17,220

■ Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	Comanche Central Appraisal District	0.000000	\$485,030	\$17,220	\$0.00	
FMB	County Road & Bridge	0.193592	\$485,030	\$17,220	\$33.34	
GCM	Comanche County	0.436368	\$485,030	\$17,220	\$75.14	
нсс	Hospital Comanche County	0.313937	\$485,030	\$17,220	\$54.06	
sco	Comanche ISD	1.206540	\$485,030	\$17,220	\$207.77	
WTD	Trinity Water	0.009400	\$485,030	\$17,220	\$1.62	

Total Tax Rate: 2.159837 Estimated Taxes With Current Exemptions: \$371.92 Estimated Taxes At

Market Value: \$10,475.86

■ Property Improvement - Building

■ Property Land

Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
NP	NATIVE PASTURE	166.27	7,242,721.20	0.00	0.00	\$466,890	\$16,790
LAKE	LAKE	4.25	185,130.00	0.00	0.00	\$18,140	

■ Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2020	N\A	N\A	N\A	N\A	N\A	N\A
2019	\$0	\$485,030	\$17,220	\$17,220	\$0	\$17,220
2018	\$0	\$475,810	\$16,710	\$16,710	\$0	\$16,710
2017	\$0	\$448,880	\$16,370	\$16,370	\$0	\$16,370
2016	\$0	\$372,420	\$16,880	\$16,880	\$0	\$16,880
2015	\$0	\$341,040	\$17,910	\$17,910	\$0	\$17,910
2014	\$0	\$361,500	\$17,910	\$17,910	\$0	\$17,910
2013	\$0	\$341,040	\$16,900	\$16,900	\$0	\$16,900
2012	\$0	\$362,800	\$16,380	\$16,380	\$0	\$16,380
2011	\$0	\$362,800	\$15,820	\$15,820	\$0	\$15,820

■ Property Deed History

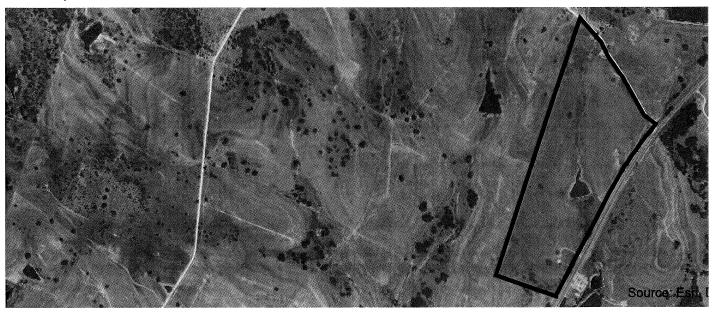
Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
10/21/2015	WD	WARRANTY DEED	CHAS 1933, LP	RANCHO PEPPER LLC	999	17	
5/30/2013	WD	WARRANTY DEED	CAMPBELL RANCH, LP	CHAS 1933, LP	964	281	
8/26/2004	QC	QUIT CLAIM	ADAMS, WESLEY D &	CAMPBELL RANCH, LP	ER1199	871	
2/11/1999	WD	WARRANTY DEED	CAMPBELL, LEE	ADAMS, WESLEY D &	775	122- 137	0

DISCLAIMER

Comanche CAD Property Search

Property ID: 13460 For Year 2019

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■ Property Details

Account

Property ID: 13460

Legal Description: A01477 HUNNINGS, ELIJAH, ACRES 66.7

Geographic ID: SCO-08-056

Agent Code:

Type: Real

Location

Address: HWY 377 N TX

Map ID: 13-04

Neighborhood CD: SDU-AG

Owner

Owner ID: 56103

Name: RANCHO PEPPER LLC

Mailing Address: 1919 14TH ST

SUITE 300

BOULDER, CO 80302

% Ownership: 100.0%

Exemptions: For privacy reasons not all exemptions are shown online.

Improvement Homesite Value:	\$0
Improvement Non-Homesite Value:	\$0
Land Homesite Value:	\$0
Land Non-Homesite Value:	\$0
Agricultural Market Valuation:	\$180,360
Market Value:	\$180,360
Ag Use Value:	\$5,400
Appraised Value:	\$5,400
Homestead Cap Loss: ②	\$0
Assessed Value:	\$5,400

■ Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	Comanche Central Appraisal District	0.000000	\$180,360	\$5,400	\$0.00	
FMB	County Road & Bridge	0.193592	\$180,360	\$5,400	\$10.45	
GCM	Comanche County	0.436368	\$180,360	\$5,400	\$23.56	
HCC	Hospital Comanche County	0.313937	\$180,360	\$5,400	\$16.95	
SDU	Dublin ISD	1.230750	\$180,360	\$5,400	\$66.46	
WTD	Trinity Water	0.009400	\$180,360	\$5,400	\$0.51	

Total Tax Rate: 2.184047 Estimated Taxes With Current Exemptions: \$117.94 Estimated Taxes At

Market Value: \$3,939.15

■ Property Improvement - Building

P	roperty Land						
Type	Description	Acres	Sqft		Eff Depth	Market Value	Prod. Value
NP	NATIVE PASTURE	66.7	2,905,452.00	0.00	0.00	\$180,360	\$5,400

■ Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2020	N\A	N\A	N\A	N\A	N\A	N\A
2019	\$0	\$180,360	\$5,400	\$5,400	\$0	\$5,400
2018	\$0	\$173,420	\$5,270	\$5,270	\$0	\$5,270
2017	\$0	\$166,750	\$5,140	\$5,140	\$0	\$5,140
2016	\$0	\$140,070	\$5,270	\$5,270	\$0	\$5,270
2015	\$0	\$133,400	\$5,600	\$5,600	\$0	\$5,600
2014	\$0	\$133,400	\$5,600	\$5,600	\$0	\$5,600
2013	\$0	\$133,400	\$5,270	\$5,270	\$0	\$5,270
2012	\$0	\$133,640	\$4,810	\$4,810	\$0	\$4,810
2011	\$0	\$133,640	\$5,810	\$5,810	\$0	\$5,810

■ Property Deed History

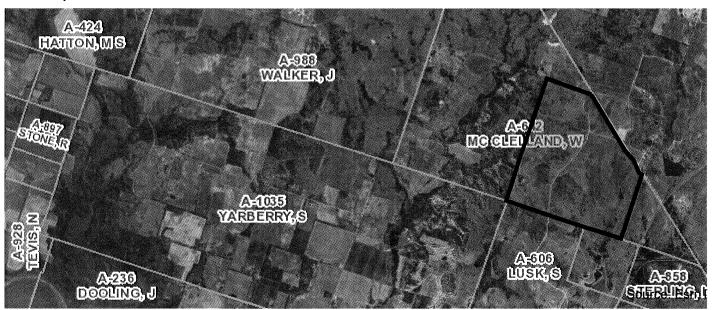
Deed Date	Туре	Description	Grantor	Grantee	Volume	Page	Number
10/21/2015	WD	WARRANTY DEED	CHAS 1933, LP	RANCHO PEPPER LLC	999	17	
5/30/2013	WD	WARRANTY DEED	CAMPBELL RANCH, LP	CHAS 1933, LP	964	281	
8/26/2004	QC	QUIT CLAIM	ADAMS, WESLEY D &	CAMPBELL RANCH, LP	ER1199	871	
2/11/1999	WD	WARRANTY DEED	CAMPBELL, LEE	ADAMS, WESLEY D &	775	122- 137	. 0

DISCLAIMER

Comanche CAD Property Search

Property ID: 13469 For Year 2019

♀ Map



■ Property Details

Account

Property ID:

13469

Legal Description:

A00642 MC CLELLAND, WILLIAM, ACRES 837.52

Geographic ID:

SCO-08-057

Agent Code:

Type:

Real

Location

Address:

HWY 377 N TX

Map ID:

13-03

Neighborhood CD:

SDU-AG

Owner

Owner ID:

56103

Name:

RANCHO PEPPER LLC

Mailing Address:

1919 14TH ST

SUITE 300

BOULDER, CO 80302

% Ownership:

100.0%

Exemptions:

For privacy reasons not all exemptions are shown online.

Improvement Homesite Value:	\$0
Improvement Non-Homesite Value:	\$17,380
Land Homesite Value:	\$0
Land Non-Homesite Value:	\$0
Agricultural Market Valuation:	\$2,264,650
Market Value:	\$2,282,030
Ag Use Value:	\$67,840
Appraised Value:	\$85,220
Homestead Cap Loss: ②	\$0
Assessed Value:	\$85,220

■ Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	Comanche Central Appraisal District	0.000000	\$2,282,030	\$85,220	\$0.00	
FMB	County Road & Bridge	0.193592	\$2,282,030	\$85,220	\$164.98	
GCM	Comanche County	0.436368	\$2,282,030	\$85,220	\$371.87	
HCC	Hospital Comanche County	0.313937	\$2,282,030	\$85,220	\$267.54	
SDU	Dublin ISD	1.230750	\$2,282,030	\$85,220	\$1,048.85	
WTD	Trinity Water	0.009400	\$2,282,030	\$85,220	\$8.01	

Total Tax Rate: 2.184047 Estimated Taxes With Current Exemptions: \$1,861.24 Estimated Taxes At

Market Value: \$49,840.61

■ Property Improvement - Building

Description: TWO HAY SHEDS Type: MISCELLANEOUS State Code: D2 Living Area:

0.00sqft Value: \$17,380

Туре	Description	Class CD	Year Built	SQF	Т
SHD	SHED	SHDA		2016	3,450.00
SHD	SHED	SHDA		2016	3,450.00

■ Property Land

Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
NP	NATIVE PASTURE	837.52	36,482,371.20	0.00	0.00	\$2,264,650	\$67,840

■ Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2020	N\A	N\A	N\A	N\A	N\A	NVA
2019	\$17,380	\$2,264,650	\$67,840	\$85,220	\$0	\$85,220
2018	\$17,380	\$2,177,550	\$66,160	\$83,540	\$0	\$83,540
2017	\$16,260	\$2,093,800	\$64,490	\$80,750	\$0	\$80,750
2016	\$0	\$1,758,790	\$66,160	\$66,160	\$0	\$66,160
2015	\$0	\$1,675,040	\$70,350	\$70,350	\$0	\$70,350
2014	\$0	\$1,675,040	\$70,350	\$70,350	\$0	\$70,350
2013	\$0	\$1,675,040	\$66,160	\$66,160	\$0	\$66,160
2012	\$0	\$1,675,040	\$60,300	\$60,300	\$0	\$60,300
2011	\$0	\$1,675,040	\$72,860	\$72,860	\$0	\$72,860

■ Property Deed History

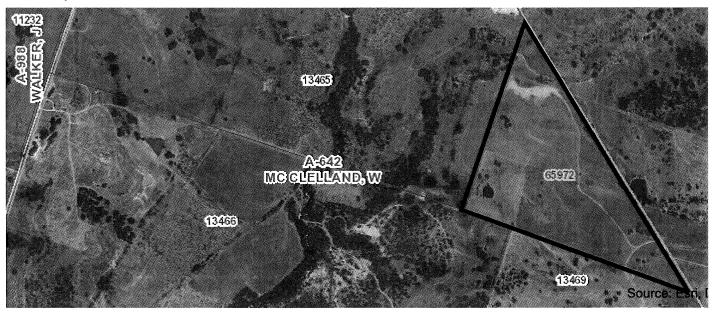
Deed Date	Туре	Description	Grantor	Grantee	Volume	Page	Number
10/21/2015	WD	WARRANTY DEED	CHAS 1933, LP	RANCHO PEPPER LLC	999	17	
5/30/2013	WD	WARRANTY DEED	CAMPBELL RANCH, LP	CHAS 1933, LP	964	281	
8/26/2004	QC	QUIT CLAIM	ADAMS, WESLEY D &	CAMPBELL RANCH, LP	ER1199	871	
2/11/1999	WD	WARRANTY DEED	CAMPBELL, LEE	ADAMS, WESLEY D &	775	122- 137	0

DISCLAIMER

Comanche CAD Property Search

Property ID: 65972 For Year 2019

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■ Property Details

Account

Property ID:

65972

Legal Description:

A00642 MC CLELLAND, WILLIAM, ACRES 86.76

Geographic ID:

SCO-08-057

Agent Code:

Type:

Real

Location

Address:

HWY 377 N TX

Map ID:

13-03

Neighborhood CD:

SDE-AG

Owner

Owner ID:

56103

Name:

RANCHO PEPPER LLC

Mailing Address:

1919 14TH ST

SUITE 300

BOULDER, CO 80302

% Ownership:

100.0%

Exemptions:

For privacy reasons not all exemptions are shown online.

Improvement Homesite Value:	\$0
Improvement Non-Homesite Value:	\$0
Land Homesite Value:	\$0
Land Non-Homesite Value:	\$0
Agricultural Market Valuation:	\$239,110
Market Value:	\$239,110
Ag Use Value:	\$8,760
Appraised Value:	\$8,760
Homestead Cap Loss: @	\$0
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Assessed Value:	\$8,760

■ Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	Comanche Central Appraisal District	0.000000	\$239,110	\$8,760	\$0.00	
FMB	County Road & Bridge	0.193592	\$239,110	\$8,760	\$16.96	
GCM	Comanche County	0.436368	\$239,110	\$8,760	\$38.23	
HCC	Hospital Comanche County	0.313937	\$239,110	\$8,760	\$27.50	The second secon
SDE	DeLeon ISD	1.155000	\$239,110	\$8,760	\$101.18	
WTD	Trinity Water	0.009400	\$239,110	\$8,760	\$0.82	

Total Tax Rate: 2.108297 Estimated Taxes With Current Exemptions: \$184.69 Estimated Taxes At

Market Value: \$5,041.15

■ Property Improvement - Building

■ Property Land

Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
NP	NATIVE PASTURE			0.00	0.00	\$239,110	\$8,760

■ Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2020	N\A	N\A	N\A	N\A	N\A	N\A
2019	\$0	\$239,110	\$8,760	\$8,760	\$0	\$8,760
2018	\$0	\$234,600	\$8,500	\$8,500	\$0	\$8,500
2017	\$0	\$225,580	\$8,330	\$8,330	\$0	\$8,330
2016	\$0	\$189,480	\$8,590	\$8,590	\$0	\$8,590
2015	\$0	\$173,520	\$9,110	\$9,110	\$0	\$9,110
2014	\$0	\$178,730	\$9,110	\$9,110	\$0	\$9,110
2013	\$0	\$182,200	\$8,590	\$8,590	\$0	\$8,590
2012	\$0	\$173,520	\$7,810	\$7,810	\$0	\$7,810
2011	\$0	\$173,520	\$7,550	\$7,550	\$0	\$7,550

■ Property Deed History

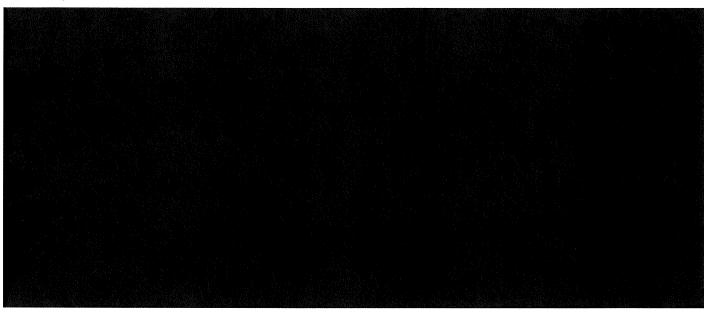
Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
10/21/2015	WD	WARRANTY DEED	CHAS 1933, LP	RANCHO PEPPER LLC	999	17	
5/30/2013	WD	WARRANTY DEED	CAMPBELL RANCH, LP	CHAS 1933, LP	964	281	
8/26/2004	QC	QUIT CLAIM	ADAMS, WESLEY D &	CAMPBELL RANCH, LP	ER1199	871	

DISCLAIMER

Erath CAD Property Search

Property ID: R000022467 For Year 2019

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■ Property Details

Account	
Property ID:	R000022467
Legal Description:	Acres 41.255, A0517 MCCLELLAND WILLIAM; HOUSE & STGS
Geographic ID:	R.0517.00050.00.0
Agent Code:	
Type:	Real
Location	
Address:	7897 CR340
Map ID:	17-13-4
Owner	
Name:	WELDCO FARMS LLC
Mailing Address:	1919 14TH ST #300 BOULDER, CO 80302
% Ownership:	100.0%

For privacy reasons not all exemptions are shown online.

Exemptions:

Improvement Homesite Value:	\$103,630
Improvement Non-Homesite Value:	\$32,820
Land Homesite Value:	\$16,000
Land Non-Homesite Value:	\$0
Agricultural Market Valuation:	\$201,280
Market Value:	\$353,730
Ag Use Value:	\$4,840
Appraised Value:	\$353,730
Homestead Cap Loss: 2	\$0
Assessed Value:	\$157,290

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

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
072	ERATH COUNTY	0.343400	\$353,730	\$157,290	\$540.13	
902	DUBLIN ISD	1.230750	\$353,730	\$157,290	\$1,935.85	
MTD	MIDDLE TRINITY WATER	0.009400	\$353,730	\$157,290	\$14.79	
RER	ERATH ROAD & BRIDGE	0.112600	\$353,730	\$157,290	\$177.11	

Total Tax Rate: 1.696150 Estimated Taxes With Exemptions: \$2,667.87 Estimated Taxes Without

Exemptions: \$5,999.79

■ Property Improvement - Building

Type: MA State Code: E Living Area: 2,067.00sqft Value: \$102,053

Type Description		Year Built	SQFT
MA	MAIN AREA	1981	2,067.00
Р	COVERPORCH	1981	588.00
CPDM	COVER PATIO DET MINUS	2007	448.00
ASTG	STORAGE ATTACHED	1981	48.00

Type: BARN State Code: E Living Area: 4,750.00sqft Value: \$23,357

Туре	Description	Year Built So	QFT
BARN	BARN	2004	4,750.00
STG	STRG BUILDING	2004	160.00
STG	STRG BUILDING	2004	160.00
AS	ANIMALSHADE	2009	180.00

Type: MA Living Area: 864.00sqft Value: \$11,038

Туре	Description	Year Built	SQFT
MA	MAIN AREA	And Andrew Control of the Control of	864.00
DCPM	DETCARPORT-MINUS	2010	378.00
Р	COVERPORCH	2015	608.00

■ Property Land

Type Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
SAW	40.255	1,753,508.00	0.00	0.00	\$201,275	\$4,838
HS	1	43,560.00	0.00	0.00	\$16,000	\$0

■ Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2020	\$136,450	\$217,280	\$4,840	\$353,730	\$0	\$157,290
2019	\$136,450	\$217,280	\$4,840	\$353,730	\$0	\$157,290
2018	\$130,760	\$217,280	\$4,810	\$348,040	\$0	\$151,570
2017	\$122,270	\$217,500	\$4,690	\$339,770	\$0	\$142,960
2016	\$128,340	\$156,050	\$4,700	\$284,390	\$0	\$148,040
2015	\$124,050	\$156,050	\$4,840	\$280,100	\$0	\$143,890
2014	\$124,050	\$156,050	\$4,320	\$280,100	\$0	\$143,370
2013	\$106,930	\$151,050	\$4,320	\$257,980	\$0	\$121,250
2012	\$106,930	\$151,050	\$4,320	\$257,980	\$0	\$121,250
2011	\$106,770	\$151,050	\$4,100	\$257,820	\$0	\$120,870

■ Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/15/2017			CURRY MARVIN & MELONIE	WELDCO FARMS LLC	To company and a second and a s		2017- 05035
2/2/1993			WRIGHT DAVID W & SHARA L	FORD REALTY &	835	420	
2/7/1990	MULTI		LINDSEY MARSHALL S & PHYLIS	WRIGHT DAVID W & SHARA L	794	197	
7/23/1996	MULTI		WINEBRENNER PAUL	LINDSEY MARSHALL S & PHYLIS	768	401	
8/3/2000			CURRY MARVIN ET AL	CURRY MARVIN & MELONIE	1012	1013	

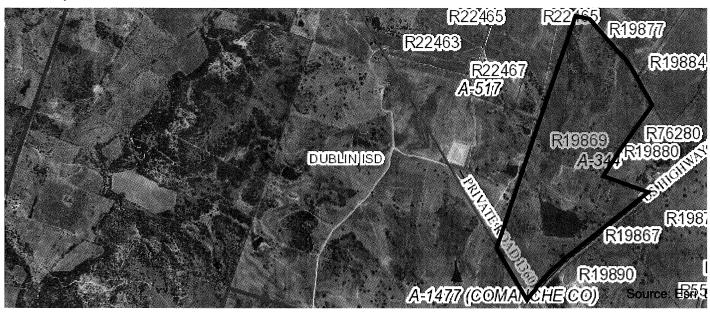
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Erath CAD Property Search

Property ID: R000019869 For Year 2019

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■ Property Details

Account	
Property ID:	R000019869
Legal Description:	Acres 353.000, A0344 HUNNINGS ELIJAH;, HOUSE, MH & BARNS, LABEL NTA0457035, MAKE OAKWOOD, MODEL 32X76(NG), YR 1998
Geographic ID:	R.0344.00021.00.0
Agent Code:	
Type:	Real
Location	
Address:	397 PR1360 OFF SW US377
Map ID:	17-13-4
Owner	
Name:	RANCHO PEPPER LLC
Mailing Address:	1919 14TH ST STE 300 BOULDER, CO 80302
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

	ere ere de oberneren mandeten in megalater gelindar formeljemen i reflig jo in in 11 januar in spræde rijet i form ver grennlikk in klassfærer med oppgebonsjaging i plyggi
Improvement Homesite Value:	\$0
Improvement Non-Homesite Value:	\$125,710
Land Homesite Value:	\$16,000
Land Non-Homesite Value:	\$0
Agricultural Market Valuation:	\$950,400
Market Value:	\$1,092,110
Ag Use Value:	\$41,180
Appraised Value:	\$1,092,110
Homestead Cap Loss: @	\$0
Assessed Value:	\$182,890

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

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
072	ERATH COUNTY	0.343400	\$1,092,110	\$182,890	\$628.04	
902	DUBLIN ISD	1.230750	\$1,092,110	\$182,890	\$2,250.92	
MTD	MIDDLE TRINITY WATER	0.009400	\$1,092,110	\$182,890	\$17.19	
RER	ERATH ROAD & BRIDGE	0.112600	\$1,092,110	\$182,890	\$205.93	

Total Tax Rate: 1.696150 Estimated Taxes With Exemptions: \$3,102.09 Estimated Taxes Without

Exemptions: \$18,523.82

■ Property Improvement - Building

Type: MA State Code: E Living Area: 1,602.00sqft Value: \$58,642

Туре	Description	Year Built SQF		
MA	MAIN AREA	1950	1,602.00	
P	COVERPORCH	1950	20.00	
P	COVERPORCH	1950	36.00	
WH	WELLHOUSE	1950	72.00	
STG	STRG BUILDING	1950	140.00	
DG2B	2CAR BRICK GARAGE DETACHED	1950	925.00	

Type: BARN State Code: E Living Area: 2,750.00sqft Value: \$67,064

Type	Description	Year Built	SQFT
BARN	BARN		2,750.00
BARN	BARN		1,342.00
BARN	BARN		1,700.00
MA	MAIN AREA	1998	2,432.00
WD	WOOD DECK		96.00

■ Property Land

Type Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
SAW	352	15,333,120.00	0.00	0.00	\$950,400	\$41,184
HS	. 1	43,560.00	0.00	0.00	\$16,000	\$0

■ Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2020	\$122,790	\$966,400	\$41,180	\$1,089,190	\$0	\$179,970
2019	\$125,710	\$966,400	\$41,180	\$1,092,110	\$0	\$182,890
2018	\$126,030	\$1,293,000	\$40,830	\$1,419,030	\$0	\$182,860
2017	\$125,570	\$1,033,100	\$38,020	\$1,158,670	\$0	\$179,590
2016	\$119,530	\$886,800	\$37,660	\$1,006,330	\$0	\$172,190
2015	\$119,430	\$886,800	\$37,660	\$1,006,230	\$0	\$172,090
2014	\$121,380	\$825,400	\$32,030	\$946,780	\$0	\$168,410
2013	\$123,320	\$820,400	\$32,030	\$943,720	\$0	\$165,350
2012	\$125,270	\$70,490	\$2,390	\$195,760	\$0	\$137,660
2011	\$127,180	\$70,490	\$2,230	\$197,670	\$0	\$139,410

■ Property Deed History

Deed Date	Туре	Description	Grantor	Grantee	Volume	Page	Number
10/21/2015			CHAS 1933 LP	RANCHO PEPPER LLC			2015- 06044
5/30/2013			CAMPBELL RANCH LP	CHAS 1933 LP			2013- 03062
8/26/2004			ADAMS WESLEY D &	CAMPBELL RANCH LP	1199	871	
1/29/1999	MLT8		CAMPBELL LEE	ADAMS WESLEY D &	972	554	

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Erath CAD Property Search

Property ID: R000022463 For Year 2019

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■ Property Details

Mailing Address:

% Ownership:

Exemptions:

Account	
Property ID:	R000022463
Legal Description:	Acres 402.600, A0517 MCCLELLAND WILLIAM;, STG & SHED
Geographic ID:	R.0517.00020.00.0
Agent Code:	
Type:	Real
Location	
Address:	PR1360 OFF SW US377
Map ID:	17-13-4
Owner	
Name:	RANCHO PEPPER LLC

For privacy reasons not all exemptions are shown online.

100.0%

1919 14TH ST STE 300 BOULDER, CO 80302

Improvement Homesite Value:	\$131,720
Improvement Non-Homesite Value:	\$62,120
Land Homesite Value:	\$0
Land Non-Homesite Value:	\$0
Agricultural Market Valuation:	\$1,087,020
Market Value:	\$1,280,860
Ag Use Value:	\$47,100
Appraised Value:	\$1,280,860
Homestead Cap Loss: Output Description:	\$0
Assessed Value:	\$240,940

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■ Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
072	ERATH COUNTY	0.343400	\$1,280,860	\$240,940	\$827.39	
902	DUBLIN ISD	1.230750	\$1,280,860	\$240,940	\$2,965.37	
MTD	MIDDLE TRINITY WATER	0.009400	\$1,280,860	\$240,940	\$22.65	
RER	ERATH ROAD & BRIDGE	0.112600	\$1,280,860	\$240,940	\$271.30	

Total Tax Rate: 1.696150 Estimated Taxes With Exemptions: \$4,086.70 Estimated Taxes Without

Exemptions: \$21,725.31

■ Property Improvement - Building

Type: BARN State Code: D2 Living Area: 10,528.00sqft Value: \$193,836

Туре	Description	Year Built	SQFT
BARN	BARN	2004	10,528.00
ARA	ARENA ROOF ONLY	2010	24,000.00
WH	WELLHOUSE	2010	169.00

■ Property Land

Type Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
SAW	402.6	17,537,256.00	0.00	0.00	\$1,087,020	\$47,104

■ Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2020	\$193,840	\$1,087,020	\$47,100	\$1,280,860	\$0	\$240,940
2019	\$193,840	\$1,087,020	\$47,100	\$1,280,860	\$0	\$240,940
2018	\$193,840	\$1,409,100	\$46,700	\$1,602,940	\$0	\$240,540
2017	\$183,140	\$1,127,280	\$43,480	\$1,310,420	\$0	\$226,620
2016	\$171,140	\$966,240	\$43,080	\$1,137,380	\$0	\$214,220
2015	\$171,140	\$966,240	\$46,560	\$1,137,380	\$0	\$217,700
2014	\$171,140	\$885,720	\$40,060	\$1,056,860	\$0	\$211,200
2013	\$171,140	\$896,920	\$40,060	\$1,068,060	\$0	\$211,200
2012	\$171,140	\$760,900	\$41,040	\$932,040	\$0	\$212,180
2011	\$171,140	\$760,900	\$38,140	\$932,040	\$0	\$209,280

■ Property Deed History

Deed Date	Туре	Description	Grantor	Grantee	Volume	Page	Number
10/21/2015			CHAS 1933 LP	RANCHO PEPPER LLC	of the state of th		2015- 06044
5/30/2013			CAMPBELL RANCH LP	CHAS 1933 LP			2013- 03062
8/26/2004			ADAMS WESLEY D &	CAMPBELL RANCH LP	1199	871	
1/29/1999			CAMPBELL LEE	ADAMS WESLEY D &	972	554	

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