

SEALED BID AUCTION

Properties Located in Permian Basin & Eagle Ford Shale!



Tract 1



Tract 2



Tract 3



Tracts 4 & 5

INFORMATION BOOK



Tract 6



Tract 7



Tract 6



Tract 7

Texas Industrial Property Liquidation - Oil & Gas Yard Locations Across Texas!

BIDS DUE: Thursday, November 13 • 5pm CDT

- 7 Properties – Including Office/Industrial Warehouse/Yard Space
- Income Producing Leased Properties
- Ranging from 3.25± to 46± Acre Parcels
- Substantial Income Potential
- Premium Locations Across Both Basins!

In Cooperation With
Charles Brent Wellings

SCHRADER
Real Estate and Auction Company, Inc.

4% Buyer's Premium **972.768.5165**
www.SchraderWellings.com
www.SchraderAuction.com

DISCLAIMER:

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.



SCHRADER REAL ESTATE & AUCTION CO., INC.
950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 or 800-451-2709
SchraderAuction.com

TERMS & CONDITIONS:

BIDDING PROCEDURE: Tracts 1 through 7 will be offered in individual tracts or combinations of tracts via a Sealed Bid Auction, w/ bidding procedures more specifically outlined in the Sealed Bid Packet. The final bids are subject to the Seller's acceptance or rejection.

PURCHASE CONTRACT: w/ the submission of a Bid(s), each Buyer is required to sign the purchase contract documents in the forms provided in the Sealed Bid Packet. All statements & information in the marketing materials are subject to the terms & conditions of the purchase contract documents. Seller shall not be bound by any statement, promise or inducement that is not contained in the purchase contract documents.

BUYER'S PREMIUM: The purchase price will be the bid amount plus a 4% buyer's premium.

DOWN PAYMENT: 10% of the total contract purchase price will be due as a down payment on the day of auction, w/ the balance due in cash at closing. The down payment may be made in the form of cashier's check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, & ARE CAPABLE OF PAYING CASH AT CLOSING.

DEED: Seller shall be obligated only to convey a merchantable title by Special Warranty Deed.

EVIDENCE OF TITLE: Seller agrees to make available to bidder a preliminary

title insurance commitment to review prior to auction. The cost of title insurance will be shared equally (50:50) by buyer(s) & Seller. Seller agrees to provide merchantable title to the property subject to matters of record, general conditions of title, & similar related matters. All tracts sold "AS-IS".

CLOSING: The closing shall take place 30 days after the auction or as soon thereafter as applicable closing documents are completed by Seller.

POSSESSION: Possession shall be at closing, subject to rights of current tenants.

SURVEY: A new survey will be obtained only if necessary to record the conveyance or if otherwise deemed appropriate in the Seller's sole discretion. If a new survey is obtained, the survey cost will be shared equally by Seller & Buyer.

TRACT MAPS; ACRES: Tract maps, advertised acres, building dimensions & square footages are approximations based on existing tax parcel data, legal descriptions &/or aerial mapping data & are not provided as survey products.

REAL ESTATE TAXES: Real Estate taxes shall be prorated to the date of closing.

MINERALS: Seller specifically excepts & reserves all minerals, including without limitation, oil, gas, coal, coalbed methane, & all other hydrocarbons, lignite, & all metallic minerals, etc., if any, associated w/ the referenced real estate, & the term "Property" will not include any mineral rights.

CONDUCT OF AUCTION: The conduct of the Sealed Bid Auction will be at the

direction & discretion of the Auction Company, Seller & its agents reserve the right to preclude any person from bidding if there are any questions as to the person's identity, credentials, fitness, etc.

AGENCY: Charles B. Wellings, Schrader Real Estate & Auction Company, Inc., & their representatives are exclusive agents of the Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: ALL PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE BY SELLER OR AUCTION COMPANY CONCERNING THE PROPERTY. Prospective bidders are responsible for conducting their own independent inspections, investigations, inquiries & due diligence concerning the property. The information contained in the marketing materials is provided in order to facilitate (and not as a substitute for) a prospective bidder's pre-auction due diligence. All marketing materials are subject to a prospective bidder's independent verification. Seller & Auction Company assume no liability for any inaccuracies, errors or omissions in such materials. All sketches & dimensions are approximate.

CHANGES: Please regularly check www.schraderauction.com & www.schraderwellings.com to review any changes and/or additional information.

THE PURCHASE CONTRACT DOCUMENTS WILL SUPERSEDE THE MARKETING MATERIALS & ANY OTHER PRIOR STATEMENTS.

Broker: Charles Brent Wellings **Email:** brent@schraderauction.com

Broker License #618910 Auctioneer License #16950

BOOKLET INDEX

- **LOCATION MAPS** **PAGE 5**
- **TRACT MAPS** **PAGE 7**
- **TOPOGRAPHY MAPS** **PAGE 15**
- **FLOOD MAPS** **PAGE 23**
- **TAX STATEMENTS** **PAGE 31**
- **PROPERTY RECORD CARDS** **PAGE 43**
- **PHOTOS** **PAGE 73**

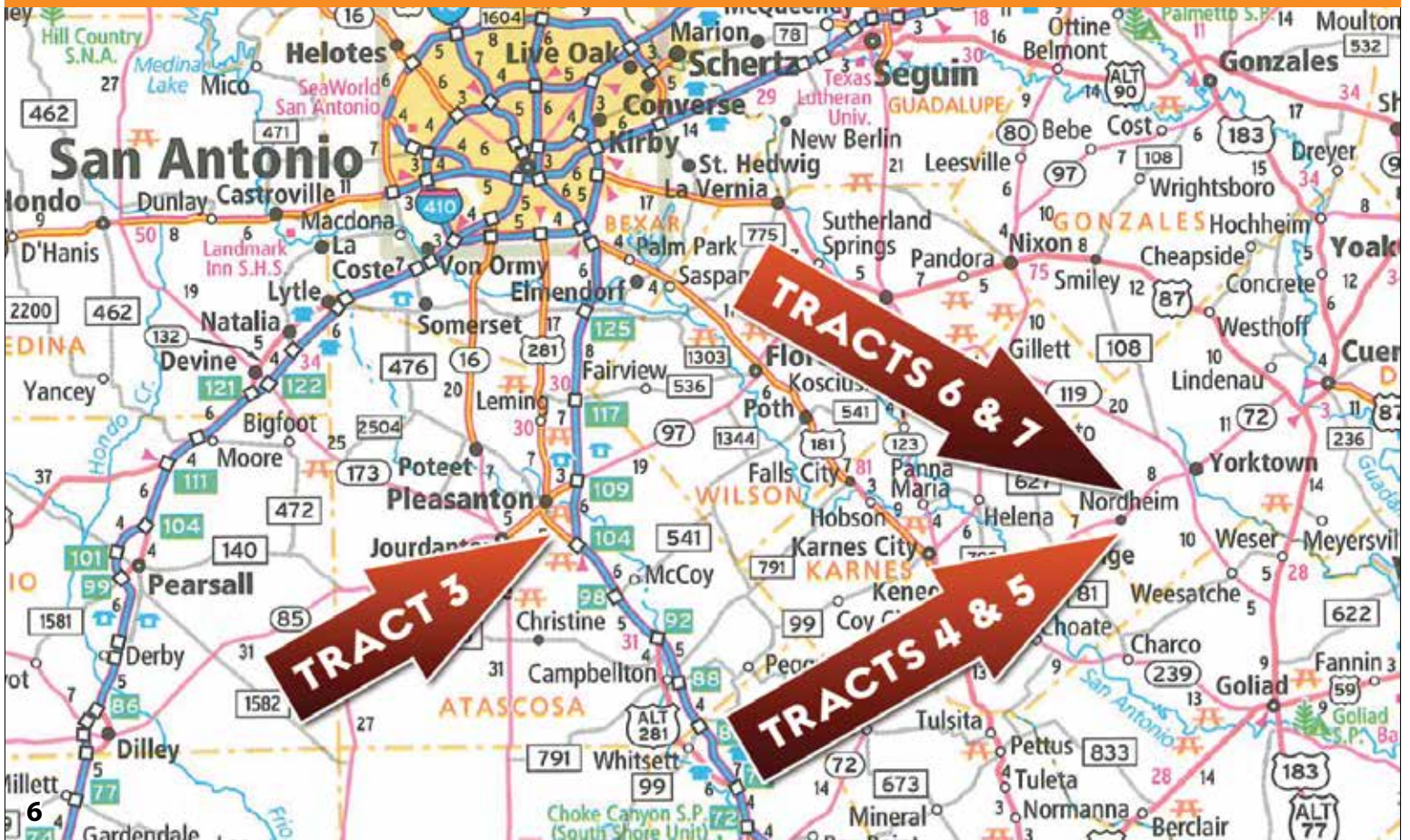


LOCATION MAPS

LOCATION MAPS

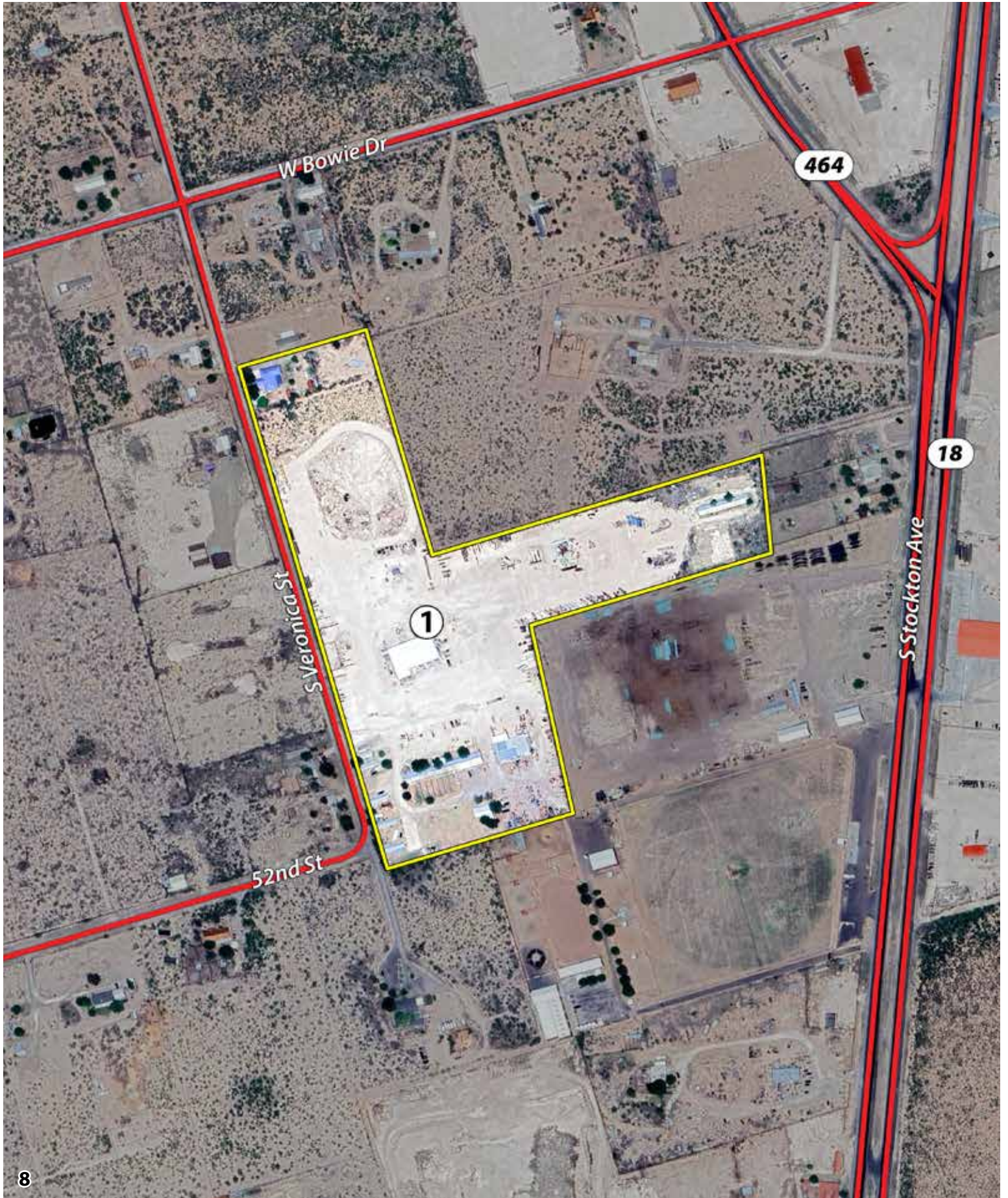


Tract 1: 5118 S Veronica St, Monahans, TX 79756 **Tract 2:** 1751 E South Fork St, Odessa, TX 79766
Tract 3: 636 Co Rd 429, Pleasanton, TX 78064 **Tract 4:** 872 Cemetery Rd, Nordheim, TX 78141
Tract 5: 686 Cemetery Rd, Nordheim, TX 78141 **Tract 6:** 117 Broadway, Nordheim, TX 78141
Tract 7: 64 Thieme Rd, Nordheim, TX 78141



TRACT MAPS

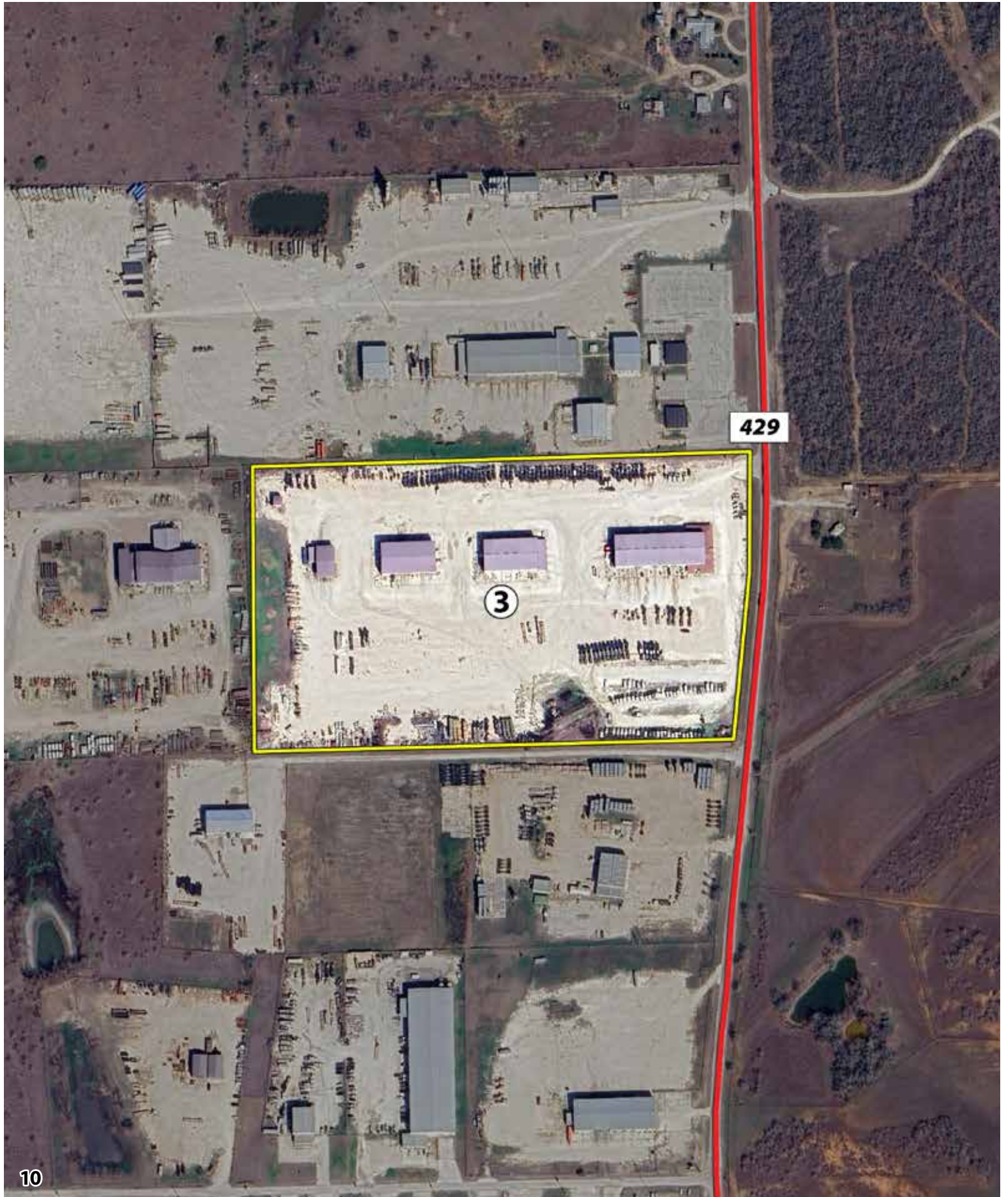
TRACT MAPS



TRACT MAPS



TRACT MAPS



TRACT MAPS



TRACT MAPS



TRACT MAPS



TOPOGRAPHY MAPS

TOPOGRAPHY MAP - TRACT 1



©2025 AgriData, Inc.



Source: USGS 10 meter dem

Interval(ft): 2.0

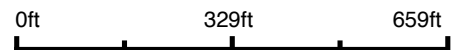
Min: 2,578.9

Max: 2,581.1

Range: 2.2

Average: 2,580.5

Standard Deviation: 0.59 ft



10/1/2025

Ward County
Texas

Boundary Center: 31° 32' 2.07, -102° 53' 56.98

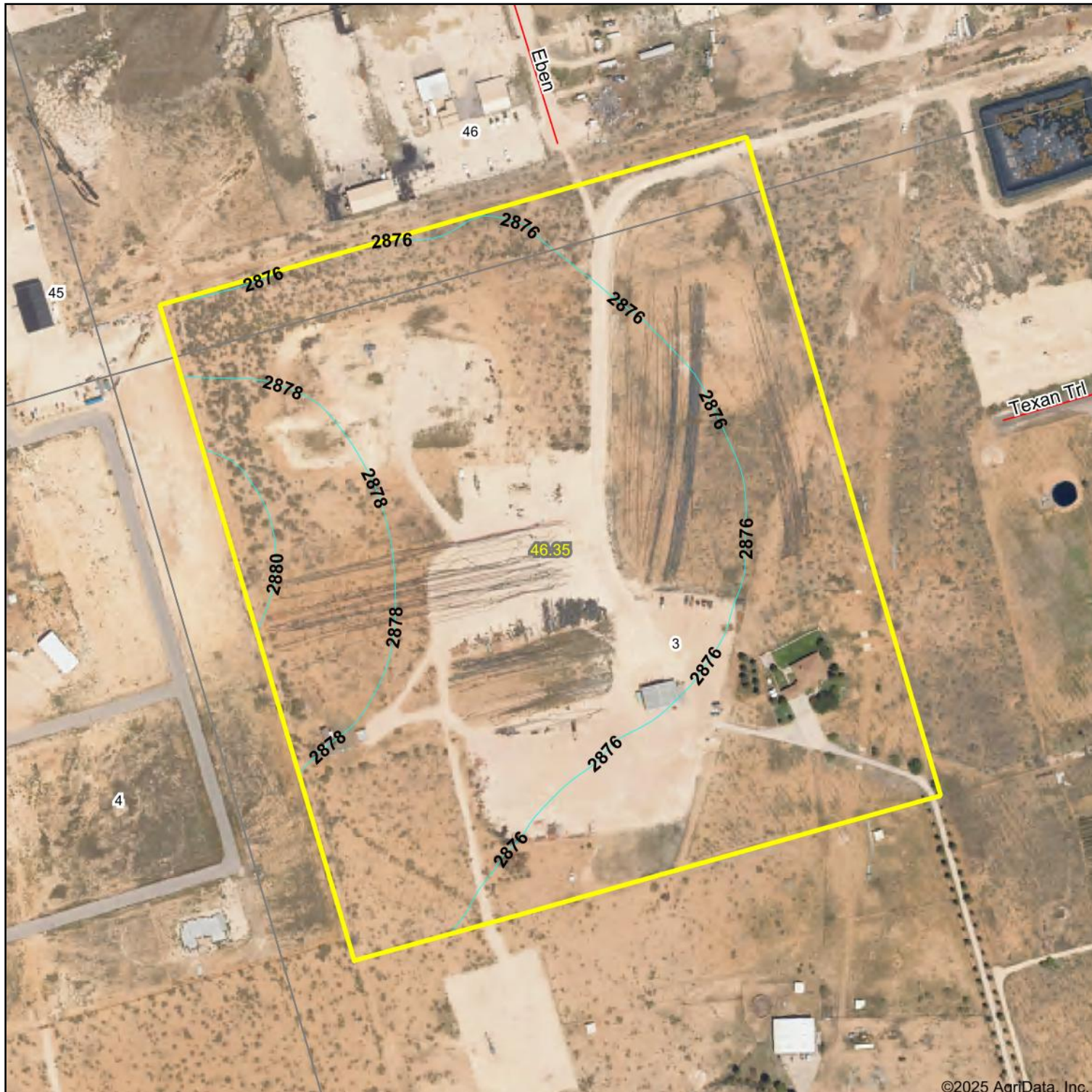
Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com

TOPOGRAPHY MAP - TRACT 2



Source: USGS 10 meter dem

Interval(ft): 2.0

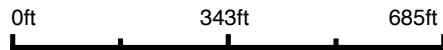
Min: 2,874.9

Max: 2,880.5

Range: 5.6

Average: 2,876.6

Standard Deviation: 1.05 ft



10/1/2025

Ector County
Texas

Boundary Center: 31° 47' 48.13, -102° 21' 16.67

Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com

TOPOGRAPHY MAP - TRACT 3



Source: USGS 1 meter dem

Interval(ft): 2.0

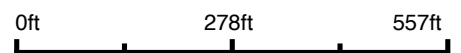
Min: 416.4

Max: 429.0

Range: 12.6

Average: 422.8

Standard Deviation: 2.95 ft



10/1/2025

Atascosa County
Texas

Boundary Center: 28° 55' 8.58, -98° 27' 59.14

Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

TOPOGRAPHY MAP - TRACTS 4 & 5



©2025 AgriData, Inc.



Source: USGS 10 meter dem

Interval(ft): 3.0

Min: 363.6

Max: 380.0

Range: 16.4

Average: 370.9

Standard Deviation: 3.51 ft



10/1/2025

DeWitt County
Texas

Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

Boundary Center: 28° 54' 31.32, -97° 36' 58.98

TOPOGRAPHY MAP - TRACT 6



©2025 AgriData, Inc.



Source: USGS 10 meter dem

Interval(ft): 1.0

Min: 402.4

Max: 404.0

Range: 1.6

Average: 403.2

Standard Deviation: 0.49 ft



10/1/2025

DeWitt County
Texas

Boundary Center: 28° 55' 19.45, -97° 36' 34.02

Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

TOPOGRAPHY MAP - TRACT 7



©2025 AgriData, Inc.



Source: USGS 10 meter dem

Interval(ft): 2.0

Min: 310.0

Max: 351.2

Range: 41.2

Average: 330.4

Standard Deviation: 9.97 ft



10/1/2025

DeWitt County
Texas

Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

Boundary Center: 28° 56' 57.4, -97° 34' 48.3

FLOOD MAPS

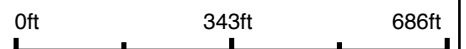
FLOOD MAP - TRACT 1



©2025 AgriData, Inc.



Map Center: 31° 32' 2.07, -102° 53' 56.98



Ward County
Texas



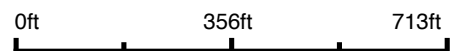
Maps Provided By:
 surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

10/1/2025

FLOOD MAP - TRACT 2



Map Center: 31° 47' 48.13, -102° 21' 16.67



Ector County
Texas



Flood related information provided by FEMA

10/1/2025

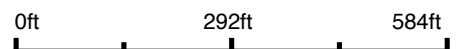
FLOOD MAP - TRACT 3



©2025 AgriData, Inc.



Map Center: 28° 55' 8.58, -98° 27' 59.14



Atascosa County
Texas



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

10/1/2025

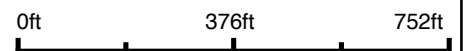
FLOOD MAP - TRACTS 4 & 5



©2025 AgriData, Inc.



Map Center: 28° 54' 31.32, -97° 36' 58.98



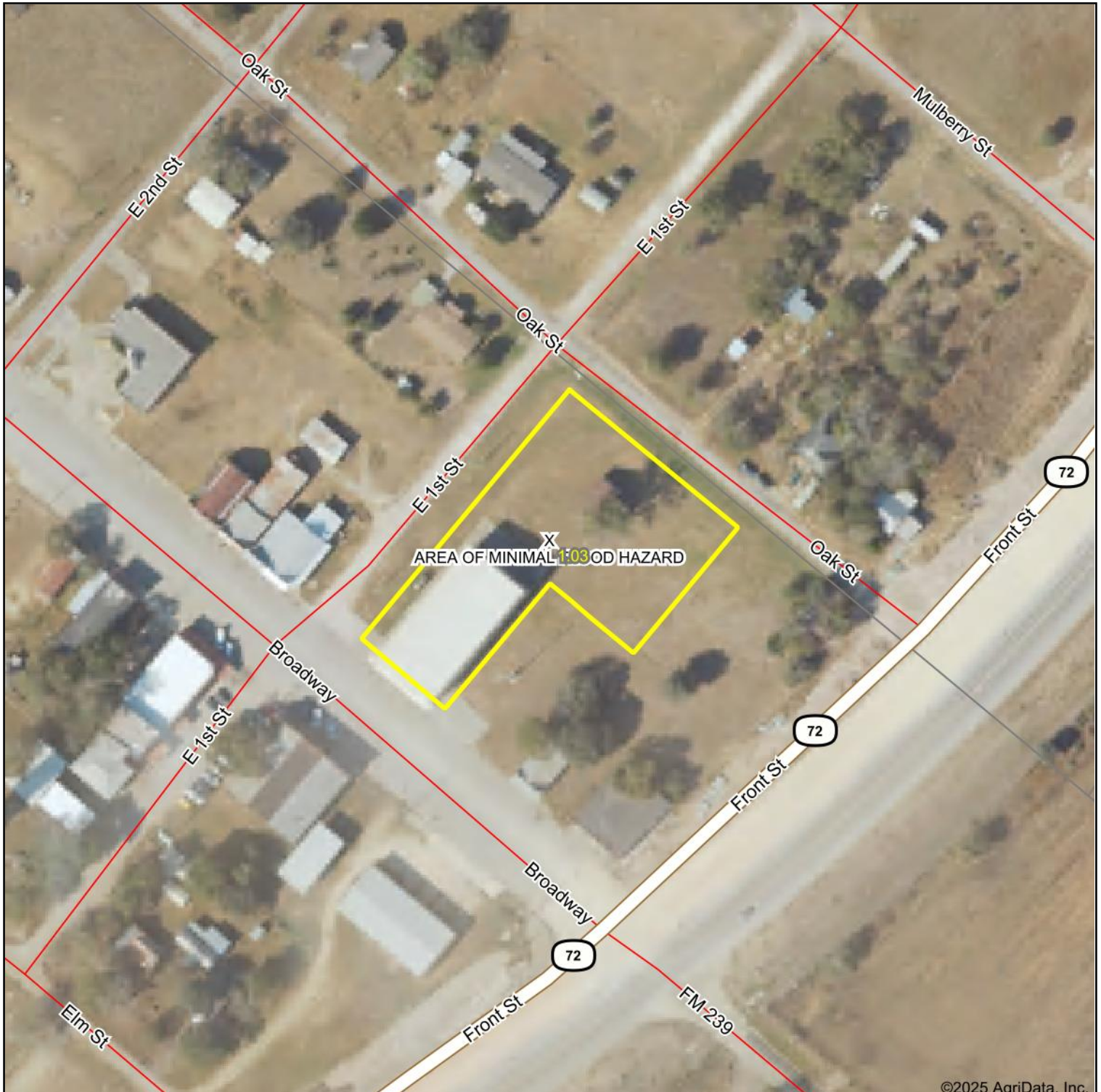
DeWitt County
Texas



10/1/2025

Flood related information provided by FEMA

FLOOD MAP - TRACT 6



©2025 AgriData, Inc.



Map Center: 28° 55' 19.45, -97° 36' 34.02



DeWitt County
Texas



10/1/2025

FLOOD MAP - TRACT 7



©2025 AgriData, Inc.



Boundary Center: 28° 56' 57.4, -97° 34' 48.3



DeWitt County
Texas



Maps Provided By:
 **surety**[®]
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

10/1/2025

Flood related information provided by FEMA

TAX STATEMENTS

TAX STATEMENTS - TRACT 1

Make payment payable to:

Vicki Heflin, PCC
 Ward County Tax Office
 400 S Allen, Suite 102
 PO Box 290
 Monahans, Tx 79756
 Phone: 432-943-2546

**Ward County Tax Office
 TAX STATEMENT**

Taxes as Of: 10/9/2025

DPI Month/Year: 10-2025

KORICANEK BOB L & MARVIN M TURNER
 PO BOX 865
 YORKTOWN, TX 78164

NOTICE TO TAXPAYER

0

The records of this office indicate that the taxes on the property shown below have not been paid.

Please report any errors in DESCRIPTION, AMOUNT OF TAX, ASSESSMENT or OWNERSHIP to the APPRAISAL DISTRICT.

Website: wardcountytax.org

Owner ID: R656306

Property Information	Current Legal Information	Current Value
Parcel ID/Seq: 1295/1 Account: 07140-00070-01700-000000 Property Address: S VERONICA Interest: 1.000000	Legal: SEC 70(A107) BLOCK N PT OF 45.18 AC G&MMB&A **MH PARCEL 30001301** Acres: 14.0800 Category Code: F1 Current Homestead Code: No Homestead Applied	Land: 5,980 Ag: 0 Improvements/ Personal Property: 5,700

Location Code: 71 Jurs - 00 01 30

Year	Jurisdiction	Taxable	Exemptions	Rate	Base Tax	Discount	P/I	Attorny Fee	Total Amount	
2025	01 - COUNTY	11,680	0	0.63500000	\$74.17	\$0.00	\$0.00	\$0.00	\$74.17	
2025	01F - CO ROAD/FMLR	11,680	0	0.05500000	\$6.42	\$0.00	\$0.00	\$0.00	\$6.42	
2025	30 - MWP ISD M&O	11,680	0	0.66920000	\$78.16	\$0.00	\$0.00	\$0.00	\$78.16	
2025	30IS - MWP ISD I&S	11,680	0	0.34317000	\$40.08	\$0.00	\$0.00	\$0.00	\$40.08	
Statement # : 3139					2025 Total	\$198.83	\$0.00	\$0.00	\$0.00	\$198.83
					Parcel ID 1295 Total	\$198.83	\$0.00	\$0.00	\$0.00	\$198.83

<p>AN ADDITIONAL PENALTY OF UP TO 20% WILL BE ADDED TO YOUR 2025 TAXES IF NOT PAID BEFORE JULY 1, 2026 IN ACCORDANCE WITH STATE PROPERTY TAX CODE SEC. 33.07d.</p> <p style="text-align: center;"><u>0</u></p> <p>TO INSURE PROPER CREDIT, MAIL OR BRING THIS STATEMENT WITH YOUR PAYMENT</p>	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">** Summary **</th> <th>Base Tax</th> <th>Discount</th> <th>P/I</th> <th>Attorney Fee</th> <th>Total Amount</th> </tr> </thead> <tbody> <tr> <td>If Paid in October, 2025</td> <td>\$198.83</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$198.83</td> </tr> <tr> <td>If Paid in November, 2025</td> <td>\$198.83</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$198.83</td> </tr> <tr> <td>If Paid in December, 2025</td> <td>\$198.83</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$198.83</td> </tr> <tr> <td>If Paid in January, 2026</td> <td>\$198.83</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$198.83</td> </tr> <tr> <td>If Paid in February, 2026</td> <td>\$198.83</td> <td>\$0.00</td> <td>\$13.92</td> <td>\$0.00</td> <td>\$212.75</td> </tr> </tbody> </table>	** Summary **	Base Tax	Discount	P/I	Attorney Fee	Total Amount	If Paid in October, 2025	\$198.83	\$0.00	\$0.00	\$0.00	\$198.83	If Paid in November, 2025	\$198.83	\$0.00	\$0.00	\$0.00	\$198.83	If Paid in December, 2025	\$198.83	\$0.00	\$0.00	\$0.00	\$198.83	If Paid in January, 2026	\$198.83	\$0.00	\$0.00	\$0.00	\$198.83	If Paid in February, 2026	\$198.83	\$0.00	\$13.92	\$0.00	\$212.75
** Summary **	Base Tax	Discount	P/I	Attorney Fee	Total Amount																																
If Paid in October, 2025	\$198.83	\$0.00	\$0.00	\$0.00	\$198.83																																
If Paid in November, 2025	\$198.83	\$0.00	\$0.00	\$0.00	\$198.83																																
If Paid in December, 2025	\$198.83	\$0.00	\$0.00	\$0.00	\$198.83																																
If Paid in January, 2026	\$198.83	\$0.00	\$0.00	\$0.00	\$198.83																																
If Paid in February, 2026	\$198.83	\$0.00	\$13.92	\$0.00	\$212.75																																

PURSUANT TO SECTION 33.045 OF THE TEXAS PROPERTY TAX CODE, IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED, AND YOU OCCUPY THE PROPERTY DESCRIBED IN THIS DOCUMENT AS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

IF THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE TAX COLLECTOR FOR Ward County Tax Office REGARDING A RIGHT YOU MAY HAVE TO ENTER INTO AN INSTALLMENT AGREEMENT DIRECTLY WITH THE TAX COLLECTOR FOR Ward County Tax Office FOR THE PAYMENT OF THESE TAXES.

TAX STATEMENTS - TRACT 2

Account Number: 43840.00195.00000

[View Parcel Details](#)

Property Legal Description

T-3-S BLK 42 SEC 03

(CARD #6)

6.17 ACRE RESIDENTIAL TRACT

ORIGINAL TAX AMOUNTS

Year	TAX	ISD	OC	COU	HOS	ODE	ECUD	GOL	FMLR	CED
2024	\$65.65	\$40.56	\$7.08	\$14.00	\$4.01	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

TAX STATEMENTS - TRACT 2

Account Number: 43840.00190.00000

[View Parcel Details](#)

Property Legal Description

T-3-S BLK 42 SEC 03
(CARD #6)
OUT OF NW PART

ORIGINAL TAX AMOUNTS

Year	TAX	ISD	OC	COU	HOS	ODE	ECUD	GOL	FMLR	CED
2024	\$9,420.90	\$5,820.40	\$1,015.34	\$2,009.01	\$576.15	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

TAX STATEMENTS - TRACT 2

Account Number: MH300.24997.00000

[View Parcel Details](#)

Property Legal Description

PERSONAL PROP MOBILE HOME
LAB# NTA1575926
T-3-S BLK 42 SEC 03 (CARD #6)

ORIGINAL TAX AMOUNTS

Year	TAX	ISD	OC	COU	HOS	ODE	ECUD	GOL	FMLR	CED
2024	\$682.07	\$421.40	\$73.51	\$145.45	\$41.71	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

TAX STATEMENTS - TRACT 3

LORETTA HOLLEY, P.C.C., C.T.O.P., P.C.A.C. ATASCOSA COUNTY TAX OFFICE
 Phone: 830-769-3142
 Fax: 830-769-2115

2024 TAX STATEMENT

STATEMENT NUMBER	40165
PROPERTY ID NUMBER	20628289

www.trueautomation.com

NAME & ADDRESS Owner ID: 209097 Pct: 100.000% KORICANEK BOB L & SIMPSON JACKIE RAY JR PO BOX 865 YORKTOWN, TX 78164 US		PROPERTY DESCRIPTION CHUPICK-WALLACE PASTURE LOT PT OF 11 25. Acreage: 25.0000 Type: R	PROPERTY GEOGRAPHICAL ID 02000-00-000-001104
LAND MARKET VALUE 225,000		IMPROVEMENT MARKET VALUE 0	AG/TIMBER USE VALUE 0
AG/TIMBER MARKET 0		ASSESSED VALUE 225,000	

100% Assessment Ratio Appraised Value: 225,000

Taxing Unit	Assessed	Homestead Exemption	OV65 or DP Exemption	Other Exemptions	Freeze Year and Ceiling	Taxable Value	Rate Per \$100	Tax Due
EVERGREEN WATER DIS	225,000	0	0	0		225,000	0.0043650	9.82
PLEASANTON ISD	225,000	0	0	0		225,000	0.9035360	2,032.96
FARM TO MARKET ROAD	225,000	0	0	0		225,000	0.0741500	166.84
ATASCOSA COUNTY	225,000	0	0	0		225,000	0.4087380	919.66

COUNTY TAXES REDUCED BY SALES TAX 294.05

Total Taxes Due By Jan 31, 2025	3,129.28
---------------------------------	----------

Penalty & Interest if paid after Jan 31, 2025		
If Paid in Month	P&I Rate	Tax Due*
February 2025	7%	3,348.33
March 2025	9%	3,410.91
April 2025	11%	3,473.52
May 2025	13%	3,536.09
June 2025	15%	3,598.67

Property taxes in Texas are assessed as of January 1st each year and cover a period of one year from that date. Tax statutes make no provisions for proration; therefore, a change of address during the year would have no effect on the tax liability established on January 1st of the calendar year. These tax statutes also make no provisions for proration in case the property is disposed of during the calendar year. Also, if you owned personal property described on the tax statement on January 1st, then you are personally liable for the taxes. IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED, AND YOU OCCUPY THE PROPERTY DESCRIBED IN THIS DOCUMENT AS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

*Total Tax Due may include Additional Penalty up to 20% incurred on April 1 or July 1 of the year of delinquency [Tax Code Sec 33.11] or Additional Late Filing Penalty of 10% [Tax Code Sec 23.54, Tax Code Sec 21.10] or Late Correction penalty of 10% [Tax Code Sec 25.25(d)].

* DETACH HERE AND RETURN WITH PAYMENT *

Make checks payable to:

LORETTA HOLLEY, P.C.C., C.T.O.P., P.C.A.C.
 ATASCOSA COUNTY TAX OFFICE
 1001 OAK STREET
 JOURDANTON (830) 769-3142, TX 78026



Owner Name and Address KORICANEK BOB L & SIMPSON JACKIE RAY JR PO BOX 865 YORKTOWN, TX 78164 US
--

Statement Number 2024 40165
Prop ID Number 20628289
Geographical ID 02000-00-000-001104

RETURN SERVICE REQUESTED

KORICANEK BOB L &
 SIMPSON JACKIE RAY JR
 PO BOX 865
 YORKTOWN, TX 78164 US

See payment schedule below for tax due.

If Paid in Month	Tax Due
October 2024	3,129.28
November 2024	3,129.28
December 2024	3,129.28
January 2025	3,129.28
February 2025	3,348.33
March 2025	3,410.91
April 2025	3,473.52
May 2025	3,536.09
June 2025	3,598.67

In January Pay 3,129.28
Taxes are payable October 1, 2024 and become delinquent on February 1, 2025

TAX STATEMENTS - TRACT 3

Comparison of Tax History

Year	Taxing Unit	Stmnt ID	Assessed Value	Taxable Value	Rate per \$100	Tax Amount	% Change in Tax
2024	ATASCOSA COUNTY	40165	225,000	225,000	0.408738	919.66	-0.24
	EVERGREEN WATER D	40165	225,000	225,000	0.004365	9.82	-10.73
	FARM TO MARKET RO	40165	225,000	225,000	0.074150	166.84	1.35
	PLEASANTON ISD	40165	225,000	225,000	0.903536	2,032.96	-0.25
2023	ATASCOSA COUNTY	37624	225,000	225,000	0.409730	921.90	12.60
	EVERGREEN WATER D	37624	225,000	225,000	0.004890	11.00	16.40
	FARM TO MARKET RO	37624	225,000	225,000	0.073158	164.61	8.08
	PLEASANTON ISD	37624	225,000	225,000	0.905836	2,038.14	-1.82
2022	ATASCOSA COUNTY	36738	187,500	187,500	0.436662	818.74	-8.61
	EVERGREEN WATER D	36738	187,500	187,500	0.005040	9.45	-14.32
	FARM TO MARKET RO	36738	187,500	187,500	0.081226	152.30	-8.68
	PLEASANTON ISD	36738	187,500	187,500	1.107100	2,075.82	-6.85
2021	ATASCOSA COUNTY	35227	175,000	175,000	0.511926	895.87	148.82
	EVERGREEN WATER D	35227	175,000	175,000	0.006300	11.03	167.07
	FARM TO MARKET RO	35227	175,000	175,000	0.095305	166.78	148.78
	PLEASANTON ISD	35227	175,000	175,000	1.273418	2,228.49	132.78
2020	ATASCOSA COUNTY	61903	75,000	75,000	0.480073	360.05	14.24
	EVERGREEN WATER D	61903	75,000	75,000	0.005500	4.13	2.23
	FARM TO MARKET RO	61903	75,000	75,000	0.089381	67.04	15.25
	PLEASANTON ISD	61903	75,000	75,000	1.276418	957.32	-1.06
2019	ATASCOSA COUNTY	59283	75,000	75,000	0.420237	315.18	N/A
	EVERGREEN WATER D	59283	75,000	75,000	0.005380	4.04	N/A
	FARM TO MARKET RO	59283	75,000	75,000	0.077557	58.17	N/A
	PLEASANTON ISD	59283	75,000	75,000	1.290068	967.55	N/A

% Change 5th Year Comparison(Compare 2024 to 2019)

Taxing Unit	Assessed Value	Taxable Value	Rate per \$100	Tax Amount
ATASCOSA COUNTY	200.00%	200.00%	-2.74%	191.79%
EVERGREEN WATER DI	200.00%	200.00%	-18.87%	143.07%
FARM TO MARKET ROA	200.00%	200.00%	-4.39%	186.81%
PLEASANTON ISD	200.00%	200.00%	-29.96%	110.11%

PLEASANTON ISD Tax Rate Breakdown

Year	M&O Rate	I&S Rate	Total Rate
2024	0.755200	0.148336	0.903536
2023	0.757500	0.148336	0.905836

TAX STATEMENTS - TRACT 4



Ashley D Mraz
 DeWitt County TAX ASSESSOR/COLLECTOR
 102 N CLINTON ST
 CUERO, TX 77954
 361-275-0879

2024+ Tax Statement

Property Account Number:
15800-00195-08700

Statement Date: 10/09/2025
Owner: KORICANEK BOBBY L & J R SIMPSC
Mailing Address: P O BOX 865
 YORKTOWN TX 78164

Property Location: 000000 CEMETERY RD
Acres: 3.25
Legal Description: 195 ROBT GALLETY
 ROLLBACK 2018-2020
 0.0000

Exemptions:

IMPROVEMENT VALUE	LAND MARKET VALUE	NON-HOMESITE IMPRV	NON-HOMESITE LAND	AG VALUE	MINERAL VALUE	PERSONAL PROPERTY	TOTAL MARKET VALUE
615,200	16,250			0	0	0	631,450
Taxing Entities		Exemption Amount		Taxable Value		Tax Rate Per \$100	Base Tax
DEWITT COUNTY		0		631,450		0.297000	0.00
COUNTY ROAD		0		631,450		0.069010	0.00
NORDHEIM ISD		0		631,450		0.860400	0.00
PECAN VALLEY		0		631,450		0.001990	0.00
						TOTAL BASE TAX	0.00
						Total Amount Due	0.00

Detach

Return With Payment



Visit our website for online credit card payments.



49282

DCAD

2024 +Tax Statement
 10/09/2025

Property Account Number
 15800-00195-08700

Total Amount Due \$0.00

<u>IF PAID IN</u>	<u>AMOUNT DUE</u>
OCT	0.00
NOV	0.00
DEC	0.00
JAN	0.00
FEB	0.00
	0.00

Please Make Checks Payable To:
Ashley D Mraz, Tax A/C

KORICANEK BOBBY L & J R SIMPSON JR
 P O BOX 865
 YORKTOWN TX 78164

TAX STATEMENTS - TRACT 5



Ashley D Mraz
DeWitt County TAX ASSESSOR/COLLECTOR
102 N CLINTON ST
CUERO, TX 77954
361-275-0879

2024+ Tax Statement

Property Account Number:
15800-00195-08300

Statement Date: 10/09/2025
Owner: KORICANEK BOBBY L & J R SIMPSC
Mailing Address: P O BOX 865
YORKTOWN TX 78164

Property Location: 0000840 CEMETERY RD
Acres: 10.25
Legal Description: 195 ROBT GALLETY
NITRO FLUIDS
0.0000

Exemptions:

IMPROVEMENT VALUE	LAND MARKET VALUE	NON-HOMESITE IMPRV	NON-HOMESITE LAND	AG VALUE	MINERAL VALUE	PERSONAL PROPERTY	TOTAL MARKET VALUE
0	51,250			0	0	0	51,250
Taxing Entities		Exemption Amount		Taxable Value		Tax Rate Per \$100	Base Tax
DEWITT COUNTY		0		51,250		0.297000	0.00
COUNTY ROAD		0		51,250		0.069010	0.00
NORDHEIM ISD		0		51,250		0.860400	0.00
PECAN VALLEY		0		51,250		0.001990	0.00
TOTAL BASE TAX						0.00	
Total Amount Due							0.00

Detach

Return With Payment



Visit our website for online credit card payments.



47024

DCAD

2024 +Tax Statement
10/09/2025

Property Account Number
15800-00195-08300

Total Amount Due \$0.00

<u>IF PAID IN</u>	<u>AMOUNT DUE</u>
OCT	0.00
NOV	0.00
DEC	0.00
JAN	0.00
FEB	0.00
	0.00

Please Make Checks Payable To:
Ashley D Mraz, Tax A/C

KORICANEK BOBBY L & J R SIMPSON JR
P O BOX 865
YORKTOWN TX 78164

TAX STATEMENTS - TRACT 6



Ashley D Mraz
DeWitt County TAX ASSESSOR/COLLECTOR
102 N CLINTON ST
CUERO, TX 77954
361-275-0879

2024+ Tax Statement

Property Account Number:
33200-00001-00093

Statement Date: 10/09/2025
Owner: KORICANEK TANNER L TRUST
Mailing Address: P O BOX 865
YORKTOWN TX 78164

Property Location: 0000117 BROADWAY
Acres: 1.0332
Legal Description: 9-14 1 NORDHEIM
UND 1/2 INT
BPP-48339 & 45526 LOC HERE
PERS PROP CARRIED ON P&A SIDE

Exemptions:

IMPROVEMENT VALUE	LAND MARKET VALUE	NON-HOMESITE IMPRV	NON-HOMESITE LAND	AG VALUE	MINERAL VALUE	PERSONAL PROPERTY	TOTAL MARKET VALUE
62,820	8,670			0	0	0	71,490
Taxing Entities		Exemption Amount		Taxable Value		Tax Rate Per \$100	Base Tax
DEWITT COUNTY		0		71,490		0.297000	0.00
COUNTY ROAD		0		71,490		0.069010	0.00
CITY OF NORDHEIM		0		71,490		0.202270	0.00
NORDHEIM ISD		0		71,490		0.860400	0.00
PECAN VALLEY		0		71,490		0.001990	0.00
TOTAL BASE TAX						0.00	
Total Amount Due							0.00

Detach

Return With Payment



Visit our website for online credit card payments.



46344

DCAD

2024 +Tax Statement
10/09/2025

Property Account Number
33200-00001-00093

Total Amount Due \$0.00

<u>IF PAID IN</u>	<u>AMOUNT DUE</u>
OCT	0.00
NOV	0.00
DEC	0.00
JAN	0.00
FEB	0.00
	0.00

Please Make Checks Payable To:
Ashley D Mraz, Tax A/C

KORICANEK TANNER L TRUST
P O BOX 865
YORKTOWN TX 78164

TAX STATEMENTS - TRACT 7



Ashley D Mraz
 DeWitt County TAX ASSESSOR/COLLECTOR
 102 N CLINTON ST
 CUERO, TX 77954
 361-275-0879

2024+ Tax Statement

Property Account Number:
40200-00418-01400

Statement Date: 10/09/2025
Owner: KORICANEK TANNER L TRUST
Mailing Address: P O BOX 865
 YORKTOWN TX 78164

Property Location: 0000000
Acres: 11.3164
Legal Description: 418 A SIDIC
 TORQUED UP - BLDG APPR BY P/A
 UND 1/2 INT
 ROLLBACK 2018-2020

Exemptions: 23.231 CIRCUIT BREAKER LIMITATION

IMPROVEMENT VALUE	LAND MARKET VALUE	NON-HOMESITE IMPRV	NON-HOMESITE LAND	AG VALUE	MINERAL VALUE	PERSONAL PROPERTY	TOTAL MARKET VALUE	
0	57,100			0	0	0	57,100	
Taxing Entities		Exemption Amount		Taxable Value		Tax Rate Per \$100	Base Tax	
DEWITT COUNTY		23,150		33,950		0.297000	0.00	
COUNTY ROAD		23,150		33,950		0.069010	0.00	
NORDHEIM ISD		23,150		33,950		0.860400	0.00	
PECAN VALLEY		23,150		33,950		0.001990	0.00	
						TOTAL BASE TAX	0.00	
							Total Amount Due	0.00

Detach

Return With Payment



Visit our website for online credit card payments.



46335

DCAD

2024 +Tax Statement
 10/09/2025

Property Account Number
 40200-00418-01400

Total Amount Due **\$0.00**

<u>IF PAID IN</u>	<u>AMOUNT DUE</u>
OCT	0.00
NOV	0.00
DEC	0.00
JAN	0.00
FEB	0.00
	0.00

Please Make Checks Payable To:
Ashley D Mraz, Tax A/C

KORICANEK TANNER L TRUST
 P O BOX 865
 YORKTOWN TX 78164

TAX STATEMENTS - TRACT 7



Ashley D Mraz
 DeWitt County TAX ASSESSOR/COLLECTOR
 102 N CLINTON ST
 CUERO, TX 77954
 361-275-0879

2024+ Tax Statement

Property Account Number:
21450-00250-01500

Statement Date: 10/09/2025
Owner: KORICANEK TANNER L TRUST
Mailing Address: P O BOX 865
 YORKTOWN TX 78164

Property Location: 0000000
Acres: 13.038
Legal Description: 250 IND RY CO
 UND 1/2 INT
 BPP-45101, 48718, 47166, 50343 LOC HERE
 ROLLBACK 2018-2020

Exemptions: 23.231 CIRCUIT BREAKER LIMITATION

IMPROVEMENT VALUE	LAND MARKET VALUE	NON-HOMESITE IMPRV	NON-HOMESITE LAND	AG VALUE	MINERAL VALUE	PERSONAL PROPERTY	TOTAL MARKET VALUE	
0	65,780			0	0	0	65,780	
Taxing Entities		Exemption Amount		Taxable Value		Tax Rate Per \$100	Base Tax	
DEWITT COUNTY		26,660		39,120		0.297000	0.00	
COUNTY ROAD		26,660		39,120		0.069010	0.00	
NORDHEIM ISD		26,660		39,120		0.860400	0.00	
PECAN VALLEY		26,660		39,120		0.001990	0.00	
						TOTAL BASE TAX	0.00	
							Total Amount Due	0.00

Detach

Return With Payment



Visit our website for online credit card payments.



46334

DCAD

2024 +Tax Statement
 10/09/2025

Property Account Number
 21450-00250-01500

Total Amount Due **\$0.00**

<u>IF PAID IN</u>	<u>AMOUNT DUE</u>
OCT	0.00
NOV	0.00
DEC	0.00
JAN	0.00
FEB	0.00
	0.00

Please Make Checks Payable To:
Ashley D Mraz, Tax A/C

KORICANEK TANNER L TRUST
 P O BOX 865
 YORKTOWN TX 78164

PROPERTY RECORD CARDS

PROPERTY RECORD CARD - TRACT 1

Property Detail 1295

ACCOUNT



Parcel ID	1295
Legal Description	SEC 70(A107)
Additional Legal Information	BLOCK N PT OF 45.18 AC
Additional Legal Information 2	G&MMB&A
Additional Legal Information 3	**MH PARCEL 30001301**
Geographic ID	07140-00070-01700-000000
Description	Real Estate
Agent	
Category Code	F1 - REAL COMMERCIAL
Total Acres	14.0800

OWNER



Owner ID	R656306
Name	KORICANEK BOB L & MARVIN M TURNER
Care of	
Mailing Address	PO BOX 865 YORKTOWN TX 78164
% Ownership	1.000000
Exemptions	

LOCATION



Location	S VERONICA
Map ID	070E

PROPERTY RECORD CARD - TRACT 1

VALUES

VALUES SHOWN ARE 2025 LAST SEQUENCE



Improvement Hs	0
Improvement Nhs	5,700
New Improvement Hs	0
New Improvement Nhs	0
Land Hs	0
Land Nhs	5,980
Market Value	11,680
Land Market Value	0
Ag/Timber Value	0
Market Taxable	11,680
Homestead Cap Loss	0
Circuit Breaker Loss	0
Appraised Value	11,680

TAXING JURISDICTIONS



Entity	Description	Tax Rate	Market Value	Taxable Value
01	WARD COUNTY	0.6350000	11,680	11,680
01F	CO ROAD/FMLR	0.0550000	11,680	11,680
30	M-W-P I.S.D. M&O	0.6692000	11,680	11,680
30IS	M-W-P I.S.D. I&S	0.3431700	11,680	11,680

ROLL VALUE HISTORY



Year	Improvements	Land Market	Ag/Timber Taxable	Productivity Value	Market Taxable	Hs Cap Loss	Appraised
2025	5,700	5,980	0	0	11,680	0	11,680
2024	6,000	5,980	0	0	11,980	0	11,980
2023	6,000	5,980	0	0	11,980	0	11,980
2022	3,000	5,980	0	0	8,980	0	8,980
2021	3,000	5,980	0	0	8,980	0	8,980

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.

PROPERTY RECORD CARD - TRACT 2

Ector County Appraisal District

1301 E 8th Street
Odessa, Texas 79761-4703

Monday through Friday 8:00 AM - 5:00 PM
Phone:432-332-6834
ector@ectorcad.org

[Ector County Appraisal District Home](#)

Parcel 43840.00195.00000

Owners

KORICANEK BOBBY LEE & SIMPSON
JACKIE RAY JR
PO BOX 865
YORKTOWN, TX 78164-0865

[Request
Electronic
Communication](#)

Parcel Summary

Location	1751 E SOUTHFORK ST ODESSA 79766
Use Code	C4: Drill Site/Drainage Easement/Common Area
Tax District	010: COU ECISD ECHD OC ESD1 ESD2
Map Parcel	60
Acreage	40.0000
Last Sale Date	11/12/2014
Last Sale Instrument	2014-00017269
Subdivision	



Legal Description

T-3-S BLK 42 SEC 03
(CARD #6)
46.17 ACRES OUT OF NW PART LESS
6.17 ACRE RESIDENTIAL TRACT
PROTEST DEADLINE: 05/15/2025

Preliminary Values

STANDARD	2026
Total Building Value	\$0
Total Land Value	\$4,000
Total Property Value	\$4,000
Special Use Appraisal	\$0
Cap Loss	\$0
Net Assessed Value	\$4,000

Value History

	2025	2024	2023	2022	2021	2020	2019
Total Building Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Land Value	\$4,000	\$4,000	\$4,000	\$534,000	\$534,000	\$534,000	\$534,000
Total Property Value	\$4,000	\$4,000	\$4,000	\$534,000	\$534,000	\$534,000	\$534,000
Special Use Appraisal	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cap Loss	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Assessed Value	\$4,000	\$4,000	\$4,000	\$534,000	\$534,000	\$534,000	\$534,000

*Please contact your Appraisal District for more information on the valuation method used to arrive at your appraised value.

Buildings

None

Land Lines

Code	Description	Zone	Front	Depth	Units	Unit Type	Rate	Acreage	Total Adj	Value
C4	DS / DE / CA > 1 ACRE	NO-SUB	.00	.00	40.00	AC	\$100.00	40.00	1.00	\$4,000

PROPERTY RECORD CARD - TRACT 2

None

Notice of Value

2025
2024
2023

Jurisdiction Values & Tax Rates (The total appraised value change since 2020 is -99.25%)

Jurisdiction		2024	2023	2022	2021	2020	2019
ECTOR COUNTY	Tax Value	\$4,000	\$4,000	\$534,000	\$534,000	\$534,000	\$534,000
	Tax Rate	.003500	.003500	.003500	.003650	.003650	.003650
	Tax	\$14.00	\$14.00	\$1,869.00	\$1,949.10	\$1,949.10	\$1,949.10
	% Change	0.00%	-99.25%	-4.11%	0.00%	0.00%	-8.06%
ECTOR COUNTY I S D	Tax Value	\$4,000	\$4,000	\$534,000	\$534,000	\$534,000	\$534,000
	Tax Rate	.010140	.010140	.011779	.011779	.011779	.011779
	Tax	\$40.56	\$40.56	\$6,290.09	\$6,290.09	\$6,290.09	\$6,290.09
	% Change	0.00%	-99.36%	0.00%	0.00%	0.00%	-7.94%
ECTOR CO HOSPITAL DIST	Tax Value	\$4,000	\$4,000	\$534,000	\$534,000	\$534,000	\$534,000
	Tax Rate	.001004	.000887	.001099	.001500	.001500	.001127
	Tax	\$4.01	\$3.55	\$587.08	\$801.00	\$801.00	\$601.92
	% Change	12.96%	-99.40%	-26.71%	0.00%	33.07%	0.00%
ODESSA COLLEGE	Tax Value	\$4,000	\$4,000	\$534,000	\$534,000	\$534,000	\$534,000
	Tax Rate	.001769	.001717	.001886	.002017	.001890	.001868
	Tax	\$7.08	\$6.87	\$1,007.35	\$1,077.20	\$1,009.07	\$997.46
	% Change	3.06%	-99.32%	-6.48%	6.75%	1.16%	-6.45%
TOTAL CALCULATED TAX AMOUNT		\$65.65	\$64.98	\$9,753.52	\$10,117.39	\$10,049.26	\$9,838.57

Tax Collection for this Parcel

[View and pay taxes for this parcel](#)

Disclaimer

The preliminary values listed above are a work in progress and are not certified as official.

Ector County Appraisal District Home | ©2022 GSA Corp.

PROPERTY RECORD CARD - TRACT 2

Ector County Appraisal District

1301 E 8th Street
Odessa, Texas 79761-4703

Monday through Friday 8:00 AM - 5:00 PM
Phone: 432-332-6834
ector@ectorcad.org

[Ector County Appraisal District Home](#)

Parcel 43840.00190.00000

Owners

KORICANEK BOBBY LEE & SIMPSON
JACKIE RAY JR
PO BOX 865
YORKTOWN, TX 78164-0865

Request
Electronic
Communication

Parcel Summary

Location	1751 E SOUTHFORK ST ODESSA 79766
Use Code	A1: Single Family Residence
Tax District	010: COU ECISD ECHD OC ESD1 ESD2
Map Parcel	60
Acreage	6.1700
Last Sale Date	11/12/2014
Last Sale Instrument	2014-00017269
Subdivision	



Legal Description

T-3-S BLK 42 SEC 03
(CARD #6)
6.17 ACRE RESIDENTIAL TRACT OUT OF 46.17 ACRES
OUT OF NW PART
PROTEST DEADLINE: 05/15/2025

Preliminary Values

STANDARD	2026
Total Building Value	\$491,634
Total Land Value	\$82,370
Total Property Value	\$574,004
Special Use Appraisal	\$0
Cap Loss	\$0
Net Assessed Value	\$574,004

Value History

	2025	2024	2023	2022	2021	2020	2019
Total Building Value	\$491,634	\$491,634	\$480,237	\$477,110	\$455,175	\$466,623	\$458,372
Total Land Value	\$82,370	\$82,370	\$82,370	\$82,370	\$82,370	\$82,370	\$15,500
Total Property Value	\$574,004	\$574,004	\$562,607	\$559,480	\$537,545	\$548,993	\$473,872
Special Use Appraisal	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cap Loss	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Assessed Value	\$574,004	\$574,004	\$562,607	\$559,480	\$537,545	\$548,993	\$473,872

*Please contact your Appraisal District for more information on the valuation method used to arrive at your appraised value.

Buildings

Building # 1, Section # 1, REAL ESTATE - MAIN, BRICK

Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
BR90M	M01	2593	\$361,957	2006	2006	100.00%	10.00%	90.00%	\$325,761

Structural Elements

Type	Description	Code	Details
EW	Exterior Walls	BV	BRICK/STONE/STUCCO VENEER
FN	Foundation	SL	CONCRETE SLAB

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
RE_MAIN	2,593	100%	2,593

PROPERTY RECORD CARD - TRACT 2

Type	Description	Code	Details
RC	Roofing	CS	COMP SHINGLES
IF	Flooring	STD	CARPET/TILE/WOOD/CONCRETE STAIN
FG	HVAC	HVAC	CENTRAL AIR AND HEAT IN THE MAIN IMPROVEMENT

Building # 1, Section # 2, WK1M - TRUCK TERM, METAL

Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
WK1M	M03	3800	\$111,796	2005	2005	100.00%	10.00%	90.00%	\$100,616

Structural Elements

Type	Description	Code	Details
EW	Exterior Walls		UNASSIGNED

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
WK1M	3,800	100%	3,800

Building # 1, Section # 3, BR90C - COV PATIO, BRICK

Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
BR90C	M01	798	\$25,911	2006	2006	100.00%	10.00%	90.00%	\$23,320

Structural Elements

Type	Description	Code	Details
EW	Exterior Walls		UNASSIGNED

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
BR90C	798	100%	798

Building # 1, Section # 4, BR90C - COV PATIO, BRICK

Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
BR90C	M01	166	\$5,390	2006	2006	100.00%	10.00%	90.00%	\$4,851

Structural Elements

Type	Description	Code	Details
EW	Exterior Walls		UNASSIGNED

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
BR90C	166	100%	166

Building # 1, Section # 5, BR90A - RESIDENCE ATTC GAR, BRICK

Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
BR90A	M01	842	\$41,207	2006	2006	100.00%	10.00%	90.00%	\$37,086

Structural Elements

Type	Description	Code	Details
EW	Exterior Walls		UNASSIGNED

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
BR90A	842	100%	842

Land Lines

Code	Description	Zone	Front	Depth	Units	Unit Type	Rate	Acreage	Total Adj	Value
RES	RESIDENTIAL	ES2	.00	.00	6.17	AC	\$13,350.00	6.17	1.00	\$82,370

Personal Property

None

Notice of Value

2025
2024
2023

Jurisdiction Values & Tax Rates (The total appraised value change since 2020 is 4.56%)

Jurisdiction		2024	2023	2022	2021	2020	2019
ECTOR COUNTY	Tax Value	\$574,004	\$562,607	\$559,480	\$537,545	\$548,993	\$473,872
	Tax Rate	.003500	.003500	.003500	.003650	.003650	.003650
	Tax	\$2,009.01	\$1,969.12	\$1,958.18	\$1,962.04	\$2,003.82	\$1,729.63
	% Change	2.03%	0.56%	-0.20%	-2.09%	15.85%	-3.93%
ECTOR COUNTY I S D	Tax Value	\$574,004	\$562,607	\$559,480	\$537,545	\$548,993	\$473,872
	Tax Rate	.010140	.010140	.011779	.011779	.011779	.011779
	Tax	\$5,820.40	\$5,704.83	\$6,590.23	\$6,331.85	\$6,466.70	\$5,581.83
	% Change	2.03%	-13.44%	4.08%	-2.09%	15.85%	-3.81%

PROPERTY RECORD CARD - TRACT 2

Jurisdiction	2024	2023	2022	2021	2020	2019	
ECTOR CO HOSPITAL DIST	Tax Value	\$574,004	\$562,607	\$559,480	\$537,545	\$548,993	\$473,872
	Tax Rate	.001004	.000887	.001099	.001500	.001500	.001127
	Tax	\$576.15	\$499.20	\$615.10	\$806.32	\$823.49	\$534.15
	% Change	15.41%	-18.84%	-23.72%	-2.09%	54.17%	4.49%
ODESSA COLLEGE	Tax Value	\$574,004	\$562,607	\$559,480	\$537,545	\$548,993	\$473,872
	Tax Rate	.001769	.001717	.001886	.002017	.001890	.001868
	Tax	\$1,015.34	\$965.80	\$1,055.42	\$1,084.35	\$1,037.40	\$885.15
	% Change	5.13%	-8.49%	-2.67%	4.53%	17.20%	-2.24%
TOTAL CALCULATED TAX AMOUNT	\$9,420.90	\$9,138.95	\$10,218.93	\$10,184.56	\$10,331.41	\$8,730.76	

Tax Collection for this Parcel

[View and pay taxes for this parcel](#)

Disclaimer

The preliminary values listed above are a work in progress and are not certified as official.

Ector County Appraisal District Home | ©2022 GSA Corp.

PROPERTY RECORD CARD - TRACT 2

Ector County Appraisal District

1301 E 8th Street
Odessa, Texas 79761-4703

Monday through Friday 8:00 AM - 5:00 PM
Phone:432-332-6834
ector@ectorcad.org

Ector County Appraisal District Home

Parcel MH300.24997.00000

Owners

HENSLEY C JOE
245 AUTUMN CHASE
NEW BRAUNFELS, TX 78132-4436

Request
Electronic
Communication

Parcel Summary

Location	1751 E SOUTHFORK ST ODESSA 79766
Use Code	M1: Mobile Home on Pers Prop
Tax District	010: COU ECISD ECHD OC ESD1 ESD2
Map Parcel	60
Acreage	.0000
Lot	LAB# NTA15
Last Sale Date	11/12/2014
Last Sale Instrument	2014-00017269
Subdivision	SOUTH DIXIE TRACT



Legal Description

PERSONAL PROP MOBILE HOME
LAB# NTA1575926
2012 ELLIOTT MANF HMS INC (SOLITAIRE) 16X60
T-3-S BLK 42 SEC 03 (CARD #6)
6.17 ACRE RESIDENTIAL TRACT OUT OF 46.17 ACRES
PROTEST DEADLINE: 05/15/2025

Preliminary Values

Value History

STANDARD	2026		2025	2024	2023	2022	2021	2020	2019
Total Building Value	\$35,823	Total Building Value	\$35,950	\$41,558	\$41,558	\$41,558	\$47,076	\$47,154	\$42,970
Total Land Value	\$0	Total Land Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Property Value	\$35,823	Total Property Value	\$35,950	\$41,558	\$41,558	\$41,558	\$47,076	\$47,154	\$42,970
Special Use Appraisal	\$0	Special Use Appraisal	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cap Loss	\$0	Cap Loss	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Assessed Value	\$35,823	Net Assessed Value	\$35,950	\$41,558	\$41,558	\$41,558	\$47,076	\$47,154	\$42,970

*Please contact your Appraisal District for more information on the valuation method used to arrive at your appraised value.

Buildings

Building # 1, Section # 1, REAL ESTATE - MAIN, FRAME

Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
1S6M	M02	960	\$56,083	2012	2012	100.00%	40.00%	60.00%	\$33,650

Structural Elements

Sub Areas

Type	Description	Code	Details
EW	Exterior Walls	FR	WOOD/METAL/BLOCK FRAME

PROPERTY RECORD CARD - TRACT 2

Type	Description	Code	Details
FN	Foundation		UNASSIGNED
RC	Roofing	CS	COMP SHINGLES
IF	Flooring	STD	CARPET/TILE/WOOD/CONCRETE STAIN
FG	HVAC	HVAC	CENTRAL AIR AND HEAT IN THE MAIN IMPROVEMENT

Type	Gross Area	Percent of Base	Adjusted Area
RE_MAIN	960	100%	960

Building # 1, Section # 2, FR2V - COVER, FRAME

Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
FR2V	M02	400	\$2,556	2013	2013	100.00%	15.00%	85.00%	\$2,173

Structural Elements

Type	Description	Code	Details
EW	Exterior Walls		UNASSIGNED

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
FR2V	400	100%	400

Land Lines

None

Personal Property

None

Notice of Value

2025
2024
2023

Jurisdiction Values & Tax Rates (The total appraised value change since 2020 is -23.76%)

Jurisdiction		2024	2023	2022	2021	2020	2019
ECTOR COUNTY	Tax Value	\$41,558	\$41,558	\$41,558	\$47,076	\$47,154	\$42,970
	Tax Rate	.003500	.003500	.003500	.003650	.003650	.003650
	Tax	\$145.45	\$145.45	\$145.45	\$171.83	\$172.11	\$156.84
	% Change	0.00%	0.00%	-15.35%	-0.16%	9.74%	2.66%
ECTOR COUNTY I S D	Tax Value	\$41,558	\$41,558	\$41,558	\$47,076	\$47,154	\$42,970
	Tax Rate	.010140	.010140	.011779	.011779	.011779	.011779
	Tax	\$421.40	\$421.40	\$489.52	\$554.52	\$555.44	\$506.15
	% Change	0.00%	-13.92%	-11.72%	-0.17%	9.74%	2.79%
ECTOR CO HOSPITAL DIST	Tax Value	\$41,558	\$41,558	\$41,558	\$47,076	\$47,154	\$42,970
	Tax Rate	.001004	.000887	.001099	.001500	.001500	.001127
	Tax	\$41.71	\$36.87	\$45.69	\$70.61	\$70.73	\$48.44
	% Change	13.13%	-19.30%	-35.29%	-0.17%	46.02%	11.66%
ODESSA COLLEGE	Tax Value	\$41,558	\$41,558	\$41,558	\$47,076	\$47,154	\$42,970
	Tax Rate	.001769	.001717	.001886	.002017	.001890	.001868
	Tax	\$73.51	\$71.34	\$78.40	\$94.96	\$89.10	\$80.26
	% Change	3.04%	-9.01%	-17.44%	6.58%	11.01%	4.46%
TOTAL CALCULATED TAX AMOUNT		\$682.07	\$675.06	\$759.06	\$891.92	\$887.38	\$791.69

Tax Collection for this Parcel

[View and pay taxes for this parcel](#)

Disclaimer

The preliminary values listed above are a work in progress and are not certified as official.

PROPERTY RECORD CARD - TRACT 3

Atascosa CAD Property Search

Property Details

Account		
Property ID:	76073	Geographic ID: 02000-00-000-001104
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	636 CR 429 TX 78064	
Map ID:		Mapsco:
Legal Description:	CHUPICK-WALLACE PASTURE LOT PT OF 11 25.	
Abstract/Subdivision:	S02000	
Neighborhood:	(COMM ACR) COMMERCIAL ACREAGE	
Owner		
Owner ID:	169856	
Name:	KORICANEK BOB L &	
Agent:	MERIT ADVISORS, LP	
Mailing Address:	SIMPSON JACKIE RAY JR PO BOX 865 YORKTOWN, TX 78164	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$225,000 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$225,000 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value: ⓘ	\$225,000 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$225,000

PROPERTY RECORD CARD - TRACT 3

Ag Use Value:

\$0

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: KORICANEK BOB L & %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
FMLR	FARM TO MARKET ROAD	0.072867	\$225,000	\$225,000
GAT	ATASCOSA COUNTY	0.410021	\$225,000	\$225,000
SPL	PLEASANTON ISD	0.919382	\$225,000	\$225,000
WEV	EVERGREEN WATER DIST	0.004353	\$225,000	\$225,000

Total Tax Rate: 1.406623

PROPERTY RECORD CARD - TRACT 3

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
CC	COMMERCIAL LOT	25.00	1,089,000.00	0.00	0.00	\$225,000	\$0

PROPERTY RECORD CARD - TRACT 3

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$0	\$225,000	\$0	\$225,000	\$0	\$225,000
2024	\$0	\$225,000	\$0	\$225,000	\$0	\$225,000
2023	\$0	\$225,000	\$0	\$225,000	\$0	\$225,000
2022	\$0	\$187,500	\$0	\$187,500	\$0	\$187,500
2021	\$0	\$175,000	\$0	\$175,000	\$0	\$175,000
2020	\$0	\$75,000	\$0	\$75,000	\$0	\$75,000
2019	\$0	\$75,000	\$0	\$75,000	\$0	\$75,000
2018	\$0	\$75,000	\$0	\$75,000	\$0	\$75,000
2017	\$0	\$112,500	\$0	\$112,500	\$0	\$112,500

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
6/4/2021	SWD	SPECIAL WARRANTY DEED	TIMBERCREEK REAL EST	KORICANEK BOB L &			214931
9/2/2010	CWD	CASH WARRANTY DEED	STX VENTURES LLC	TIMBERCREEK REAL EST	115742		
8/26/2010	DGWVL	GEN WARRANTY DEED W/ VENDERS LIEN	PARKER WILLIAM J & NANCY J	STX VENTURES LLC	115537		

PROPERTY RECORD CARD - TRACT 4

Property Detail 49282

ACCOUNT

Parcel ID	49282
Legal Description	195 ROBT GALLETY
Additional Legal Information	
Additional Legal Information 2	ROLLBACK 2018-2020
Additional Legal Information 3	
Geographic ID	15800-00195-08700-000000
Description	REAL
Agent	
Category Code	F1 - REAL COMMERCIAL
Total Acres	3.2500

OWNER

Owner ID	R89189
Name	KORICANEK BOBBY L & J R SIMPSON JR
Care of	
Mailing Address	P O BOX 865 YORKTOWN TX 78164
% Ownership	1.000000
Exemptions	

LOCATION

Location	CEMETERY RD NORDHEIM TX 78141
Map ID	43039

PROPERTY RECORD CARD - TRACT 4

VALUES

VALUES SHOWN ARE 2025 CERTIFIED VALUES



Improvement Hs	0
Improvement Nhs	769,320
New Improvement Hs	0
New Improvement Nhs	0
Land Hs	0
Land Nhs	16,250
Market Value	785,570
Land Market Value	0
Ag/Timber Value	0
Market Taxable	785,570
Homestead Cap Loss	0
Circuit Breaker Loss	27,830
Appraised Value	785,570

IMPROVEMENT BUILDING



Sequence	Type	Class	Year Built	Sqft	Total Value
1	WW	SE	0	8400	761050
2	CN	SE	0	120	4960
3	CN	SE	0	80	3310

LAND



Sequence	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1			3.2500	0.00	0.00	0.00	16250	0

PROPERTY RECORD CARD - TRACT 4

TAXING JURISDICTIONS



Entity	Description	Tax Rate	Market Value	Taxable Value
01	DEWITT COUNTY	0.3557600	785,570	757,740
30	NORDHEIM I.S.D.	0.8604000	785,570	757,740
63	DEWITT CO ROAD #3	0.0300000	785,570	757,740
69	PECAN VALLEY WATER DIS	0.0019900	785,570	757,740

ROLL VALUE HISTORY



Year	Improvements	Land Market	Ag/Timber Taxable	Productivity Value	Market Taxable	Hs Cap Loss	Appraised
2025	769,320	16,250	0	0	785,570	0	785,570
2024	615,200	16,250	0	0	631,450	0	631,450
2023	621,820	16,250	0	0	638,070	0	638,070
2022	598,510	16,250	0	0	614,760	0	614,760
2021	549,830	16,250	0	0	566,080	0	566,080

DEED HISTORY



Deed Date	Deed Type	Description	Grantor	Grantee	Volume	Page	Number
04-06-2017	SWD	SPECIAL WD	KORICANEK BOBBY L	KORICANEK BOBBY L & J R SIMPSON JR	587	273	...
08-05-2011	SWD	SPECIAL WD	KORICANEK BOBBY & AMANDA	KORICANEK BOBBY L	367	27	...
03-14-2007	...	...	MAZAK JUDITH L	KORICANEK BOBBY & AMANDA	219	217	JJ
07-31-2000	...	...	TEXAS MINERAL TRUST	MAZAK JUDITH L	79	527	...
12-02-1994	...	...	AFFLERBACH RONALD	TEXAS MINERAL TRUST	373	22	...
...	...	...	...	AFFLERBACH RONALD	0	0	...

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.

PROPERTY RECORD CARD - TRACT 5

Property Detail 47024

ACCOUNT



Parcel ID	47024
Legal Description	195 ROBT GALLETY
Additional Legal Information	NITRO FLUIDS
Additional Legal Information 2	
Additional Legal Information 3	
Geographic ID	15800-00195-08300-000000
Description	REAL
Agent	
Category Code	F2 - REAL INDUSTRIAL
Total Acres	10.2500

OWNER



Owner ID	R89189
Name	KORICANEK BOBBY L & J R SIMPSON JR
Care of	
Mailing Address	P O BOX 865 YORKTOWN TX 78164
% Ownership	1.000000
Exemptions	

LOCATION



Location	840 CEMETERY RD NORDHEIM TX 78141
Map ID	43039

PROPERTY RECORD CARD - TRACT 5

VALUES

VALUES SHOWN ARE 2025 CERTIFIED VALUES



Improvement Hs	0
Improvement Nhs	0
New Improvement Hs	0
New Improvement Nhs	0
Land Hs	0
Land Nhs	51,250
Market Value	51,250
Land Market Value	0
Ag/Timber Value	0
Market Taxable	51,250
Homestead Cap Loss	0
Circuit Breaker Loss	0
Appraised Value	51,250

IMPROVEMENT BUILDING



Sequence	Type	Class	Year Built	Sqft	Total Value
----------	------	-------	------------	------	-------------

PROPERTY RECORD CARD - TRACT 5

LAND

Sequence	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1			4.0000	0.00	0.00	0.00	20000	0
2			6.2500	0.00	0.00	0.00	31250	0

TAXING JURISDICTIONS

Entity	Description	Tax Rate	Market Value	Taxable Value
01	DEWITT COUNTY	0.3557600	51,250	51,250
30	NORDHEIM I.S.D.	0.8604000	51,250	51,250
63	DEWITT CO ROAD #3	0.0300000	51,250	51,250
69	PECAN VALLEY WATER DIS	0.0019900	51,250	51,250

ROLL VALUE HISTORY

Year	Improvements	Land Market	Ag/Timber Taxable	Productivity Value	Market Taxable	Hs Cap Loss	Appraised
2025	0	51,250	0	0	51,250	0	51,250
2024	0	51,250	0	0	51,250	0	51,250
2023	0	51,250	0	0	51,250	0	51,250
2022	0	51,250	0	0	51,250	0	51,250
2021	0	51,250	0	0	51,250	0	51,250

DEED HISTORY

Deed Date	Deed Type	Description	Grantor	Grantee	Volume	Page	Number
11-01-2012	DD	DEED	KORICANEK BOBBY L	KORICANEK BOBBY L & J R SIMPSON JR	450	710	...

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.

PROPERTY RECORD CARD - TRACT 6

Property Detail 46344

ACCOUNT

Parcel ID	46344
Legal Description	9-14 1 NORDHEIM
Additional Legal Information	UND 1/2 INT
Additional Legal Information 2	BPP-48339 & 45526 LOC HERE
Additional Legal Information 3	PERS PROP CARRIED ON P&A SIDE
Geographic ID	33200-00001-00093-000000
Description	REAL
Agent	
Category Code	F1 - REAL COMMERCIAL
Total Acres	1.0331

OWNER

Owner ID	R87702
Name	KORICANEK TANNER L TRUST
Care of	
Mailing Address	P O BOX 865 YORKTOWN TX 78164
% Ownership	0.500000
Exemptions	

LOCATION

Location	117 BROADWAY NORDHEIM TX 78141
Map ID	

PROPERTY RECORD CARD - TRACT 6

VALUES

VALUES SHOWN ARE 2025 CERTIFIED VALUES



Improvement Hs	0
Improvement Nhs	72,810
New Improvement Hs	0
New Improvement Nhs	0
Land Hs	0
Land Nhs	8,670
Market Value	81,480
Land Market Value	0
Ag/Timber Value	0
Market Taxable	81,480
Homestead Cap Loss	0
Circuit Breaker Loss	0
Appraised Value	81,480

IMPROVEMENT BUILDING



Sequence	Type	Class	Year Built	Sqft	Total Value
1	OF	CL	1920	8769	136820
2	CN	SL	1920	721	3590
3	WH	SL	1920	1050	5210

PROPERTY RECORD CARD - TRACT 6

LAND

Sequence	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1			0.3444	15000.00	100.00	150.00	13130	0
2			0.6887	30000.00	200.00	150.00	4200	0

TAXING JURISDICTIONS

Entity	Description	Tax Rate	Market Value	Taxable Value
0 1	DEWITT COUNTY	0.3557600	81,480	81,480
1 3	NORDHEIM CITY	0.2447100	81,480	81,480
3 0	NORDHEIM I.S.D.	0.8604000	81,480	81,480
6 3	DEWITT CO ROAD #3	0.0300000	81,480	81,480
6 9	PECAN VALLEY WATER DIS	0.0019900	81,480	81,480
7 3	DC CETRZ #3	0.0000000	81,480	81,480

ROLL VALUE HISTORY

Year	Improvements	Land Market	Ag/Timber Taxable	Productivity Value	Market Taxable	Hs Cap Loss	Appraised
2025	72,810	8,670	0	0	81,480	0	81,480
2024	62,820	8,670	0	0	71,490	0	71,490
2023	65,460	8,670	0	0	74,130	0	74,130
2022	64,860	8,670	0	0	73,530	0	73,530
2021	63,540	2,310	0	0	65,850	0	65,850

DEED HISTORY

Deed Date	Deed Type	Description	Grantor	Grantee	Volume	Page	Number
12-13-2010	D	DEED	KORICANEK BOB L	KORICANEK TANNER L TRUST	331	833	...

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.

PROPERTY RECORD CARD - TRACT 7

Property Detail 44342

ACCOUNT

Parcel ID	44342
Legal Description	418 A SIDIC
Additional Legal Information	TORQUED UP - BLDG APPR BY P/A
Additional Legal Information 2	UND 1/2 INT
Additional Legal Information 3	ROLLBACK 2018-2020
Geographic ID	40200-00418-01300-000000
Description	REAL
Agent	
Category Code	F2 - REAL INDUSTRIAL
Total Acres	11.3163

OWNER

Owner ID	R87701
Name	KORICANEK WYATT J TRUST
Care of	
Mailing Address	P O BOX 865 YORKTOWN TX 78164
% Ownership	0.500000
Exemptions	

LOCATION

Location	
Map ID	

PROPERTY RECORD CARD - TRACT 7

VALUES

VALUES SHOWN ARE 2025 CERTIFIED VALUES



Improvement Hs	0
Improvement Nhs	0
New Improvement Hs	0
New Improvement Nhs	0
Land Hs	0
Land Nhs	28,290
Market Value	28,290
Land Market Value	0
Ag/Timber Value	0
Market Taxable	28,290
Homestead Cap Loss	0
Circuit Breaker Loss	0
Appraised Value	28,290

IMPROVEMENT BUILDING



Sequence	Type	Class	Year Built	Sqft	Total Value
----------	------	-------	------------	------	-------------

PROPERTY RECORD CARD - TRACT 7

LAND



Sequence	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1			8.8163	0.00	0.00	0.00	44080	0
2			2.5000	0.00	0.00	0.00	12500	0

TAXING JURISDICTIONS



Entity	Description	Tax Rate	Market Value	Taxable Value
0 1	DEWITT COUNTY	0.3557600	28,290	28,290
3 0	NORDHEIM I.S.D.	0.8604000	28,290	28,290
6 3	DEWITT CO ROAD #3	0.0300000	28,290	28,290
6 9	PECAN VALLEY WATER DIS	0.0019900	28,290	28,290
7 3	DC CETRZ #3	0.0000000	28,290	28,290

ROLL VALUE HISTORY



Year	Improvements	Land Market	Ag/Timber Taxable	Productivity Value	Market Taxable	Hs Cap Loss	Appraised
2025	0	28,290	0	0	28,290	0	28,290
2024	0	28,290	0	0	28,290	0	28,290
2023	0	28,290	0	0	28,290	0	28,290
2022	0	28,290	0	0	28,290	0	28,290
2021	0	28,290	0	0	28,290	0	28,290

DEED HISTORY



Deed Date	Deed Type	Description	Grantor	Grantee	Volume	Page	Number
12-13-2010	GWD	GENERAL WARRANTY DD	KORICANEK BOB L	KORICANEK WYATT J TRUST	331	824	...
08-09-2010	GWD	GENERAL WARRANTY DD	TURNER MARVIN M & B KORICANEK	KORICANEK BOB L	320	67	...
03-20-2006	...	...	MATEJEK SHARON	TURNER MARVIN M & B KORICANEK	190	615	DEE6

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.

PROPERTY RECORD CARD - TRACT 7

Property Detail 8813

ACCOUNT



Parcel ID	8813
Legal Description	250 IND RY CO
Additional Legal Information	UND 1/2 INT
Additional Legal Information 2	BPP-45101, 48718, 47166, 50343 LOC HERE
Additional Legal Information 3	ROLLBACK 2018-2020
Geographic ID	21450-00250-00600-000000
Description	REAL
Agent	
Category Code	F2 - REAL INDUSTRIAL
Total Acres	13.0380

OWNER



Owner ID	R87701
Name	KORICANEK WYATT J TRUST
Care of	
Mailing Address	P O BOX 865 YORKTOWN TX 78164
% Ownership	0.500000
Exemptions	

LOCATION



Location	
Map ID	

PROPERTY RECORD CARD - TRACT 7

VALUES

VALUES SHOWN ARE 2025 CERTIFIED VALUES



Improvement Hs	0
Improvement Nhs	0
New Improvement Hs	0
New Improvement Nhs	0
Land Hs	0
Land Nhs	67,540
Market Value	67,540
Land Market Value	0
Ag/Timber Value	0
Market Taxable	67,540
Homestead Cap Loss	0
Circuit Breaker Loss	20,600
Appraised Value	67,540

IMPROVEMENT BUILDING



Sequence	Type	Class	Year Built	Sqft	Total Value
----------	------	-------	------------	------	-------------

LAND



Sequence	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1			13.0380	0.00	0.00	0.00	135070	0

PROPERTY RECORD CARD - TRACT 7

TAXING JURISDICTIONS



Entity	Description	Tax Rate	Market Value	Taxable Value
0 1	DEWITT COUNTY	0.3557600	67,540	46,940
3 0	NORDHEIM I.S.D.	0.8604000	67,540	46,940
6 3	DEWITT CO ROAD #3	0.0300000	67,540	46,940
6 9	PECAN VALLEY WATER DIS	0.0019900	67,540	46,940
7 3	DC CETRZ #3	0.0000000	67,540	46,940

ROLL VALUE HISTORY



Year	Improvements	Land Market	Ag/Timber Taxable	Productivity Value	Market Taxable	Hs Cap Loss	Appraised
2025	0	67,540	0	0	67,540	0	67,540
2024	0	65,780	0	0	65,780	0	65,780
2023	0	32,600	0	0	32,600	0	32,600
2022	0	32,600	0	0	32,600	0	32,600
2021	0	32,600	0	0	32,600	0	32,600

DEED HISTORY



Deed Date	Deed Type	Description	Grantor	Grantee	Volume	Page	Number
12-13-2010	GWD	GENERAL WARRANTY DD	KORICANEK BOB L	KORICANEK WYATT J TRUST	331	824	...
08-09-2010	GWD	GENERAL WARRANTY DD	TURNER MARVIN M & B KORICANEK	KORICANEK BOB L	320	67	...
03-20-2006	...	...	MATEJEK SHARON R & CARL	TURNER MARVIN M & B KORICANEK	190	615	DEE6
03-21-2003	...	...	ROEHL WILFRED H	MATEJEK SHARON R & CARL	126	137	...
11-01-1998	...	...	...	ROEHL WILFRED H	0	0	...

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.

PHOTOS

PHOTOS

Tract 1



Tract 1



PHOTOS

Tract 1



Tract 1



PHOTOS

Tract 1



Tract 1



PHOTOS

Tract 1



Tract 1



PHOTOS

Tract 1



Tract 2



PHOTOS

Tract 2



Tract 2



PHOTOS

Tract 2



Tract 2

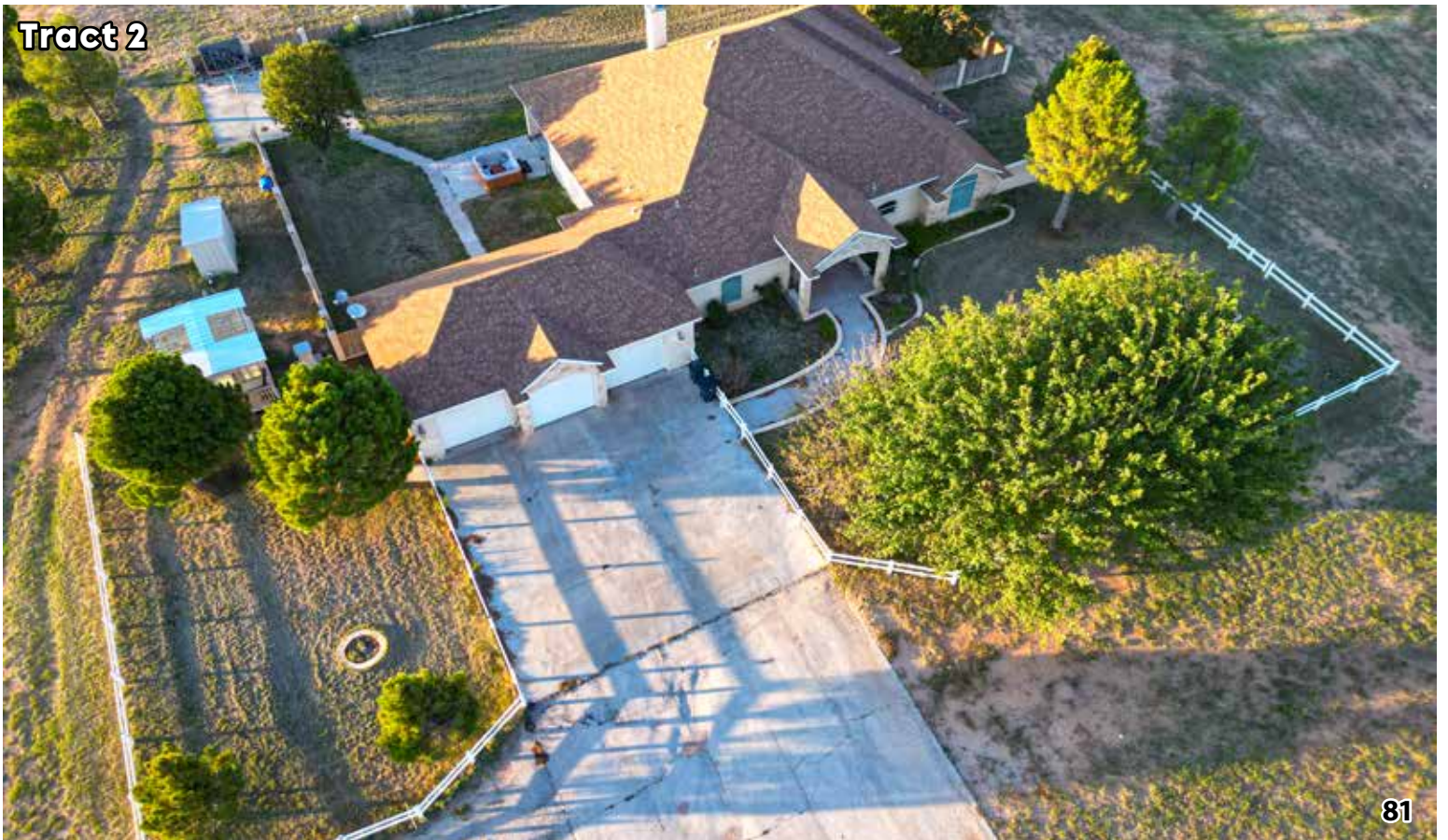


PHOTOS

Tract 2



Tract 2



PHOTOS

Tract 2



Tract 2



PHOTOS

Tract 2



Tract 2



PHOTOS

Tract 2



Tract 3



PHOTOS

Tract 3



Tract 3



PHOTOS

Tract 3



Tract 3



PHOTOS

Tract 3



Tract 3



PHOTOS

Tract 3



Tract 3



PHOTOS

Tract 3



Tract 3



PHOTOS

Tract 3



Tract 3



PHOTOS

Tract 3



Tract 3



PHOTOS

Tract 4



Tract 4



PHOTOS

Tract 4



Tract 4



PHOTOS

Tract 4



Tract 4



PHOTOS

Tracts 4 & 5



Tracts 4 & 5



PHOTOS

Tract 5



Tract 5



PHOTOS

Tract 5



Tract 5



PHOTOS

Tract 5



Tract 5



PHOTOS

Tract 5



Tract 5



PHOTOS

Tract 5



Tract 5



PHOTOS

Tract 5



Tract 5



PHOTOS

Tract 5



Tract 5



PHOTOS

Tract 5



Tract 5



PHOTOS

Tract 5



Tract 5



PHOTOS

Tract 5



Tract 5



PHOTOS

Tract 5



Tract 5



PHOTOS

Tract 5



Tract 5



PHOTOS

Tract 6



Tract 6



PHOTOS

Tract 6



Tract 6



PHOTOS

Tract 6



Tract 6



PHOTOS

Tract 6



Tract 6



PHOTOS

Tract 6



Tract 7



PHOTOS

Tract 7



Tract 7



PHOTOS

Tract 7



Tract 7



PHOTOS

Tract 7



Tract 7



PHOTOS



PHOTOS

Tract 7



Tract 7



PHOTOS

Tract 7



Tract 7



PHOTOS

Tract 7



Tract 7



PHOTOS

Tract 7



Tract 7



PHOTOS

Tract 7



Tract 7



PHOTOS

Tract 7



Tract 7



PHOTOS

Tract 7



Tract 7



Tract 7



Schrader Real Estate and Auction Company, Inc.
950 N Liberty Drive, PO Box 508, Columbia City, IN 46725
260.244.7606 or 800.451.2709
www.SchraderAuction.com

