

Johnson CAD Property Search

Property ID: R000012532 For Year 2024

 Map

Property Details

Account		
Property ID:	R000012532	Geographic ID: 126.0499.00060
Type:	R - REAL PROPERTY	Zoning:
Property Use:		
Location		
Situs Address:	12548 FM 1807	
Map ID:	4H	Mapsc0:
Legal Description:	ABST 499 TR 5 M LAPHAM Acres:91.5200	
Abstract/Subdivision:		
Neighborhood:	126.0499 - LAPHAM M	
Owner		
Owner ID:	166287	
Name:	LEGACY HOUSING CORPORATION	
Agent:		
Mailing Address:	4801 MARK IV PKWAY FORT WORTH, TX 76106	

% 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:	\$1,098,240 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$1,098,240 (=)
Agricultural Value Loss: ?	\$0 (-)
Appraised Value:	\$1,098,240 (=)
Homestead Cap Loss: ?	\$274,560 (-)
Assessed Value:	\$823,680
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: LEGACY HOUSING CORPORATION **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
1	LATERAL ROAD	0.050000	\$1,098,240	\$823,680	\$411.84	
14	VENUS ISD	1.180700	\$1,098,240	\$823,680	\$9,725.19	
15	VENUS FIRE DEPT	0.000000	\$1,098,240	\$0	\$0.00	
2	JOHNSON CO ESD#1	0.054201	\$1,098,240	\$823,680	\$446.44	
4	JOHNSON COUNTY	0.335000	\$1,098,240	\$823,680	\$2,759.33	

4	Precinct4	0.000000	\$1,098,240	\$0	\$0.00	
8	HILL COLLEGE VES	0.038098	\$1,098,240	\$823,680	\$313.81	

Total Tax Rate: 1.657999

Estimated Taxes With Exemptions: \$13,656.61

Estimated Taxes Without Exemptions: \$18,208.81

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
E20 12000	E4 - Non-Prod Undeveloped	46.5200	2,026,411.00	0.00	0.00	\$558,240	\$0
E20 12000	E4 - Non-Prod Undeveloped	45.0000	1,960,200.00	0.00	0.00	\$540,000	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$0	\$1,098,240	\$0	\$1,098,240	\$274,560	\$823,680
2023	\$0	\$686,400	\$0	\$686,400	\$0	\$686,400
2022	\$0	\$686,400	\$12,243	\$686,400	\$0	\$12,243
2021	\$0	\$1,372,800	\$14,187	\$1,372,800	\$0	\$14,187
2020	\$0	\$457,600	\$14,187	\$457,600	\$0	\$14,187
2019	\$0	\$366,080	\$14,187	\$366,080	\$0	\$14,187
2018	\$0	\$366,080	\$14,093	\$366,080	\$0	\$14,093
2017	\$0	\$366,080	\$10,343	\$366,080	\$0	\$10,343
2016	\$0	\$366,080	\$8,315	\$366,080	\$0	\$8,315
2015	\$0	\$366,080	\$8,042	\$366,080	\$0	\$8,042
2014	\$0	\$366,080	\$8,316	\$366,080	\$0	\$8,316
2013	\$0	\$366,080	\$8,040	\$366,080	\$0	\$8,040

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
7/25/2019	20	WARRANTY DEED	LEGACY HOUSING CORPORATION	LEGACY HOUSING CORPORATION	**U		19264
7/25/2019	20	WARRANTY DEED	RATJEN JAMES NEAL	LEGACY HOUSING CORPORATION			19264
8/2/2017	20	WARRANTY DEED	RATJEN JAMES NEAL LLC	RATJEN JAMES NEAL			18617
3/15/2017	20	WARRANTY DEED	RATJEN JAMES NEAL	RATJEN JAMES NEAL LLC			06103
8/13/2012	21	WARRANTY DEED W/ VENDOR'S	ALVARADO WILLOW SPRINGS	RATJEN JAMES NEAL			18767
8/31/1999	0	UNASSIGNED		ALVARADO WILLOW SPRINGS	2376	0145	

ARB Data

Data will be available in October 2024.