

ELLIS APPRAISAL DISTRICT
 PROPERTY 269722 R 10/10/2017
 Legal Description
 2 A GARZA, 946 RUIDOSO IRRG CO 147.656 ACRES

OWNER ID
 160508
 OWNERSHIP
 100.00%

PROPERTY APPRAISAL INFORMATION 2018
 THE FIRST STATE BANK RICE TEXAS
 PO BOX 160
 ENNIS, TX 75120

99.0002.000.834.00.103
 Ref ID: R000035322
 Map ID 34-9

ACRES: 147.6560
 EFF. ACRES: 747.6850

APPR VAL METHOD: Cost

SKETCH for Improvement #1 (Mobile Home)

Entites	Values
IMPROVEMENTS	25,680
LAND MARKET	+ 231,140
MARKET VALUE	= 256,820
PRODUCTIVITY LOSS	- 197,110
APPRAISED VALUE	= 59,710
HS CAP LOSS	- 0
ASSESSED VALUE	= 59,710

EXEMPTIONS

SITUS 731 WHITEHOUSE RD ENNIS, TX 75119
 UTILITIES
 TOPOGRAPHY
 ROAD ACCESS
 ZONING
 BUILDER
 NEXT REASON
 REMARKS

NO TRESP 1-14 BM- SP DIMS FIXED, SILO
 ADDED BM-P 1/6/14 ADDED SHDA FOR 2014
 PER C/F 5/13 CM: FEW OUTBLDGS DELETED,
 EP ADDED FOR 2013 CM: 2012 AG APP NOT

ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL



SALE DT	PRICE	GRANTOR	DEED INFO
05/03/2017	*****	BODLE FARMS	35 / 201705W2 / MV
03/25/2016	*****	HAGAN LARRY	39 / 201603W5 / DG
02/10/2012	*****	HAGAN LARRY	35 / 2611 / 2085

#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	EUNC	COMP	ADJ	ADJ VALUE
1	Appr	type: RS		STCD: E2	4,608.0													8,180

IMPROVEMENT INFORMATION										
BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	EUNC	COMP	ADJ	ADJ VALUE
1987	1987	A	64,660	18%	100%	100%	55%	100%	0.10	6,400
1987	1987	A	17,960	18%	100%	100%	55%	100%	0.10	1,780
			82,610							8,180

IMPROVEMENT FEATURES			
Roof Covering	1	61	3,064
			3,064



SUBD: 990002103 100.00% NBHD:LAND 100.00%

LAND INFORMATION
 UNIT PRICE GROSS VALUE ADJ MASS ADJ VAL SRC
 1,995.00 211,470 0.70 1.00 A
 148,030 148,030 YES
 AG CLASS AG TABLE AG UNIT PRG AG VALUE
 1D1 IP 131.00 13,890

Comment: GRAZING PASTURE NOTED PER PICTO 02/20/2013 GA & 05/13/2014 GA & 8/14/17-JMW. SPLIT 147.656 AC FROM 177398 PER 25112085 TO 256296
 SPLIT 17.878 AC FRP, 177398 PER 25911146 TO 255040 ACPD 2468/550 1357.097 AC. WAS 1354.69 AC. DM 1/4/2011 CROP NOTED PER PICTO

continued on next page

ELLIS APPRAISAL DISTRICT
 PROPERTY 269722 R 10/10/2017
 Legal Description
 2 A GARZA,946 RUIDOSO IRRG CO 147.656 ACRES

OWNER ID 160508
 THE FIRST STATE BANK RICE TEXAS
 PO BOX 160
 ENNIS, TX 75120
 OWNERSHIP
 100.00%

Entites	Values
070	25,680
203	100%
507	100%
CAD	100%
R70	100%
IMPROVEMENTS	25,680
LAND MARKET	231,140
MARKET VALUE	256,820
PRODUCTIVITY LOSS	197,110
APPRAISED VALUE	59,710
HS CAP LOSS	0
ASSESSED VALUE	59,710

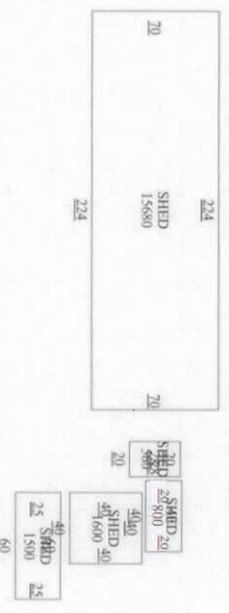
99.0002.000.834.00.103
 Ref ID: R000036322
 Map ID 34-9

ACRES: 147.6560
 EFF. ACRES: 747.6950

SITUS 731 WHITEHOUSE RD ENNIS, TX 75119
 GENERAL
 LAST APPR. TC
 LAST APPR. YR 2018
 LAST INSP. DATE 12/22/2016
 NEXT INSP. DATE
 UTILITIES
 TOPOGRAPHY
 ROAD ACCESS
 ZONING
 BUILDER
 NEXT REASON
 REMARKS
 NO TRESP 1-14 BM: SP DIMS FIXED, SILO
 ADDED BMP 1/6/14 ADDED SHDA FOR 2014
 PER C/F 5/13 CM: FEW OUTBLDGS DELETED,
 EP ADDED FOR 2013 CM: 2012 AG APP NOT

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL
05/03/2017	*****	BODLE FARMS		35 / 201705W2 / MV
03/28/2016	*****	HAGAN LARRY		39 / 201603W5 / DG
02/10/2012	*****	HAGAN LARRY		35 / 2611 / 2085



IMPROVEMENT FEATURES

SUBD: 990002103 100.00% NBHD:LAND 100.00%

#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND	VALUE	DEPR	PHYS	ECON	FLNG	COMP	ADJ	ADJ VALUE
2	APPR	type: RS			20,140.0													17,500

SUBD: 990002103 100.00% NBHD:LAND 100.00%

LAND INFORMATION	LAND ACRES	IRRAWELL	CAPACITY	IRRAWELL	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
LAND INFORMATION	100.00%	0	0	0			0.00	0

IMPROVEMENT INFORMATION

#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND	VALUE	DEPR	PHYS	ECON	FLNG	COMP	ADJ	ADJ VALUE
1	SHED	SHDA	R		1,600.0	4.00	1980	1980	A	6,400	80%	20%	100%	100%	100%	0.15	1,020	
2	SHED	SHDA	R		1,500.0	4.00	1980	1980	A	6,000	80%	20%	100%	100%	100%	0.12	720	
3	SHED	SHDA	R		580.0	4.00	1980	1980	A	2,320	80%	20%	100%	100%	100%	0.04	130	
4	SHED	SHDA	R		800.0	4.00	1980	1980	A	3,200	80%	20%	100%	100%	100%	0.04	130	
5	SHED	SHDA	R		15,680.0	4.00	1980	1980	A	62,720	100%	20%	100%	100%	100%	0.20	12,540	
6	FLV	SILO	R		15,680.0	4.00	1980	1980	A	62,720	100%	20%	100%	100%	100%	0.20	12,540	
7	FLV	SILO	R		15,680.0	4.00	1980	1980	A	62,720	100%	20%	100%	100%	100%	0.20	12,540	
8	FLV	SILO	R		15,680.0	4.00	1980	1980	A	62,720	100%	20%	100%	100%	100%	0.20	12,540	
9	FLV	SILO	R		15,680.0	4.00	1980	1980	A	62,720	100%	20%	100%	100%	100%	0.20	12,540	
10	FLV	SILO	R		15,680.0	4.00	1980	1980	A	62,720	100%	20%	100%	100%	100%	0.20	12,540	
11	FLV	SILO	R		15,680.0	4.00	1980	1980	A	62,720	100%	20%	100%	100%	100%	0.20	12,540	
12	FLV	SILO	R		15,680.0	4.00	1980	1980	A	62,720	100%	20%	100%	100%	100%	0.20	12,540	
13	FLV	SILO	R		15,680.0	4.00	1980	1980	A	62,720	100%	20%	100%	100%	100%	0.20	12,540	
14	FLV	SILO	R		15,680.0	4.00	1980	1980	A	62,720	100%	20%	100%	100%	100%	0.20	12,540	
15	FLV	SILO	R		15,680.0	4.00	1980	1980	A	62,720	100%	20%	100%	100%	100%	0.20	12,540	
16	FLV	SILO	R		15,680.0	4.00	1980	1980	A	62,720	100%	20%	100%	100%	100%	0.20	12,540	
17	FLV	SILO	R		15,680.0	4.00	1980	1980	A	62,720	100%	20%	100%	100%	100%	0.20	12,540	
18	FLV	SILO	R		15,680.0	4.00	1980	1980	A	62,720	100%	20%	100%	100%	100%	0.20	12,540	
19	FLV	SILO	R		15,680.0	4.00	1980	1980	A	62,720	100%	20%	100%	100%	100%	0.20	12,540	
20	FLV	SILO	R		15,680.0	4.00	1980	1980	A	62,720	100%	20%	100%	100%	100%	0.20	12,540	
21	FLV	SILO	R		15,680.0	4.00	1980	1980	A	62,720	100%	20%	100%	100%	100%	0.20	12,540	
22	FLV	SILO	R		15,680.0	4.00	1980	1980	A	62,720	100%	20%	100%	100%	100%	0.20	12,540	
23	FLV	SILO	R		15,680.0	4.00	1980	1980	A	62,720	100%	20%	100%	100%	100%	0.20	12,540	
24	FLV	SILO	R		15,680.0	4.00	1980	1980	A	62,720	100%	20%	100%	100%	100%	0.20	12,540	
25	FLV	SILO	R		15,680.0	4.00	1980	1980	A	62,720	100%	20%	100%	100%	100%	0.20	12,540	
26	FLV	SILO	R		15,680.0	4.00	1980	1980	A	62,720	100%	20%	100%	100%	100%	0.20	12,540	
27	FLV	SILO	R		15,680.0	4.00	1980	1980	A	62,720	100%	20%	100%	100%	100%	0.20	12,540	
28	FLV	SILO	R		15,680.0	4.00	1980	1980	A	62,720	100%	20%	100%	100%	100%	0.20	12,540	
29	FLV	SILO	R		15,680.0	4.00	1980	1980	A	62,720	100%	20%	100%	100%	100%	0.20	12,540	
30	FLV	SILO	R		15,680.0	4.00	1980	1980	A	62,720	100%	20%	100%	100%	100%	0.20	12,540	
31	FLV	SILO	R		15,680.0	4.00	1980	1980	A	62,720	100%	20%	100%	100%	100%	0.20	12,540	
32	FLV	SILO	R		15,680.0	4.00	1980	1980	A	62,720	100%	20%	100%	100%	100%	0.20	12,540	
33	FLV	SILO	R		15,680.0	4.00	1980	1980	A	62,720	100%	20%	100%	100%	100%	0.20	12,540	
34	FLV	SILO	R		15,680.0	4.00	1980	1980	A	62,720	100%	20%	100%	100%	100%	0.20	12,540	
35	FLV	SILO	R		15,680.0	4.00	1980	1980	A	62,720	100%	20%	100%	100%	100%	0.20	12,540	
36	FLV	SILO	R		15,680.0	4.00	1980	1980	A	62,720	100%	20%	100%	100%	100%	0.20	12,540	
37	FLV	SILO	R		15,680.0	4.00	1980	1980	A	62,720	100%	20%	100%	100%	100%	0.20	12,540	
38	FLV	SILO	R		15,680.0	4.00	1980	1980	A	62,720	100%	20%	100%	100%	100%	0.20	12,540	
39	FLV	SILO	R		15,680.0	4.00	1980	1980	A	62,720	100%	20%	100%	100%	100%	0.20	12,540	
40	FLV	SILO	R		15,680.0	4.00	1980	1980	A	62,720	100%	20%	100%	100%	100%	0.20	12,540	
41	FLV	SILO	R		15,680.0	4.00	1980	1980	A	62,720	100%	20%	100%	100%	100%	0.20	12,540	
42	FLV	SILO	R		15,680.0	4.00	1980	1980	A	62,720	100%	20%	100%	100%	100%	0.20	12,540	
43	FLV	SILO	R		15,680.0	4.00	1980	1980	A	62,720	100%	20%	100%	100%	100%	0.20	12,540	
44	FLV	SILO	R		15,680.0	4.00	1980	1980	A	62,720	100%	20%	100%	100%	100%	0.20	12,540	
45	FLV	SILO	R		15,680.0	4.00	1980	1980	A	62,720	100%	20%	100%	100%	100%	0.20	12,540	
46	FLV	SILO	R		15,680.0	4.00	1980	1980	A	62,720	100%	20%	100%	100%	100%	0.20	12,540	
47	FLV	SILO	R		15,680.0	4.00	1980	1980	A	62,720	100%	20%	100%	100%	100%	0.20	12,540	
48	FLV	SILO	R		15,680.0	4.00	1980	1980	A	62,720	100%	20%	100%	100%	100%	0.20	12,540	
49	FLV	SILO	R		15,680.0	4.00	1980	1980	A	62,720	100%	20%	100%	100%	100%	0.20	12,540	
50	FLV	SILO	R		15,680.0	4.00	1980	1980	A	62,720	100%	20%	100%	100%	100%	0.20	12,540	

ELLIS APPRAISAL DISTRICT
 PROPERTY 269722 R 10/10/2017
 Legal Description
 2 A GARZA; 946 RUIDOSO IRRG CO 147.656 ACRES
 OWNER ID 160508
 OWNERSHIP 100.00%

PROPERTY APPRAISAL INFORMATION 2018
 THE FIRST STATE BANK RICE TEXAS
 PO BOX 160
 ENNIS, TX 75120
 ACRES: 147.6560
 EFF. ACRES: 747.6850
 APPR VAL METHOD: Cost
 No Sketch Available

ENTITIES

070	100%
203	100%
507	100%
CAD	100%
R70	100%

VALUES

IMPROVEMENTS	25,680
LAND MARKET	+ 231,140
MARKET VALUE	= 256,820
PRODUCTIVITY LOSS	- 197,110
APPRAISED VALUE	= 59,710
HS CAP LOSS	- 0
ASSESSED VALUE	= 59,710

EXEMPTIONS
 = 59,710

UTILITIES
 TOPOGRAPHY
 ROAD ACCESS
 ZONING
 BUILDER
 NEXT REASON
 REMARKS
 NO TRESP 1-14 BM: SP DIMS FIXED, SILO
 ADDED BM-P 1/6/14 ADDED SHDA FOR 2014
 PER C/F 5/13 CM: FEW OUTBLDGS DELETED,
 EP ADDED FOR 2013 CM: 2012 AG APP NOT

BUILDING PERMITS
 ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

SALE DT PRICE GRANTOR DEED INFO
 05/03/2017 ***** BODLE FARMS 35 / 201705W2 / MV
 03/25/2016 ***** HAGAN LARRY 39 / 201603W5 / DG
 02/10/2012 ***** 35 / 2611 / 2085

SUBD: 990002103 100.00% NBHD: LAND 100.00%
 IMPROVEMENT INFORMATION
 # TYPE DESCRIPTION MTHD CLASS/SUBCL AREA UNIT PRICE UNITS BUILT EFF YR COND VALUE DEPR PHS ECON FUNC COMP ADJ ADJ VALUE

LAND INFORMATION
 SUBD: 990002103 100.00% NBHD: LAND 100.00%
 L# DESCRIPTION CLS TABLE SC HS METH DIMENSIONS UNIT PRICE GROSS VALUE ADJ MASS ADJ VAL SRC MKT VAL AG APPLY AG CLASS AG TABLE AG UNIT PRG AG VALUE
 3 DRYLAND CROP AVERAGE R7H R700 DT N A 38.7280 AC 1.99500 77.260 1.00 A 77.260 YES 1D1 DCA 368.90 14.290
 Comment: GRAZING PASTURE NOTED PER PICTO 02/20/2013 GA & 09/13/2014 GA & 8/14/17--JMW SPLIT 147.656 AC FROM 177398 PER 25/11/2085 TO 256296
 SPLIT 17.878 AC FRP, 177398 PER 25/11/146 TO 255040 ACPD 2468/550 1357.097 AC, WAS 1354.89 AC, DM 1/4/2011 CROP NOTED PER PICTO 231,140
 Oil Wells: 0
 Oil Wells: 0

IRR Wells: 0 Capacity: 0 IRR Acres: 0
 231,140

28,180

Picture of a building

IMPROVEMENT FEATURES

Effective Date of Appraisal: January 1 Date Printed: 12/20/2018 11:10:50AM by STACEYS True Automation, Inc.

Page 3 of 3