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SOAH DOCKET NO. 473-23-21216
PUC DOCKET NO. 55067

REBUTTAL TESTIMONY
OF BRENDA J. PERKINS, WITNESS FOR
ONCOR ELECTRIC DELIVERY COMPANY LLC

I.	INTRODUCTION AND PURPOSE OF TESTIMONY.....	2
II.	REBUTTAL REGARDING ROUTE SELECTION.....	2
III.	REBUTTAL REGARDING NOTICE.....	9
IV.	CONCLUSION.....	9
	AFFIDAVIT.....	10

EXHIBITS

Exhibit BJP-R-1 Photos of Oncor Transmission Lines Co-Existing with Parks
and Recreation Areas

Exhibit BJP-R-2 Area Development Map

Exhibit BJP-R-3 Photos of Existing Transmission Line Above Canyon Falls
Walking Path

Exhibit BJP-R-4 County Tax Records for Certain Intervenors

1 **REBUTTAL TESTIMONY OF BRENDA J. PERKINS**

2 **I. INTRODUCTION AND PURPOSE OF TESTIMONY**

3 Q. ARE YOU THE SAME BRENDA J. PERKINS THAT SUBMITTED DIRECT
4 TESTIMONY ON BEHALF OF ONCOR ELECTRIC DELIVERY COMPANY LLC
5 ("ONCOR") IN THIS DOCKET?

6 A. Yes.

7 Q. HAVE YOU REVIEWED THE DIRECT TESTIMONY OF INTERVENORS AND
8 PUBLIC UTILITY COMMISSION OF TEXAS ("COMMISSION") STAFF AS WELL
9 AS THE LETTER FILED BY THE TEXAS PARKS AND WILDLIFE DEPARTMENT
10 ("TPWD") ON JULY 20, 2023 ("TPWD LETTER")?

11 A. Yes, I have.

12 Q. WHAT IS THE PURPOSE OF YOUR REBUTTAL TESTIMONY?

13 A. The purpose of my rebuttal testimony is to respond to the direct testimony of
14 various intervenors regarding the proposed Ramhorn Hill to Dunham 345 kV
15 transmission line project in Denton and Wise counties ("Proposed Transmission
16 Line Project").

17 **II. REBUTTAL REGARDING ROUTE SELECTION**

18 Q. A NUMBER OF INTERVENORS, INCLUDING VIKTOR AND ANZHELA
19 CHOPOVENKO (PAGE 3); PETER J. WANGOE II, ON BEHALF OF JUSTIN
20 TOWN CENTER, LTD. AND JTS 3.8, LLC (PAGE 3, LINE 55 TO PAGE 4, LINE
21 70); AND WAYNE WILKERSON, ON BEHALF OF HIMSELF AND NORMA
22 WILKERSON (PAGE 4, LINE 6, TO PAGE 5, LINE 2) CLAIM THAT ONCOR DID
23 NOT FOLLOW THE COMMISSION'S POLICY OF PRUDENT AVOIDANCE, DUE
24 TO THE PROXIMITY OF CERTAIN LINKS TO HABITABLE STRUCTURES AND
25 RECREATIONAL AREAS, INCLUDING PARKS AND SCHOOL CAMPUSES.
26 HOW DO YOU RESPOND TO THESE CONCERNS?

27 A. The Commission's policy of prudent avoidance requires Oncor to limit "exposures
28 to electric and magnetic fields that can be avoided with reasonable investments of
29 money and effort." Compliance with this policy requires a holistic review of the

1 Commission's routing factors during the route-selection process. Oncor must
2 balance impacts to habitable structures against other constraints in the study area
3 and the Commission's other routing factors. Given the size of this study area, and
4 its level of development, Oncor cannot completely avoid locating transmission
5 facilities near habitable structures or recreational areas. Oncor avoided doing so
6 where it reasonably could, while considering costs, engineering feasibility, and the
7 Commission's routing factors, including ensuring that the routes are reasonably
8 forward-progressing toward the relevant endpoints. In doing so, Oncor complied
9 with the Commission's policy of prudent avoidance.

10 Given that this project is in a suburban area, selecting routing options often
11 requires choosing between affecting one set of habitable structures/community
12 areas or another. This is illustrated on page 6 of Mr. Wilkerson's direct testimony.
13 Mr. Wilkerson opposes Link M8, which would bisect his property and be located
14 near a habitable structure on his property. He acknowledges that shifting the link
15 to the northern property boundary would increase the potential for Link M8 to
16 impact the Propwash Airport, but would not mitigate the impact to his habitable
17 structure. He also acknowledges that shifting the link to the southern property
18 boundary would mitigate the impact to his habitable structure, but would also
19 impact 14 additional habitable structures located just south of the property line.
20 Oncor commonly encountered circumstances like this one during the routing
21 process.

22 Q. A NUMBER OF PARTIES, INCLUDING L. RUSSELL LAUGHLIN, ON BEHALF
23 OF THE HILLWOOD PARTIES (PAGE 14, LINE 18, TO PAGE 15, LINE 7), AND
24 JAMES CLARK, ON BEHALF OF THE CITY OF JUSTIN (PAGE 8, LINES 13-22,
25 AND PAGE 9, LINE 21, TO PAGE 11, LINE 14), VOICE CONCERNS ABOUT
26 POTENTIAL IMPACTS TO PARKS AND RECREATIONAL AREAS, INCLUDING
27 HIKING, BIKING, AND WALKING TRAILS. WILL THE PROPOSED
28 TRANSMISSION LINE PROJECT BE COMPATIBLE WITH THE PARKS AND
29 RECREATIONAL AREAS IT CROSSES?

1 A. Yes. Numerous transmission facilities are located within parks and recreation
2 areas and near school campuses throughout Oncor's service territory. This is a
3 common and compatible use. Transmission line easements are also commonly
4 used as hike and bike trails within a park or recreation area. I am aware of more
5 than two dozen Oncor transmission lines that co-exist with parks and recreation
6 areas similar to those mentioned in intervenor testimony. Attached as Exhibit BJP-
7 R-1 are photos of Oncor transmission facilities that are also utilized as parks and
8 recreation areas within Oncor easement areas, including hike and bike trails and
9 greenbelt areas.

10 A recent example of transmission facilities co-existing with parks and
11 recreation areas in this study area is attached as Exhibit BJP-R-3. As shown in
12 Section 5.0 of the Environmental Assessment, several residents of Canyon Falls
13 expressed concerns over the location of this project near the community. Exhibit
14 BJP-R-3 depicts the space directly under an existing transmission line in the
15 Canyon Falls area being used by members of the community as a walking trail.
16 Uses such as this are common in developed areas of Texas, where transmission
17 facilities exist in harmony with the surrounding community.

18 Q. EDGAR BRENT WATKINS, AS CO-TRUSTEE OF THE WATKINS FAMILY
19 TRUST AND ON BEHALF OF MARY ANN LIVENGOOD, AS CO-TRUSTEE OF
20 THE WATKINS FAMILY TRUST (PAGE 4, LINES 12-27), AND TOMMY
21 CANSLER, ON BEHALF OF TCCI RANGE-MEAD 2021 LLC (PAGE 9, LINES 13-
22 15) POINT OUT THAT SOME LINKS USED IN ROUTE 179 BISECT PROPERTY
23 RATHER THAN PARALLELING PROPERTY BOUNDARIES AND/OR EXISTING
24 COMPATIBLE RIGHTS-OF-WAY. DOES THIS AFFECT YOUR
25 RECOMMENDATION OF ROUTE 179?

26 A. No, this does not affect my recommendation of Route 179. While Oncor tries to
27 route along property boundaries when reasonably able, it is not always feasible to
28 do so. This is another example that illustrates the need to balance existing
29 constraints and the Commission's routing factors in a highly developed study area.

30 While these intervenors oppose Route 179 because it does not parallel existing

1 compatible rights-of-way in certain areas, Robert Furst points out in his joint
2 position statement on behalf of the Furst Ranch Intervenors that Route 179
3 appears to follow the most existing right-of-way on his Furst Ranch property.
4 Given the development in the study area, it is impossible to route the Proposed
5 Transmission Line Project in a way that follows existing compatible rights-of-way
6 for the project's entire length while also considering the Commission's routing
7 factors, costs, and engineering feasibility.

8 Similarly, property lines cannot reasonably be followed for the entire length
9 of a route due to cost considerations and general engineering constraints.
10 Property boundaries are often irregular, and paralleling them for extended
11 distances would require a large number of turning structures, increasing project
12 costs. Also, in many cases, existing constraints already parallel property lines.
13 For example, in his testimony on behalf of the Hillwood Parties, L. Russell Laughlin
14 states a preference for locating a portion of Link L5 along Hillwood's eastern
15 property line on Tract 1891, located east of Sam Reynolds Road. However, Link
16 L5 must be offset from the property line in that location, due to the presence of a
17 pipeline corridor with at least four pipelines already abutting the property line.

18 Q. A NUMBER OF INTERVENORS, INCLUDING VIKTOR AND ANZHELA
19 CHOPOVENKO (PAGE 3); RAMA PRASAD CHALASANI (PAGE 6, LINES 34-
20 39); TODD FAMILY HOLDINGS (PAGES 1-2); L. RUSSELL LAUGHLIN, ON
21 BEHALF OF THE HILLWOOD PARTIES (PAGE 12, LINE 11, TO PAGE 14, LINE
22 17); AND JAMES CLARK, ON BEHALF OF THE CITY OF JUSTIN (PAGE 5, LINE
23 10, TO PAGE 7, LINE 8, AND PAGE 16, LINES 3-9) OPPOSE CERTAIN LINKS
24 DUE TO POTENTIAL EFFECTS ON PLANNED COMMERCIAL AND
25 RESIDENTIAL DEVELOPMENT, INCLUDING CLAIMS THAT CERTAIN
26 ROUTES WILL RESULT IN THE HARM OR DESTRUCTION OF USABILITY AND
27 HABITABILITY OF SECTIONS OF PROPERTY. DO YOU AGREE WITH THESE
28 CLAIMS?

29 A. No. There are countless examples across Oncor's service area where residential
30 and commercial areas have developed immediately adjacent to transmission line

1 right-of-way. Further, this is a suburban CCN in an area experiencing rapid growth.
2 In a study area such as this, proposed transmission lines must often impact either
3 current development, future development, or both. Exhibit BJP-R-2 shows the
4 numerous future developments throughout the study area that are in some stage
5 of the planning process.

6 Testimony and statements filed in this docket illustrate this issue. James
7 Clark, testifying on behalf of the City of Justin, and Tommy Cansler, testifying on
8 behalf of TCCI Range-Mead 2021, oppose Route 179, due largely to its location in
9 an area that will soon be developed. Conversely, Robert Furst's statement on
10 behalf of the Furst Ranch Intervenor, and Amelia McCurdy Martin, testifying on
11 behalf of Floyd T. McCurdy Testamentary Trust, support Route 179, due largely to
12 the fact that it is the least impactful routing alternative to the Furst Ranch
13 development and the Shale Creek subdivision, respectively.

14 There are several commercial and residential developments within this
15 study area with existing transmission lines nearby, demonstrating that the
16 presence of transmission lines does not render nearby properties undevelopable.

17 Q. SEVERAL INTERVENORS, INCLUDING TOMMY CANSLER, ON BEHALF OF
18 TCCI RANGE-MEAD 2021 LLC (PAGE 8, LINES 9-16); JAMES CLARK, ON
19 BEHALF OF THE CITY OF JUSTIN (PAGE 15, LINE 17, TO PAGE 16, LINE 7);
20 AND BOBBY SAMUEL, ON BEHALF OF GRBK EDGEWOOD LLC AND GBTM
21 SENDERA LLC (PAGE 9, LINES 12-18) CLAIM THAT ROUTE 179 IS INFERIOR
22 TO OTHER ALTERNATIVE ROUTES BECAUSE IT IS NOT THE CHEAPEST OR
23 SHORTEST ROUTING OPTION, OR THE OPTION THAT IMPACTS THE
24 FEWEST HABITABLE STRUCTURES. HOW DO YOU RESPOND TO THESE
25 CLAIMS?

26 A. Length, costs, and habitable structures are only a few factors the Commission
27 must consider. As explained above, in a study area as large and developed as
28 this one, it is not feasible to avoid all habitable structures and developments.
29 Oncor must balance a variety of factors in the route-selection process, including
30 costs, engineering feasibility, the presence of existing constraints, environmental

1 impacts, paralleling existing compatible rights-of-way and property lines, and the
2 Commission's policy of prudent avoidance.

3 The need to balance the various routing factors leads to conflicting, and
4 often irreconcilable, intervenor perspectives, as evidenced in the cross-rebuttal
5 testimony of Steve Elis, on behalf of New Dimension Investments II, LLC. Mr. Elis
6 rebuts assertions made in Mr. Samuel's direct testimony, which argues against
7 Route 179 because it is not the cheapest route and does not parallel existing
8 compatible corridors to the same extent as some other routes. Mr. Elis points out
9 that, while Mr. Samuel's preferred route performs better on these factors, Route
10 179 performs better on costs and proximity to habitable structures. As these
11 testimonies demonstrate, each routing alternative filed with the CCN application
12 has unique advantages and disadvantages.

13 Q. SEVERAL INTERVENORS, INCLUDING JAMES CLARK, ON BEHALF OF THE
14 CITY OF JUSTIN (PAGE 16, LINES 11-20); DAVID A. RETTIG, ON BEHALF OF
15 THE TOWN OF NORTHLAKE (PAGE 6, LINES 77-82); AND PETER J. WANGOE
16 II, ON BEHALF OF JUSTIN TOWN CENTER, LTD. AND JTS 3.8, LLC (PAGE 3,
17 LINES 36-43) EXPRESS CONCERNS OVER HOW THE RECOMMENDED
18 ROUTE WOULD AFFECT COMMUNITY VALUES AND CHARACTER DUE TO
19 ITS PROXIMITY TO PARKS, RECREATIONAL AREAS, AND NATURAL
20 HABITATS. HOW DO YOU RESPOND TO THESE CONCERNS?

21 A. As demonstrated throughout this testimony, the route-selection process requires
22 balancing a number of factors, including community values. The study area
23 consists of many communities, whose interests often compete with one another,
24 which makes it impossible to avoid all community impacts while also considering
25 factors such as engineering, constraints and costs. Oncor took community values
26 into consideration by inviting all potentially impacted communities to the public
27 participation meetings, requesting public input, and subsequently factoring the
28 input from those meetings into the routing for the Proposed Transmission Line
29 Project.

1 Q. FINLEY EWING'S TESTIMONY ON BEHALF OF INTERVENOR LA ESTANCIA
2 INVESTMENTS, L.P. (PAGE 10) EXPLAINS THAT THE HABITABLE
3 STRUCTURE COUNT USED BY ONCOR DURING THE ROUTE SELECTION
4 PROCESS WILL BE OUTDATED IN THE NEAR FUTURE DUE TO UPCOMING
5 DEVELOPMENTS IN THE STUDY AREA. DOES THIS AFFECT THE ROUTING
6 VIABILITY?

7 A. No, it does not. As explained in my direct testimony and the direct and rebuttal
8 testimonies of Mr. Marusak, this study area is undergoing rapid development, and
9 Oncor expects that new constraints and habitable structures will continue to
10 materialize prior to construction of the Proposed Transmission Line Project. The
11 Commission's Order on Rehearing in Docket No. 45866 (pages 7-8) addressed
12 this issue, explaining that the Commission has historically been reluctant to
13 consider future development and has not granted proposed future development
14 the same weight as existing constraints. If the Commission ultimately selects a
15 route that crosses parcels in some stage of planning for development, the project
16 may impact more habitable structures than are counted in Oncor's CCN
17 application. This does not render these routes non-viable or the habitable structure
18 count contained in the CCN application inaccurate.

19 It is inappropriate to focus on a single route link in lieu of assessing the
20 overall route data. This is why a holistic approach to the route-development and
21 route-selection processes is employed to minimize the overall impacts of the
22 Proposed Transmission Line Project.

23 Q. TESTIFYING ON BEHALF OF THE TOWN OF NORTHLAKE, DAVID A. RETTIG
24 (PAGE 12, LINES 253-263) SUGGESTS A LINK SUBSTITUTION FOR ROUTE
25 179, IN WHICH LINKS E1, E2, AND C7 WOULD BE REPLACED BY LINKS C6
26 AND C4. HOW DO YOU RESPOND?

27 A. This is a viable alternative, and a route with this link composition was included as
28 Route 148 in the *Environmental Assessment and Alternative Route Analysis*
29 included as Attachment 1 to Oncor's CCN application. Both Route 148 and Route
30 179 are viable options for the Commission to consider, as are all routes presented

SOAH Docket No. 473-23-21216
PUC Docket No. 55067

Perkins - Rebuttal
Oncor Electric Delivery Company LLC
Ramhorn Hill-Dunham CCN

1 in the Environmental Assessment. While Route 179 would arguably have a greater
2 impact on the Town of Northlake, Route 148 would arguably have a greater impact
3 on the Town of Flower Mound, again illustrating the need to balance community
4 impacts and the Commission's routing factors.

5 **III. REBUTTAL REGARDING NOTICE**

6 Q. INTERVENORS TOMMY CANSLER, ON BEHALF OF TCCI RANGE-MEAD 2021
7 LLC (PAGE 6, LINES 3-5), AND GEOFFREY A. MEYER, ON BEHALF OF EXEL
8 INC. D/B/A DHL SUPPLY CHAIN (USA) (PAGE 7, LINES 12-14) CLAIM THEY
9 DID NOT RECEIVE NOTICE OF THE PROJECT. HOW DO YOU RESPOND?

10 A. While I cannot speak to whether their notices were received, Oncor mailed notices
11 for the Proposed Transmission Line Project, including notices of the public
12 participation meetings, to both parties. These notices were mailed to the
13 addresses listed in the county tax rolls, which are the addresses where the
14 Commission's rules require Oncor to mail notices, and they are the same
15 addresses that have been used for these parties throughout the docket. This data
16 was confirmed before Oncor filed its CCN application, around April 2023, and
17 remained unchanged as of that time. Exhibit BJP-R-4 includes copies of the
18 relevant tax records.

19 **IV. CONCLUSION**

20 Q. DOES THIS CONCLUDE YOUR REBUTTAL TESTIMONY?

21 A. Yes, it does.

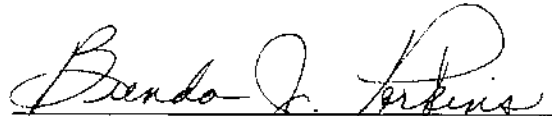
AFFIDAVIT

STATE OF TEXAS §

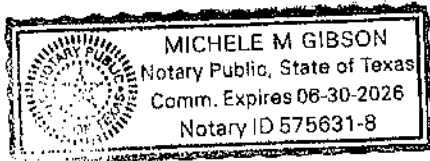
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Brenda J. Perkins who, having been placed under oath by me, did depose as follows:

My name is Brenda J. Perkins. I am of legal age and a resident of the State of Texas. The foregoing testimony and exhibits offered by me are true and correct, and the opinions stated therein are, to the best of my knowledge and belief, accurate, true and correct.


Brenda J. Perkins

SUBSCRIBED AND SWORN TO BEFORE ME by the said Brenda J. Perkins on this 21st day of August, 2023.




Notary Public, State of Texas

My Commission Expires:

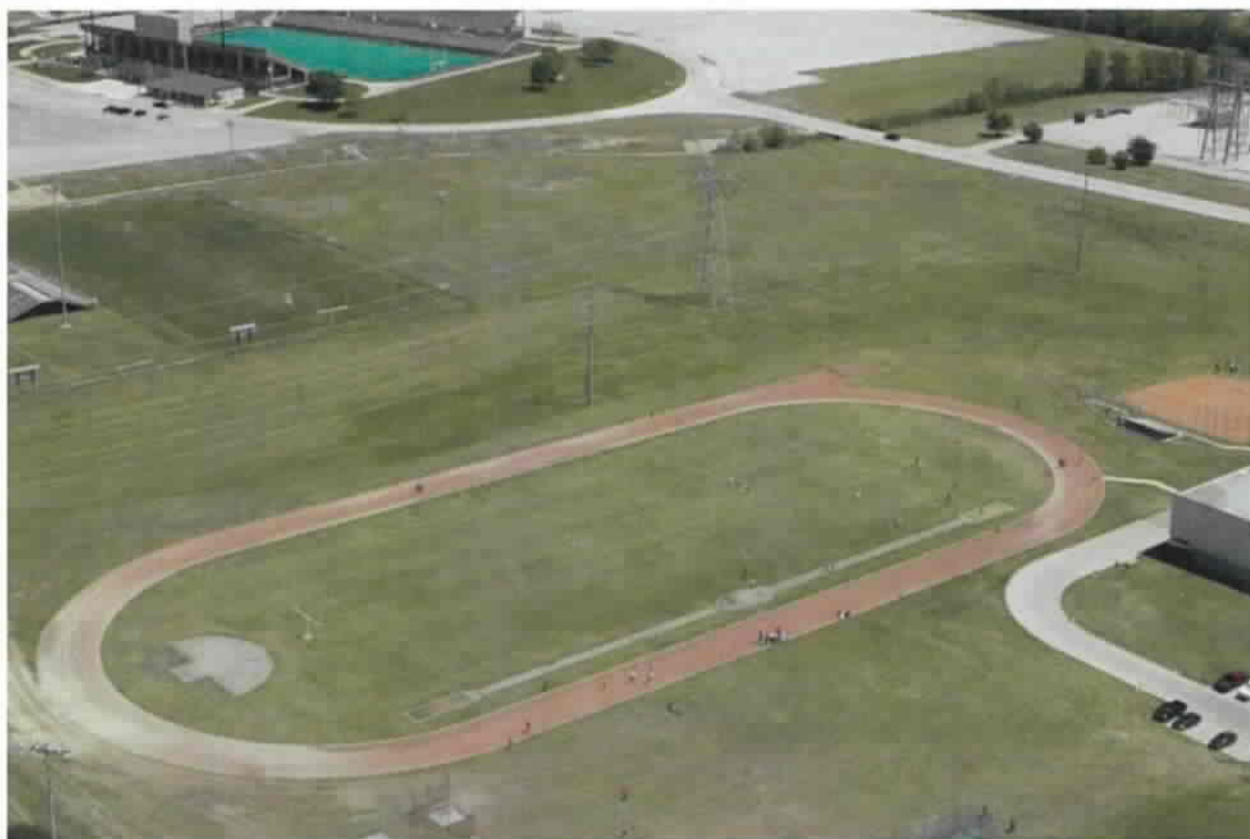
08-30-2026

SOAH Docket No. 473-23-21216
PUC Docket No. 55067

Perkins - Rebuttal
Oncor Electric Delivery Company LLC
Ramhorn Hill-Dunham CCN

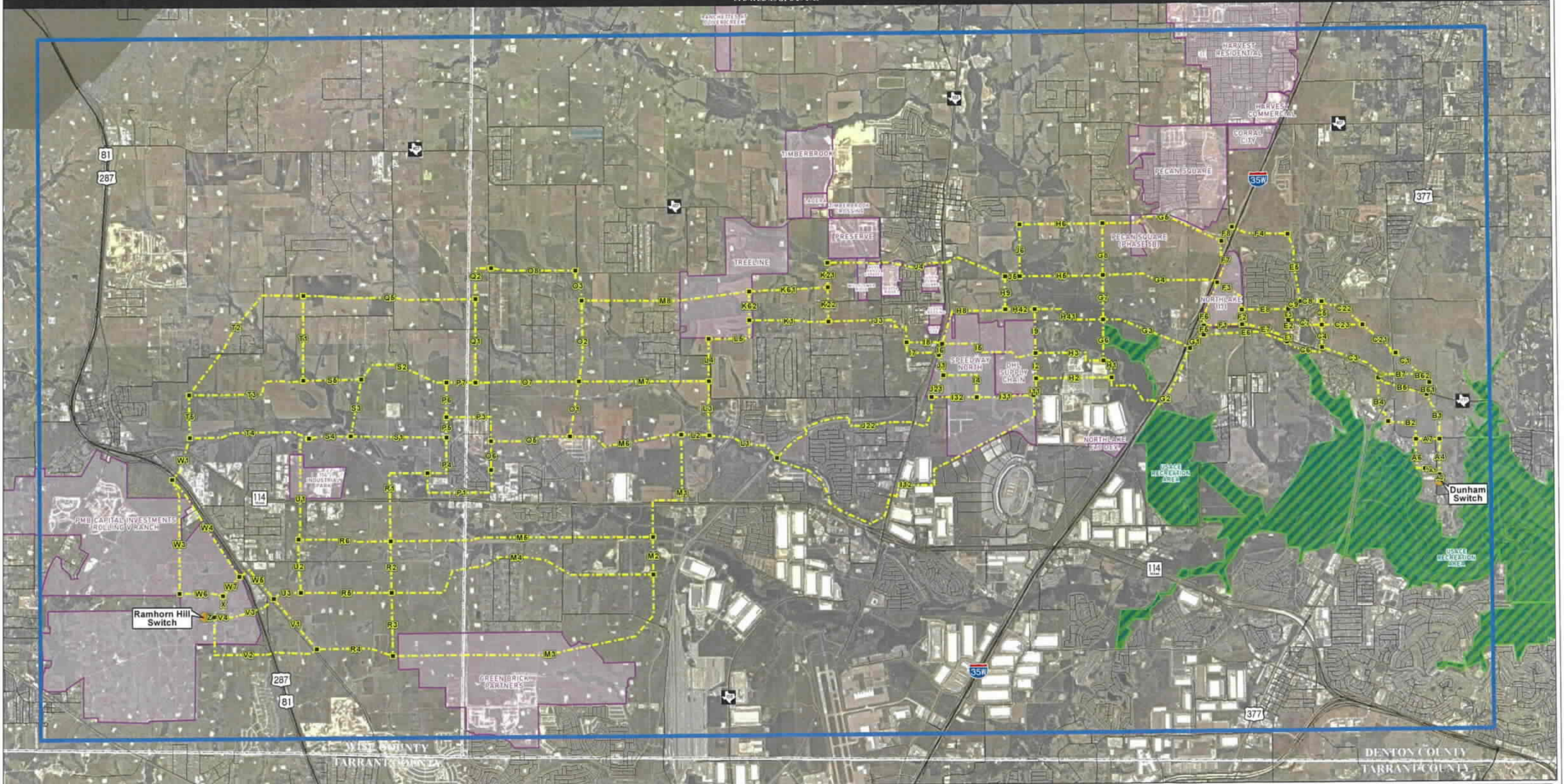












MAP FEATURES

- PROJECT ENDPOINT
- NODE BETWEEN ADJACENT ROUTE LINKS
- PRELIMINARY ALTERNATIVE ROUTE LINK
- ROADWAY
- SITE SPECIFIC DEVELOPMENT BOUNDARY
- USACE RECREATIONAL AREA
- COUNTY BOUNDARY
- STUDY AREA BOUNDARY

Notes:
1. Some legend symbols are enlarged for easier identification.
2. Aerial photography is from the most recent available database (StreetMap, 2023).
3. Data are for display purposes only. All features and boundaries have been approximated based on information gathered from review of public resources and from field reconnaissance.

Data Printed: 8/20/2023
Data Revised: 8/20/2023

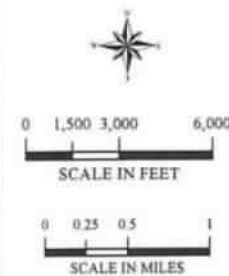




Figure 1: Walking Trail Below a 345 kV Transmission Line Being Used Near the Canyon Falls Neighborhood on August 14, 2023

5/30/23, 5:28 PM

Denton CAD - Property Details

Denton CAD

Property Search Results > 68225 TCCI RANGE-MEAD 2021 LLC -- 2023
for Year 2023

Property

Account

Property ID: 68225 Legal Description: A0419A W.A. FERRIS, TR 7, 39.044 ACRES, OLD DCAD TR 5
Geographic ID: A0419A-000-0007-0000 Zoning:
Type: Real Agent Code: 776174
Property Use Code:
Property Use Description:

Location

Address: TX Mapsco:
Neighborhood: E4 AND D1 PROPS NORTHWEST ISD Map ID: NW04
Neighborhood CD: D511PASTUR

Owner

Name: TCCI RANGE-MEAD 2021 LLC Owner ID: 1775324
Mailing Address: COPY & SHIP HQ 3930 GLADE RD STE 108-322 % Ownership: 100.0000000000%
COLLEYVILLE, TX 76034-7923
Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$923,656	\$7,575
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$923,656	
(-) Ag or Timber Use Value Reduction:	-	\$916,081	
<hr/>			
(=) Appraised Value:	=	\$7,575	
(-) HIS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$7,575	

Taxing Jurisdiction

Owner: TCCI RANGE-MEAD 2021 LLC
% Ownership: 100.0000000000%
Total Value: \$923,656

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	DENTON CENTRAL APPRAISAL DISTRICT	0.000000	\$7,575	\$7,575	\$0.00

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Denlon CAD - Property Details

G01	DENTON COUNTY	0.217543	\$7,575	\$7,575	\$16.48
S11	NORTHWEST ISD	1.274600	\$7,575	\$7,575	\$96.56
Total Tax Rate:		1.492143			

Taxes w/Current Exemptions:	\$113.04
Taxes w/o Exemptions:	\$113.04

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	C2	CROPLAND II	39.0440	1700756.64	0.00	0.00	\$923,656	\$7,575

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	\$0	\$923,656	7,575	7,575	\$0	\$7,575
2022	\$0	\$238,168	0	238,168	\$0	\$238,168
2021	\$0	\$133,387	2,329	2,329	\$0	\$2,329
2020	\$0	\$173,018	2,277	2,277	\$0	\$2,277
2019	\$0	\$133,387	2,342	2,342	\$0	\$2,342
2018	\$0	\$133,387	2,342	2,342	\$0	\$2,342
2017	\$0	\$400,201	7,028	7,028	\$0	\$7,028
2016	\$0	\$400,201	7,418	7,418	\$0	\$7,418
2015	\$0	\$400,201	7,418	7,418	\$0	\$7,418
2014	\$0	\$400,201	7,614	7,614	\$0	\$7,614
2013	\$0	\$400,201	5,442	6,442	\$0	\$6,442
2012	\$0	\$400,201	6,637	6,637	\$0	\$6,637
2011	\$0	\$400,201	6,637	6,637	\$0	\$6,637
2010	\$0	\$400,201	6,637	6,637	\$0	\$6,637
2009	\$0	\$400,201	7,614	7,614	\$0	\$7,614

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	11/19/2021	KO	WD WITH VENDORS LIEN	MEAD, LARRY TR JOAN MEAD FAMILY TRUST	TCCI RANGE- MEAD 2021 LLC			2021-214215
2	12/8/2020	OZ	PROBATE	MEAD, JOAN NANETTE	MEAD, LARRY TR JOAN MEAD FAMILY TRUST			2021-214218
3	10/4/1993	OZ	PROBATE	MCLEOY, PAT R	MEAD, JOAN NANETTE			PR-93-476

Questions Please Call (940) 349-3800

Denton CAD

Property Search Results > 68232 TCCI RANGE-MEAD 2021 LLC - 2022
for Year 2022

Property

Account			
Property ID:	68232	Legal Description:	A0419A W.A. FERRIS, TR 8, 52.208 ACRES, OLD DCAD TR 6
Geographic ID:	A0419A-000-0008-0000	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			
Location			
Address:		Mapscot:	
	JUSTIN, TX 76247		
Neighborhood:	NW 15D S OF FM 407	Map ID:	NW04
Neighborhood CD:	DS11082A		
Owner			
Name:	TCCI RANGE-MEAD 2021 LLC	Owner ID:	1775324
Mailing Address:	COPY 8 SHIP HQ 3930 GLADE RD STE 108-322 COLLEYVILLE, TX 76034-7923	% Ownership:	100.000000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$535,132	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$535,132	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$535,132	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$535,132	

Taxing Jurisdiction

Owner: TCCI RANGE-MEAD 2021 LLC
 % Ownership: 100.000000000000%
 Total Value: \$535,132

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	DENTON CENTRAL APPRAISAL DISTRICT	0.000000	\$535,132	\$535,132	\$0.00

G01	DENTON COUNTY	0.217543	\$535,132	\$535,132	\$1,164.15
S11	NORTHWEST ISD	1.274600	\$535,132	\$535,132	\$6,820.79
Total Tax Rate:		1.492143			
				Taxes w/Current Exemptions:	\$7,984.94
				Taxes w/o Exemptions:	\$7,984.94

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	PI 2	IMPROVED PASTURE II	6.0000	261360.00	0.00	0.00	\$61,500	\$0
2	PN 2	NATIVE PASTURE II	46.2080	2012820.48	0.00	0.00	\$473,632	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$535,132	0	\$35,132	\$0	\$535,132
2021	\$0	\$535,132	2,636	2,636	\$0	\$2,636
2020	\$0	\$535,132	2,700	2,700	\$0	\$2,700
2019	\$0	\$535,132	2,760	2,760	\$0	\$2,760
2018	\$0	\$535,132	3,252	3,252	\$0	\$3,252
2017	\$0	\$535,132	3,252	3,252	\$0	\$3,252
2016	\$0	\$535,132	3,544	3,544	\$0	\$3,544
2015	\$0	\$535,132	3,574	3,574	\$0	\$3,574
2014	\$0	\$535,132	3,312	3,312	\$0	\$3,312
2013	\$0	\$535,132	3,454	3,454	\$0	\$3,454
2012	\$0	\$535,132	3,574	3,574	\$0	\$3,574
2011	\$0	\$535,132	3,574	3,574	\$0	\$3,574
2010	\$0	\$535,132	3,574	3,574	\$0	\$3,574
2009	\$0	\$535,132	3,835	3,835	\$0	\$3,835

Deed History (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	11/19/2021	KO	WD WITH VENDORS LIEN	RANGE, OLEN N & MYRTIE H	TCCI RANGE- MEAD 2021 LLC			2021-214215
2		Conv	CONVERSION	PRIOR OWNER	RANGE, OLEN N & MYRTIE H	670	29	

Questions Please Call (940) 340-3800

Denton CAD

Property Search Results > 68275 TCCI RANGE-MEAD 2021 LLC 100.000000000000% 2022
for Year 2022

Property

Account

Property ID:	68275	Legal Description:	A0993A MARY POLK, TR 42, 219.812 ACRES, OLD DCAD SHT 1, TR #6
Geographic ID:	A0993A-000-0042-0000	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	RANGE RD TX	Mapscot:	
Neighborhood:	NW 1/4 S OF FM 407	Map ID:	NW04
Neighborhood CD:	D511082A		

Owner

Name:	TCCI RANGE-MEAD 2021 LLC	Owner ID:	1775324
Mailing Address:	COPY & SHIP HQ 3930 GLADE RD STE 108-522 COLLEYVILLE, TX 76034-7923	% Ownership:	100.000000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$25,186	
(+) Improvement Non-Homesite Value:	+	\$4,230	
(+) Land Homesite Value:	+	\$10,250	
(+) Land Non-Homesite Value:	+	\$2,242,823	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$2,282,489	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$2,282,489	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$2,282,489	

Taxing Jurisdiction

Owner: TCCI RANGE-MEAD 2021 LLC
% Ownership: 100.000000000000%
Total Value: \$2,282,489

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	DENTON CENTRAL APPRAISAL DISTRICT	0.000000	\$2,282,489	\$2,282,489	\$0.00

G01	DENTON COUNTY	0.217543	\$2,282,489	\$2,282,489	\$4,965.39
S11	NORTHWEST ISD	1.274600	\$2,282,489	\$2,282,489	\$29,092.60
Total Tax Rate:		1.492143			
				Taxes w/Current Exemptions:	\$34,057.99
				Taxes w/o Exemptions:	\$34,057.99

Improvement / Building

Improvement #1: Mobile Home State Code: E3 Living Area: 1232.0 sqft Value: \$25,186

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	MD2		1986	1232.0
PA	PORCH AREA	MD2		1986	120.0
CP10	CARPORT	MD2		1986	400.0

Improvement #2: Mobile Home State Code: D2 Living Area: 480.0 sqft Value: \$4,230

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	MS1		1986	480.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	PN 2	NATIVE PASTURE II	208.9520	9101949.00	0.00	0.00	\$2,141,758	\$0
2	C2	CROPLAND II	9.8600	429502.00	0.00	0.00	\$101,065	\$0
3	1	HOMESITE	1.0000	43560.00	0.00	0.00	\$10,250	\$0

Reil Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$29,416	\$2,253,073	0	2,282,489	\$0	\$2,282,489
2021	\$8,240	\$750,949	4,001	15,657	\$0	\$15,657
2020	\$8,515	\$750,949	4,058	15,989	\$0	\$15,989
2019	\$8,512	\$750,949	4,074	16,002	\$0	\$16,002
2018	\$8,056	\$750,949	4,770	16,242	\$0	\$16,242
2017	\$21,732	\$2,253,073	14,312	46,294	\$0	\$46,294
2016	\$13,609	\$2,253,073	15,455	39,314	\$0	\$39,314
2015	\$13,809	\$2,253,073	15,455	39,514	\$0	\$39,514
2014	\$13,940	\$2,253,073	14,460	38,650	\$0	\$38,650
2013	\$14,412	\$2,253,073	15,209	39,871	\$0	\$39,871
2012	\$16,284	\$2,253,073	15,258	41,792	\$0	\$41,792
2011	\$17,687	\$2,253,073	15,258	43,195	\$0	\$43,195
2010	\$17,856	\$2,253,073	15,258	43,364	\$0	\$43,364
2009	\$19,147	\$2,253,073	16,550	45,947	\$0	\$45,947

Deed History (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	11/19/2021	KO	WD WITH VENDORS LIEN	MEAD, LARRY TR JOAN MEAD FAMILY TRUST	TCCI RANGE- MEAD 2021 LLC			2021-214215
2	12/8/2020	OZ	PROBATE	MEAD, JOAN NANETTE	MEAD, LARRY TR JOAN MEAD			2021-214218

3	10/4/1993	OZ	PROBATE	MOLLOY, PAT R	FAMILY TRUST MEAD, JOAN NANETTE	PR-93-476
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Questions Please Call (940) 349-3800

Denton CAD

Property Search Results > 68903 TCCI RANGE-MEAD 2021 LLC 10/1/2022
for Year 2022

Property

Account			
Property ID:	68903	Legal Description:	A1125A W.D. REED, TR 7, 53.76 ACRES, OLD DCAD TR #3
Geographic ID:	A1125A-000-0007-0000	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			
Location			
Address:	TX	Mapscot:	
Neighborhood:	NW 1/4 S OF FM 407	Map ID:	NW04
Neighborhood CD:	DS11082A		
Owner			
Name:	TCCI RANGE-MEAD 2021 LLC	Owner ID:	1775324
Mailing Address:	COPY & SHIP HQ 3930 GLENDE RD STE 108-322 COLLEYVILLE, TX 76034-7923	% Ownership:	100.000000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$551,040	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$551,040	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$551,040	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$551,040	

Taxing Jurisdiction

Owner: TCCI RANGE-MEAD 2021 LLC
% Ownership: 100.000000000000%
Total Value: \$551,040

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	DENTON CENTRAL APPRAISAL DISTRICT	0.000000	\$551,040	\$551,040	\$0.00

G01	DENTON COUNTY	0.217543	\$551,040	\$551,040	\$1,198.75
S11	NORTHWEST ISD	1.274600	\$551,040	\$551,040	\$7,023.56
Total Tax Rate:		1.492143			

Taxes w/Current Exemptions: \$8,222.31

Taxes w/o Exemptions: \$8,222.31

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	C2	CROPLAND II	23.7600	1034985.60	0.00	0.00	\$243,540	\$0
2	PN 2	NATIVE PASTURE II	30.0000	1306800.00	0.00	0.00	\$307,500	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$551,040	0	\$51,040	\$0	\$551,040
2021	\$0	\$183,662	1,907	1,907	\$0	\$1,907
2020	\$0	\$226,773	1,886	1,886	\$0	\$1,886
2019	\$0	\$183,662	1,925	1,925	\$0	\$1,925
2018	\$0	\$183,662	2,025	2,025	\$0	\$2,025
2017	\$0	\$551,040	6,077	6,077	\$0	\$6,077
2016	\$0	\$551,040	6,464	6,464	\$0	\$6,464
2015	\$0	\$551,040	6,464	6,464	\$0	\$6,464
2014	\$0	\$551,040	6,433	6,433	\$0	\$6,433
2013	\$0	\$551,040	8,870	8,870	\$0	\$8,870
2012	\$0	\$551,040	9,139	9,139	\$0	\$9,139
2011	\$0	\$551,040	9,139	9,139	\$0	\$9,139
2010	\$0	\$551,040	9,139	9,139	\$0	\$9,139
2009	\$0	\$602,290	11,458	11,458	\$0	\$11,458

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	11/19/2021	KO	WD WITH VENDORS LIEN	MEAD, LARRY TR JOAN MEAD FAMILY TRUST	TCCI RANGE- MEAD 2021 LLC			2021-214215
2	12/8/2020	OZ	PROBATE	MEAD, JOAN NANETTE	MEAD, LARRY TR JOAN MEAD FAMILY TRUST			2021-214218
3	10/4/1993	OZ	PROBATE	MOLLOY, PAT R	MEAD, JOAN NANETTE			PR-94-476

Questions Please Call (940) 349-3800

Denton CAD

Property Search Results > 112423 TCCI RANGE MEAD 2021 TCCI RANGE MEAD 2021
LIC for Year 2022

Property

Account

Property ID:	112423	Legal Description:	A0419A W.A. FERRIS, TR 9, 11.0541 ACRES, OLD DCAD TR 7A(1)
Geographic ID:	A0419A-000-0009-0000	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	JUSTIN, TX 76247	Mapscot:	
Neighborhood:	NW 1/4 S OF FM 407	Map ID:	NW04
Neighborhood CD:	DS11082A		

Owner

Name:	TCCI RANGE-MEAD 2021 LLC	Owner ID:	1775324
Mailing Address:	COPY & SHIP HQ, 3930 GLADE RD STE 108-322 COLLEYVILLE, TX 76034-7923	% Ownership:	100.000000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$113,305	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$113,305	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$113,305	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$113,305	

Taxing Jurisdiction

Owner: TCCI RANGE-MEAD 2021 LLC
% Ownership: 100.000000000000%
Total Value: \$113,305

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	DENTON CENTRAL APPRAISAL DISTRICT	0.000000	\$113,305	\$113,305	\$0.00

G01	DENTON COUNTY	0.217543	\$113,305	\$113,305	\$246.49
S11	NORTHWEST ISD	1.274600	\$113,305	\$113,305	\$1,444.18
Total Tax Rate:		1.492143			
				Taxes w/Current Exemptions:	\$1,690.67
				Taxes w/o Exemptions:	\$1,690.67

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	PN 2	NATIVE PASTURE II	1.0541	45917.00	45917.00	1.00	\$10,805	\$0
2	C2	CROPLAND II	10.0000	435600.00	0.00	0.00	\$102,500	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$113,305	0	113,305	\$0	\$113,305
2021	\$0	\$113,305	1,842	1,842	\$0	\$1,842
2020	\$0	\$113,305	1,803	1,803	\$0	\$1,803
2019	\$0	\$113,305	1,853	1,853	\$0	\$1,853
2018	\$0	\$113,305	1,863	1,863	\$0	\$1,863
2017	\$0	\$113,305	1,863	1,863	\$0	\$1,863
2016	\$0	\$113,305	1,969	1,969	\$0	\$1,969
2015	\$0	\$113,305	1,969	1,969	\$0	\$1,969
2014	\$0	\$113,305	2,013	2,013	\$0	\$2,013
2013	\$0	\$113,305	1,719	1,719	\$0	\$1,719
2012	\$0	\$113,305	1,769	1,769	\$0	\$1,769
2011	\$0	\$113,305	1,769	1,769	\$0	\$1,769
2010	\$0	\$113,305	1,769	1,769	\$0	\$1,769
2009	\$0	\$113,305	2,024	2,024	\$0	\$2,024

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	11/19/2021	KO	WD WITH VENDORS LIEN	RANGE, OLEN N & MYRTIE H	TCCI RANGE- MEAD 2021 LLC			2021-214215
2	7/3/1984	Conv	CONVERSION	PRIOR OWNER	RANGE, OLEN N & MYRTIE H	1436	311	

Questions Please Call (940) 349-3800

Denton CAD

Property Search Results > 302109 EXEL INC for Year 2022

Year: 2022

Property

Account

Property ID: 302109 Legal Description: A0910A ME7 & PRR, TR 5A, 32.6983 ACRES
Geographic ID: A0910A-000-0005-000A Zoning:
Type: Real Agent Code: 776182
Property Use Code:
Property Use Description:

Location

Address: FORT WORTH, TX 76177 Mapscod:
Neighborhood: NW ISD S OF FM 407 Map ID: NW01
Neighborhood CD: D511082A

Owner

Name: EXEL INC Owner ID: 943378
Mailing Address: 360 WESTAR BLVD % Ownership: 100.0000000000%
WESTERVILLE, OH 43082-7627
Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$265,608	\$6,016
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$265,608	
(-) Ag or Timber Use Value Reduction:	-	\$259,592	
<hr/>			
(=) Appraised Value:	=	\$6,016	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$6,016	

Taxing Jurisdiction

Owner: EXEL INC
% Ownership: 100.0000000000%
Total Value: \$265,608

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
C33	NORTHLAKE TOWN OF	0.295000	\$6,016	\$6,016	\$17.75
CAD	DENTON CENTRAL APPRAISAL DISTRICT	0.000000	\$6,016	\$6,016	\$0.00
ESD1	DENTON CO EMERGENCY SERVICE DIST NO 1	0.093330	\$6,016	\$6,016	\$5.62
G01	DENTON COUNTY	0.217543	\$6,016	\$6,016	\$13.09
S11	NORTHWEST ISD	1.274600	\$6,016	\$6,016	\$76.68

Total Tax Rate:

1.880473

Taxes w/Current Exemptions: \$113.14

Taxes w/o Exemptions: \$113.14

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	C2	CROPLAND II	32.6983	1424338.00	0.00	0.00	\$265,608	\$6,016

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$265,608	6,016	6,016	\$0	\$6,016
2021	\$0	\$214,550	2,027	2,027	\$0	\$2,027
2020	\$0	\$214,550	2,125	2,125	\$0	\$2,125
2019	\$0	\$214,550	2,452	2,452	\$0	\$2,452
2018	\$0	\$214,550	2,616	2,616	\$0	\$2,616
2017	\$0	\$214,550	2,616	2,616	\$0	\$2,616
2016	\$0	\$214,550	2,943	2,943	\$0	\$2,943
2015	\$0	\$214,550	3,106	3,106	\$0	\$3,106
2014	\$0	\$214,550	2,943	2,943	\$0	\$2,943
2013	\$0	\$214,550	2,452	2,452	\$0	\$2,452
2012	\$0	\$214,550	3,106	3,106	\$0	\$3,106
2011	\$0	\$214,550	3,106	3,106	\$0	\$3,106
2010	\$0	\$214,550	3,106	3,106	\$0	\$3,106
2009	\$0	\$214,550	3,270	3,270	\$0	\$3,270

Deed History (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/1/2021	SW	SPECIAL WD	6 MCFARM LLC	EXEL INC			2021-160275
2	1/23/2017	SW	SPECIAL WD	MCPHERSON FAMILY TRUST	6 MCFARM LLC			2017-15557
3	7/24/2006	SW	SPECIAL WD	MCPHERSON, MORRIS K	MCPHERSON FAMILY TRUST			2006-93846

Questions Please Call (940) 349-3800

Denton CAD

Property Search Results > 302110 EXEL INC for Year 2022

2022

Property

Account

Property ID: 302110 Legal Description: A0025A ANDERSON, TR 2A, 180.3797 ACRES
Geographic ID: A0025A-000-0002-000A Zoning:
Type: Real Agent Code: 776182
Property Use Code:
Property Use Description:

Location

Address: FORT WORTH, TX 76177 Mapco:
Neighborhood: NW ISD S OF FM 407 Map ID: NWD1
Neighborhood CD: 0511082A

Owner

Name: EXEL INC Owner ID: 943378
Mailing Address: 360 WESTAR BLVD % Ownership: 100.0000000000%
WESTERVILLE, OH 43082-7627
Exemptions:

Values

{+} Improvement Homesite Value:	+	\$0	
{+} Improvement Non-Homesite Value:	+	\$0	
{+} Land Homesite Value:	+	\$0	
{+} Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
{+} Agricultural Market Valuation:	+	\$901,899	\$17,748
{+} Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$901,899	
(-) Ag or Timber Use Value Reduction:	-	\$884,151	
<hr/>			
(=) Appraised Value:	=	\$17,748	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$17,748	

Taxing Jurisdiction

Owner: EXEL INC
% Ownership: 100.0000000000%
Total Value: \$901,899

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
C33	NORTHLAKE TOWN OF	0.295000	\$17,748	\$17,748	\$52.36
CAD	DENTON CENTRAL APPRAISAL DISTRICT	0.000000	\$17,748	\$17,748	\$0.00
ESD1	DENTON CO EMERGENCY SERVICE DIST NO 1	0.093330	\$17,748	\$17,748	\$16.56
G01	DENTON COUNTY	0.217543	\$17,748	\$17,748	\$38.61
S11	NORTHWEST ISD	1.274600	\$17,748	\$17,748	\$226.21

Total Tax Rate:

1.880473

Taxes w/Current Exemptions:

\$333.74

Taxes w/o Exemptions:

\$333.74

Improvement / Building:

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	C2	CROPLAND II	40.0000	1742400.00	0.00	0.00	\$200,000	\$7,360
2	PI 2	IMPROVED PASTURE II	140.3797	6114939.73	0.00	0.00	\$701,899	\$10,388

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$901,899	17,748	17,748	\$0	\$17,748
2021	\$0	\$721,519	15,864	15,864	\$0	\$15,864
2020	\$0	\$721,519	16,125	16,125	\$0	\$16,125
2019	\$0	\$721,519	17,728	17,728	\$0	\$17,728
2018	\$0	\$721,519	18,430	18,430	\$0	\$18,430
2017	\$0	\$721,519	15,623	15,623	\$0	\$15,623
2016	\$0	\$721,519	16,234	16,234	\$0	\$16,234
2015	\$0	\$721,519	17,136	17,136	\$0	\$17,136
2014	\$0	\$721,519	16,234	16,234	\$0	\$16,234
2013	\$0	\$721,519	13,528	13,528	\$0	\$13,528
2012	\$0	\$721,519	17,136	17,136	\$0	\$17,136
2011	\$0	\$721,519	17,136	17,136	\$0	\$17,136
2010	\$0	\$721,519	17,136	17,136	\$0	\$17,136
2009	\$0	\$721,519	18,038	18,038	\$0	\$18,038

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/1/2021	SW	SPECIAL WD	6 MCFARM LLC	EXEL INC			2021-160275
2	1/23/2017	SW	SPECIAL WD	MCPHERSON FAMILY TRUST	6 MCFARM LLC			2017-15557
3	7/24/2006	SW	SPECIAL WD	MCPHERSON, MORRIS K	MCPHERSON FAMILY TRUST			2006-93846

Questions Please Call (940) 349-3800

Denton CAD

Property Search Results > 67698 EXEL INC for Year 2022

2022

Property

Account

Property ID: 67698 Legal Description: A0025A ANDERSON, TR 2, 4.9303 ACRES, OLD DCAD TR 5
Geographic ID: A0025A-000-0002-0000 Zoning:
Type: Real Agent Code: 776182
Property Use Code:
Property Use Description:

Location

Address: HARMONSON RD Mapsco:
FORT WORTH, TX 76247-8013
Neighborhood: NW ISD 5 OF FM 407 Map ID: NW01
Neighborhood CD: 0511082A

Owner

Name: EXEL INC Owner ID: 943378
Mailing Address: 360 WESTAR BLVD % Ownership: 100.000000000000%
WESTERVILLE, OH 43082-7627
Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$30,877	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$1,250	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$23,402	\$346
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$55,529	
(-) Ag or Timber Use Value Reduction:	-	\$23,056	
<hr/>			
(=) Appraised Value:	=	\$32,473	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$32,473	

Taxing Jurisdiction

Owner: EXEL INC
% Ownership: 100.000000000000%
Total Value: \$55,529

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
C33	NORTHLAKE TOWN OF	0.295000	\$32,473	\$32,473	\$95.79
CAD	DENTON CENTRAL APPRAISAL DISTRICT	0.000000	\$32,473	\$32,473	\$0.00
ESD1	DENTON CO EMERGENCY SERVICE DIST NO 1	0.093330	\$32,473	\$32,473	\$30.31
G01	DENTON COUNTY	0.217543	\$32,473	\$32,473	\$70.64
S11	NORTHWEST ISD	1.274600	\$32,473	\$32,473	\$413.90

Total Tax Rate: 1.880473

Taxes w/Current Exemptions: \$610.64

Taxes w/o Exemptions: \$610.64

Improvement / Building

Improvement #1: Misc Imp State Code: D2 Living Area: 2738.0 sqft Value: \$8,648

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
BRN	BARN	1620		1990	1995.0
BRN	BARN	1620		1990	743.0

Improvement #2: Misc Imp State Code: D2 Living Area: 5868.0 sqft Value: \$7,609

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
BRN	BARN	1600		1980	3200.0
OP25	OPEN PORCH	1600		1980	960.0
BRN	BARN	1600		1980	1925.0
BRN	BARN	1600		1980	743.0

Improvement #3: Misc Imp State Code: D2 Living Area: 6000.0 sqft Value: \$9,180

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
BRN	BARN	1620		1980	6000.0

Improvement #4: Misc Imp State Code: D2 Living Area: 1600.0 sqft Value: \$5,440

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
STG	RES STORAGE	1670		1990	1600.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	1	HOMESITE	0.2500	10890.00	0.00	0.00	\$1,250	\$0
2	PI 2	IMPROVED PASTURE II	4.6803	203873.87	0.00	0.00	\$23,402	\$346

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$30,877	\$24,652	346	32,473	\$0	\$32,473
2021	\$25,407	\$19,721	290	26,697	\$0	\$26,697
2020	\$37,829	\$19,721	304	39,133	\$0	\$39,133
2019	\$25,431	\$19,721	351	26,782	\$0	\$26,782
2018	\$23,933	\$19,721	374	25,307	\$0	\$25,307
2017	\$21,681	\$19,721	374	23,055	\$0	\$23,055
2016	\$17,351	\$19,721	421	18,772	\$0	\$18,772
2015	\$17,880	\$19,721	445	19,325	\$0	\$19,325
2014	\$18,581	\$19,721	421	20,002	\$0	\$20,002
2013	\$19,283	\$19,721	351	20,634	\$0	\$20,634
2012	\$20,255	\$19,721	445	21,700	\$0	\$21,700
2011	\$128,826	\$19,721	373	133,199	\$0	\$133,199
2010	\$130,622	\$19,721	373	134,995	\$0	\$134,995
2009	\$133,056	\$19,721	393	137,449	\$0	\$137,449

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/1/2021	SW	SPECIAL WD	6 MCFARM LLC	EXEL INC			2021-160275
2	1/23/2017	SW	SPECIAL WD	MCPHERSON, GARY BRUCE & SOLOMON- CAMPBELL, RITA JANE MCPHERSON ETAL	6 MCFARM LLC			2017-15557
3	9/2/2016	SWD	SPECIAL WD WITH VENDOR'S LIEN	MCPHERSON, MORRIS K	MCPHERSON, GARY BRUCE & SOLOMON- CAMPBELL, RITA JANE MCPHERSON ETAL			2016-112399

Questions Please Call (940) 349-3800