

Property Details

Account

Property ID: 17846 Geographic ID: 1001-407069-034000

Type: Real Zoning:

Property Use: AG AGRICULTURAL EXEMPTION

Location

Situs Address: 448 COLGNE RD VICTORIA, TX 77963

Map ID: S-9- Mapsco:

Legal Description: J RENER COLOGNE EST ABS 34 AC 36.894

Abstract/Subdivision: S1760 - COLOGNE ESTATES

Neighborhood: FANR

Owner

Owner ID: 10096263

Name: ZUNIGA JOSE LUIS

Agent:

Mailing Address: 1815 LAFLUER PINE LANE PASADENA, TX 77503

% Ownership: 100.0%

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

Critical information obtained herein was obtained from an outside source and includes information regarding square footage, date built and taxes. This information has not been certified by Jacob Realty. Tina Jacob dba Jacob Realty is not liable for information provided from outside sources.

Seller / Seller

Buyer / Buyer

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$40,044 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$298,552 (+)
Market Value:	\$338,596 (=)
Agricultural Value Loss: ?	\$296,080 (-)
Appraised Value:	\$42,516 (=)
Homestead Cap Loss: ?	\$0 (-)
Assessed Value:	\$42,516
Ag Use Value:	\$2,472

VALUES DISPLAYED ARE 2023 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

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:** ZUNIGA JOSE LUIS **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
00	GOLIAD COUNTY APPRAISAL DIST	0.000000	\$338,596	\$42,516	\$0.00	
01	GOLIAD SCHOOL DISTRICT	1.068200	\$338,596	\$42,516	\$454.16	
03	GOLIAD COUNTY	0.777942	\$338,596	\$42,516	\$330.75	
03RB	SPECIAL ROAD AND BRIDGE	0.000001	\$338,596	\$42,516	\$0.00	
05	SAN ANTONIO RIVER AUTHORITY	0.018000	\$338,596	\$42,516	\$7.65	
06	GOLIAD COUNTY GROUND WATER	0.012080	\$338,596	\$42,516	\$5.14	

**Total Tax Rate:** 1.876223

**Estimated Taxes With Exemptions:** \$797.70

**Estimated Taxes Without Exemptions:** \$6,352.81

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Seller / Seller

Buyer / Buyer

**2023 TAX STATEMENT**



**MICHELLE GARCIA  
GOLIAD COUNTY TAX-ASSESSOR COLLECTOR  
PO BOX 800  
GOLIAD, TEXAS 77963**

**Certified Owner:**  
ZUNIGA JOSE LUIS  
1815 LAFLUER PINE LANE  
PASADENA, TX 77503

**Legal Description:**  
J RENER COLOGNE EST ABS 34 AC 36.894

**Account No: 17846**

**Appr. Dist. No.: 1001407069034000**

**Legal Acres: 36.8940**

**Parcel Address: 448 COLGNE RD**

**As of Date: 10/27/2023**

**Print Date: 10/27/2023 Print By: TROD**

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$298,552	\$40,044	\$338,596	\$338,596	\$0	\$0	\$298,552	\$40,044

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Amount			
GOLIAD ISD	\$338,596	OSP	\$296,080.00	\$42,516	1.0682000	\$454.16
GOLIAD COUNTY	\$338,596	OSP	\$296,080.00	\$42,516	0.7779420	\$330.75
SPECIAL ROAD AND BRIDGE	\$338,596	OSP	\$296,080.00	\$42,516	0.0000010	\$0.00
SARA	\$338,596	OSP	\$296,080.00	\$42,516	0.0180000	\$7.65
GROUNDWATER DISTRICT	\$338,596	OSP	\$296,080.00	\$42,516	0.0120800	\$5.14

**Total Tax: \$797.70**  
**Total Tax Paid to date: \$0.00**  
**Total Tax Remaining: \$797.70**

**Exemptions:**

OSP OPEN SPACE 1-D-1

**AMOUNT DUE IF PAID BY:**

10/31/2023 0%	11/30/2023 0%	01/01/2024 0%	01/31/2024 0%	02/29/2024 7%	04/01/2024 9%
\$797.70	\$797.70	\$797.70	\$797.70	\$853.54	\$869.49

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

**School Information:**

GOLIAD ISD 2023 M&O .73570000 I&S .33250000 Total 1.0682000 2022 M&O .93630000 I&S .13500000 Total 1.0713000

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.

4.174

**Print Date: 10/27/2023**

**PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:**

**MICHELLE GARCIA  
GOLIAD COUNTY TAX-ASSESSOR COLLECTOR  
PO BOX 800  
GOLIAD, TEXAS 77963  
361-645-3354**

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17846  
ZUNIGA JOSE LUIS  
1815 LAFLUER PINE LANE  
PASADENA, TX 77503

\_\_\_\_\_  
Seller / Seller

\_\_\_\_\_  
Buyer / Buyer

**AMOUNT PAID:**  
\$ \_\_\_\_\_

00118633

  
 A FIELDNOTE DESCRIPTION FOR A  
 36.894 ACRE TRACT OF LAND  
 (TRACT 7)

THE STATE OF TEXAS

COUNTY OF GOLIAD

BEING a 36.894 acre tract of land situated in the Juan Rene & Son Survey, Abstract 34, Goliad County, Texas, said 36.894 acre tract of land being out of that 405.8409 acre tract of land described in Exhibit "B" (non homestead property) in that Homestead Designation Deed for Travis Marks, Jr. et ux Joyce Marks, dated June 13, 2002 and recorded in Volume 165 Page 446 of the Official Records of Goliad County, Texas, said 36.894 acre tract of land being more fully described by metes and bounds as follows:

BEGINNING at an existing 5/8 inch iron rod in the Southwest right of way line of Cologne Road (80 feet in width), same being the Northeast line of the said Marks 405.8409 acre tract of land, said iron rod bears S 40 29' 40" E, a distance of 250.22 feet from an existing 5/8 inch iron rod marking the most Northeastern corner of the said 405.8409 acre tract of land, said iron rod being the most Southeastern corner of that 11.64 acre tract (Tract 8 described in Volume 209 Page 449 of the Official Records of Goliad County, Texas), said iron rod and Place of Beginning also being the most Northeastern corner of the herein described tract;

THENCE S 40 29' 40" E ( base bearing shown in Marks deed), a distance of 535.10 feet along said Southwest right of way line of Cologne Road, same being the Northeast line of the said Marks 405.8409 acre tract of land to an existing 5/8 inch iron rod, said iron rod being the most Northeastern corner of a Tract 3(4.394 acres ) surveyed out of said 405.8409 acre tract of land, said iron rod also being the most Eastern corner of the herein described tract;

THENCE S 54 06' 15" W, a distance of 800.15 feet along the Northwest line of the said Tract 3 to an existing 5/8 inch iron rod, said iron rod being the most Northwestern corner of the said Tract 3, said iron rod also being an interior corner of the herein described tract;

THENCE S 40 29' 40" E, a distance of 715.17 feet along the Southwest lines of the said Tract 3, a Tract 4, and a Tract 5, to an existing 5/8 inch iron rod, said iron rod being the Point of Curvature of a curve , said iron rod also being a corner of the herein described tract;

THENCE with said curve to the left having a radius of 20.00 feet, a chord bearing and distance of (S 64 20' 45" E, 16.17 feet) an arc distance of 16.47 feet to an existing 5/8 inch iron rod, said iron rod being a Point of Reverse Curvature, said iron rod also being a corner of the herein described tract;

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THENCE with a second curve to the right having a radius of 60.00 feet, a chord bearing and distance of (S 21 44' 53" E, 113.69 feet) an arc distance of 149.41 feet to an existing 5/8 inch iron rod, said iron rod being a corner of the said Tract 6, said iron rod also being a corner of the herein described tract;

THENCE S 40 29' 40" E, a distance of 119.96 feet to an existing 5/8 inch iron rod, said iron rod being the most Southwestern corner of the said Tract 6, said iron rod also being the most Southeastern corner of the herein described tract;

THENCE S 54 06' 15" W, a distance of 820.21 feet to an existing wood corner post, said post being an interior corner of the said Marks 405.8409 acre tract of land, said post also being the most southwestern corner of the herein described tract;

THENCE N 40 52' 19" W, a distance of 1383.14 feet along an upper Southwest line of the said Marks 405.8409 acre tract of land to an existing 5/8 inch iron rod, said iron rod being the most Southwestern corner of the said 11.64 acre Tract 8, said iron rod also being the most Northwestern corner of the herein described tract;

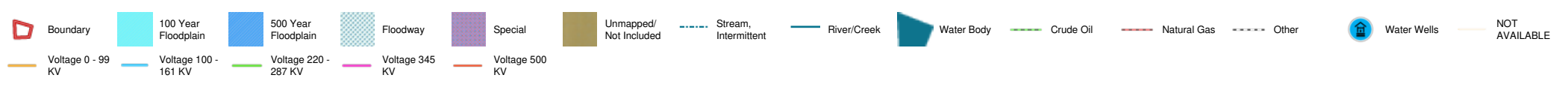
THENCE N 50 13' 39" E, a distance of 1654.39 feet along the south line of the said 11.64 acre Tract 8 to the Place of Beginning, Containing within these metes and bounds 36.894 acres (more or less). All existing 5/8 inch iron rods had orange plastic surveyors caps stamped Balusek Frankson & Assoc. Inc. Victoria, Texas.

I hereby certify that the above fieldnote description was prepared from and on the ground survey made under my direct supervision in October 2005 and also in May 2006. Iron rods with caps were set in October 2005 and were relocated in May 2006.



*Milton D. Bluhm*  
Milton D. Bluhm  
Registered Professional Land Surveyor  
Texas License No. 4196

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**MLS#:** 525048

**PROPERTY ADDRESS:** 448 Cologne Rd, Fannin TX 77905

**TITLE COMPANY:** Guaranty Title of South Texas

**ESCROW OFFICER:** Laura Bedgood / Cassie Zimbleman

**PHONE#:** 361-573-1785

**EMAIL:** lbedgood@gtstx.com / cassiez@gtstx.com

### **PLEASE FOLLOW THESE STEPS WHEN SUBMITTING AN OFFER**

1. All questions regarding the above property should be sent via email before a formal offer is submitted. The listing agent email for this property is [tina@tinajacob.com](mailto:tina@tinajacob.com).
2. All offers must be submitted in writing. Verbal offers will not be accepted.
3. Items that must be included in the offer submission are as follows:
  - a. A pre-approval letter
  - b. Initialed CAD
  - c. Signed/initialed Supplements from MLS
4. The buyer will be responsible for:
  - a. Purchasing new survey if required. Survey is attached to MLS Supplements
  - b. Finding out about all city codes/zoning/building requirements related to the property
  - c. Providing earnest/option monies to title company as soon as the offer is accepted

### **BROKERAGE INFORMATION**

Tina Jacob/Broker #531311  
5003-G John Stockbauer Drive, Victoria TX 77904  
office: 361-208-6880 | fax: 800-704-4070 | office email: [info@jacobrealtytx.com](mailto:info@jacobrealtytx.com)

### **Tina Jacob, GRI, CRS**

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