

SOUTHSIDE ESTATES LOT 25 & A  
 36 FT PARCEL TO CREEK  
 OR 577 P 195 OR 910 P 799

PAGARD RICHARD/ANDREWS CAROL K  
 8648 COUNTY RD 3816  
 ATHENS, TX 75752

2024

00-00-121-159-11969-A25



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 56,000 TOTAL MARKET VALUE 56,000 SOH/AGL Deduction 0 ASSESSED VALUE 56,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 56,000 TOTAL JUST VALUE 56,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 56,000 5 YR PRCL CH, N/C 5 YR PRCL CH, N/C 5 YR PRCL CK,N/C ADDRESS CHANGE PER OWNER																			
DOR CODE		0000 VACANT RESIDENTIAL																		PERMIT NUM		DESCRIPTION		AMT		ISSUED													
MAP NUM		4		MKT AREA		06																																	
NEIGHBORHOOD/LOC		159.00				1.00/																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
																				BLD DATE				LGL DATE		06/10/2019		MMTP											
																				XF DATE				LAND DATE															
																				INC DATE				AG DATE															
TOTALS																				CARROL DR, CRAWFORDVILLE																			
EXTRA FEATURES																				SALES DATA																			
																				OFF RECORD Number		DATE		TYPE INST		Q / V / I / V		RSN CD		SALE PRICE									
																				1324/0074		8/03/2023		WD Q		V V		01		40,000									
																				GRANTOR: MOYNAHAN DAVID F & WA																			
																				GRANTEE: PAGARD RICHARD & AN																			
																				0910/0799		5/08/2013		WD U		V V		11		100									
																				GRANTOR: WAKOA CRYSTAL S																			
																				GRANTEE: MOYNAHAN DAVID F &																			
																				BUILDING NOTES																			
																				BUILDING DIMENSIONS																			
LAND DESCRIPTION										TOTAL OB/XF																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	000000	C	VAC RES	0			0.00	0.00	1.00	LT		1.00	1.00	0.80	70,000.00	56,000.00	56,000																						
REVIEW DATE 01/01/2023 BY JS Total Acres: 0.00 Total Land Value: 56,000 Market: 0 Agricultural: 0 Common: 56,000 PRINTED 04/01/2026 BY SYS																																							