

Hidalgo CAD

Property Search Results > 318574 HIDALGO COUNTY for Year 2016

Property

Account

Property ID: 318574 Legal Description: WEST ADDN TO SHARYLAND S166.56'-N666.21' LOT 45-2 5.05AC GR 4.97AC NET
 Geographic ID: W0100-00-045-0002-17 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: N LOS EBANOS RD Mapsco:
 TX
 Neighborhood: Map ID: VOL 1 PG 56
 Neighborhood CD:

Owner

Name: HIDALGO COUNTY Owner ID: 1037956
 Mailing Address: PO BOX 2916 % Ownership: 100.0000000000%
 MCALLEN, TX 78502
 Exemptions: EX-XV

Values

(+) Improvement Homesite Value: + \$0
 (+) Improvement Non-Homesite Value: + \$143,915
 (+) Land Homesite Value: + \$0
 (+) Land Non-Homesite Value: + \$102,521 Ag / Timber Use Value
 (+) Agricultural Market Valuation: + \$0 \$0
 (+) Timber Market Valuation: + \$0 \$0

 (=) Market Value: = \$246,436
 (-) Ag or Timber Use Value Reduction: - \$0

 (=) Appraised Value: = \$246,436
 (-) HS Cap: - \$0

 (=) Assessed Value: = \$246,436

Taxing Jurisdiction

Owner: HIDALGO COUNTY
 % Ownership: 100.0000000000%
 Total Value: \$246,436

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	\$246,436	\$0	\$0.00
DR1	DRAINAGE DISTRICT #1	0.095100	\$246,436	\$0	\$0.00
GHD	HIDALGO COUNTY	0.590000	\$246,436	\$0	\$0.00
JCC	SOUTH TEXAS COLLEGE	0.185000	\$246,436	\$0	\$0.00
R05	ROAD DIST 05	0.000000	\$246,436	\$0	\$0.00
SMS	MISSION ISD	1.367200	\$246,436	\$0	\$0.00
SST	SOUTH TEXAS SCHOOL	0.049200	\$246,436	\$0	\$0.00
W14	UNITED IRR WTR DIST	0.000000	\$246,436	\$0	\$0.00
Total Tax Rate:			2.286500		
				Taxes w/Current Exemptions:	\$0.00
				Taxes w/o Exemptions:	\$5,634.76

Improvement / Building

Improvement #1:	MOBILE HOME	State Code:	F1	Living Area:	7344.0 sqft	Value:	\$143,915
Type	Description	Class CD	Exterior Wall	Year Built	SQFT		
REC	REC HALL	*	PFM	1997	6000.0		
REC	REC HALL	*		2006	1344.0		
ASP	ASPHALT	*		2006	14000.0		

CAN	CANOPY	*	1997	100.0
CAN	CANOPY	*	1997	100.0
CAN	CANOPY	*	1997	100.0
CAN	CANOPY	*	1997	100.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	AC	ACREAGE	4.9700	216493.20	0.00	0.00	\$102,521	\$0

Roll Value History


Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2016	\$143,915	\$102,521	0	246,436	\$0	\$246,436
2015	\$120,290	\$66,971	0	187,261	\$0	\$187,261
2014	\$160,672	\$66,971	0	227,643	\$0	\$227,643
2013	\$160,672	\$66,971	0	227,643	\$0	\$227,643

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/8/2016 12:00:00 AM	CTOR	COURT ORDERS	PARAISO EBANOS	HIDALGO COUNTY			2675896
2	2/24/1997 12:00:00 AM	CONV	CONVERSION	CORTINAS FLOR	PARAISO EBANOS			580688
3	3/19/1990 12:00:00 AM	CONV	CONVERSION	VEGA ARTURO	VEGA FRANCISCA	2887	638	

Tax Due

Property Tax Information as of 03/29/2016

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
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NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (956) 381-8466

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, TX 78540



70 2016 02675896

Instrument Number: 2016-2675896

As
Recording

Recorded On: January 08, 2016

Parties:
To

Billable Pages: 3
Number of Pages: 4

Comment: JUDGMENT

**** Examined and Charged as Follows: ****

Recording	44.00
Total Recording:	44.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2016-2675896
Receipt Number: 1573341
Recorded Date/Time: January 08, 2016 03:31P

Record and Return To:

ATLAS, HALL & RODRIGUEZ LLP
ORIGINAL RETURNED TO CUSTOMER
TX

User / Station: E Acuna - Cash Superstation 10



STATE OF TEXAS
COUNTY OF HIDALGO

I hereby certify that this instrument was FILED in the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas

Arturo Guajardo Jr.
County Clerk
Hidalgo County, TX

CAUSE NO. C-0383-15-F

COUNTY OF HIDALGO, TEXAS

Plaintiff,

v.

PARAISO EBANOS, INC., FLOR
CORTINAS and JUAN DE DIOS
CORTINAS,

Defendants

IN THE DISTRICT COURT

332nd JUDICIAL DISTRICT

2675896

PARAISO EBANOS, INC., FLOR
CORTINAS and JUAN DE DIOS
CORTINAS,

HIDALGO COUNTY, TEXAS

AGREED FINAL JUDGMENT

On this, the 3RD day of DECEMBER, 2015, came on for hearing,

Plaintiff's Motion for Default Judgment. The Plaintiff appeared through its counsel, Rex N. Leach. Defendants appeared through their Attorney Ad Litem, Saurabh Mangi, appointed pursuant to Rule 244 of the Texas Rules of Civil Procedure.

The parties hereby have agreed to the entry of a Final Judgment and to the following findings by the Court:

1. Defendants were properly served with citation by publication and proper return of service is in the Court's file;
2. Pursuant to that citation, Defendants were required to answer on or before the Monday next after the expiration of forty-two (42) days of the issuance of citation;
3. Defendants have failed to file an Answer or appearance herein;
4. Pursuant to Rule 800 of the Texas Rules of Civil Procedure, Plaintiffs have made proper proof to entitle them prima facie to recover both title and possession of the real property in question.

Therefore, it is hereby **ORDERED, ADJUDGED and DECREED** that Plaintiff, the County of Hidalgo, Texas, is entitled to and is hereby granted full and complete title and possession

of:

The South 5.0 acres of the North 20.0 acres of Lot 45-2, WEST ADDITION TO SHARYLAND, Hidalgo County, Texas, according to map thereof recorded in Volume 1, Page 56, Map Records of Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

1. Water Contract dated May 11, 1921, from United Irrigation Company, et al., to Baker Trust recorded in Volume 177, Page 231, Deed Records of Hidalgo County, Texas.
2. A Road Easement along the East side of said property as shown on plat recorded in Volume 1, Page 56, Map Records of Hidalgo County, Texas.
3. Easements, rights, rules, and regulations in favor of Hidalgo County Water Control and Improvement District No. 7.
4. Oil and Gas Lease dated October 18, 1984, from Four S. Minerals, Ltd., to Shell Western E & P, Inc., recorded in Volume 2095, Page 948, Official Records of Hidalgo County, Texas. Title to said Lease not checked subsequent to date of aforesaid instrument.
5. Oil and Gas Lease dated December 29, 1958, from Mary O'Brien Shary, et al, to Pam American Petroleum Corporation recorded in Volume 236, Page 94, Oil and Gas Lease Records of Hidalgo County, Texas. Title to said Lease not checked subsequent to date of aforesaid instrument.
6. All oil, gas, and other minerals reserved in Deed dated July 15, 1955, recorded in Volume 177, Page 21, Oil and Gas Lease Records of Hidalgo County, Texas. Title to said interest not checked subsequent to the date of aforesaid instrument.
7. The Property, or any part thereof, shall only be used by Grantee for the construction and operation of a community center and related activities. Upon completion of construction by Grantee of its community center facility, the property shall be dedicated by Grantee, in perpetuity, for community center and related purposes in accordance with the grant agreement of even date herewith between Grantee and the County of Hidalgo, Texas. Should Grantee fail, at any time in the future, to own, operate and maintain the Property for a community center and related

uses, the estate granted herein shall, without entry or suit, immediately transfer to and vest in the County of Hidalgo, Texas and its successors, and the County of Hidalgo, Texas shall be entitled in immediate possession and ownership of the Property and any and all improvements constructed thereon; and, no act or omission upon the part of the County of Hidalgo, Texas and its successors shall be a waiver of the operation or enforcement of such condition; it being the intent of Grantor to convey an estate in fee simple to Grantee subject so an executory interest in favor of the County of Hidalgo, Texas.

uses, the estate granted herein shall, without entry or suit, immediately transfer to and vest in the County of Hidalgo, Texas and its successors, and the County of Hidalgo, Texas shall be entitled in immediate possession and ownership of the Property and any and all improvements constructed thereon; and, no act or omission upon the part of the County of Hidalgo, Texas and its successors shall be a waiver of the operation or enforcement of such condition; it being the intent of Grantor to convey an estate in fee simple to Grantee subject so an executory interest in favor of the County of Hidalgo, Texas.

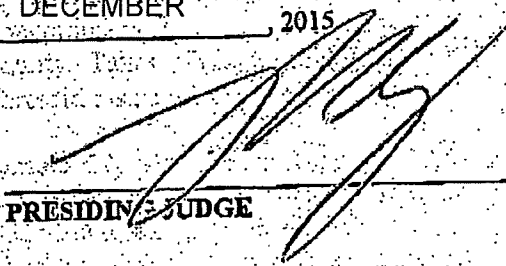
It is further ORDERED that Plaintiff shall pay Saurabh Mangi, Attorney Ad Litem, the sum of \$1,000.00 for services herein and that such shall be taxed as costs of court.

It is further ORDERED that Plaintiff have judgment against Defendants for costs of court.

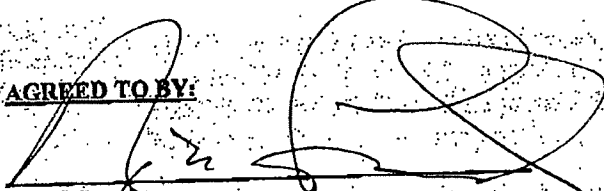
All writs and processes for the enforcement of this judgment and collection of costs of court may issue as necessary.

All relief requested in this case not expressly granted is DENIED. This judgment fully disposes of all parties and claims.

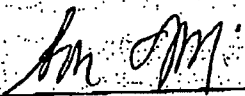
Signed on this, the 3RD day of DECEMBER, 2015



PRESIDING JUDGE

AGREED TO BY:


Rex N. Leach
Attorney for Plaintiff



Saurabh Mangi
Attorney Ad Litem for Defendants