

# Jefferson CAD

## Property Search Results > 117635 LDK REAL ESTATE PARTNERSHIP LP for Year 2021

Tax Year: 2021

### Property

#### Account

Property ID:	117635	Legal Description:	WOODGATE SQUARE L 2 BLK 2 1.172 AC
Geographic ID:	071725-000-000500-00000	Zoning:	GCMD
Type:	Real	Agent Code:	
Property Use Code:	F1		
Property Use Description:	"REAL, COMM (HOTEL/STORE/OFFC)"		

#### Location

Address:	2905 TOCCOA RD BEAUMONT, TX	Mapsc0:	101-127
Neighborhood:	101-SA	Map ID:	0
Neighborhood CD:	101-SA		

#### Owner

Name:	LDK REAL ESTATE PARTNERSHIP LP	Owner ID:	301039
Mailing Address:	2905 TOCCOA ST BEAUMONT, TX 77703-4963	% Ownership:	100.000000000000%

Exemptions:

### Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$444,902	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$64,836	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
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(=) Market Value:	=	\$509,738	
(-) Ag or Timber Use Value Reduction:	-	\$0	
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(=) Appraised Value:	=	\$509,738	
(-) HS Cap:	-	\$0	
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(=) Assessed Value:	=	\$509,738	

### Taxing Jurisdiction

Owner: LDK REAL ESTATE PARTNERSHIP LP  
 % Ownership: 100.000000000000%  
 Total Value: \$509,738

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax		
101	BEAUMONT ISD	1.161510	\$509,738	\$509,738	\$5,920.66		
221	CITY OF BEAUMONT	0.705000	\$509,738	\$509,738	\$3,593.65		
341	PORT OF BEAUMONT	0.109000	\$509,738	\$509,738	\$555.61		
755	SABINE NECHES NAV DIST	0.092067	\$509,738	\$509,738	\$469.30		
849	DRAINAGE DISTRICT #6	0.214244	\$509,738	\$509,738	\$1,092.08		

901	JEFFERSON COUNTY	0.363184	\$509,738	\$509,738	\$1,851.29
A59	FARM AND LATERAL ROAD	0.000000	\$509,738	\$509,738	\$0.00
CAD	JEFFERSON CO APPRAISAL DISTRICT	0.000000	\$509,738	\$509,738	\$0.00
T341	TIF PORT OF BMT	0.000000	\$509,738	\$509,738	\$0.00
Total Tax Rate:		2.645005			
				Taxes w/Current Exemptions:	\$13,482.59
				Taxes w/o Exemptions:	\$13,482.59

### Improvement / Building

**Improvement #1:** Commercial State Code: F1 Living Area: 4879.0 sqft Value: \$444,902

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
COM	COMMERCIAL BUILDING	SA4		2005	4879.0
CPK	CONCRETE PARKING LOT	SA4		2005	8850.0
C39	CARPOR/CANOPY	SA4		2005	340.0

### Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	S1	Square Foot Syle Type	1.1720	51052.00	0.00	0.00	\$64,836	\$0

### Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$444,902	\$64,836	0	509,738	\$0	\$509,738
2020	\$292,053	\$64,836	0	356,889	\$0	\$356,889
2019	\$292,050	\$64,840	0	356,890	\$0	\$356,890
2018	\$349,450	\$64,840	0	414,290	\$0	\$414,290
2017	\$349,450	\$64,840	0	414,290	\$0	\$414,290
2016	\$349,450	\$63,820	0	413,270	\$0	\$413,270
2015	\$349,450	\$63,820	0	413,270	\$0	\$413,270
2014	\$349,450	\$63,820	0	413,270	\$0	\$413,270
2013	\$369,170	\$63,820	0	432,990	\$0	\$432,990
2012	\$369,160	\$63,820	0	432,980	\$0	\$432,980
2011	\$369,160	\$63,820	0	432,980	\$0	\$432,980
2010	\$0	\$63,820	0	63,820	\$0	\$63,820
2009	\$0	\$63,820	0	63,820	\$0	\$63,820
2008	\$0	\$63,820	0	63,820	\$0	\$63,820

### Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	11/7/2003	WD	WARRANTY DEED	TOCCOA JOINT VENTURE	LDK REAL ESTATE PARTNERSHIP LP			2003074218
2	10/29/2002	WD	WARRANTY DEED		TOCCOA JOINT VENTURE			2002041156
3	3/12/2002	WD	WARRANTY DEED		OAKMONT LP TX LMTD PARTNERSHIP			2002010309

Questions Please Call (409) 840-9944

