

Property Details

Account		
Property ID:	R000124163	Geographic ID: 126.4358.23704
Type:	R - REAL PROPERTY	Zoning:
Property Use:		
Location		
Situs Address:	3140 EAST LANDINGS SOUTH	
Map ID:	4D	Mapsco:
Legal Description:	LOT 3704 THE RANCHES AT PECAN PLANTATION PH 2 Acres:3.0540	
Abstract/Subdivision:	THE RANCHES AT PECAN PLANTATION PH 2	
Neighborhood:	126.4358.PH2- THE RA	
Owner		
Owner ID:	192676	
Name:	PLANTATION ORCHARD LP	
Agent:		
Mailing Address:	7900 N MONTICELLO GRANBURY, TX 76049-0000	
% Ownership:	100.00%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$10,689 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$10,689 (=)

Agricultural Value Loss:	\$0 (-)
Appraised Value:	\$10,689 (=)
HS Cap Loss:	\$0 (-)
CB Cap Loss:	\$0 (-)
Assessed Value:	\$10,689
Ag Use Value:	\$0
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: PLANTATION ORCHARD LP %**Ownership:** 100.00%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
1	LATERAL ROAD	0.050000	\$10,689	\$10,689	\$5.34	
1	Precinct1	0.000000	\$10,689	\$0	\$0.00	
12	PECAN PLANTATION FIRE DEPT	0.000000	\$10,689	\$0	\$0.00	
2	JOHNSON CO ESD#1	0.056483	\$10,689	\$10,689	\$6.04	
4	JOHNSON COUNTY	0.339276	\$10,689	\$10,689	\$36.27	
7	GRANBURY ISD	0.929600	\$10,689	\$10,689	\$99.36	

Total Tax Rate: 1.375359

Estimated Taxes With Exemptions: \$147.01

Estimated Taxes Without Exemptions: \$147.01

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
E20 3500	C1 - Real, Vacant Lots/Tracts - Residential	3.05	133,032.24	208.32	623.59	\$10,689	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2026	N/A	N/A	N/A	N/A	N/A	N/A
2025	\$0	\$10,689	\$0	\$10,689	\$0	\$10,689

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
7/30/2025	21	WARRANTY DEED W/ VENDOR'S	PLANTATION ORCHARD LP	2022 W W JOHNSON REVOCABLE TRUST			2025-22112
5/15/2024	0	UNASSIGNED		PLANTATION ORCHARD LP			PLAT 2024-83