

Marion County, TX

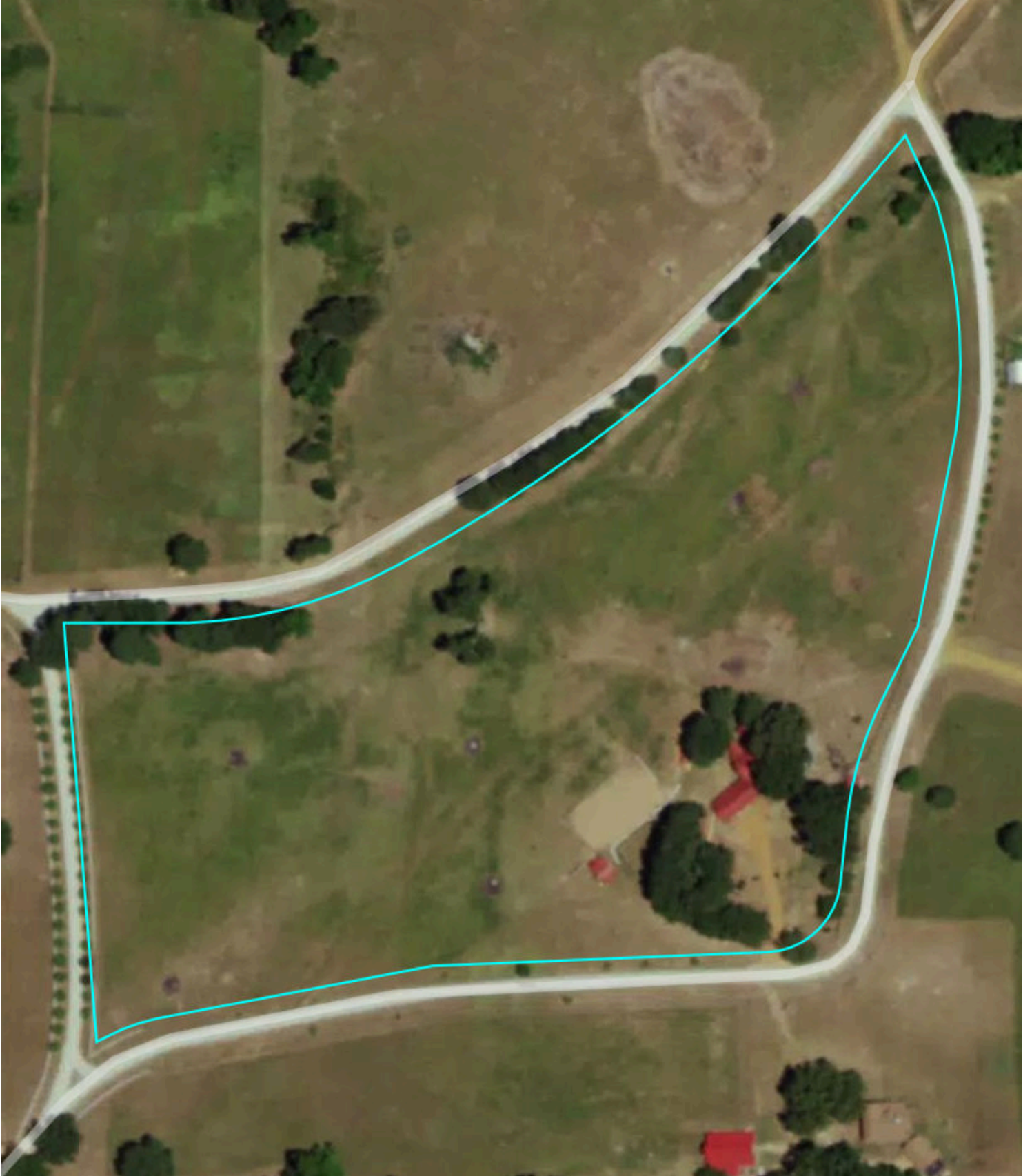
13.2 Acres



# Property Overview

Marion County, TX

13.2 Acres, 1 Boundary



# Property Overview

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13.2 Acres, Boundary 1 of 1

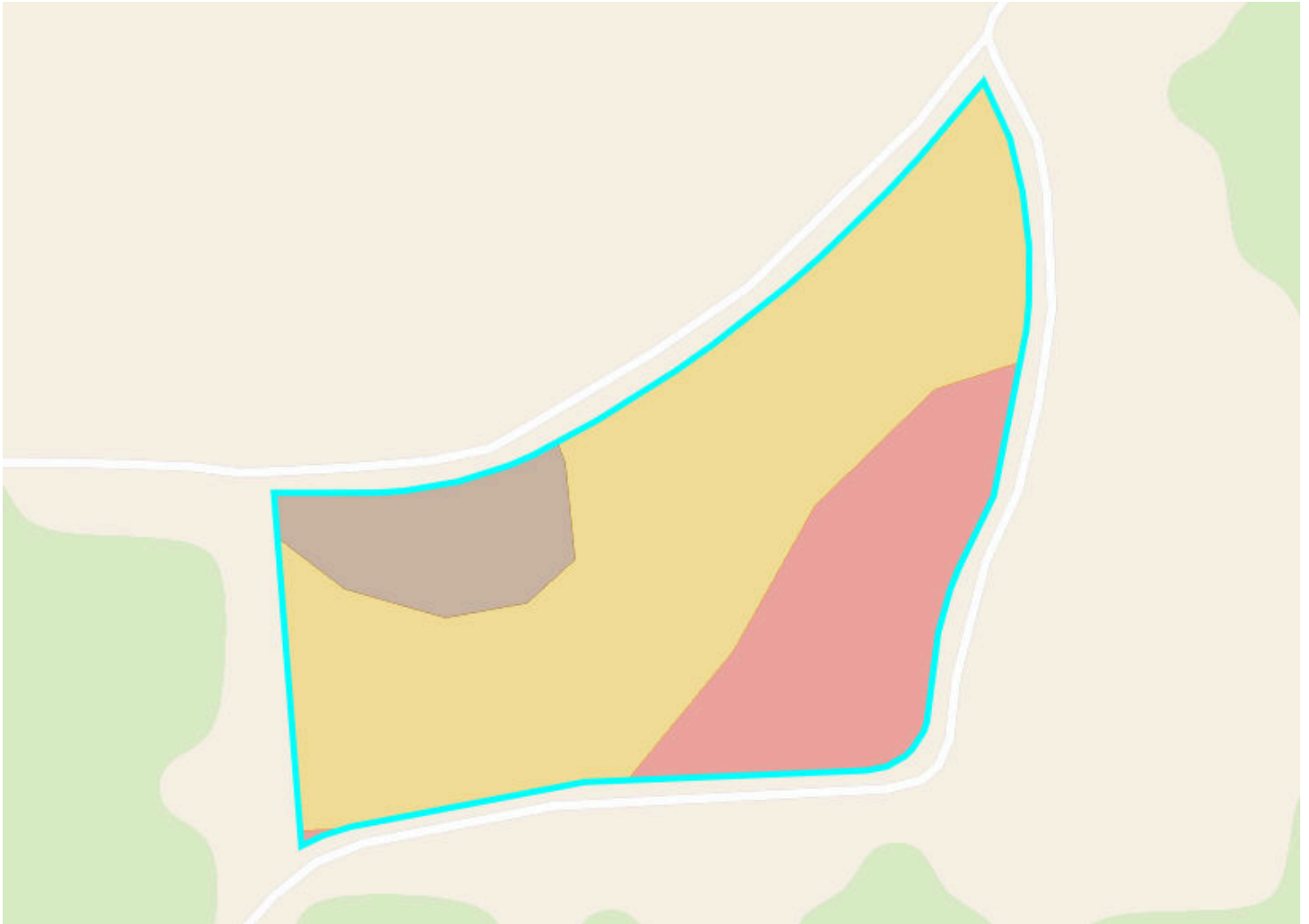


Marion County, TX Township: -	Locations -	Acres 13.17	Parcel # 40338
Owner 1 BRUCE L BOYD	Owner 2 MELISSA M BOYD	Owner Address 159 KELLY VISTA WAY JEFFERSON TX 756573592	Property Address 159 KELLY VISTA WAY, JEFFERSON, TX 756573592
Total Assessed Value \$94,910	Assessed Land Value -	Assessed Improvement -	Assessed Land Year 2025
County Use Description -	Legal Description KELLYVILLE RANCH & EQUESTRIAN LOT 13 13.17 AC		

# Soils

Marion County, TX

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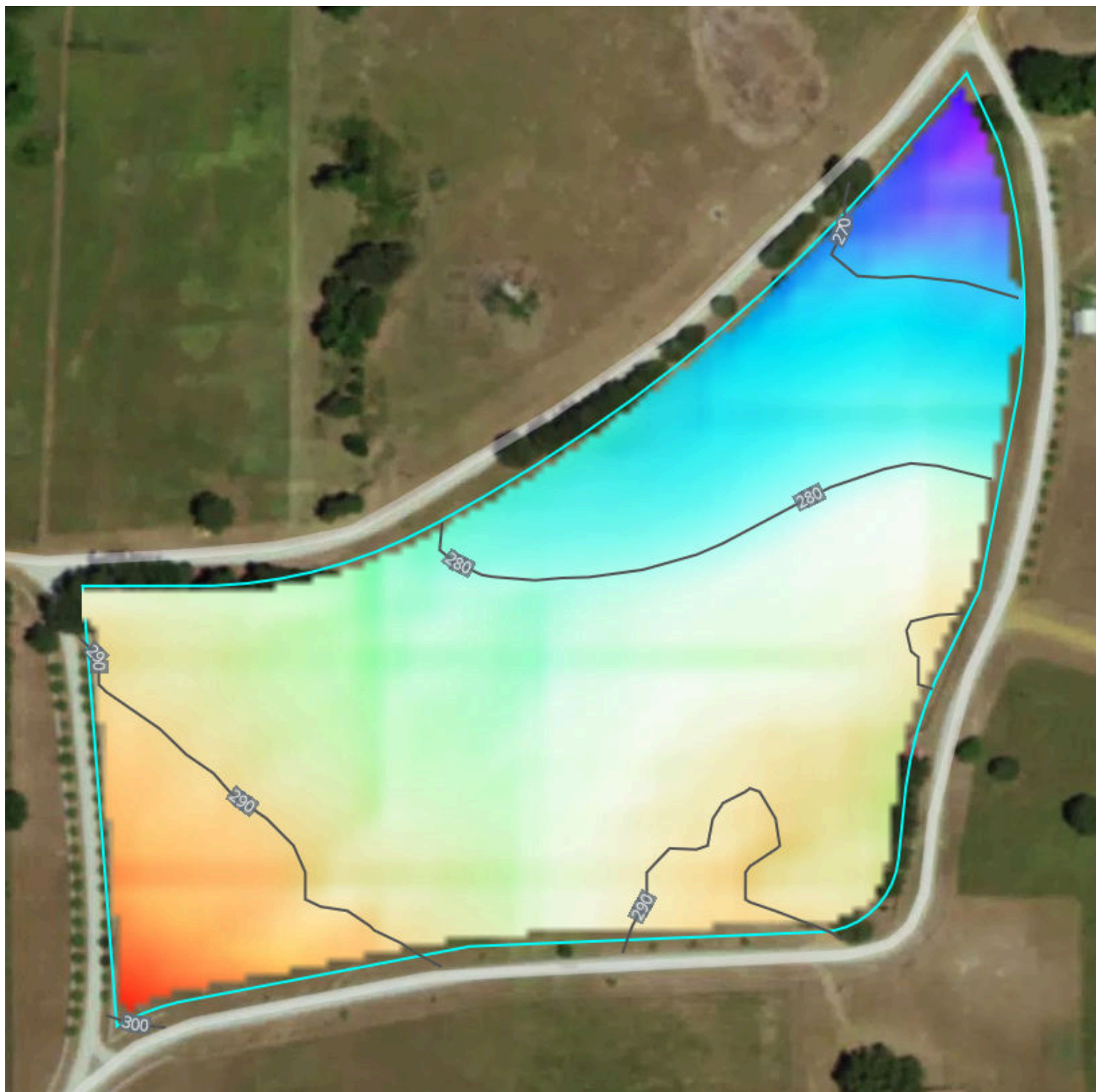
71.4/100 NCCPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
●	SIC	Sailes fine sandy loam, 1 to 5 percent slopes	64.8%	8.5	3e	--	71.4
●	KiC	Kirvin gravelly fine sandy loam, 1 to 5 percent slopes	24.2%	3.2	3e	3e	67.6
●	BoC	Bowie fine sandy loam, 1 to 5 percent slopes	11.0%	1.5	3e	3e	80

# Elevation

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264.3 feet

300.9 feet

Source: USGS 3 Meter Dem

Interval: 10 feet

Range: 36.6 feet

Min: 264.3 feet

Max: 300.9 feet

Slope: 3.1%

Min: 0.4%

Max: 7.6%









# Flood (FEMA Report)

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## Flood Zone Hazard

-  0.2% annual flood hazard
-  1% annual flood hazard
-  Future 1% annual flood hazard
-  Increased risk due to levee
-  Reduced risk due to levee
-  Regulatory Floodway
-  Special Floodway
-  Wetlands

# Historical Imagery

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2024



2022

