

ACCOUNT



Parcel ID	60713
Legal Description	J HAMILTON A-273
Additional Legal Information	
Additional Legal Information 2	
Additional Legal Information 3	
Geographic ID	00273-00003-04000-000000
Description	Real Estate
Agent	DUCHA - DUCHARME MCMILLEN & ASSOC INC
Category Code	E1 - RURAL LAND
Total Acres	27.0700
Larger Tract	147.7400

OWNER



Owner ID	R60075
Name	WAYNE-SANDERSON FARMS LLC
Care of	
Mailing Address	PO BOX 988 LAUREL MS 39441 0988
% Ownership	1.000000
Exemptions	

LOCATION



Location	HWY 79 OAKWOOD TX 75855
Neighborhood	RRCOM
Map ID	B0695

VALUES

VALUES SHOWN ARE 2026 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE BEFORE CERTIFICATION



Improvement Hs	0
Improvement Nhs	0
New Improvement Hs	0
New Improvement Nhs	0
Land Hs	0
Land Nhs	159,160
Market Value	159,160
Land Market Value	0
Ag/Timber Value	0
Market Taxable	159,160
Homestead Cap Loss	0
Circuit Breaker Loss	0
Appraised Value	159,160

IMPROVEMENT BUILDING



Sequence	Type	Class	Condition	% Good	Year Built	Sqft	Total Value
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LAND



Sequence	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1			27.0700	0.00	0.00	0.00	159,160	0

TAXING JURISDICTIONS



Entity	Description	Tax Rate	Market Value	Taxable Value
0 1	FREESTONE COUNTY	0.3335000	159,160	156,890
3 4	OAKWOOD ISD	0.8813000	159,160	156,890
6 5	FREESTONE CO INDIGENT	0.0000000	159,160	156,890

ROLL VALUE HISTORY



Year	Improvements	Land Market	Ag/Timber Taxable	Hs Cap Loss	Market Taxable	Appraised
2025	0	130,742	0	0	130,742	130,742
2024	0	135,151	0	0	135,151	135,151
2023	0	128,292	0	0	128,292	128,292
2022	0	106,760	0	0	106,760	106,760

DEED HISTORY



Deed Date	Deed Type	Description	Grantor	Grantee	Volume	Page	Number
07-12-2013	GWD	GEN WARRANTY DEED STEVENS STANLEY & SYLVIA K	SANDERSON FARMS INC	1610	781	...	

DISCLAIMER : 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.