

# Brazoria CAD Property Search

## Property Details

<b>Account</b>		
<b>Property ID:</b>	182654	<b>Geographic ID:</b> 1337-0030-000
<b>Type:</b>	R	<b>Zoning:</b> 03-25-14AMS/CJC
<b>Property Use:</b>		
<b>Location</b>		
<b>Situs Address:</b>	FM 524 SPUR 2 TX 77480	
<b>Map ID:</b>		<b>Mapsco:</b>
<b>Legal Description:</b>	ARCH MCDONALD SD TR 6-7-11-12 (A0046 C BREEN) LOT 12-12A-12B-16 ACRES 62.296	
<b>Abstract/Subdivision:</b>	S1337	
<b>Neighborhood:</b>	(SSW.ABS) SWEENEY ISD ABSTRACTS	
<b>Owner</b>		
<b>Owner ID:</b>	1244484	
<b>Name:</b>	C & D DEVELOPMENT LLC	
<b>Agent:</b>		
<b>Mailing Address:</b>	34 NELSON CT JONES CREEK, TX 77541-9743	
<b>% Ownership:</b>	100.0%	
<b>Exemptions:</b>	For privacy reasons not all exemptions are shown online.	

## Property Values

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$0 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$726,260 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$726,260 (=)
<b>Agricultural Value Loss: ⓘ</b>	\$0 (-)
<b>HS Cap Loss: ⓘ</b>	
<b>Circuit Breaker: ⓘ</b>	\$1

<b>Appraised Value:</b>	\$624,384
<b>Ag Use Value:</b>	\$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:** C & D DEVELOPMENT LLC **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	BRAZORIA COUNTY APPRAISAL DISTRICT	0.000000	\$726,260	\$624,384	\$0.00	
CSW	CITY OF SWEENY	0.901224	\$726,260	\$99,215	\$894.15	
DR9	WEST BRAZORIA COUNTY DRAINAGE DISTRICT #11	0.014781	\$726,260	\$624,384	\$92.29	
EM2	BRAZORIA COUNTY EMERGENCY DISTRICT #2	0.078971	\$726,260	\$624,384	\$493.08	
GBC	BRAZORIA COUNTY	0.262548	\$726,260	\$624,384	\$1,639.31	
HSW	SWEENY HOSPITAL DISTRICT	0.195748	\$726,260	\$624,384	\$1,222.22	
NAV	PORT FREEPORT	0.000000	\$726,260	\$624,384	\$0.00	
RDB	ROAD & BRIDGE FUND	0.042210	\$726,260	\$624,384	\$263.55	
SSW	SWEENY INDEPENDENT SCHOOL DISTRICT	0.843900	\$726,260	\$624,384	\$5,269.18	

**Total Tax Rate:** 2.339382

**Estimated Taxes With Exemptions:** \$9,873.78

**Estimated Taxes Without Exemptions:** \$16,989.99

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 Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
A1	FRONT ACREAGE	62.30	2,713,613.76	0.00	0.00	\$726,260	\$0

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	HS Cap Loss	Appraised
2025	\$0	\$726,260	\$0	\$0	\$624,384
2024	\$0	\$166,850	\$0	\$0	\$166,850
2023	\$0	\$199,680	\$0	\$0	\$199,680
2022	\$0	\$155,550	\$0	\$0	\$155,550
2021	\$0	\$130,710	\$0	\$0	\$130,710
2020	\$0	\$130,710	\$0	\$0	\$130,710
2019	\$0	\$88,860	\$0	\$0	\$88,860
2018	\$0	\$81,360	\$0	\$0	\$81,360
2017	\$0	\$81,360	\$0	\$0	\$81,360

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
2/13/2025	DV	DEED RETAINING VENDORS LIEN	ESTATE OF LYNDON MAYBERRY	C & D DEVELOPMENT LLC	2025	006858	
3/15/2023	WT	WILL & TESTAMENTS			2024	008111	
1/27/2023	WT	WILL & TESTAMENTS	MAYBERRY LYNDON	ESTATE OF LYNDON MAYBERRY			

