

GENERAL INFO

ACCOUNT

Property ID: 219801
Geographic ID: 00.7944.000.001.00.107
Type: R
Zoning:
Agent: RESOLUTE PROPERTY TAX
Legal Description: LOT 1 ROGERS SUBD 4.686 AC

Property Use: MINI

LOCATION

Address: 553 DERRS CHAPEL RD, ITALY TX 76651
Market Area:
Market Area CD: COMM
Map ID: 12-27

PROTEST

Protest Status:
Informal Date:
Formal Date:

OWNER

Name: KTKKA FAMILY LP
Secondary Name: MOVE IT MANAGEMENT LLC
Mailing Address: 8105 MONTPLIER WAY COLLEYVILLE TX 76651
Owner ID: 132029
% Ownership: 100.00
Exemptions:



VALUES

CURRENT VALUES

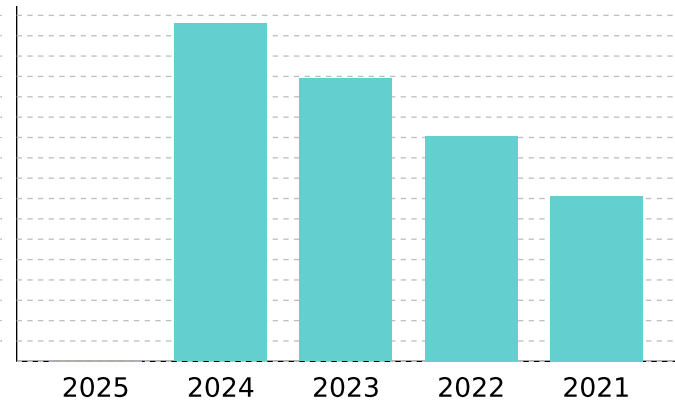
Land Homesite: \$0
Land Non-Homesite: \$28,750
Special Use Land Market: \$105,971
Total Land: \$134,721

Improvement Homesite: \$0
Improvement Non-Homesite: \$800,152
Total Improvement: \$800,152

Market: \$934,873
Special Use Exclusion (-): \$104,934
Appraised: \$829,939
Value Limitation Adjustment (-): \$0

Net Appraised: \$829,939

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2025	N/A	N/A	N/A	N/A	N/A	N/A
2024	\$134,721	\$800,152	\$104,934	\$829,939	\$0	\$829,939
2023	\$134,721	\$665,279	\$104,981	\$695,019	\$0	\$695,019
2022	\$205,364	\$467,843	\$119,600	\$553,607	\$0	\$553,607
2021	\$158,699	\$371,301	\$124,009	\$405,991	\$0	\$405,991

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
070	ELLIS COUNTY	0.255357	\$829,939	\$829,939
207	ITALY ISD	1.073700	\$829,939	\$829,939
503	EC ESD #3 (ITALY)	0.100000	\$829,939	\$829,939
R70	ELLIS COUNTY LAT RD	0.018635	\$829,939	\$829,939

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

Improvement #1:	Commercial	Improvement Value:	N/A	Main Area:	0
State Code:	F1	Description:	CONCRETE	Gross Building Area:	25,950

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
CONC	CONCRETE	UNIMPROVED		0	2000	2000	25,950

Improvement Features

Improvement #2:	Commercial	Improvement Value:	N/A	Main Area:	4,950
State Code:	F1	Description:	COMMERCIAL	Gross Building Area:	4,950

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
COMM	COMMERCIAL	IWFS		0	2000	2000	4,950

Improvement Features

Improvement #3:	Commercial	Improvement Value:	N/A	Main Area:	3,300
State Code:	F1	Description:	Appr type: RS	Gross Building Area:	3,300

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
COMM	COMMERCIAL	IWFS		0	2000	2000	3,300

Improvement Features

Improvement #4:	Commercial	Improvement Value:	N/A	Main Area:	3,300
State Code:	F1	Description:	COMMERCIAL	Gross Building Area:	3,300

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
COMM	COMMERCIAL	IWFS		0	2000	2000	3,300

Improvement Features

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
FENCE	FENCE	8FT		0	2000	2000	800

Improvement Features

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
SQFT	PER SQUARE FOOT	3.6860	160,562.1	\$0.66	N/A	N/A
SQFT	PER SQUARE FOOT	1.0000	43,560	\$0.66	N/A	N/A

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
9/26/12	35	DEED	VU THUAN & TUONG KHANH	KTKKA FAMILY LP		2654	0635	BCL
10/1/04	OT	Other	ROGERS J T & CAROLYN C	VU THUAN & TUONG KHANH				0
8/18/00	OT	Other	MILLER THOMAS A TR	ROGERS J T & CAROLYN C		1719	673	0
8/18/00	OT	Other	PREVIOUS OWNER UNKNOWN	MILLER THOMAS A TR		1719	673	0