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To: _____

From: **Raymond Leon & Associates, LLC** (Broker)

Property Address: **1605 Mary Ln, Providence Village, TX 76227**

Date: 10/13/2021

(1) Broker obtained the attached information, identified as **Square Footage Source**
from **Denton County Appraisal District**

(2) Broker has relied on the attached information and does not know and has no reason to know that the information is false or inaccurate except: n/a

(3) **Broker does not warrant or guarantee the accuracy of the attached information. Do not rely on the attached information without verifying its accuracy.**

Raymond Leon & Associates, LLC

Broker

By:  10/13/2021
Ray Mach

Receipt of this notice is acknowledged by:

Signature _____ Date _____

Signature _____ Date _____

Denton CAD**Property Search Results > 283121 MACH, RAYMOND F & NANCY J LIFE ESTATE & MACH, RAYMOND L for Year 2021**

Tax Year: 2021

Property**Account**

Property ID:	283121	Legal Description:	ISLAND VILLAGE AT PROVIDENCE BLK A LOT 13
Geographic ID:	SA0222A-00000A-0000-0013-0000	Zoning:	Residential
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	1605 MARY LN AUBREY, TX 76227-5707	Map ID:	PR02
Neighborhood:	SEASIDE VILL AT PROVIDENCE & ISLAND VILL AT PROVID		
Neighborhood CD:	DS02047		

Owner

Name:	MACH, RAYMOND F & NANCY J LIFE ESTATE & MACH, RAYMOND L	Owner ID:	980188
Mailing Address:	1605 Mary Ln Providence Village, TX 76227-5707	% Ownership:	100.0000000000%
		Exemptions:	HS, OTHER

Values

(+) Improvement Homesite Value:	+	\$178,921	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$61,672	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$240,593	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$240,593	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$240,593	

Taxing Jurisdiction

Owner: MACH, RAYMOND F & NANCY J LIFE ESTATE & MACH, RAYMOND L
 % Ownership: 100.0000000000%
 Total Value: \$240,593

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	Tax
C51	PROVIDENCE VILLAGE TOWN OF	0.732040	\$240,593	\$230,593	\$1,688.03	
CAD	DENTON CENTRAL APPRAISAL DISTRICT	0.000000	\$240,593	\$240,593	\$0.00	
G01	DENTON COUNTY	0.233086	\$240,593	\$180,593	\$364.42	
S02	AUBREY ISD	1.460300	\$240,593	\$205,593	\$2,576.71	\$
W16	PROVIDENCE VILLAGE WCID (DISSOLVED 2015)	0.000000	\$240,593	\$240,593	\$0.00	
Total Tax Rate:		2.425426				
					Taxes w/Current Exemptions:	\$4,629.16
					Taxes w/o Exemptions:	\$5,835.41

Improvement / Building

Improvement	Residential State	A1 Living	1786.0 sqft	Value: \$178,921
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#1: Code: Area:

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	4	Brick Veneer	2007	1786.0
AG	ATTACHED GARAGE	4		2007	403.0
OP	OPEN PORCH	4		2007	194.0
OP	OPEN PORCH Bonus Living Area	4		2007	149.0

**1,935sf Total
Heated & Air
Conditioned Space**

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	8	RESIDENT LOT	0.1622	7067.00	0.00	0.00	\$61,672	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$178,921	\$61,672	0	240,593	\$0	\$240,593
2020	\$162,308	\$61,672	0	223,980	\$0	\$223,980
2019	\$158,702	\$61,672	0	220,374	\$3,611	\$216,763
2018	\$135,385	\$61,672	0	197,057	\$0	\$197,057
2017	\$125,577	\$61,672	0	187,249	\$0	\$187,249
2016	\$120,395	\$49,605	0	170,000	\$0	\$170,000
2015	\$126,500	\$32,300	0	158,800	\$0	\$158,800
2014	\$113,641	\$32,300	0	145,941	\$0	\$145,941
2013	\$92,700	\$32,300	0	125,000	\$0	\$125,000
2012	\$82,700	\$32,300	0	115,000	\$0	\$115,000
2011	\$80,700	\$32,300	0	113,000	\$0	\$113,000
2010	\$80,680	\$32,300	0	112,980	\$0	\$112,980
2009	\$81,211	\$32,300	0	113,511	\$0	\$113,511
2008	\$126,055	\$32,300	0	158,355	\$0	\$158,355

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/11/2017	D	CASH DEED	SCHUYLER, JONATHAN D	MACH, RAYMOND F & NANCY J LIFE ESTATE & MACH, RAYMOND L			2017-150916
2	1/22/2009	SW	SPECIAL WD	FANNIE MAE	SCHUYLER, JONATHAN D			2009-7453
3	7/1/2008	TD	TRUSTEE DEED	COOK, KHRISMA	FANNIE MAE			2008-72038

Questions Please Call (940) 349-3800