

Victoria CAD Property Search

Property Details

Account

Property ID: 91729 **Geographic ID:** 02860-000-04907
Type: R **Zoning:** 0004
Property Use:

Location

Situs Address: 8316 LONE TREE VICTORIA, TX 77905
Map ID: 439 **Mapsco:**
Legal Description: 02860 J REED ABST 286, TRACT 78, ACRES 5.509
Abstract/Subdivision: 02860

Neighborhood:

Owner

Owner ID: 10099079
Name: GLAZER'S REAL ESTATE LLC
Agent: R E MC ELROY LLC
Mailing Address: 14911 QUORUM DRIVE SUITE 200
DALLAS, TX 75254

% Ownership: 100.0%

Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	N/A (+)
Improvement Non-Homesite Value:	N/A (+)
Land Homesite Value:	N/A (+)
Land Non-Homesite Value:	N/A (+)
Agricultural Market Valuation:	N/A (+)
Market Value:	N/A (=)
Agricultural Value Loss: ⓘ	N/A (-)
Appraised Value: ⓘ	N/A (=)
HS Cap Loss: ⓘ	N/A (-)
Circuit Breaker: ⓘ	N/A (-)

Assessed Value:

N/A

Ag Use Value:

N/A

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: GLAZER'S REAL ESTATE LLC **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
NAV	Navigation District	N/A	N/A	N/A	N/A	N/A
RDB	Road & Bridge	N/A	N/A	N/A	N/A	N/A
CVC	City of Victoria	N/A	N/A	N/A	N/A	N/A
JRC	Victoria County Junior College Dist	N/A	N/A	N/A	N/A	N/A
DD3	Drainage dist 3	N/A	N/A	N/A	N/A	N/A
GVC	Victoria County	N/A	N/A	N/A	N/A	N/A
SVC	Victoria ISD	N/A	N/A	N/A	N/A	N/A
CAD	Victoria CAD	N/A	N/A	N/A	N/A	N/A
UWD	Victoria County Ground Water District	N/A	N/A	N/A	N/A	N/A

Total Tax Rate: N/A

Estimated Taxes With Exemptions: N/A

Estimated Taxes Without Exemptions: N/A

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
F5	UNIMPROVED PASTURE	5.51	239,972.04	0.00	0.00	N/A	N/A

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2026	N/A	N/A	N/A	N/A	N/A	N/A
2025	\$0	\$370,210	\$0	\$370,210	\$0	\$218,549
2024	\$0	\$370,210	\$0	\$370,210	\$0	\$182,124
2023	\$0	\$151,770	\$0	\$151,770	\$0	\$151,770
2022	\$0	\$110,180	\$0	\$110,180	\$0	\$110,180
2021	\$0	\$61,150	\$0	\$61,150	\$0	\$61,150
2020	\$0	\$61,150	\$0	\$61,150	\$0	\$61,150
2019	\$0	\$61,150	\$0	\$61,150	\$0	\$61,150
2018	\$0	\$47,370	\$0	\$47,370	\$0	\$47,370
2017	\$0	\$35,810	\$0	\$35,810	\$0	\$35,810

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
2/26/2004	GWD	GENERAL WARRANTY DEED	SWOBODA JOHN J JR	MUTSCHLER RODNEY A	2004*	02473	10
2/16/2011	W	WILL	MUTSCHLER RODNEY A	MUTSCHLER LYNN LOUISE	2-16260		22
3/14/2012	SWD	SPECIAL WARRANTY DEED	MUTSCHLER LYNN LOUISE	FALSTAFF SALES COMPANY OF VICTORIA INC	2012*	02699	4
11/2/2020	SWD	SPECIAL WARRANTY DEED	FALSTAFF SALES COMPANY OF VICTORIA INC	GLAZER'S REAL ESTATE LLC	2020*	12180	5