

## Jefferson CAD Property Search

## Property ID: 108870 For Year 2024

### Property Details

Account		
<b>Property ID:</b>	108870	<b>Geographic ID:</b> 065700-000-000500-00000
<b>Type:</b>	Real	<b>Zoning:</b> SF
<b>Property Use:</b>	A1 REAL/RES/SGLE FAML- 5 AC/LESS	<b>Condo:</b>
Location		
<b>Situs Address:</b>	5241 MINNIE ST PORT ARTHUR, TX 77640	
<b>Map ID:</b>	0	<b>Mapsc0:</b> 109-91
<b>Legal Description:</b>	LT 5 BLK 1 VAN BUCKNER	
<b>Abstract/Subdivision:</b>	065700-000 - VAN BUCKNER	
<b>Neighborhood:</b>	065700003	
Owner		
<b>Owner ID:</b>	265550	
<b>Name:</b>	LEBLANC ALIXANDRA	
<b>Agent:</b>		
<b>Mailing Address:</b>	5241 MINNIE ST PORT ARTHUR, TX 77640-2442	
<b>% Ownership:</b>	100.0%	
<b>Exemptions:</b>	HS - Homestead For privacy reasons not all exemptions are shown online.	

### Property Values

<b>Improvement Homesite Value:</b>	\$166,037 (+)
<b>Improvement Non-Homesite Value:</b>	\$0 (+)
<b>Land Homesite Value:</b>	\$2,450 (+)
<b>Land Non-Homesite Value:</b>	\$0 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)

<b>Market Value:</b>	\$168,487 (=)
<b>Agricultural Value Loss:</b> ⓘ	\$0 (-)
<b>Appraised Value:</b>	\$168,487 (=)
<b>Homestead Cap Loss:</b> ⓘ	\$83,369 (-)
<b>Assessed Value:</b>	\$85,118
<b>Ag Use Value:</b>	\$0

**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.

## 📄 Property Taxing Jurisdiction

**Owner:** LEBLANC ALIXANDRA %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
109	PORT ARTHUR ISD	1.326300	\$168,487	\$0	\$0.00	
235	CITY OF PORT ARTHUR	0.648641	\$168,487	\$68,094	\$441.69	
343	PORT OF PORT ARTHUR	0.178531	\$168,487	\$68,094	\$121.57	
755	SABINE NECHES NAV DIST	0.088000	\$168,487	\$68,094	\$59.92	
851	DRAINAGE DISTRICT #7	0.320573	\$168,487	\$68,094	\$218.29	
901	JEFFERSON COUNTY	0.359000	\$168,487	\$68,094	\$244.46	
A59	FARM AND LATERAL ROAD	0.000000	\$168,487	\$85,118	\$0.00	
CAD	JEFFERSON CO APPRAISAL DISTRICT	0.000000	\$168,487	\$85,118	\$0.00	

**Total Tax Rate:** 2.921045

**Estimated Taxes With Exemptions:** \$1,085.93

**Estimated Taxes Without Exemptions:** \$4,921.58

## 📄 Property Improvement - Building

**Description: Residential Type: Residential State Code: A1 Value: \$166,037**

Type	Description	Class CD	Exterior Wall	Year Built	SQFT	Assessed Value
HSE	HOUSE	3F1	FRAME	2012	1,398.00	\$102,966
CVP	COVERED PORCH/PATIO	3F1		2012	73.00	\$807

**Property Land**

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RES50	RES50	0.1607	7,000.00	50.00	140.00	\$2,450	\$0

**Property Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$166,037	\$2,450	\$0	\$168,487	\$83,369	\$85,118
2023	\$137,346	\$1,470	\$0	\$138,816	\$61,436	\$77,380
2022	\$104,384	\$1,470	\$0	\$105,854	\$35,509	\$70,345
2021	\$92,786	\$1,470	\$0	\$94,256	\$30,306	\$63,950
2020	\$56,666	\$1,470	\$0	\$58,136	\$0	\$58,136
2019	\$56,670	\$1,470	\$0	\$58,140	\$0	\$58,140
2018	\$56,670	\$1,470	\$0	\$58,140	\$0	\$58,140
2017	\$59,820	\$1,470	\$0	\$61,290	\$0	\$61,290
2016	\$59,820	\$1,470	\$0	\$61,290	\$0	\$61,290
2015	\$59,820	\$1,470	\$0	\$61,290	\$0	\$61,290
2014	\$59,820	\$1,470	\$0	\$61,290	\$0	\$61,290
2013	\$59,820	\$1,470	\$0	\$61,290	\$0	\$61,290

**Property Deed History**

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
4/19/2001	WD	WARRANTY DEED		LEBLANC ALIXANDRA			2001018301
4/1/1992	WD	WARRANTY DEED		LEBLANC MICHAEL W ET UX			103680411

## ARB Data

**Data will be available in October 2024.**