





**MICHELLE FRENCH**  
 DENTON COUNTY TAX ASSESSOR/COLLECTOR  
 P O BOX 90223  
 DENTON, TX 76202  
 (940) 349-3500

# Tax Certificate

Property Account Number:

**40722DEN**

**Statement Date:** 01/19/2017  
**Owner:** PELS FRANCIS J  
**Mailing Address:**  
 1301 N SAINT JAMES RD  
 PILOT POINT TX 76258-2729

**Property Location:** 0001301 N SAINT JAMES  
**Legal:** A0661A J. JEFFRIES, TR 34,  
 17.2386 ACRES, OLD DCAD  
 TR 24

TAX CERTIFICATE FOR ACCOUNT : 40722DEN  
 AD NUMBER: A0661A-000-0034-0000  
 GF NUMBER:  
 CERTIFICATE NO : 31442081

DATE : 1/19/2017  
 FEE : \$10.00  
**PROPERTY DESCRIPTION**  
 A0661A J. JEFFRIES, TR 34, 17.  
 2386 ACRES, OLD DCAD TR 24

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**COLLECTING AGENCY**

DENTON COUNTY  
 P O BOX 90223  
 DENTON TX 76202

0001301 N SAINT JAMES RD  
 17.2386 ACRES

**REQUESTED BY**

SCOTT INGALLS

102 E MAIN ST  
 PILOT POINT TX 76258

**PROPERTY OWNER**

PELS FRANCIS J

1301 N SAINT JAMES RD  
 PILOT POINT TX 76258-2729

THIS IS TO CERTIFY THAT, AFTER A CAREFUL CHECK OF THE RECORDS OF THE DENTON COUNTY TAX OFFICE, THE FOLLOWING DELINQUENT TAXES, PENALTIES, AND INTEREST ARE DUE ON THE DESCRIBED PROPERTY.

THE ABOVE DESCRIBED PROPERTY TAX MAY BE RECEIVING SPECIAL APPRAISAL BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL APPRAISAL. (IF APPLICABLE).

TAXES FOR 2017 HAVE NOT BEEN BILLED OR CALCULATED.  
 26.11 GOVERNMENT AQUISITION - PLEASE SEE ATTACHED WORKSHEET.

**CURRENT VALUES**

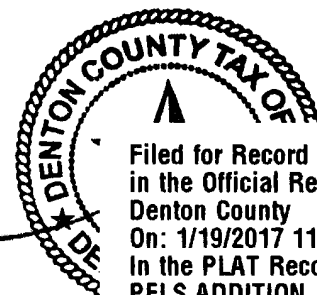
LAND MKT VALUE:	35,943	IMPROVEMENT :	51,246
AG LAND VALUE:	266,634	DEF HOMESTEAD:	0
APPRAISED VALUE:	353,823	LIMITED VALUE:	0
EXEMPTIONS:	Ag 1D1, General Homestead, Over		
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2016	DENTON COUNTY	0.00	0.00	0.00	0.00	0.00	0.00
2016	PILOT POINT ISD	0.00	0.00	0.00	0.00	0.00	0.00
2016 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE1/2017 : \$ 0.00

ISSUED TO : SCOTT INGALLS  
 ACCOUNT NUMBER: 40722DEN

CERTIFIED BY   
 AUTHORIZED AGENT OF DENTON COUNTY



Filed for Record  
 in the Official Records Of:  
 Denton County  
 On: 1/19/2017 11:48:03 AM  
 in the PLAT Records  
 PELS ADDITION  
 Doc Number: 2017 - 14  
 Number of Pages: 1  
 Amount: 50.00  
 Order#: 20170119000301  
 By: CR