

INSTRUCTIONS FOR PAYING OR PARTIALLY PAYING PRIOR YEARS TAXES

To pay prior years taxes you will need to expand the property by clicking anywhere on the property to the right of the "\$Pay Taxes" box. A list of the prior year taxes will be listed towards the bottom of the page. Select the "\$Pay" box next to the year you would like to pay. Selecting pay will add the selected year to the payment cart. You may add multiple years to the payment cart. Once the taxes have been moved to the payment cart click the "In Cart" box located at the top of the page. You may partially pay any year in the cart by changing the "Subtotal" amount next to the year you are partially paying. Once all payment amounts have been entered, please click the "Checkout" box at the bottom of the page. If you have any questions about this process, please call our office at (361) 552-4560.

Property Details

Account		
Property ID:	76117	Geographic ID: S0599-00020-0043-00
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	BAY CLUB DR SEADRIFT, TX 77983	
Map ID:	S0599-00020-0043-00	Mapsco:
Legal Description:	BAY CLUB AT FALCON POINT RANCH - PHASE III, BLOCK 2, LOT 43	
Abstract/Subdivision:	S0599	
Neighborhood:	(81110) BAY CLUB AREA	
Owner ⓘ		
Owner ID:	127611	
Name:	BOOK PROPERTIES LLC	
Agent:		
Mailing Address:	C/O JEFF LIECHTY PO BOX 1420 ROCKWALL, TX 75087	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$24,520 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$24,520 (=)
Agricultural Value Loss: ⓘ	\$0 (-)

Appraised Value: ⓘ	\$24,520 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$24,520
Ag Use Value:	\$0

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: BOOK PROPERTIES LLC %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G05	CALHOUN COUNTY	0.622200	\$24,520	\$24,520	\$152.56	
S01	CALHOUN COUNTY ISD	0.770100	\$24,520	\$24,520	\$188.83	
FML	FARM TO MARKET & LATERAL ROAD	0.000000	\$24,520	\$24,520	\$0.00	
CAD	CALHOUN COUNTY APPRAISAL DISTRICT	0.000000	\$24,520	\$24,520	\$0.00	
GWD	CALHOUN COUNTY GROUNDWATER CONSERVATION DISTRICT	0.006700	\$24,520	\$24,520	\$1.64	

Total Tax Rate: 1.399000

Estimated Taxes With Exemptions: \$343.03

Estimated Taxes Without Exemptions: \$343.03

 Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RA	RESIDENTIAL ACREAGE	0.40	17,513.75	66.35	263.96	\$24,520	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$0	\$24,520	\$0	\$24,520	\$0	\$24,520
2024	\$0	\$24,520	\$0	\$24,520	\$0	\$24,520
2023	\$0	\$24,520	\$0	\$24,520	\$0	\$24,520
2022	\$0	\$24,520	\$0	\$24,520	\$0	\$24,520
2021	\$0	\$17,510	\$0	\$17,510	\$0	\$17,510
2020	\$0	\$15,760	\$0	\$15,760	\$0	\$15,760
2019	\$0	\$15,760	\$0	\$15,760	\$0	\$15,760
2018	\$0	\$15,760	\$0	\$15,760	\$0	\$15,760
2017	\$0	\$15,760	\$0	\$15,760	\$0	\$15,760
2016	\$0	\$15,760	\$0	\$15,760	\$0	\$15,760

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
12/26/2024	SWD	SPECIAL WARRANTY DEED (NO SALE)	HILLCO-LIECHTY VENTURES	BOOK PROPERTIES LLC	2024-03978		2024-03978
4/19/2007	WD	WARRANTY DEED	SEADRIFT RANCH PARTNERS LTD	HILLCO-LIECHTY VENTURES	105727		

Estimated Tax Due

If Paid: 02/02/2026



Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	Amount Due
2025	CALHOUN COUNTY	\$24,520	\$152.56	\$152.56	\$0.00	\$0.00	\$0.00	\$0.00
2025	CALHOUN COUNTY GROUNDWATER CONSERVATION DISTRICT	\$24,520	\$1.64	\$1.64	\$0.00	\$0.00	\$0.00	\$0.00
2025	CALHOUN COUNTY ISD	\$24,520	\$188.83	\$188.83	\$0.00	\$0.00	\$0.00	\$0.00
	2025 Total:		\$343.03	\$343.03	\$0.00	\$0.00	\$0.00	\$0.00
2024	CALHOUN COUNTY	\$24,520	\$152.57	\$152.57	\$0.00	\$0.00	\$0.00	\$0.00
2024	CALHOUN COUNTY GROUNDWATER CONSERVATION DISTRICT	\$24,520	\$1.67	\$1.67	\$0.00	\$0.00	\$0.00	\$0.00
2024	CALHOUN COUNTY ISD	\$24,520	\$185.07	\$185.07	\$0.00	\$0.00	\$0.00	\$0.00
	2024 Total:		\$339.31	\$339.31	\$0.00	\$0.00	\$0.00	\$0.00
2023	CALHOUN COUNTY	\$24,520	\$137.34	\$137.34	\$0.00	\$0.00	\$0.00	\$0.00
2023	CALHOUN COUNTY GROUNDWATER CONSERVATION DISTRICT	\$24,520	\$1.72	\$1.72	\$0.00	\$0.00	\$0.00	\$0.00
2023	CALHOUN COUNTY ISD	\$24,520	\$194.91	\$194.91	\$0.00	\$0.00	\$0.00	\$0.00
	2023 Total:		\$333.97	\$333.97	\$0.00	\$0.00	\$0.00	\$0.00
2022	CALHOUN COUNTY	\$24,520	\$146.38	\$146.38	\$0.00	\$0.00	\$0.00	\$0.00
2022	CALHOUN COUNTY GROUNDWATER CONSERVATION DISTRICT	\$24,520	\$1.77	\$1.77	\$0.00	\$0.00	\$0.00	\$0.00
2022	CALHOUN COUNTY ISD	\$24,520	\$234.58	\$234.58	\$0.00	\$0.00	\$0.00	\$0.00
	2022 Total:		\$382.73	\$382.73	\$0.00	\$0.00	\$0.00	\$0.00
2021	CALHOUN COUNTY	\$17,510	\$106.83	\$106.83	\$0.00	\$0.00	\$0.00	\$0.00
2021	CALHOUN COUNTY GROUNDWATER CONSERVATION DISTRICT	\$17,510	\$1.40	\$1.40	\$0.00	\$0.00	\$0.00	\$0.00
2021	CALHOUN COUNTY ISD	\$17,510	\$191.96	\$191.96	\$0.00	\$0.00	\$0.00	\$0.00
	2021 Total:		\$300.19	\$300.19	\$0.00	\$0.00	\$0.00	\$0.00
2020	CALHOUN COUNTY	\$15,760	\$92.54	\$92.54	\$0.00	\$0.00	\$0.00	\$0.00

2020	CALHOUN COUNTY GROUNDWATER CONSERVATION DISTRICT	\$15,760	\$1.30	\$1.30	\$0.00	\$0.00	\$0.00	\$0.00
2020	CALHOUN COUNTY ISD	\$15,760	\$183.58	\$183.58	\$0.00	\$0.00	\$0.00	\$0.00
	2020 Total:		\$277.42	\$277.42	\$0.00	\$0.00	\$0.00	\$0.00
2019	CALHOUN COUNTY	\$15,760	\$87.81	\$87.81	\$0.00	\$0.00	\$0.00	\$0.00
2019	CALHOUN COUNTY GROUNDWATER CONSERVATION DISTRICT	\$15,760	\$1.50	\$1.50	\$0.00	\$0.00	\$0.00	\$0.00
2019	CALHOUN COUNTY ISD	\$15,760	\$188.11	\$188.11	\$0.00	\$0.00	\$0.00	\$0.00
	2019 Total:		\$277.42	\$277.42	\$0.00	\$0.00	\$0.00	\$0.00
2018	CALHOUN COUNTY	\$15,760	\$77.22	\$77.22	\$0.00	\$0.00	\$0.00	\$0.00
2018	CALHOUN COUNTY GROUNDWATER CONSERVATION DISTRICT	\$15,760	\$1.54	\$1.54	\$0.00	\$0.00	\$0.00	\$0.00
2018	CALHOUN COUNTY ISD	\$15,760	\$203.87	\$203.87	\$0.00	\$0.00	\$0.00	\$0.00
	2018 Total:		\$282.63	\$282.63	\$0.00	\$0.00	\$0.00	\$0.00
2017	CALHOUN COUNTY	\$15,760	\$77.22	\$77.22	\$0.00	\$0.00	\$0.00	\$0.00
2017	CALHOUN COUNTY GROUNDWATER CONSERVATION DISTRICT	\$15,760	\$1.58	\$1.58	\$0.00	\$0.00	\$0.00	\$0.00
2017	CALHOUN COUNTY ISD	\$15,760	\$203.87	\$203.87	\$0.00	\$0.00	\$0.00	\$0.00
	2017 Total:		\$282.67	\$282.67	\$0.00	\$0.00	\$0.00	\$0.00
2016	CALHOUN COUNTY	\$15,760	\$77.22	\$77.22	\$0.00	\$0.00	\$0.00	\$0.00
2016	CALHOUN COUNTY GROUNDWATER CONSERVATION DISTRICT	\$15,760	\$1.58	\$1.58	\$0.00	\$0.00	\$0.00	\$0.00
2016	CALHOUN COUNTY ISD	\$15,760	\$203.87	\$203.87	\$0.00	\$0.00	\$0.00	\$0.00
	2016 Total:		\$282.67	\$282.67	\$0.00	\$0.00	\$0.00	\$0.00
2015	CALHOUN COUNTY	\$28,020	\$137.29	\$137.29	\$0.00	\$0.00	\$0.00	\$0.00
2015	CALHOUN COUNTY GROUNDWATER CONSERVATION DISTRICT	\$28,020	\$2.80	\$2.80	\$0.00	\$0.00	\$0.00	\$0.00
2015	CALHOUN COUNTY ISD	\$28,020	\$362.47	\$362.47	\$0.00	\$0.00	\$0.00	\$0.00
	2015 Total:		\$502.56	\$502.56	\$0.00	\$0.00	\$0.00	\$0.00