




# Property Search

Property ID: 2612719 - Tax Year: **2021**

## General Information

Property ID	2612719
Property Status	Active
Geographic ID	R-6576-000-0010-1
Property Type	Real
Property Address	3751 N Central Expy McKinney, TX 75071
Total Land Area	41.6406 acres
Total Improvement Main Area	n/a
Abstract/Subdivision	 <a href="#">T J Mcdonald Survey</a>
Primary State Code	D1 (Qualified Open-space Ag Land)
Legal Description	ABS A0576 T J MCDONALD SURVEY, TRACT 1, 41.6406 ACRES
Tax Agent	 <a href="#">Ken E Andrews &amp; Co</a>

## Owner Information

Owner ID	501292
Owner Name(s)	 <a href="#">Ccc Partnership LP</a>
Exemptions	None
Percent Ownership	100.00%
Mailing Address	5850 Granite Pkwy Ste 100 Plano, TX 75024-0043

## 2021 Value Information

Improvement Homesite Value	\$0
Improvement Non-Homesite Value	\$0
Total Improvement Market Value	<b>\$0</b>
Land Homesite Value	\$0
Land Non-Homesite Value	\$0
Land Agricultural Market Value	\$9,069,323
Total Land Market Value	<b>\$9,069,323</b>
Total Market Value	\$9,069,323
Agricultural Use Loss	(-) \$9,063,327
Total Appraised Value	\$5,996
Homestead Cap Loss	\$0
Total Assessed Value	<b>\$5,996</b>

## Entities

Taxing Entity	Tax Rate	Collected By
CMC (McKinney City)	0.508645 (2020 Rate)	<a href="#">Collin County Tax Office</a>
GCN (Collin County)	0.172531 (2020 Rate)	<a href="#">Collin County Tax Office</a>
JCN (Collin College)	0.081222 (2020 Rate)	<a href="#">Collin County Tax Office</a>
SMC (McKinney ISD)	1.474700 (2020 Rate)	<a href="#">Collin County Tax Office</a>

## Improvements

Our records don't show any improvement data for Property ID 2612719 in the year 2021.

## Land Segments

Land Segment #1	Cropland
State Code	D1 (Qualified Open-space Ag Land)
Homesite	No
Market Value	\$9,069,323
Ag Use Value	1D1
Land Size	

## Value History

Year	Improvement	Land	Market	Ag Loss	Appraised	HS Cap Loss	Assessed
2020	\$0	\$9,069,323	\$9,069,323	\$9,063,285	\$6,038	\$0	\$6,038
2019	\$0	\$9,069,323	\$9,069,323	\$9,063,327	\$5,996	\$0	\$5,996
2018	\$0	\$9,069,323	\$9,069,323	\$9,063,577	\$5,746	\$0	\$5,746
2017	\$0	\$9,069,323	\$9,069,323	\$9,063,660	\$5,663	\$0	\$5,663
2016	\$0	\$9,069,323	\$9,069,323	\$9,063,452	\$5,871	\$0	\$5,871
2015	\$0	\$8,615,857	\$8,615,857	\$8,609,902	\$5,955	\$0	\$5,955
2014	\$0	\$5,441,594	\$5,441,594	\$5,435,514	\$6,080	\$0	\$6,080
2013	\$0	\$5,441,594	\$5,441,594	\$5,435,056	\$6,538	\$0	\$6,538
2012	\$0	\$4,988,127	\$4,988,127	\$4,981,423	\$6,704	\$0	\$6,704
2011	\$0	\$4,988,127	\$4,988,127	\$4,980,757	\$7,370	\$0	\$7,370
2010	\$0	\$5,441,594	\$5,441,594	\$5,434,099	\$7,495	\$0	\$7,495
2009	\$0	\$6,801,992	\$6,801,992	\$6,794,413	\$7,579	\$0	\$7,579
2008	\$0	\$7,255,458	\$7,255,458	\$7,248,754	\$6,704	\$0	\$6,704
2007	\$0	\$4,534,661	\$4,534,661	\$4,527,665	\$6,996	\$0	\$6,996

## Deed History

Deed Date	Seller	Buyer	Instr #	Volume/Page

### SB 541 – Amends Section 25.027 of the Property Tax Code, effective September 1, 2005

**RESTRICTION ON POSTING DETAILED IMPROVEMENT INFORMATION ON INTERNET WEBSITE:**

Information in appraisal records may not be posted on the Internet if the information is a photograph, sketch, or floor plan of an improvement to real property that is designed primarily for use as a human residence. This section does not apply to an aerial photograph that depicts five or more separately owned buildings.

### HB 394 – Amends Section 25.027 of the Property Tax Code, effective September 1, 2015

**RESTRICTION ON POSTING AGE RELATED INFORMATION ON INTERNET WEBSITE:**

Information in appraisal records may not be posted on the Internet if the information indicates the age of a property owner, including information indicating that a property owner is 65 years of age or older.