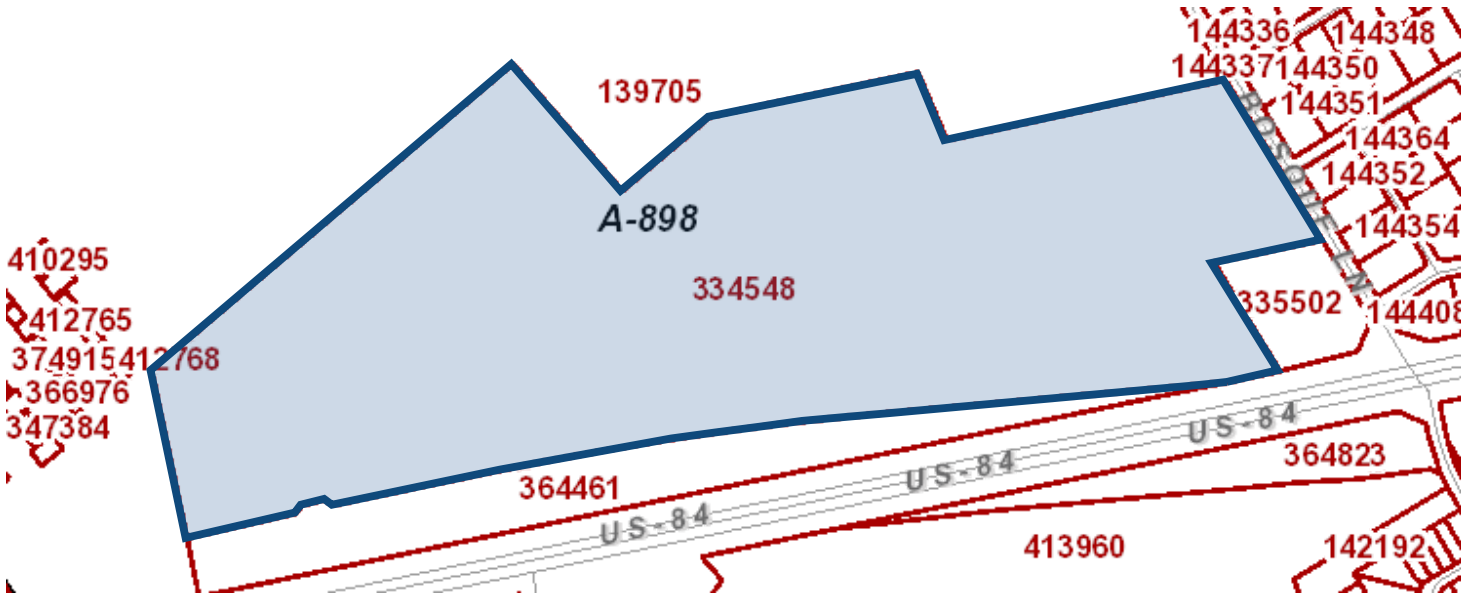


 Map

 Property Details

Account		
Property ID:	334548	Geographic ID: 360898000002070
Type:	Real	Zoning: C1
Property Use:	300 General Comm Vacant Land	
Location		
Situs Address:	27300 W HWY 84 MCGREGOR, TX 76657	
Map ID:	75A	MapSCO: 326
Legal Description:	WILLINGHAM A Acres 88.744	
Abstract/Subdivision:	0898.00S36 - WILLINGHAM A	
Neighborhood:	36960.1	
Owner		
Owner ID:	512095	
Name:	TD7 REAL ESTATE HOLDINGS LLC - MCGREGOR SERIES	
Agent:		
Mailing Address:	1100 JOY DR WACO, TX 76708	
% 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:	\$0 (+)
Agricultural Market Valuation:	\$3,181,030 (+)
Market Value:	\$3,181,030 (=)
Agricultural Value Loss: ?	\$3,152,180 (-)
Appraised Value:	\$28,850 (=)
Homestead Cap Loss: ?	\$0 (-)
Assessed Value:	\$28,850
Ag Use Value:	\$28,850

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: TD7 REAL ESTATE HOLDINGS LLC - MCGREGOR SERIES %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
00	McLENNAN COUNTY	0.329805	\$3,181,030	\$28,850	\$95.15	
36	MIDWAY ISD	0.939200	\$3,181,030	\$28,850	\$270.96	
68	McGREGOR, CITY OF	0.543591	\$3,181,030	\$28,850	\$156.83	
86	McLENNAN COMMUNITY COLLEGE	0.128509	\$3,181,030	\$28,850	\$37.07	
MARA	McGregor Airport Regulated Area 2014	0.000000	\$3,181,030	\$28,850	\$0.00	

Total Tax Rate: 1.941105

Estimated Taxes With Exemptions: \$560.01

Estimated Taxes Without Exemptions: \$61,747.13

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
2	Dry Cropland	19.0000	827,640.00	0.00	0.00	\$1,662,010	\$6,180
2	Dry Cropland	69.7440	3,038,048.64	0.00	0.00	\$1,519,020	\$22,670

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	\$0	\$3,181,030	\$28,850	\$28,850	\$0	\$28,850
2022	\$0	\$3,181,030	\$27,070	\$27,070	\$0	\$27,070
2021	\$0	\$2,378,780	\$26,620	\$26,620	\$0	\$26,620
2020	\$0	\$2,378,780	\$27,070	\$27,070	\$0	\$27,070
2019	\$0	\$2,378,780	\$27,510	\$27,510	\$0	\$27,510
2018	\$0	\$2,287,330	\$27,510	\$27,510	\$0	\$27,510
2017	\$0	\$2,205,770	\$26,620	\$26,620	\$0	\$26,620
2016	\$0	\$1,382,350	\$23,620	\$23,620	\$0	\$23,620
2015	\$0	\$1,288,260	\$23,620	\$23,620	\$0	\$23,620
2014	\$0	\$1,275,340	\$24,410	\$24,410	\$0	\$24,410
2013	\$0	\$1,253,820	\$23,230	\$23,230	\$0	\$23,230

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
7/14/2021	WD	Warranty Deed	DWYER INVESTMENTS LTD	TD7 REAL ESTATE HOLDINGS LLC - MCGREGOR SERIES			2021042510
5/18/2005	WD	Warranty Deed	CITY OF MCGREGOR	DWYER INVESTMENTS LTD			2005019334