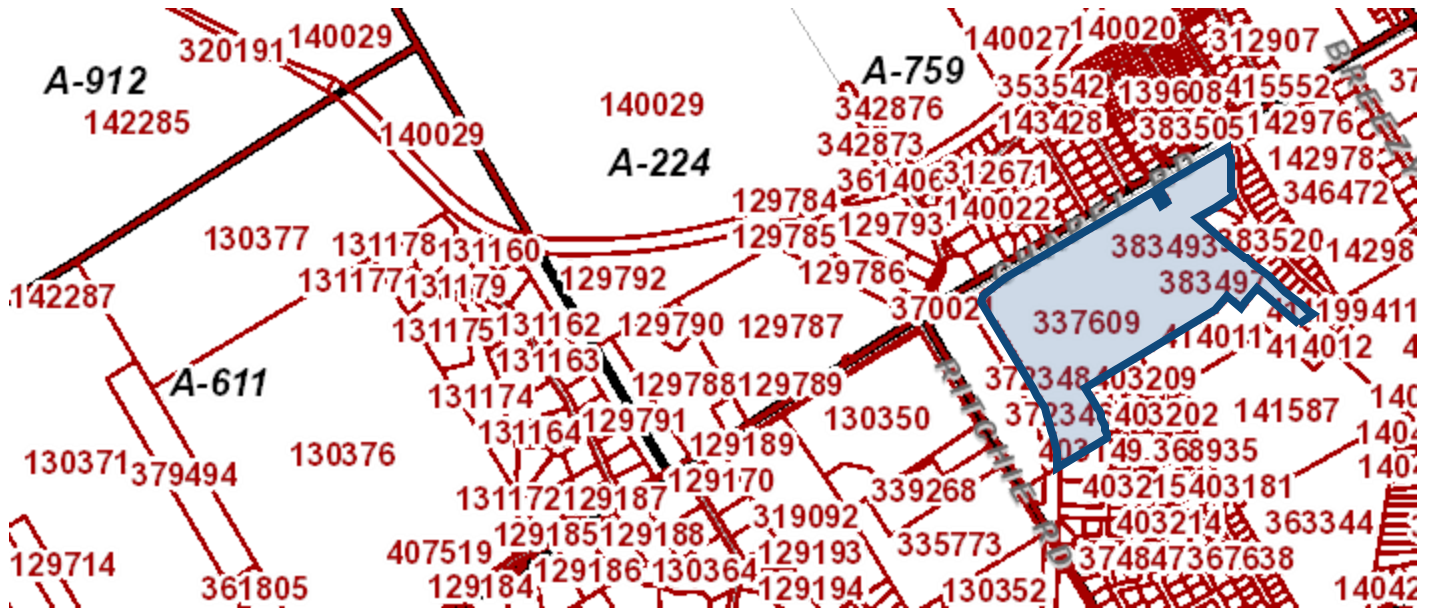


# McLennan CAD Property Search

Property ID: 337609 For Year 2024

Map



## Property Details

<b>Account</b>		
<b>Property ID:</b>	337609	<b>Geographic ID:</b> 360759000004010
<b>Type:</b>	Real	<b>Zoning:</b> R-1B
<b>Property Use:</b>	124 Agric./Hort./Forest Vacant Land	
<b>Location</b>		
<b>Situs Address:</b>	CHAPEL RD WOODWAY, TX 76712	
<b>Map ID:</b>	84A	<b>Mapsco:</b> 328
<b>Legal Description:</b>	RHODES B Acres 38.937	
<b>Abstract/Subdivision:</b>	0759.00S36 - RHODES B	
<b>Neighborhood:</b>	36892.1	
<b>Owner</b>		
<b>Owner ID:</b>	433059	
<b>Name:</b>	ALLIANCE SYNDICATE II LP	
<b>Agent:</b>		
<b>Mailing Address:</b>	5015 FORT AVE WACO, TX 76710-5828	

<b>% Ownership:</b>	100.00%
<b>Exemptions:</b>	For privacy reasons not all exemptions are shown online.

## Property Values

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$0 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$181,990 (+)
<b>Agricultural Market Valuation:</b>	\$360,520 (+)
<b>Market Value:</b>	\$542,510 (=)
<b>Agricultural Value Loss:</b>	\$351,720 (-)
<b>Appraised Value:</b>	\$190,790 (=)
<b>Homestead Cap Loss:</b>	\$0 (-)
<b>Assessed Value:</b>	\$190,790
<b>Ag Use Value:</b>	\$8,800

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:** ALLIANCE SYNDICATE II LP **%Ownership:** 100.00%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
00	McLENNAN COUNTY	0.329805	\$542,510	\$190,790	\$629.23	
36	MIDWAY ISD	0.939200	\$542,510	\$190,790	\$1,791.90	
80	WACO, CITY OF	0.755000	\$542,510	\$190,790	\$1,440.46	
86	McLENNAN COMMUNITY COLLEGE	0.128509	\$542,510	\$190,790	\$245.18	

**Total Tax Rate:** 2.152514

**Estimated Taxes With Exemptions:** \$4,106.77

**Estimated Taxes Without Exemptions:** \$11,677.60

## Property Improvement - Building

## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
2	Dry Cropland	25.8750	1,127,115.00	0.00	0.00	\$360,520	\$8,800
AC	Acres	13.0620	568,980.72	0.00	0.00	\$181,990	\$0

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$0	\$542,510	\$8,800	\$190,790	\$0	\$190,790
2023	\$0	\$542,510	\$8,410	\$190,400	\$0	\$190,400
2022	\$0	\$568,520	\$10,060	\$171,320	\$0	\$171,320
2021	\$0	\$568,520	\$9,900	\$171,160	\$0	\$171,160
2020	\$0	\$568,520	\$10,060	\$171,320	\$0	\$171,320
2019	\$0	\$576,650	\$12,900	\$113,010	\$0	\$113,010
2018	\$0	\$571,810	\$15,610	\$100,450	\$0	\$100,450
2017	\$0	\$497,220	\$15,110	\$88,880	\$0	\$88,880
2016	\$0	\$487,990	\$17,730	\$17,730	\$0	\$17,730
2015	\$0	\$487,990	\$17,730	\$17,730	\$0	\$17,730
2014	\$0	\$540,630	\$21,800	\$21,800	\$0	\$21,800
2013	\$0	\$514,890	\$20,740	\$20,740	\$0	\$20,740

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
7/14/2014	WD	Warranty Deed	PARKER KAMMY	ALLIANCE SYNDICATE II LP			2014026929

7/14/2014	WD	Warranty Deed	INTEGRITY TRUST ETAL	ALLIANCE SYNDICATE II LP ETAL			2014026928
12/27/2012	DL	Warranty Deed /w Vendors Lien	INTERGRITY TRUST,	INTEGRITY TRUST ETAL			2012040890
5/30/2006	WD	Warranty Deed	GAF FAMILY LIMITED	INTERGRITY TRUST,			2006019829
9/15/2005	WD	Warranty Deed	VAUGHAN FAMILY PROPERTIES LTD	GAF FAMILY LIMITED			2005035773

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## 📌 ARB Data

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