

McLennan CAD Property Search

Property ID: 401753 For Year 2024

Map



Property Details

Account		
Property ID:	401753	Geographic ID: 440073290001000
Type:	Real	Zoning: R
Property Use:	300 General Comm Vacant Land	
Location		
Situs Address:	S ROBINSON DR TX	
Map ID:	90B	Mapsco: 360
Legal Description:	CKC HELPERT ADDITION Lot 1 Block 1 Acres 1.634	
Abstract/Subdivision:	0073.29S44 - CKC HELPERT ADDITION	
Neighborhood:	44909.8	
Owner		
Owner ID:	448789	
Name:	254 CAPITAL GROUP LLC	
Agent:		
Mailing Address:	2100 FRANKLIN AVE WACO, TX 76701-1631	

% Ownership:	100.00%
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:	\$90,040 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$90,040 (=)
Agricultural Value Loss:	\$0 (-)
Appraised Value:	\$90,040 (=)
Homestead Cap Loss:	\$0 (-)
Assessed Value:	\$90,040
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: 254 CAPITAL GROUP LLC **%Ownership:** 100.00%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
00	McLENNAN COUNTY	0.329805	\$90,040	\$90,040	\$296.96	
44	ROBINSON ISD	0.946640	\$90,040	\$90,040	\$852.35	
79	ROBINSON, CITY OF	0.442378	\$90,040	\$90,040	\$398.32	
86	McLENNAN COMMUNITY COLLEGE	0.128509	\$90,040	\$90,040	\$115.71	

RRZ2	ROBINSON RZ2	0.000000	\$90,040	\$90,040	\$0.00	
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Total Tax Rate: 1.847332

Estimated Taxes With Exemptions: \$1,663.34

Estimated Taxes Without Exemptions: \$1,663.34

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
2	Dry Cropland	1.6340	71,177.04	313.90	260.34	\$90,040	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$0	\$90,040	\$0	\$90,040	\$0	\$90,040
2023	\$0	\$90,040	\$0	\$90,040	\$0	\$90,040
2022	\$0	\$90,040	\$0	\$90,040	\$0	\$90,040
2021	\$0	\$90,040	\$0	\$90,040	\$0	\$90,040
2020	\$0	\$90,040	\$0	\$90,040	\$0	\$90,040

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
6/27/2019	WD	Warranty Deed	K4 CUSTOM HOMES LLC	254 CAPITAL GROUP LLC			2019021245
11/16/2018	CD	Correction Deed	BROWN DOUGLAS C ESTATE OF	K4 CUSTOM HOMES LLC			2018044332

ARB Data

Data will be available in October 2024.