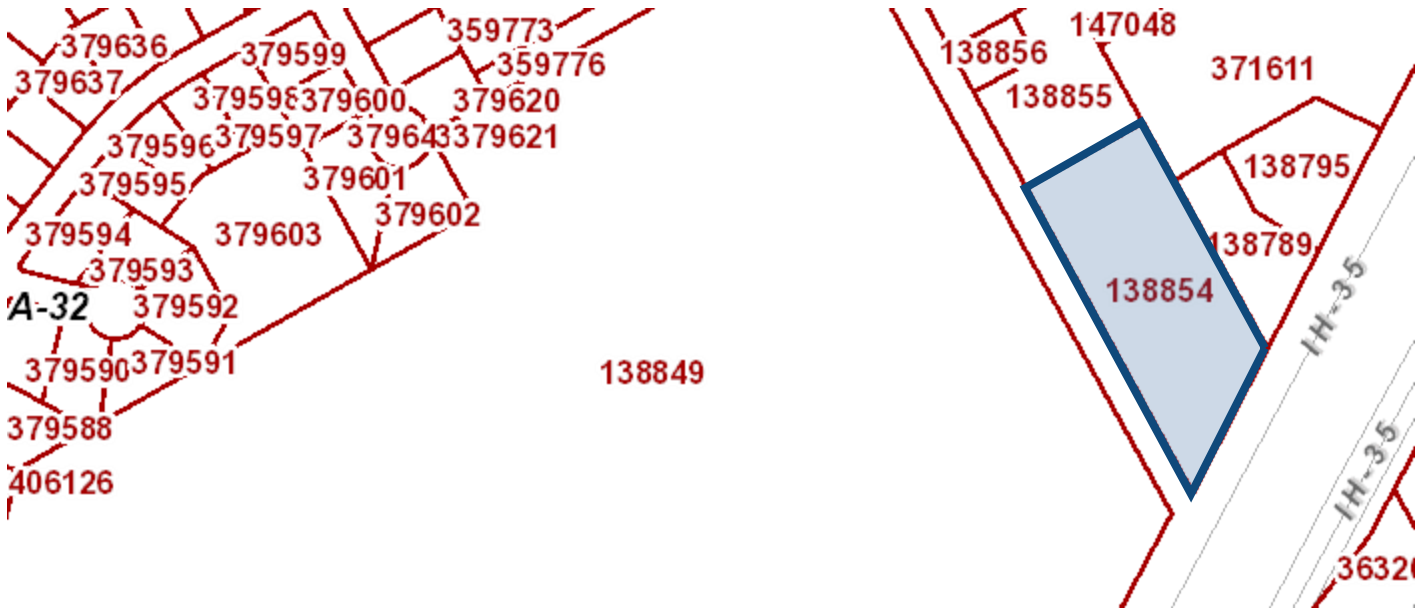


McLennan CAD Property Search

Property ID: 138854 For Year 2024

Map



Property Details

Account		
Property ID:	138854	Geographic ID: 360032000247001
Type:	Real	Zoning: C1
Property Use:	399 Warehouse - Metallic	
Location		
Situs Address:	1037 INDUSTRIAL DR HEWITT, TX 76643	
Map ID:	85F	Mapsco: 359
Legal Description:	O'CAMPO C A-32 Tract 119C Acres 2.579	
Abstract/Subdivision:	0032.00S36 - O'CAMPO C A-32	
Neighborhood:	36955.G	
Owner		
Owner ID:	540767	
Name:	LDP TX LLC	
Agent:	United Paramount Tax Group Inc (852)	
Mailing Address:	635 HIGHWAY 9 BYP W LORIS, SC 29569-8235	

% Ownership:	100.00%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$723,340 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$224,680 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$948,020 (=)
Agricultural Value Loss:	\$0 (-)
Appraised Value:	\$948,020 (=)
Homestead Cap Loss:	\$0 (-)
Assessed Value:	\$948,020
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: LDP TX LLC **%Ownership:** 100.00%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
00	McLENNAN COUNTY	0.329805	\$948,020	\$948,020	\$3,126.62	
36	MIDWAY ISD	0.939200	\$948,020	\$948,020	\$8,903.80	
62	HEWITT, CITY OF	0.546736	\$948,020	\$948,020	\$5,183.17	
86	McLENNAN COMMUNITY COLLEGE	0.128509	\$948,020	\$948,020	\$1,218.29	

Total Tax Rate: 1.944250

Estimated Taxes With Exemptions: \$18,431.88

Estimated Taxes Without Exemptions: \$18,431.88

Property Improvement - Building

Type: Commercial **State Code:** F1 **Living Area:** 14,754.00 sqft **Value:** \$626,920

Type	Description	Class CD	Year Built	SQFT
122	Commode Average	CMA	1987	2.00
073	Ceiling Furnace Heat	CF 61-125	1987	200.00
091	Central HC	CHC 3.1-6	1987	8.00
091	Central HC	CHC .5-3	1987	2.00
405	Cold Storage	CF1	1987	504.00
405	Cold Storage	CF2	1987	1,290.00
MA1	Main Area 1	29S2+	1975	10,504.00
MA1	Main Area 1	23WV4	1985	480.00
MA1	Main Area 1	28S2+	1986	3,500.00
MA1	Main Area 1	28S2+	1986	270.00
409	Docks Special Unit	LD1	1975	702.00
409	Docks Special Unit	LD5	1975	1,100.00
409	Docks Special Unit	LD5	1975	190.00
435	Enclosure Fin LA/Ofc/Rtl/Stg	MU2	1975	536.00
242	Urinal Average	URA	1987	1.00
132	Lavatory Average	LVA	1987	2.00
404	Canopy	CP5	1975	156.00
415	Exhaust Fan	EV2	1987	4.00

Description: C-Site Imps **Type:** Commercial **State Code:** F1 **Living Area:** 0.00 sqft **Value:** \$96,420

Type	Description	Class CD	Year Built	SQFT
437	Paved Area Sch	PC2	2007	12,083.20
437	Paved Area Sch	SG1	2015	71,508.00

417	Fence	FC3		2007	1,314.00
-----	-------	-----	--	------	----------

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
SQ	Square Foot	2.5790	112,341.00	0.00	0.00	\$224,680	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$723,340	\$224,680	\$0	\$948,020	\$0	\$948,020
2023	\$723,340	\$224,680	\$0	\$948,020	\$0	\$948,020
2022	\$521,048	\$224,680	\$0	\$745,728	\$0	\$745,728
2021	\$189,720	\$224,680	\$0	\$414,400	\$0	\$414,400
2020	\$196,700	\$224,680	\$0	\$421,380	\$0	\$421,380
2019	\$194,860	\$224,680	\$0	\$419,540	\$0	\$419,540
2018	\$202,010	\$224,680	\$0	\$426,690	\$0	\$426,690
2017	\$199,150	\$224,680	\$0	\$423,830	\$0	\$423,830
2016	\$194,590	\$224,680	\$0	\$419,270	\$0	\$419,270
2015	\$187,360	\$179,750	\$0	\$367,110	\$0	\$367,110
2014	\$189,760	\$134,810	\$0	\$324,570	\$0	\$324,570
2013	\$189,300	\$134,810	\$0	\$324,110	\$0	\$324,110

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
3/25/2024	WD	Warranty Deed	POWELL DALE & KATRINA BETHA	LDP TX LLC			2024011447
1/18/2005	WD	Warranty Deed	CAMPBELL GIRLS PARTNERSHIP LTD	POWELL DALE & KATRINA BETHA			2005003441
7/20/1998	OT	"Not in Use" OT	STINSON DAVID G & KELLY L	CAMPBELL GIRLS PARTNERSHIP LTD	323	154	0

ARB Data

Data will be available in October 2024.