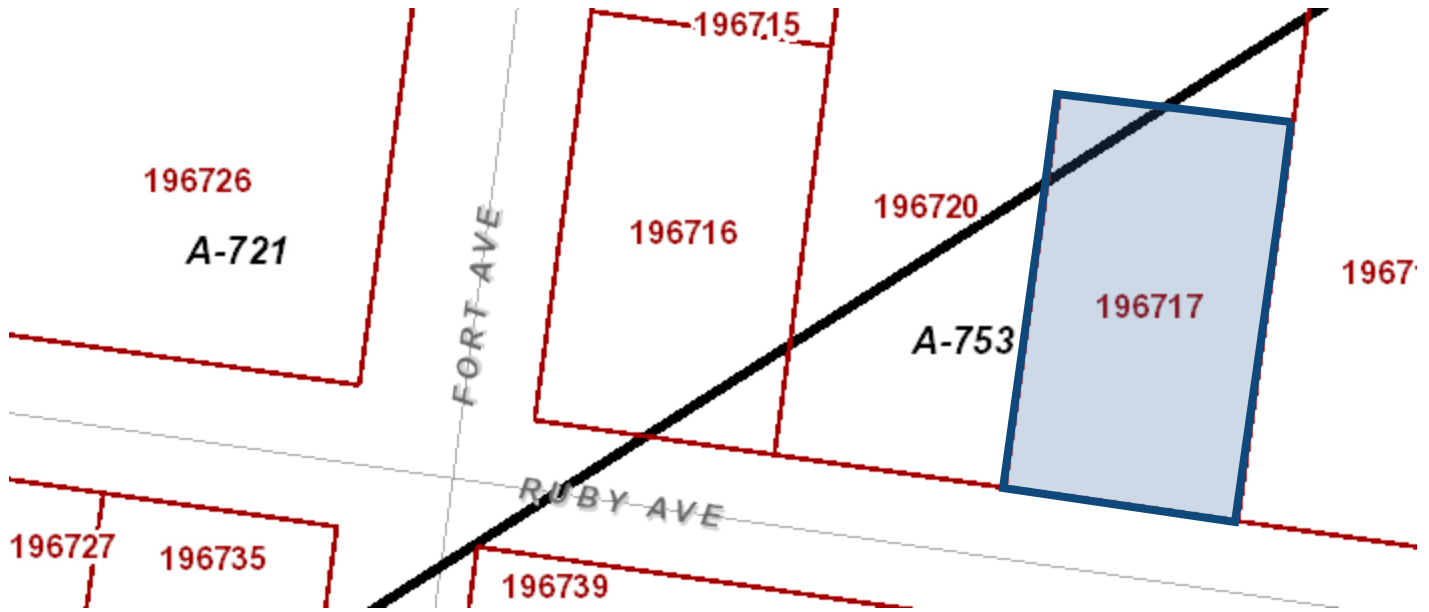


# McLennan CAD Property Search

## Property ID: 196717 For Year 2024

Map



### Property Details

<b>Account</b>		
<b>Property ID:</b>	196717	<b>Geographic ID:</b> 480438010008008
<b>Type:</b>	Real	<b>Zoning:</b> C-3
<b>Property Use:</b>	327 Bar/Lounge	
<b>Location</b>		
<b>Situs Address:</b>	641 RUBY AVE WACO, TX 76710	
<b>Map ID:</b>	175	<b>Mapsco:</b> 299
<b>Legal Description:</b>	WESTVIEW Lot 8 Block 1 Acres .4017	
<b>Abstract/Subdivision:</b>	0438.01S48 - WESTVIEW	
<b>Neighborhood:</b>	48984.A	
<b>Owner</b>		
<b>Owner ID:</b>	455781	
<b>Name:</b>	JSCS HOLDINGS LLC	
<b>Agent:</b>		
<b>Mailing Address:</b>	10020 LEDGE STONE RD MCGREGOR, TX 76657-4167	

<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>	\$409,640 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$87,500 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$497,140 (=)
<b>Agricultural Value Loss:</b>	\$0 (-)
<b>Appraised Value:</b>	\$497,140 (=)
<b>Homestead Cap Loss:</b>	\$0 (-)
<b>Assessed Value:</b>	\$470,808
<b>Ag Use Value:</b>	\$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:** JSCS HOLDINGS LLC **%Ownership:** 100.00%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
00	McLENNAN COUNTY	0.329805	\$497,140	\$470,808	\$1,552.75	
48	WACO ISD	1.028587	\$497,140	\$470,808	\$4,842.67	
80	WACO, CITY OF	0.755000	\$497,140	\$470,808	\$3,554.60	
86	McLENNAN COMMUNITY COLLEGE	0.128509	\$497,140	\$470,808	\$605.03	

Total Tax Rate: 2.241901

Estimated Taxes With Exemptions: \$10,555.05

Estimated Taxes Without Exemptions: \$11,145.39

## Property Improvement - Building

**Description:** Commercial **Type:** Commercial **State Code:** F1 **Living Area:** 4,000.00 sqft  
**Value:** \$0

Type	Description	Class CD	Year Built	SQFT
404	Canopy	CP6A	1975	420.00
242	Urinal Average	URA	1975	2.00
MA1	Main Area 1	20WP5-	1975	4,000.00
091	Central HC	CHC 3.1-6	1975	10.00
122	Commode Average	CMA	1975	3.00
132	Lavatory Average	LVA	1975	4.00
151	Sink Inferior	SKI	1975	1.00

**Description:** Com Site Imps **Type:** Commercial **State Code:** F1 **Living Area:** 0.00 sqft  
**Value:** \$0

Type	Description	Class CD	Year Built	SQFT
417	Fence	FW1	1975	220.00
437	Paved Area Sch	PA1	1975	12,220.00

## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
SQ	Square Foot	0.4017	17,500.00	100.00	165.00	\$0	\$0

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$409,640	\$87,500	\$0	\$497,140	\$0	\$470,808
2023	\$304,840	\$87,500	\$0	\$392,340	\$0	\$392,340
2022	\$281,720	\$87,500	\$0	\$369,220	\$0	\$369,220

2021	\$234,590	\$87,500	\$0	\$322,090	\$0	\$322,090
2020	\$235,210	\$87,500	\$0	\$322,710	\$0	\$322,710
2019	\$234,500	\$87,500	\$0	\$322,000	\$0	\$322,000
2018	\$227,290	\$87,500	\$0	\$314,790	\$0	\$314,790
2017	\$170,950	\$61,250	\$0	\$232,200	\$0	\$232,200
2016	\$116,200	\$55,130	\$0	\$171,330	\$0	\$171,330
2015	\$118,790	\$55,130	\$0	\$173,920	\$0	\$173,920
2014	\$115,190	\$55,130	\$0	\$170,320	\$0	\$170,320
2013	\$112,230	\$55,130	\$0	\$167,360	\$0	\$167,360

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
2/6/2017	WD	Warranty Deed	SCARBOROUGH JAMES W ETUX	JSCS HOLDINGS LLC			2017003899

## ARB Data

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