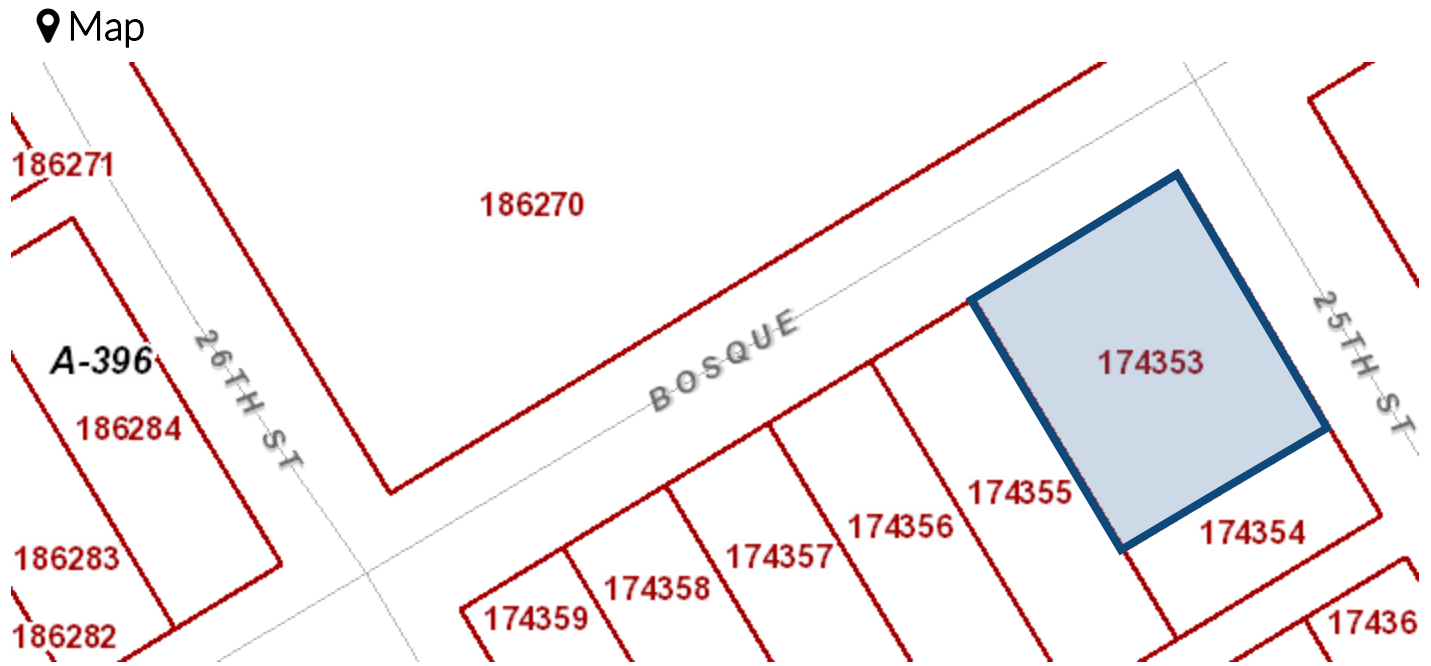


McLennan CAD Property Search

Property ID: 174353 For Year 2024



Property Details

Account		
Property ID:	174353	Geographic ID: 480199000121009
Type:	Real	Zoning: C-3
Property Use:	620 Religious	
Location		
Situs Address:	2500 BOSQUE BLVD WACO, TX 76707	
Map ID:	87	Mapsco: 299
Legal Description:	GINOCCHIO, BLOCK 12, LOT 1 2, ***LEASEHOLD IMP ON 48-199-121.01-0 (#174354)***	
Abstract/Subdivision:	0199.00S48 - GINOCCHIO	
Neighborhood:	48986.3	
Owner		
Owner ID:	74772	
Name:	SPIRITUAL ASSEMBLY OF BAHAIS	
Agent:		

Mailing Address:	OF WACO PO BOX 8995 WACO, TX 76714-8995
% Ownership:	100.00%
Exemptions:	EX-XV - Other Exemptions (including public property, religious organizations, charitable organizations, and other property not reported elsewhere) For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	N/A (+)
Improvement Non-Homesite Value:	N/A (+)
Land Homesite Value:	N/A (+)
Land Non-Homesite Value:	N/A (+)
Agricultural Market Valuation:	N/A (+)
Market Value:	N/A (=)
Agricultural Value Loss: ⓘ	N/A (-)
Appraised Value:	N/A (=)
Homestead Cap Loss: ⓘ	N/A (-)
Assessed Value:	N/A
Ag Use Value:	N/A

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: SPIRITUAL ASSEMBLY OF BAHAIS **%Ownership:** 100.00%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
00	McLENNAN COUNTY	N/A	N/A	N/A	N/A	N/A

48	WACO ISD	N/A	N/A	N/A	N/A	N/A
80	WACO, CITY OF	N/A	N/A	N/A	N/A	N/A
86	McLENNAN COMMUNITY COLLEGE	N/A	N/A	N/A	N/A	N/A
TIF4	Tax Increment Dist# 4	N/A	N/A	N/A	N/A	N/A

Total Tax Rate: N/A

Estimated Taxes With Exemptions: N/A

Estimated Taxes Without Exemptions: N/A

Property Improvement - Building

Description: C- 2500 Bosque Blvd **Type:** Commercial **State Code:** F1 **Living Area:** 1,656.00 sqft **Value:** N/A

Type	Description	Class CD	Year Built	SQFT
091	Central HC	CHC 3.1-6	1960	3.50
132	Lavatory Average	LVA	1960	2.00
404	Canopy	CP6A	1960	48.00
404	Canopy	CP5	1960	108.00
447	Storage Bldg/Area	RS1	1960	144.00
MA1	Main Area 1	20WP4-	1960	1,656.00
122	Commode Average	CMA	1960	2.00

Description: C- 1220 N 25th St **Type:** Commercial **State Code:** F1 **Living Area:** 1,100.00 sqft **Value:** N/A

Type	Description	Class CD	Year Built	SQFT
122	Commode Average	CMA	1960	1.00
091	Central HC	CHC .5-3	1960	2.00
132	Lavatory Average	LVA	1960	1.00
MA1	Main Area 1	20WP4-	1960	1,100.00

Description: Com Site Imps **Type:** Commercial **State Code:** F1 **Living Area:** 0.00 sqft **Value:** N/A

Type	Description	Class CD	Year Built	SQFT
437	Paved Area Sch	PA1	1969	11,500.00

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
SQ	Square Foot	0.2640	11,500.00	100.00	115.00	N/A	N/A

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	\$134,560	\$48,520	\$0	\$183,080	\$0	\$183,080
2022	\$125,630	\$48,520	\$0	\$174,150	\$0	\$174,150
2021	\$57,650	\$33,060	\$0	\$90,710	\$0	\$90,710
2020	\$60,890	\$33,060	\$0	\$93,950	\$0	\$93,950
2019	\$63,600	\$33,060	\$0	\$96,660	\$0	\$96,660
2018	\$64,310	\$33,060	\$0	\$97,370	\$0	\$97,370
2017	\$64,240	\$33,060	\$0	\$97,300	\$0	\$97,300
2016	\$66,500	\$33,060	\$0	\$99,560	\$0	\$99,560
2015	\$67,270	\$16,160	\$0	\$83,430	\$0	\$83,430
2014	\$69,370	\$16,160	\$0	\$85,530	\$0	\$85,530
2013	\$67,430	\$16,160	\$0	\$83,590	\$0	\$83,590

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
12/11/1998	DL	Warranty Deed /w Vendors Lien		SPIRITUAL ASSEMBLY OF BAHAIS	392	485	9840437

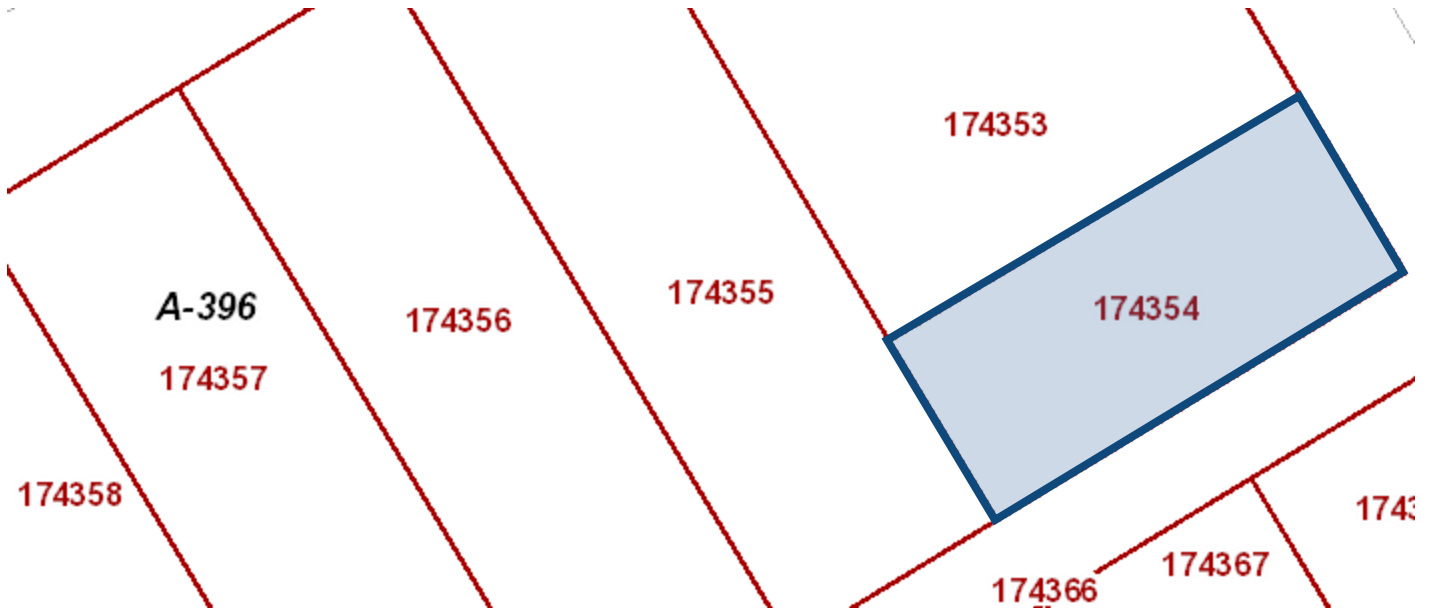
ARB Data

Data will be available in October 2024.

McLennan CAD Property Search

Property ID: 174354 For Year 2024

Map



Property Details

Account		
Property ID:	174354	Geographic ID: 480199000121010
Type:	Real	Zoning: C-3
Property Use:	353 Office Bldgs. Low-Rise 1-4 Stories	
Location		
Situs Address:	1216 N 25TH ST WACO, TX 76707	
Map ID:	87	Mapsco:
Legal Description:	GINOCCHIO Lot 1 2 PT (S 50' of Lots 1 & 2) Block 12 **TAXABLE LEASEHOLD (Main Acct 48- 199- 121- 9 174353**	
Abstract/Subdivision:	0199.00S48 - GINOCCHIO	
Neighborhood:	48986.3	
Owner		
Owner ID:	74772	
Name:	SPIRITUAL ASSEMBLY OF BAHAIS	
Agent:		

Mailing Address:	OF WACO PO BOX 8995 WACO, TX 76714-8995
% Ownership:	100.00%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$136,990 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$13,750 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$150,740 (=)
Agricultural Value Loss: ?	\$0 (-)
Appraised Value:	\$150,740 (=)
Homestead Cap Loss: ?	\$0 (-)
Assessed Value:	\$150,740
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: SPIRITUAL ASSEMBLY OF BAHAIS **%Ownership:** 100.00%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
00	McLENNAN COUNTY	0.329805	\$150,740	\$150,740	\$497.15	
48	WACO ISD	1.028587	\$150,740	\$150,740	\$1,550.49	

80	WACO, CITY OF	0.755000	\$150,740	\$150,740	\$1,138.09	
86	McLENNAN COMMUNITY COLLEGE	0.128509	\$150,740	\$150,740	\$193.71	
TIF4	Tax Increment Dist# 4	0.000000	\$150,740	\$150,740	\$0.00	

Total Tax Rate: 2.241901

Estimated Taxes With Exemptions: \$3,379.44

Estimated Taxes Without Exemptions: \$3,379.44

Property Improvement - Building

Description: C- 1216 N 25trh **Type:** Commercial **State Code:** F1 **Living Area:** 1,776.00 sqft
Value: \$134,970

Type	Description	Class CD	Year Built	SQFT
091	Central HC	CHC 3.1-6	1969	3.50
132	Lavatory Average	LVA	1969	2.00
122	Commode Average	CMA	1969	2.00
404	Canopy	CP5	1969	492.00
MA1	Main Area 1	23S4-	1969	1,776.00
448	Store Front	SF1	1969	22.00

Description: Com Site Imps **Type:** Commercial **State Code:** F1 **Living Area:** 0.00 sqft
Value: \$2,020

Type	Description	Class CD	Year Built	SQFT
437	Paved Area Sch	PA1	1969	1,250.00

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
SQ	Square Foot	0.1148	5,000.00	50.00	100.00	\$13,750	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$136,990	\$13,750	\$0	\$150,740	\$0	\$150,740
2023	\$143,180	\$13,750	\$0	\$156,930	\$0	\$156,930

2022	\$130,930	\$13,750	\$0	\$144,680	\$0	\$144,680
2021	\$51,710	\$9,000	\$0	\$60,710	\$0	\$60,710
2020	\$53,070	\$9,000	\$0	\$62,070	\$0	\$62,070
2019	\$53,820	\$9,000	\$0	\$62,820	\$0	\$62,820
2018	\$52,960	\$9,000	\$0	\$61,960	\$0	\$61,960
2017	\$52,560	\$9,000	\$0	\$61,560	\$0	\$61,560
2016	\$53,140	\$9,000	\$0	\$62,140	\$0	\$62,140
2015	\$51,200	\$6,000	\$0	\$57,200	\$0	\$57,200
2014	\$49,450	\$6,000	\$0	\$55,450	\$0	\$55,450
2013	\$47,300	\$6,000	\$0	\$53,300	\$0	\$53,300

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
12/11/1998	DL	Warranty Deed /w Vendors Lien		SPIRITUAL ASSEMBLY OF BAHAIS	392	485	9840437

ARB Data

Data will be available in October 2024.