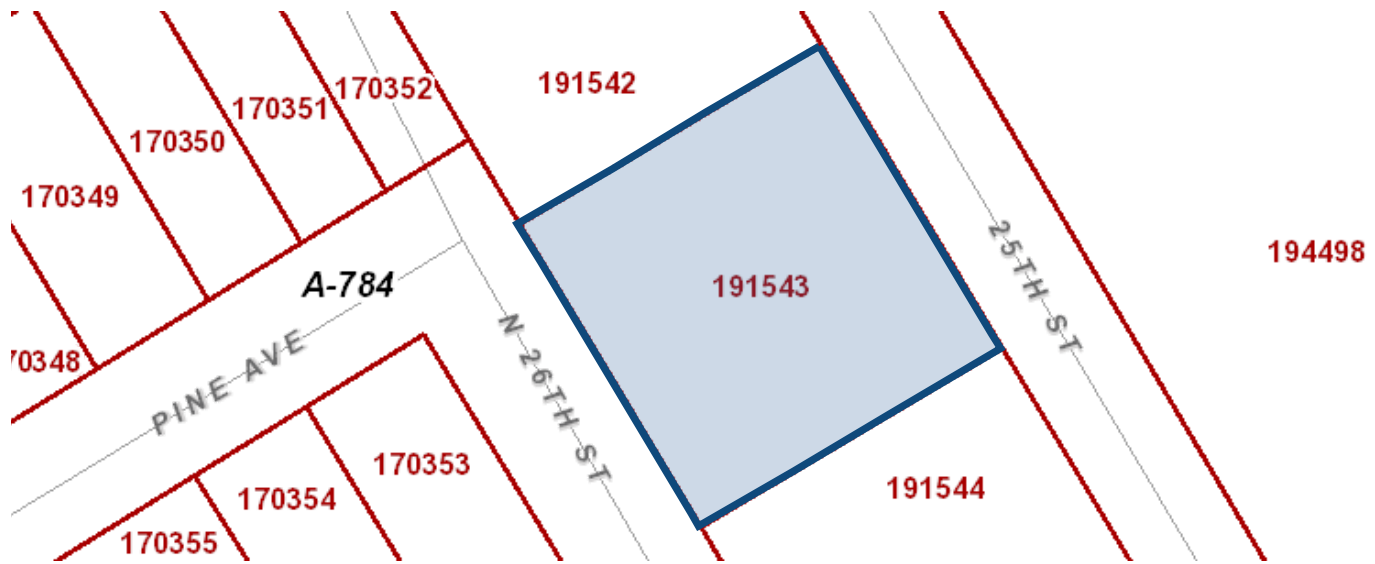


Map



Property Details

Account

Property ID:	191543	Geographic ID: 480390200004010
Type:	Real	Zoning: C-3
Property Use:	369 Day Care Center	

Location

Physical Address:	2124 N 25TH ST WACO, TX 76708	
Map ID:	79	Mapsc0: 299
Legal Description:	STRASBURGER Lot 7 Block 1 Acres .5767	
Abstract/Subdivision:	0390.20S48 - STRASBURGER	
Neighborhood:	48925.5	

Owner

Owner ID:	411943	
Name:	BOSQUE VALLEY CHILDREN SERVICES LLC	
Agent:		
Mailing Address:	2124 N 25TH ST WACO, TX 76708-3317	
Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (
Improvement Non-Homesite Value:	\$288,810 (
and Homesite Value:	\$0 (
and Non-Homesite Value:	\$87,920 (
Agricultural Market Valuation:	\$0 (
Market Value:	\$376,730 (
Agricultural Value Loss: ⓘ	\$0 (
Appraised Value:	\$376,730 (
Homestead Cap Loss: ⓘ	\$0 (
Assessed Value:	\$376,730 (
Ag Use Value:	\$

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: BOSQUE VALLEY CHILDREN SERVICES LLC **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
0	McLENNAN COUNTY	0.376355	\$376,730	\$376,730	\$1,417.84	
3	WACO ISD	1.241869	\$376,730	\$376,730	\$4,678.49	
0	WACO, CITY OF	0.760000	\$376,730	\$376,730	\$2,863.15	
3	McLENNAN COMMUNITY COLLEGE	0.139074	\$376,730	\$376,730	\$523.93	

Total Tax Rate: 2.517298

Estimated Taxes With Exemptions: \$9,483.41

Estimated Taxes Without Exemptions: \$9,483.41

Property Improvement - Building

Description: C- Daycare DT \$195,337 + \$78,369 CNB 10-3-14 // **Type:** Commercial **State Code:** F1 **Living Area:** 7,545.00sqft **Value:** \$280,090

Type	Description	Class CD	Year Built	SQF
52	Patio/Terrace	PC6	1980	450.0
52	Patio/Terrace	PC6	1987	252.0
22	Commode Average	CMA	1980	9.0
91	Central HC	CHC 3.1-6	1980	7.8
91	Central HC	CHC 3.1-6	1987	9.1
32	Lavatory Average	LVA	1980	29.0
51	Sink Inferior	SKI	1980	7.0
IA2	Main Area 2	23WW4+	1987	2,040.0
IA1	Main Area 1	23WW4+	1980	3,465.0
IA1	Main Area 1	23WW4+	1987	2,040.0
34	Canopy	CP6A	1980	288.0
32	Water Heater Average	WHA	1980	2.0
52	Sink Average	SKA	1980	2.0
52	Fountain Average	FNA	1980	1.0

escription: C-Site Imps **Type:** Commercial **State Code:** F1 **Living Area:** 0.00sqft **Value:** \$8,720

Type	Description	Class CD	Year Built	SQF
37	Paved Area Sch	PA1	1980	18,000.0

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Valu
E	Rectangle	0.5767	25,120.00	160.00	157.00	\$87,920	\$

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assesse
2023	\$288,810	\$87,920	\$0	\$376,730	\$0	\$376,730
2022	\$270,890	\$31,400	\$0	\$302,290	\$0	\$302,290
2021	\$230,340	\$31,400	\$0	\$261,740	\$0	\$261,740
2020	\$236,110	\$31,400	\$0	\$267,510	\$0	\$267,510
2019	\$239,190	\$31,400	\$0	\$270,590	\$0	\$270,590
2018	\$235,910	\$31,400	\$0	\$267,310	\$0	\$267,310
2017	\$233,930	\$31,400	\$0	\$265,330	\$0	\$265,330
2016	\$237,000	\$31,400	\$0	\$268,400	\$0	\$268,400
2015	\$226,760	\$31,400	\$0	\$258,160	\$0	\$258,160
2014	\$206,100	\$31,400	\$0	\$237,500	\$0	\$237,500
2013	\$206,100	\$31,400	\$0	\$237,500	\$0	\$237,500
2012	\$206,100	\$31,400	\$0	\$237,500	\$0	\$237,500

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
/16/2012	AFFID	Affidavit	BCCRE HOLDINGS LLC	BOSQUE VALLEY CHILDREN SERVICES LLC			201200728
7/9/2009	DL	Warranty Deed /w Vendors Lien	LIVESAY W SCOTT EL AL	BCCRE HOLDINGS LLC			200902049