

Map



Property Details

Account		
Property ID:	141587	Geographic ID: 360759000007002
Type:	Real	Zoning: R-1B, R-3B
Property Use:	100 Residential Vacant Land	
Location		
Situs Address:	BREEZY DR -END WOODWAY, TX 76712	
Map ID:	324	Mapsco: 328
Legal Description:	RHODES B Acres 22.042	
Abstract/Subdivision:	0759.00S36 - RHODES B	
Neighborhood:	36892.1	
Owner		
Owner ID:	433059	
Name:	ALLIANCE SYNDICATE II LP	
Agent:		
Mailing Address:	5015 FORT AVE WACO, TX 76710-5828	
% 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:	\$0 (+)
Agricultural Market Valuation:	\$271,460 (+)
Market Value:	\$271,460 (=)
Agricultural Value Loss: ⓘ	\$265,290 (-)
Appraised Value:	\$6,170 (=)
Homestead Cap Loss: ⓘ	\$0 (-)
Assessed Value:	\$6,170
Ag Use Value:	\$6,170

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: ALLIANCE SYNDICATE II LP %**Ownership:** 100.00%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
00	McLENNAN COUNTY	0.329805	\$271,460	\$6,170	\$20.35	
36	MIDWAY ISD	0.939200	\$271,460	\$6,170	\$57.95	
80	WACO, CITY OF	0.755000	\$271,460	\$6,170	\$46.58	
86	McLENNAN COMMUNITY COLLEGE	0.128509	\$271,460	\$6,170	\$7.93	

Total Tax Rate: 2.152514

Estimated Taxes With Exemptions: \$132.81

Estimated Taxes Without Exemptions: \$5,843.21

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
2	Dry Cropland	22.0420	960,149.52	0.00	0.00	\$271,460	\$6,170

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$0	\$271,460	\$6,170	\$6,170	\$0	\$6,170
2023	\$0	\$271,460	\$5,950	\$5,950	\$0	\$5,950
2022	\$0	\$379,450	\$9,880	\$9,880	\$0	\$9,880
2021	\$0	\$379,450	\$9,680	\$9,680	\$0	\$9,680
2020	\$0	\$379,450	\$9,880	\$9,880	\$0	\$9,880
2019	\$0	\$381,040	\$10,200	\$10,200	\$0	\$10,200
2018	\$0	\$332,580	\$10,210	\$10,210	\$0	\$10,210
2017	\$0	\$289,200	\$9,810	\$9,810	\$0	\$9,810
2016	\$0	\$284,880	\$9,900	\$9,900	\$0	\$9,900
2015	\$0	\$286,160	\$10,240	\$10,240	\$0	\$10,240
2014	\$0	\$278,210	\$10,450	\$10,450	\$0	\$10,450
2013	\$0	\$264,960	\$9,830	\$9,830	\$0	\$9,830

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
12/29/2015	CD	Correction Deed	PHILADELPHIA CAPITAL	ALLIANCE SYNDICATE II LP			2021009677
4/17/2008	WD	Warranty Deed	TCI BREEZY ACRES INC	PHILADELPHIA CAPITAL			2008012534
5/3/2006	DL	Warranty Deed /w Vendors Lien	BAUER GERALD J & HEIDI	TCI BREEZY ACRES INC			2006016816
4/21/2006	WD	Warranty Deed	H&G DEVELOPMENT LLC	BAUER GERALD J & HEIDI			2006014715
5/6/1999	OT	"Not in Use" OT	BAUER GERALD J & HEIDI	H&G DEVELOPMENT LLC	478	668	0

Map



Property Details

Account		
Property ID:	411198	Geographic ID: 362148300016180
Type:	Real	Zoning: R-1B, R-3B
Property Use:	100 Residential Vacant Land	
Location		
Situs Address:	FABIAN DR WOODWAY, TX 76712	
Map ID:	324	Mapsco: 328
Legal Description:	CHAPEL RIDGE II ADDITION II Lot 18 Block 16 Acres 15.735	
Abstract/Subdivision:	2148.30S36 - CHAPEL RIDGE II ADDITION II	
Neighborhood:	36892.1	
Owner		
Owner ID:	433059	
Name:	ALLIANCE SYNDICATE II LP	
Agent:		
Mailing Address:	5015 FORT AVE WACO, TX 76710-5828	
% 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:	\$0 (+)
Agricultural Market Valuation:	\$219,970 (+)
Market Value:	\$219,970 (=)
Agricultural Value Loss: ⓘ	\$215,560 (-)
Appraised Value:	\$4,410 (=)
Homestead Cap Loss: ⓘ	\$0 (-)
Assessed Value:	\$4,410
Ag Use Value:	\$4,410

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Property Taxing Jurisdiction

Owner: ALLIANCE SYNDICATE II LP %**Ownership:** 100.00%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
00	McLENNAN COUNTY	0.329805	\$219,970	\$4,410	\$14.54	
36	MIDWAY ISD	0.939200	\$219,970	\$4,410	\$41.42	
80	WACO, CITY OF	0.755000	\$219,970	\$4,410	\$33.30	
86	McLENNAN COMMUNITY COLLEGE	0.128509	\$219,970	\$4,410	\$5.67	

Total Tax Rate: 2.152514

Estimated Taxes With Exemptions: \$94.93

Estimated Taxes Without Exemptions: \$4,734.88

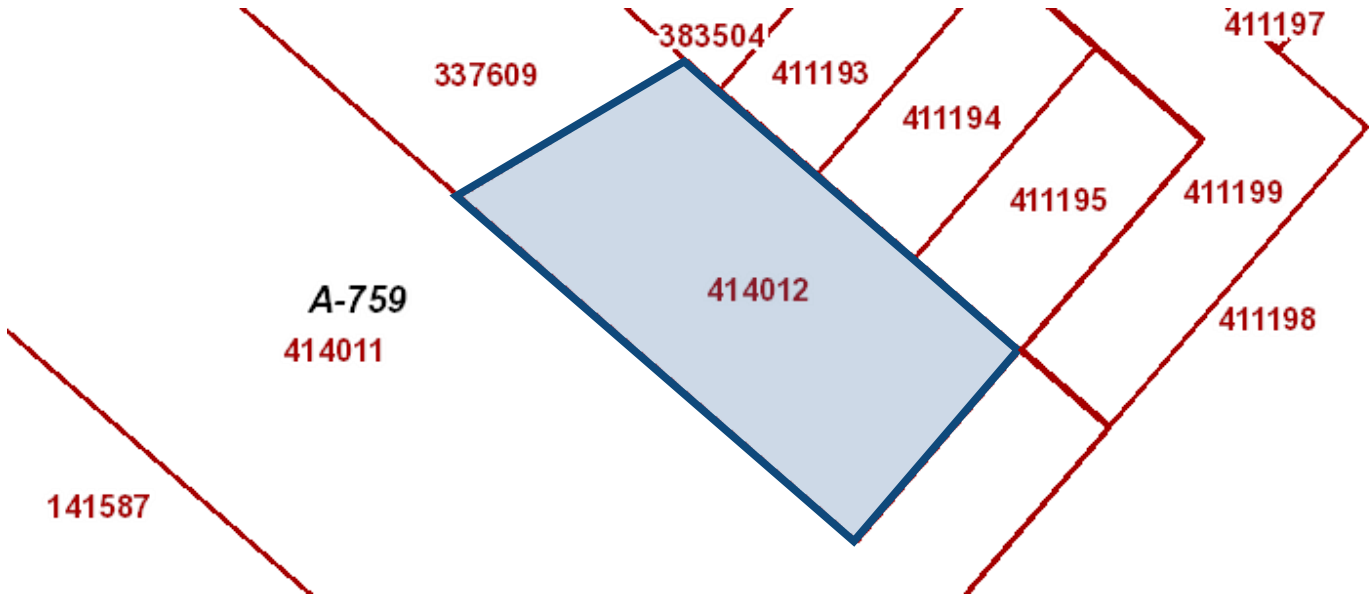
Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
2	Dry Cropland	15.7350	685,416.60	0.00	0.00	\$219,970	\$4,410

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$0	\$219,970	\$4,410	\$4,410	\$0	\$4,410
2023	\$0	\$219,970	\$4,250	\$4,250	\$0	\$4,250

Map



Property Details

Account		
Property ID:	414012	Geographic ID: 360759000007030
Type:	Real	Zoning: R-1B, R-3B
Property Use:	100 Residential Vacant Land	
Location		
Situs Address:	FABIAN DR -OFF WOODWAY, TX 76712	
Map ID:	324	Mapsc0: 328
Legal Description:	RHODES B Acres 0.511	
Abstract/Subdivision:	0759.00S36 - RHODES B	
Neighborhood:	36892.1	
Owner		
Owner ID:	433059	
Name:	ALLIANCE SYNDICATE II LP	
Agent:		
Mailing Address:	5015 FORT AVE WACO, TX 76710-5828	
% 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:	\$24,210 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$24,210 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value:	\$24,210 (=)
Homestead Cap Loss: ⓘ	\$0 (-)
Assessed Value:	\$24,210
Ag Use Value:	\$0

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Property Taxing Jurisdiction

Owner: ALLIANCE SYNDICATE II LP %**Ownership:** 100.00%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
00	McLENNAN COUNTY	0.329805	\$24,210	\$24,210	\$79.85	
36	MIDWAY ISD	0.939200	\$24,210	\$24,210	\$227.38	
80	WACO, CITY OF	0.755000	\$24,210	\$24,210	\$182.79	
86	McLENNAN COMMUNITY COLLEGE	0.128509	\$24,210	\$24,210	\$31.11	

Total Tax Rate: 2.152514

Estimated Taxes With Exemptions: \$521.13

Estimated Taxes Without Exemptions: \$521.13

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
AC	Acres	0.5110	22,259.16	0.00	0.00	\$24,210	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$0	\$24,210	\$0	\$24,210	\$0	\$24,210
2023	\$0	\$24,210	\$0	\$24,210	\$0	\$24,210

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
12/29/2015	CD	Correction Deed	PHILADELPHIA CAPITAL	ALLIANCE SYNDICATE II LP			2021009677
4/17/2008	WD	Warranty Deed	TCI BREEZY ACRES INC	PHILADELPHIA CAPITAL			2008012534
5/3/2006	DL	Warranty Deed /w Vendors Lien	BAUER GERALD J & HEIDI	TCI BREEZY ACRES INC			2006016816
4/21/2006	WD	Warranty Deed	H&G DEVELOPMENT LLC	BAUER GERALD J & HEIDI			2006014715
5/6/1999	OT	"Not in Use" OT	BAUER GERALD J & HEIDI	H&G DEVELOPMENT LLC	478	668	0