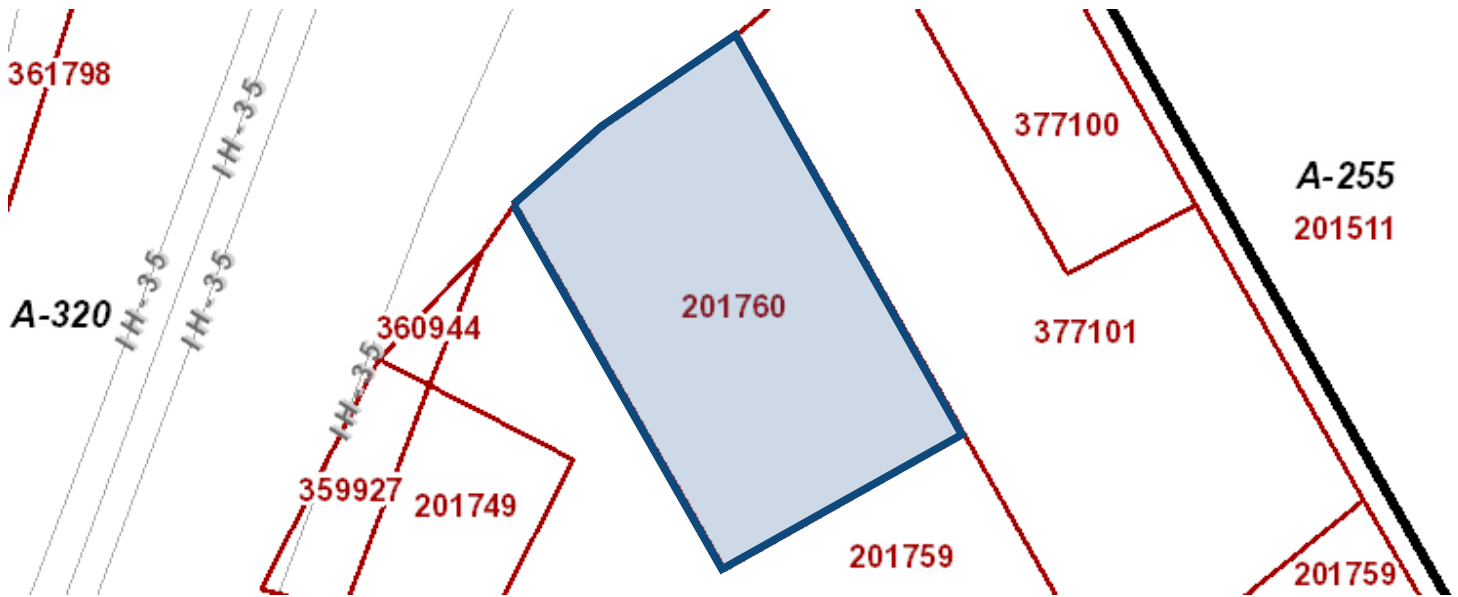


Map



Property Details

<b>Account</b>		
<b>Property ID:</b>	201760	<b>Geographic ID:</b> 500320000015008
<b>Type:</b>	Real	<b>Zoning:</b> R
<b>Property Use:</b>	321 Restaurant	
<b>Location</b>		
<b>Situs Address:</b>	24350 N IH 35 WEST, TX 76691	
<b>Map ID:</b>	2G	<b>Mapsco:</b> 150
<b>Legal Description:</b>	DECKARD A P Acres 2.02	
<b>Abstract/Subdivision:</b>	0320.00S50 - DECKARD A P	
<b>Neighborhood:</b>	50957.A	
<b>Owner</b>		
<b>Owner ID:</b>	524029	
<b>Name:</b>	JG WEST INVESTMENTS LLC	
<b>Agent:</b>		
<b>Mailing Address:</b>	3222 FM 1058 HEREFORD, TX 79045	
<b>% Ownership:</b>	100.0%	
<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>	\$280,230 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$178,180 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$458,410 (=)
<b>Agricultural Value Loss: ⓘ</b>	\$0 (-)
<b>Appraised Value:</b>	\$458,410 (=)
<b>Homestead Cap Loss: ⓘ</b>	\$0 (-)
<b>Assessed Value:</b>	\$458,410
<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:** JG WEST INVESTMENTS LLC **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
00	McLENNAN COUNTY	0.329805	\$458,410	\$458,410	\$1,511.86	
50	WEST ISD	0.970600	\$458,410	\$458,410	\$4,449.33	
86	McLENNAN COMMUNITY COLLEGE	0.128509	\$458,410	\$458,410	\$589.10	

**Total Tax Rate:** 1.428914

**Estimated Taxes With Exemptions:** \$6,550.29

**Estimated Taxes Without Exemptions:** \$6,550.29

## Property Improvement - Building

**Type:** Commercial **State Code:** F1 **Living Area:** 3,045.00 sqft **Value:** \$0

Type	Description	Class CD	Year Built	SQFT
MA1	Main Area 1	31S3+	2001	2,625.00
MA1	Main Area 1	31S3+	2002	420.00
242	Urinal Average	URA	2001	1.00
404	Canopy	CP6A	2002	375.00
405	Cold Storage	CF1	2002	48.00
405	Cold Storage	CF2	2002	63.00
132	Lavatory Average	LVA	2001	2.00
452	Patio/Terrace	PC7	2005	480.00
091	Central HC	CHC 3.1-6	2001	6.00
522	Bathroom Ave	BATHA	2001	1.00
122	Commode Average	CMA	2001	3.00

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

Type	Description	Class CD	Year Built	SQFT
437	Paved Area Sch	PC1	2002	4,044.00

437	Paved Area Sch	SG1		2002	32,408.00
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**Property Land**

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
SQ	Square Foot	2.0200	87,991.20	237.47	370.93	\$0	\$0

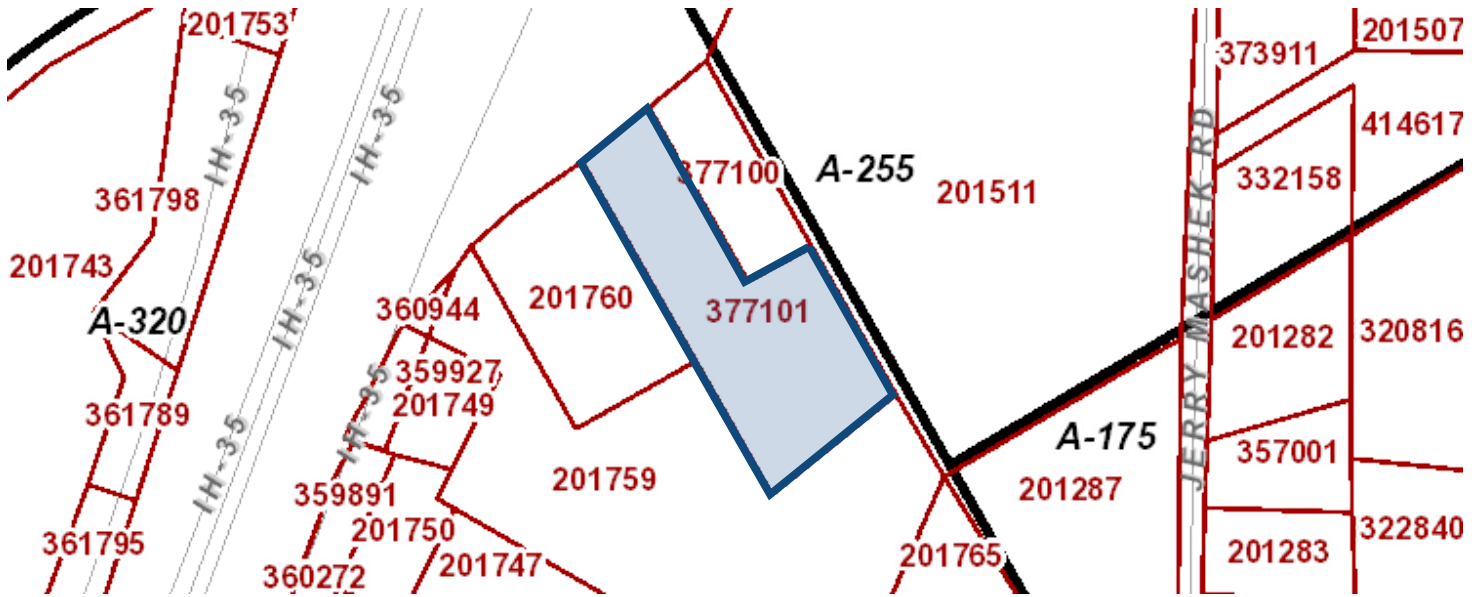
## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$280,230	\$178,180	\$0	\$458,410	\$0	\$458,410
2023	\$280,230	\$178,180	\$0	\$458,410	\$0	\$458,410
2022	\$175,700	\$109,990	\$0	\$285,690	\$0	\$285,690
2021	\$131,860	\$55,000	\$0	\$186,860	\$0	\$186,860
2020	\$132,070	\$55,000	\$0	\$187,070	\$0	\$187,070
2019	\$133,870	\$55,000	\$0	\$188,870	\$0	\$188,870
2018	\$130,400	\$55,000	\$0	\$185,400	\$0	\$185,400
2017	\$110,550	\$55,000	\$0	\$165,550	\$0	\$165,550
2016	\$111,310	\$22,000	\$0	\$133,310	\$0	\$133,310
2015	\$133,000	\$22,000	\$0	\$155,000	\$0	\$155,000
2014	\$131,950	\$21,270	\$0	\$153,220	\$0	\$153,220
2013	\$131,950	\$21,270	\$0	\$153,220	\$0	\$153,220

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
7/12/2022	WD	Warranty Deed	GALANIS KELLY D ETVIR	JG WEST INVESTMENTS LLC			2022029153
10/13/1998	OT	"Not in Use" OT		GALANIS KELLY D ETVIR	373	805	0
8/22/1995	OT	"Not in Use" OT			1848	642	0

Map



Property Details

<b>Account</b>		
<b>Property ID:</b>	377101	<b>Geographic ID:</b> 500388250001020
<b>Type:</b>	Real	<b>Zoning:</b> R
<b>Property Use:</b>	300 General Comm Vacant Land	
<b>Location</b>		
<b>Situs Address:</b>	IH 35 WEST, TX 76691	
<b>Map ID:</b>	2G	<b>MapSCO:</b> 150
<b>Legal Description:</b>	GALANIS ADDITION Lot 2 Block 1 Acres 3.011	
<b>Abstract/Subdivision:</b>	0388.25S50 - GALANIS ADDITION	
<b>Neighborhood:</b>	50957.A	
<b>Owner</b>		
<b>Owner ID:</b>	524029	
<b>Name:</b>	JG WEST INVESTMENTS LLC	
<b>Agent:</b>		
<b>Mailing Address:</b>	3222 FM 1058 HEREFORD, TX 79045	
<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>	\$0 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$265,600 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$265,600 (=)
<b>Agricultural Value Loss: ⓘ</b>	\$0 (-)
<b>Appraised Value:</b>	\$265,600 (=)
<b>Homestead Cap Loss: ⓘ</b>	\$0 (-)
<b>Assessed Value:</b>	\$265,600
<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.

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## Property Taxing Jurisdiction

**Owner:** JG WEST INVESTMENTS LLC **%Ownership:** 100.00%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
00	McLENNAN COUNTY	0.329805	\$265,600	\$265,600	\$875.96	
50	WEST ISD	0.970600	\$265,600	\$265,600	\$2,577.91	
86	McLENNAN COMMUNITY COLLEGE	0.128509	\$265,600	\$265,600	\$341.32	

**Total Tax Rate:** 1.428914

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**Estimated Taxes With Exemptions:** \$3,795.19

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**Estimated Taxes Without Exemptions:** \$3,795.19

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## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
AC	Acres	3.0110	131,159.16	270.91	639.80	\$265,600	\$0



## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$0	\$265,600	\$0	\$265,600	\$0	\$265,600
2023	\$0	\$265,600	\$0	\$265,600	\$0	\$265,600
2022	\$0	\$65,580	\$0	\$65,580	\$0	\$65,580
2021	\$0	\$65,580	\$0	\$65,580	\$0	\$65,580
2020	\$0	\$65,580	\$0	\$65,580	\$0	\$65,580
2019	\$0	\$65,580	\$0	\$65,580	\$0	\$65,580
2018	\$0	\$26,070	\$0	\$26,070	\$0	\$26,070
2017	\$0	\$25,070	\$0	\$25,070	\$0	\$25,070

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
7/12/2022	WD	Warranty Deed	GALANIS ANARGYROS & KELLY	JG WEST INVESTMENTS LLC			2022029153
5/12/2003	WD	Warranty Deed	HUNT PAULA KAREN	GALANIS ANARGYROS & KELLY			2003018536
6/17/1994	OT	"Not in Use" OT		HUNT PAULA KAREN	1813	884	0