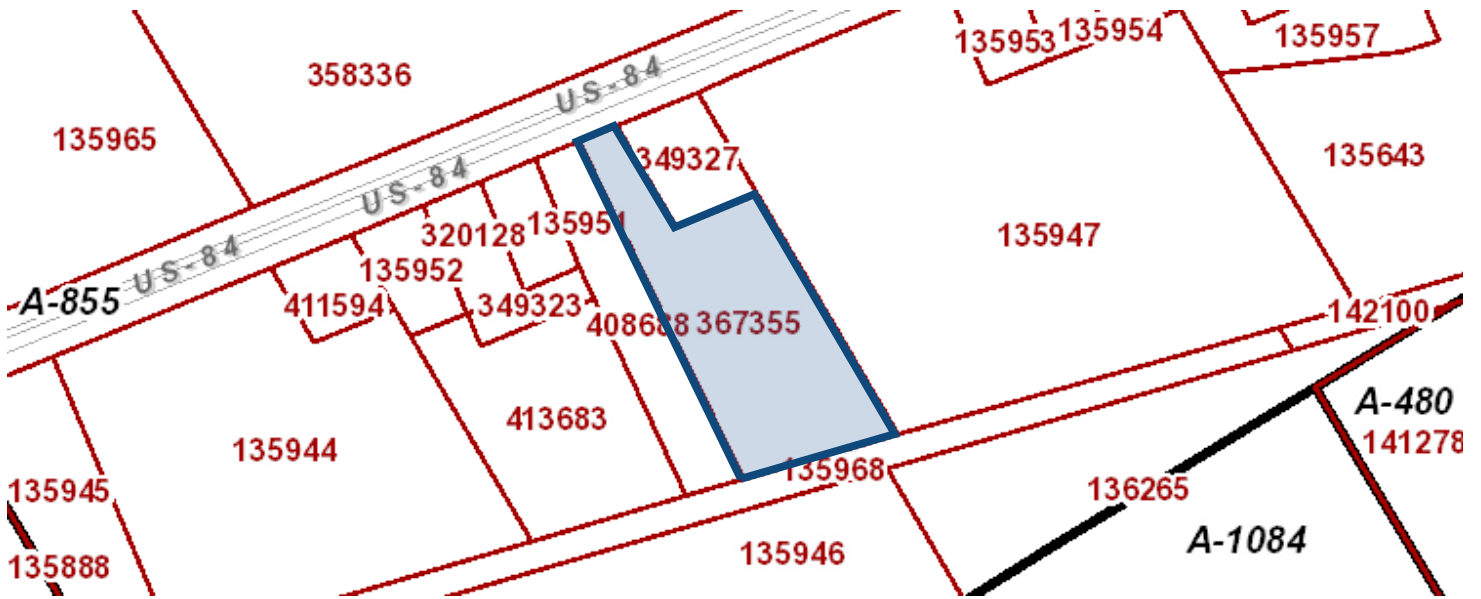


Map



Property Details

Account		
Property ID:	367355	Geographic ID: 340504000001000
Type:	Real	Zoning: R
Property Use:	373 Retail Single Occupancy	
Location		
Situs Address:	31589 W HWY 84 MCGREGOR, TX 76657	
Map ID:	68B	Mapsc0: 355
Legal Description:	KBJ ADDITION Lot 1 Block 1 Acres 12.0	
Abstract/Subdivision:	0504.00S34 - KBJ ADDITION	
Neighborhood:	34980.8	
Owner		
Owner ID:	509617	
Name:	BAXTER HOLDINGS LLC	
Agent:	J Joseph Consulting Inc	
Mailing Address:	11503 EASTWOOD ST MAGNOLIA, TX 77354-4519	
% Ownership:	100.00%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$27,660 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$320,540 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$348,200 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value:	\$348,200 (=)
Homestead Cap Loss: ⓘ	\$0 (-)
Assessed Value:	\$324,000
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: BAXTER HOLDINGS LLC **%Ownership:** 100.00%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
00	McLENNAN COUNTY	0.329805	\$348,200	\$324,000	\$1,068.57	
34	McGREGOR ISD	0.875120	\$348,200	\$324,000	\$2,835.39	
68	McGREGOR, CITY OF	0.543591	\$348,200	\$324,000	\$1,761.23	
86	McLENNAN COMMUNITY COLLEGE	0.128509	\$348,200	\$324,000	\$416.37	
TIRZ2	MCGREGOR TIRZ 2	0.000000	\$348,200	\$324,000	\$0.00	

Total Tax Rate: 1.877025

Estimated Taxes With Exemptions: \$6,081.56

Estimated Taxes Without Exemptions: \$6,535.80

Property Improvement - Building

Type: Commercial **State Code:** F1 **Living Area:** 1,341.00 sqft **Value:** \$24,199

Type	Description	Class CD	Year Built	SQFT
122	Commode Average	CMA	2013	1.00
132	Lavatory Average	LVA	2013	1.00
093	FreeStand Heat Pump	CHP .5-.9	2013	0.50
093	FreeStand Heat Pump	CHP .5-.9	2013	1.40
MA1	Main Area 1	28M1	2013	540.00
MA1	Main Area 1	23WV3	2013	42.00
MA1	Main Area 1	23WV3	1965	759.00
447	Storage Bldg/Area	RS1	2013	200.00

Description: C- Site Imps **Type:** Commercial **State Code:** F1 **Living Area:** 0.00 sqft **Value:** \$3,461

Type	Description	Class CD	Year Built	SQFT
437	Paved Area Sch	SG1	2013	13,600.00

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
AC	Acres	1.4080	61,332.48	0.00	0.00	\$193,200	\$0
2	Dry Cropland	10.5920	461,387.52	345.07	1,466.91	\$127,340	\$0

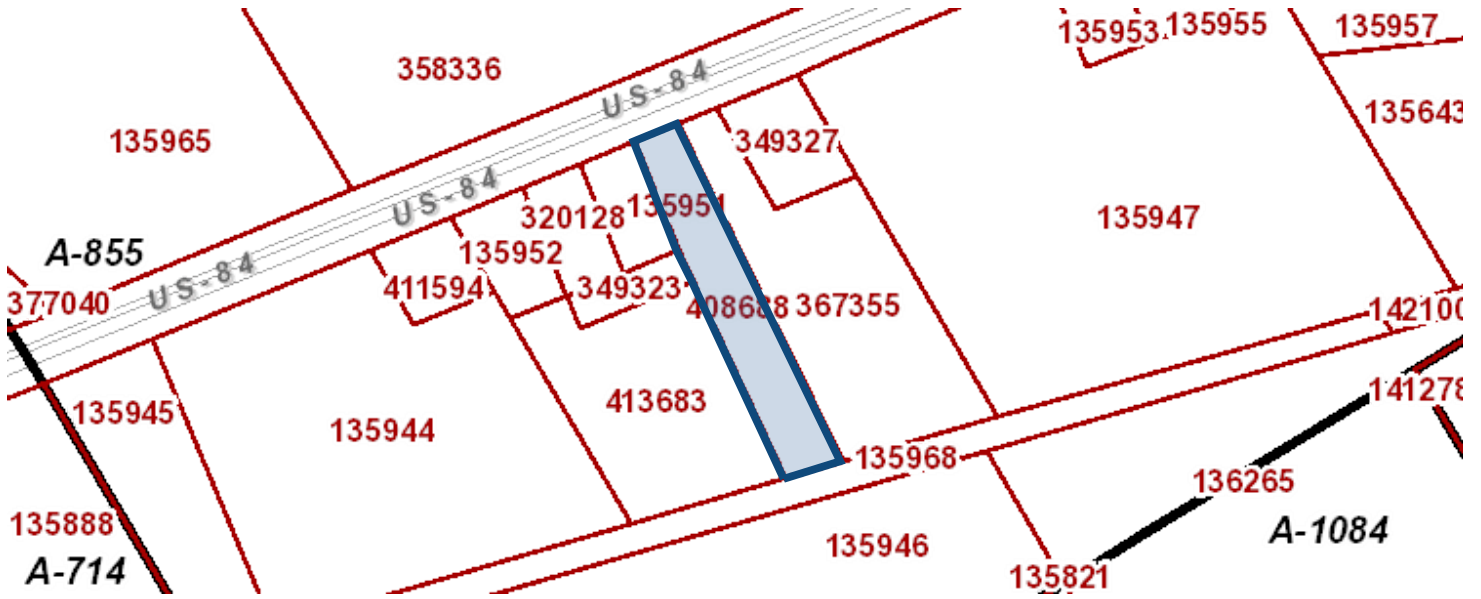
Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$27,660	\$320,540	\$0	\$348,200	\$0	\$324,000
2023	\$27,660	\$242,340	\$0	\$270,000	\$0	\$270,000
2022	\$66,720	\$177,720	\$0	\$244,440	\$0	\$244,440
2021	\$42,900	\$176,010	\$0	\$218,910	\$0	\$218,910
2020	\$43,880	\$174,160	\$0	\$218,040	\$0	\$218,040
2019	\$44,840	\$171,930	\$3,280	\$130,920	\$0	\$130,920
2018	\$44,500	\$140,280	\$3,280	\$100,680	\$0	\$100,680
2017	\$44,600	\$114,330	\$3,180	\$100,680	\$0	\$100,680
2016	\$45,380	\$114,330	\$3,180	\$101,460	\$0	\$101,460
2015	\$44,720	\$114,330	\$3,180	\$100,800	\$0	\$100,800
2014	\$43,370	\$114,330	\$3,280	\$99,550	\$0	\$99,550

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
8/6/2021	DL	Warranty Deed /w Vendors Lien	SH 84 INVESTMENTS LLC	BAXTER HOLDINGS LLC			2021031964
1/17/2019	DL	Warranty Deed /w Vendors Lien	OLALDE DAVID	SH 84 INVESTMENTS LLC			2019002027
5/16/2013	DL	Warranty Deed /w Vendors Lien	KBJ ENTERPRISES LLC	OLALDE DAVID			2013017475
5/21/2010	DL	Warranty Deed /w Vendors Lien		KBJ ENTERPRISES LLC			2010015743

Map



Property Details

Account		
Property ID:	408688	Geographic ID: 340855000001080
Type:	Real	Zoning: R
Property Use:	399 Warehouse - Metallic	
Location		
Situs Address:	31631 W HWY 84 MCGREGOR, TX 76657	
Map ID:	68B	MapSCO: 355
Legal Description:	TAYLOR E W Acres 5.513	
Abstract/Subdivision:	0855.00S34 - TAYLOR E W	
Neighborhood:	34980.8	
Owner		
Owner ID:	511240	
Name:	BAXTER HOLDINGS LLC	
Agent:	J Joseph Consulting Inc	
Mailing Address:	311 N SYCAMORE ST TOMBALL, TX 77375	
% Ownership:	100.00%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$351,770 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$486,820 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$838,590 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value:	\$838,590 (=)
Homestead Cap Loss: ⓘ	\$0 (-)
Assessed Value:	\$838,590
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: BAXTER HOLDINGS LLC **%Ownership:** 100.00%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
00	McLENNAN COUNTY	0.329805	\$838,590	\$838,590	\$2,765.71	
34	McGREGOR ISD	0.875120	\$838,590	\$838,590	\$7,338.67	
68	McGREGOR, CITY OF	0.543591	\$838,590	\$838,590	\$4,558.50	
86	McLENNAN COMMUNITY COLLEGE	0.128509	\$838,590	\$838,590	\$1,077.66	
TIRZ2	MCGREGOR TIRZ 2	0.000000	\$838,590	\$838,590	\$0.00	

Total Tax Rate: 1.877025

Estimated Taxes With Exemptions: \$15,740.54

Estimated Taxes Without Exemptions: \$15,740.54

Property Improvement - Building

Type: Commercial **State Code:** F1 **Living Area:** 8,000.00 sqft **Value:** \$310,781

Type	Description	Class CD	Year Built	SQFT
MA1	Main Area 1	28S3	2009	4,800.00
552	Ave Bltn R W/D	BLTAA	2018	1.00
404	Canopy	CP6A	2018	400.00
404	Canopy	CP6A	2018	400.00
404	Canopy	CP6A	2018	800.00
404	Canopy	CP6A	2013	640.00
522	Bathroom Ave	BATHA	2018	1.00
433	Mezzanine	MU1	2018	1,600.00
MA2	Main Area 2	28S3	2018	1,600.00
433	Mezzanine	MU2	2011	903.00
091	Central HC	CHC 3.1-6	2018	3.00
091	Central HC	CHC > 6	2013	20.00

122	Commode Average	CMA	2011	1.00
132	Lavatory Average	LVA	2011	1.00
445	Stairway Outside	SE1	2018	1.00
437	Paved Area Sch	PC1	2011	800.00
435	Enclosure Fin LA/Ofc/Rtl/Stg	MU3	2011	903.00
MA1	Main Area 1	28S3	2018	800.00
MA1	Main Area 1	28S3	2013	800.00

Description: C-Site Imps **Type:** Commercial **State Code:** F1 **Living Area:** 0.00 sqft **Value:** \$40,989

Type	Description	Class CD	Year Built	SQFT
437	Paved Area Sch	SG1	2011	6,980.00
437	Paved Area Sch	PC1	2011	11,990.00

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
AC	Acres	2.0930	91,171.08	0.00	0.00	\$287,190	\$0
2	Dry Cropland	3.4200	148,975.20	0.00	0.00	\$199,630	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$351,770	\$486,820	\$0	\$838,590	\$0	\$838,590
2023	\$557,970	\$222,030	\$0	\$780,000	\$0	\$780,000
2022	\$620,070	\$121,640	\$0	\$741,710	\$0	\$741,710

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
7/12/2021	DL	Warranty Deed /w Vendors Lien	TORN RUSSELL & SHANNON	BAXTER HOLDINGS LLC			2021028220
1/28/2016	DL	Warranty Deed /w Vendors Lien	KBJ ENTERPRISES LLC	TORN RUSSELL & SHANNON			2016002955
5/21/2010	DL	Warranty Deed /w Vendors Lien	DYKE LARRY R	KBJ ENTERPRISES LLC			2010015743
2/6/2008	DL	Warranty Deed /w Vendors Lien	ALBRIGHT CHARLES B	DYKE LARRY R			2008004538