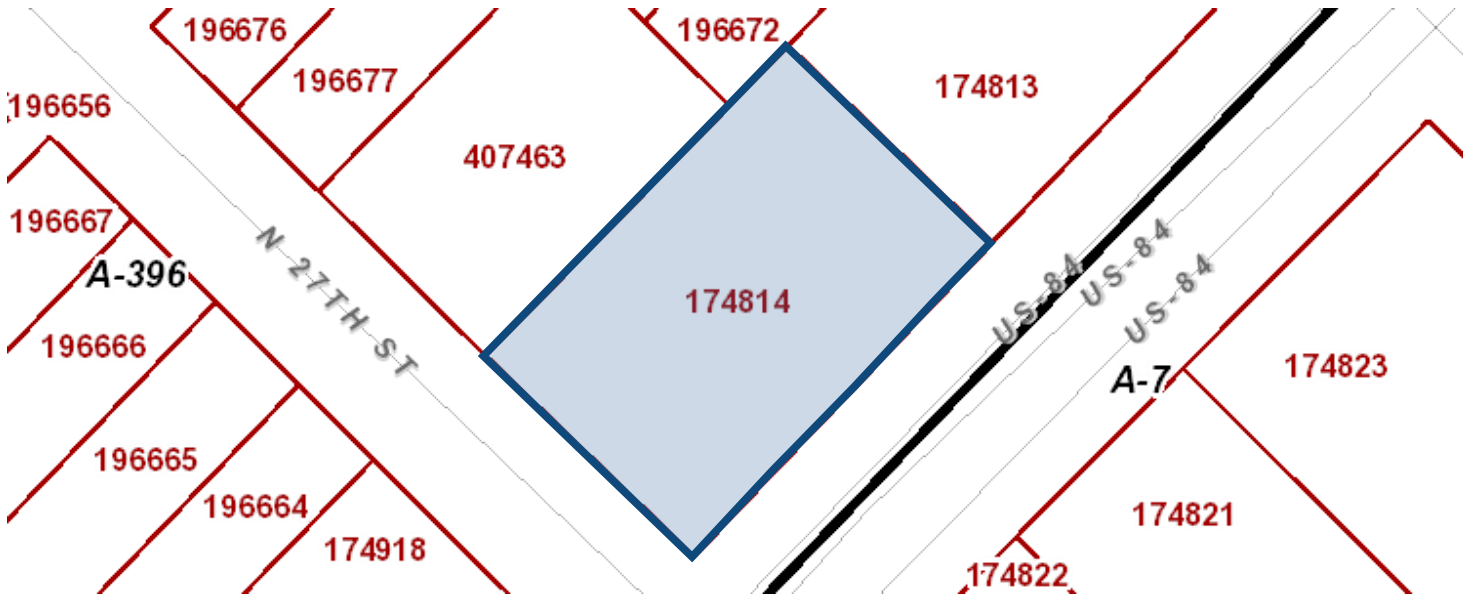


Map



Property Details

Account		
Property ID:	174814	Geographic ID: 480200000330000
Type:	Real	Zoning: C-2
Property Use:	374 Retail Multi-Occupancy	
Location		
Situs Address:	2625 W WACO DR WACO, TX 76707	
Map ID:	92	MapSCO: 299
Legal Description:	GLENWOOD Lot B C D E Block 51 Acres .518	
Abstract/Subdivision:	0200.00S48 - GLENWOOD	
Neighborhood:	48980.1	
Owner		
Owner ID:	514165	
Name:	TING 21 INC	
Agent:		
Mailing Address:	6725 CRYSTAL CT WACO, TX 76712-6979	
% Ownership:	100.00%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$730,590 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$155,690 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$886,280 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value:	\$886,280 (=)
Homestead Cap Loss: ⓘ	\$0 (-)
Assessed Value:	\$794,136
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: TING 21 INC **%Ownership:** 100.00%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
00	McLENNAN COUNTY	0.329805	\$886,280	\$794,136	\$2,619.10	
48	WACO ISD	1.028587	\$886,280	\$794,136	\$8,168.38	
80	WACO, CITY OF	0.755000	\$886,280	\$794,136	\$5,995.73	
86	McLENNAN COMMUNITY COLLEGE	0.128509	\$886,280	\$794,136	\$1,020.54	

Total Tax Rate: 2.241901

Estimated Taxes With Exemptions: \$17,803.75

Estimated Taxes Without Exemptions: \$19,869.52

Property Improvement - Building

Type: Commercial **State Code:** F1 **Living Area:** 7,920.00 sqft **Value:** \$0

Type	Description	Class CD	Year Built	SQFT
448	Store Front	SF1	1970	42.00
132	Lavatory Average	LVA	1970	3.00
242	Urinal Average	URA	1970	1.00
MA1	Main Area 1	23M4+	1970	1,980.00
MA1	Main Area 1	20M4+	1970	3,690.00
MA1	Main Area 1	20M4	1970	2,250.00
404	Canopy	CP6A	1970	1,552.00
161	Water Heater Inferior	WHI	1970	1.00
122	Commode Average	CMA	1970	3.00
091	Central HC	CHC 3.1-6	1970	5.00
091	Central HC	CHC > 6	1970	10.00
073	Ceiling Furnace Heat	CF126-300	1970	150.00
151	Sink Inferior	SKI	1970	1.00

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	PA1	1970	2,169.00

 Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
SQ	Square Foot	0.5180	22,564.08	185.00	122.58	\$0	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$730,590	\$155,690	\$0	\$886,280	\$0	\$794,136
2023	\$571,520	\$90,260	\$0	\$661,780	\$0	\$661,780
2022	\$395,830	\$90,260	\$0	\$486,090	\$0	\$486,090
2021	\$426,400	\$56,410	\$0	\$482,810	\$0	\$482,810
2020	\$424,020	\$56,410	\$0	\$480,430	\$0	\$480,430
2019	\$383,470	\$56,410	\$0	\$439,880	\$0	\$439,880
2018	\$359,340	\$56,630	\$0	\$415,970	\$0	\$415,970
2017	\$328,370	\$56,630	\$0	\$385,000	\$0	\$385,000
2016	\$193,570	\$56,430	\$0	\$250,000	\$0	\$250,000
2015	\$349,110	\$56,430	\$0	\$405,540	\$0	\$405,540
2014	\$331,580	\$56,430	\$0	\$388,010	\$0	\$388,010
2013	\$317,710	\$56,430	\$0	\$374,140	\$0	\$374,140

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
12/10/2021	DL	Warranty Deed /w Vendors Lien	KONA HONU PROPERTIES,LLC	TING 21 INC			2021050451
12/17/2018	WD	Warranty Deed	ESMAIEL MOHAMMED	KONA HONU PROPERTIES,LLC			2018043606
5/5/2016	DL	Warranty Deed /w Vendors Lien	CONNOR ALFRED N	ESMAIEL MOHAMMED			2016014264
3/21/2016	WD	Warranty Deed	DELOS PARTNERS	CONNOR ALFRED N			2016008785
3/1/1989	OT	"Not in Use" OT		DELOS PARTNERS	1657	210	0