

## Property Details

<b>Account</b>		
<b>Property ID:</b>	106554	<b>Geographic ID:</b> 180002000041000
<b>Type:</b>	Real	<b>Zoning:</b> R
<b>Property Use:</b>		
<b>Location</b>		
<b>Situs Address:</b>	WORTHAM BEND RD WACO, TX 76708	
<b>Map ID:</b>	60B	<b>Mapsco:</b> 237
<b>Legal Description:</b>	BARRON T H Acres 50.0	
<b>Abstract/Subdivision:</b>	0002.00S18 - BARRON T H	
<b>Neighborhood:</b>	18890.1	
<b>Owner</b>		
<b>Owner ID:</b>	478113	
<b>Name:</b>	CHS PARTNERS ,LP	
<b>Agent:</b>		
<b>Mailing Address:</b>	126 MECCA RD WACO, TX 76710-7233	
<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>	\$0 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$0 (+)
<b>Agricultural Market Valuation:</b>	\$248,450 (+)
<b>Market Value:</b>	\$248,450 (=)
<b>Agricultural Value Loss:</b> ⓘ	\$232,200 (-)

<b>Appraised Value:</b>	\$16,250 (=)
<b>Homestead Cap Loss:</b> ⓘ	\$0 (-)
<b>Assessed Value:</b>	\$16,250
<b>Ag Use Value:</b>	\$16,250

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:** CHS PARTNERS ,LP %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
00	McLENNAN COUNTY	0.329805	\$248,450	\$16,250	\$53.59	
18	CHINA SPRING ISD	1.021380	\$248,450	\$16,250	\$165.97	
86	McLENNAN COMMUNITY COLLEGE	0.128509	\$248,450	\$16,250	\$20.88	

**Total Tax Rate:** 1.479694

**Estimated Taxes With Exemptions:** \$240.44

**Estimated Taxes Without Exemptions:** \$3,676.30

## Property Details

<b>Account</b>		
<b>Property ID:</b>	106555	<b>Geographic ID:</b> 180002000042007
<b>Type:</b>	Real	<b>Zoning:</b> R-1B
<b>Property Use:</b>		
<b>Location</b>		
<b>Situs Address:</b>	WACO, TX 76708	
<b>Map ID:</b>	60B	<b>Mapsco:</b> 237
<b>Legal Description:</b>	BARRON T H Acres 89.88	
<b>Abstract/Subdivision:</b>	0002.00S18 - BARRON T H	
<b>Neighborhood:</b>	18890.1	
<b>Owner</b>		
<b>Owner ID:</b>	394543	
<b>Name:</b>	CHS PARTNERS LP	
<b>Agent:</b>		
<b>Mailing Address:</b>	126 MECCA RD WACO, TX 76710-7233	
<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>	\$0 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$0 (+)
<b>Agricultural Market Valuation:</b>	\$446,610 (+)
<b>Market Value:</b>	\$446,610 (=)
<b>Agricultural Value Loss:?</b>	\$417,400 (-)

<b>Appraised Value:</b>	\$29,210 (=)
<b>Homestead Cap Loss:</b> ⓘ	\$0 (-)
<b>Assessed Value:</b>	\$29,210
<b>Ag Use Value:</b>	\$29,210

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## Property Taxing Jurisdiction

**Owner:** CHS PARTNERS LP %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
00	McLENNAN COUNTY	0.329805	\$446,610	\$29,210	\$96.34	
18	CHINA SPRING ISD	1.021380	\$446,610	\$29,210	\$298.35	
80	WACO, CITY OF	0.755000	\$446,610	\$29,210	\$220.54	
86	McLENNAN COMMUNITY COLLEGE	0.128509	\$446,610	\$29,210	\$37.54	

**Total Tax Rate:** 2.234694

**Estimated Taxes With Exemptions:** \$652.77

**Estimated Taxes Without Exemptions:** \$9,980.37