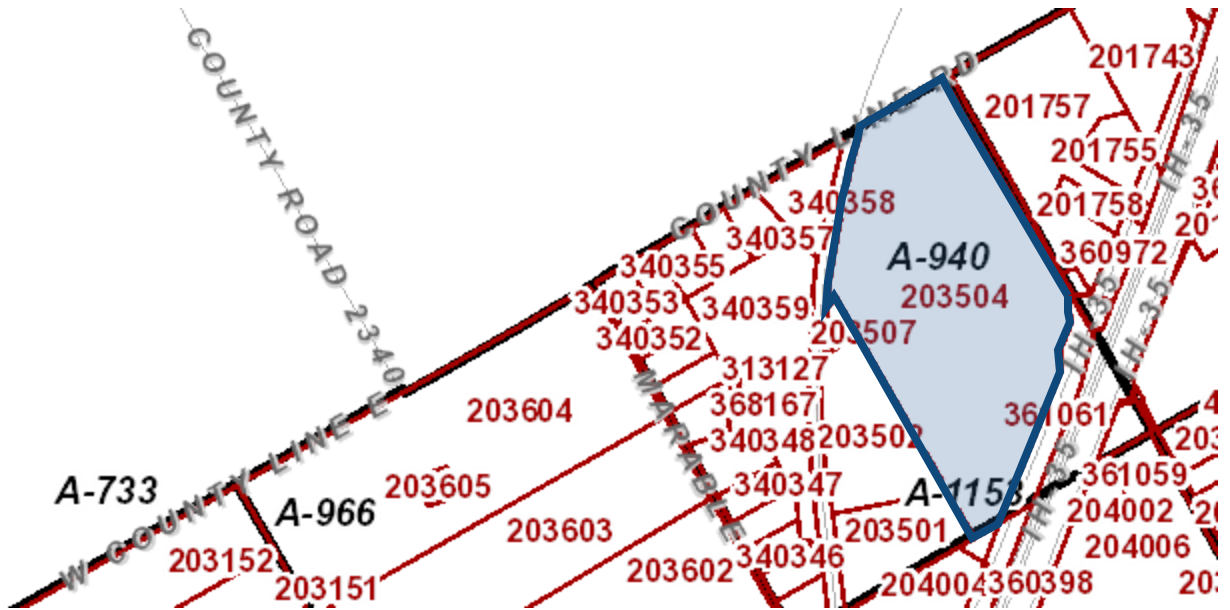


# McLennan CAD Property Search

## Property ID: 203504 For Year 2024

Map



### Property Details

<b>Account</b>		
<b>Property ID:</b>	203504	<b>Geographic ID:</b> 500940000004007
<b>Type:</b>	Real	<b>Zoning:</b> R
<b>Property Use:</b>		
<b>Location</b>		
<b>Situs Address:</b>	N IH 35 WEST, TX 76691	
<b>Map ID:</b>	2G	<b>Mapsco:</b> 150
<b>Legal Description:</b>	WINN W J Acres 66.	
<b>Abstract/Subdivision:</b>	0940.00S50 - WINN W J	
<b>Neighborhood:</b>	50890.1	
<b>Owner</b>		
<b>Owner ID:</b>	537856	
<b>Name:</b>	WEST BROS LAND LLC	
<b>Agent:</b>	OWNWELL, INC.	
<b>Mailing Address:</b>	2509 SYCAMORE FIG BEND LEANDER, TX 78641	

<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>	\$0 (+)
<b>Agricultural Market Valuation:</b>	\$303,900 (+)
<b>Market Value:</b>	\$303,900 (=)
<b>Agricultural Value Loss:</b>	\$294,030 (-)
<b>Appraised Value:</b>	\$9,870 (=)
<b>HS Cap Loss/Circuit Breaker:</b>	\$0 (-)
<b>Assessed Value:</b>	\$9,870
<b>Ag Use Value:</b>	\$9,870

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:** WEST BROS LAND LLC **%Ownership:** 100.00%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
00	McLENNAN COUNTY	0.329805	\$303,900	\$9,870	\$32.55	
50	WEST ISD	0.970600	\$303,900	\$9,870	\$95.80	
86	McLENNAN COMMUNITY COLLEGE	0.128509	\$303,900	\$9,870	\$12.68	

**Total Tax Rate:** 1.428914

**Estimated Taxes With Exemptions:** \$141.03

**Estimated Taxes Without Exemptions:** \$4,342.47

## Property Improvement - Building

## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
2	Dry Cropland	22.98	1,001,008.80	0.00	0.00	\$105,810	\$6,430
4	Native Pasture	43.02	1,873,951.20	0.00	0.00	\$198,090	\$3,440

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$0	\$303,900	\$9,870	\$9,870	\$0	\$9,870
2023	\$0	\$302,210	\$9,620	\$9,620	\$0	\$9,620
2022	\$0	\$274,730	\$8,730	\$8,730	\$0	\$8,730
2021	\$0	\$238,890	\$8,610	\$8,610	\$0	\$8,610
2020	\$0	\$235,620	\$8,520	\$8,520	\$0	\$8,520
2019	\$0	\$223,620	\$11,250	\$11,250	\$0	\$11,250
2018	\$0	\$219,230	\$11,360	\$11,360	\$0	\$11,360
2017	\$0	\$186,450	\$11,120	\$11,120	\$0	\$11,120
2016	\$0	\$186,450	\$10,700	\$10,700	\$0	\$10,700
2015	\$0	\$205,570	\$10,390	\$10,390	\$0	\$10,390
2014	\$0	\$205,570	\$0	\$205,570	\$0	\$205,570
2013	\$0	\$205,570	\$0	\$205,570	\$0	\$205,570

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
12/19/2023	DL	Warranty Deed /w Vendors Lien	HAJEK ANN ETAL	WEST BROS LAND LLC			2023038454

5/6/2015	CP	Probate, Copy of (Will)	KRUZICK MATT MRS	HAJEK ANN ETAL			2019004625
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📌 ARB Data

**Data will be available in October 2024.**