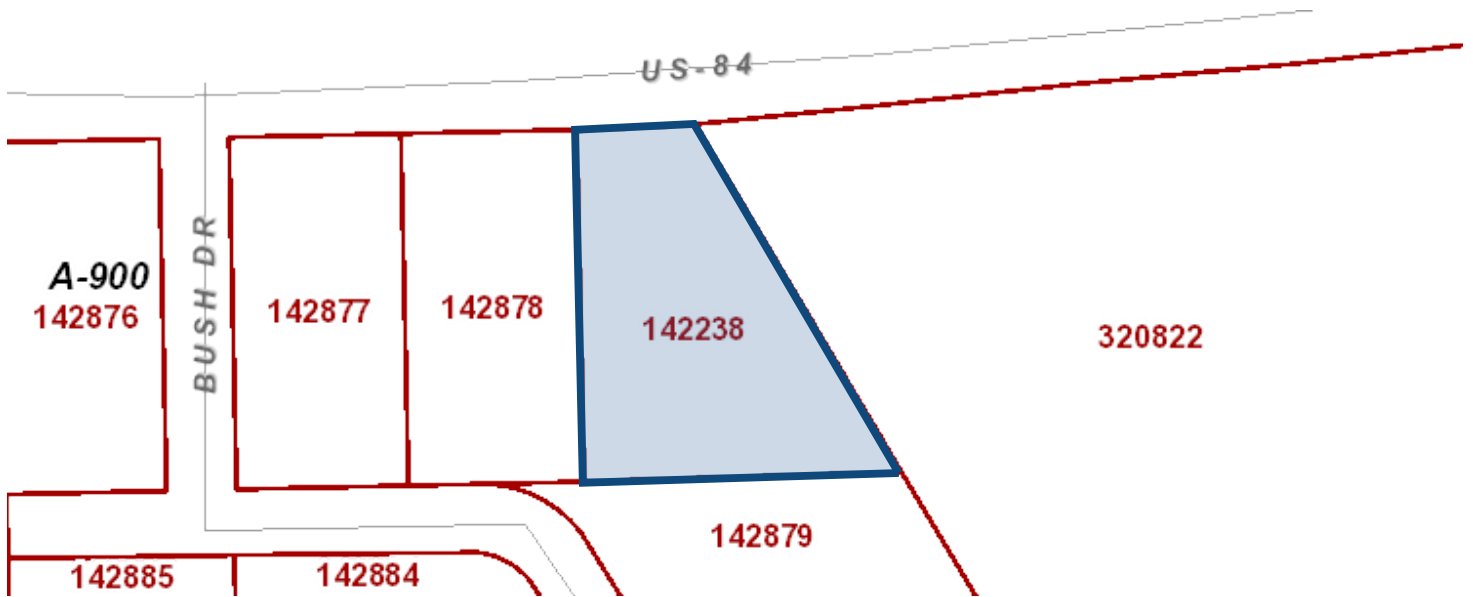


 Map

 Property Details

Account		
Property ID:	142238	Geographic ID: 360900000011018
Type:	Real	Zoning: C
Property Use:	399 Warehouse - Metallic	
Location		
Situs Address:	22002 WOODWAY DR WOODWAY, TX 76712	
Map ID:	74B	Mapsc0: 327
Legal Description:	WHITE J Tract 23A Acres 1.29	
Abstract/Subdivision:	0900.00S36 - WHITE J	
Neighborhood:	36980.A	
Owner		
Owner ID:	540506	
Name:	ROYAL WACO SIP LLC	
Agent:		
Mailing Address:	8111 DOUGLAS AVE STE 600 DALLAS, TX 75225	
% Ownership:	100.0%	

Exemptions:

For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$228,840 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$70,240 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$299,080 (=)
Agricultural Value Loss: ?	\$0 (-)
Appraised Value:	\$299,080 (=)
Homestead Cap Loss: ?	\$0 (-)
Assessed Value:	\$299,080
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: ROYAL WACO SIP LLC **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
00	McLENNAN COUNTY	0.329805	\$299,080	\$299,080	\$986.38	
36	MIDWAY ISD	0.939200	\$299,080	\$299,080	\$2,808.96	
84	WOODWAY, CITY OF	0.373701	\$299,080	\$299,080	\$1,117.66	
86	McLENNAN COMMUNITY COLLEGE	0.128509	\$299,080	\$299,080	\$384.34	

Total Tax Rate: 1.771215

Estimated Taxes With Exemptions: \$5,297.34

Estimated Taxes Without Exemptions: \$5,297.34

Property Improvement - Building

Description: Commercial **Type:** Commercial **State Code:** F1 **Living Area:** 5,000.00 sqft **Value:** \$126,650

Type	Description	Class CD	Year Built	SQFT
MA1	Main Area 1	28S2-	1980	5,000.00
073	Ceiling Furnace Heat	CF 15-60	1980	50.00
435	Enclosure Fin LA/Ofc/Rtl/Stg	MU2	1980	700.00
091	Central HC	CHC .5-3	1980	1.50
405	Cold Storage	CF1	1980	1,875.00
251	Fountain Inferior	FNI	1980	1.00
121	Commode Inferior	CMI	1980	2.00
161	Water Heater Inferior	WHI	1980	1.00
131	Lavatory Inferior	LVI	1980	2.00
141	Shower Stall Inferior	SHI	1980	1.00

Description: C-Site Imps **Type:** Commercial **State Code:** F1 **Living Area:** 0.00 sqft **Value:** \$102,190

Type	Description	Class CD	Year Built	SQFT
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437	Paved Area Sch	PC2	2011	29,900.00
417	Fence	FC3	1980	568.00

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
AC	Acres	1.2900	56,192.40	186.20	324.38	\$70,240	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$228,840	\$70,240	\$0	\$299,080	\$0	\$299,080
2023	\$253,950	\$70,240	\$0	\$324,190	\$0	\$324,190
2022	\$248,290	\$70,240	\$0	\$318,530	\$0	\$318,530
2021	\$224,460	\$70,240	\$0	\$294,700	\$0	\$294,700
2020	\$229,600	\$70,240	\$0	\$299,840	\$0	\$299,840
2019	\$224,010	\$70,240	\$0	\$294,250	\$0	\$294,250
2018	\$220,960	\$70,240	\$0	\$291,200	\$0	\$291,200
2017	\$222,490	\$56,190	\$0	\$278,680	\$0	\$278,680
2016	\$223,810	\$56,190	\$0	\$280,000	\$0	\$280,000
2015	\$231,330	\$56,190	\$0	\$287,520	\$0	\$287,520
2014	\$231,330	\$56,190	\$0	\$287,520	\$0	\$287,520
2013	\$242,270	\$32,310	\$0	\$274,580	\$0	\$274,580

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
4/5/2024	DL	Warranty Deed /w Vendors Lien	CYGNUS PROPERTIES LLC	ROYAL WACO SIP LLC			2024010259
12/28/2020	WD	Warranty Deed	SCHWAN'S SALES ENTERPRISES INC	CYGNUS PROPERTIES LLC			2021028636

DS
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