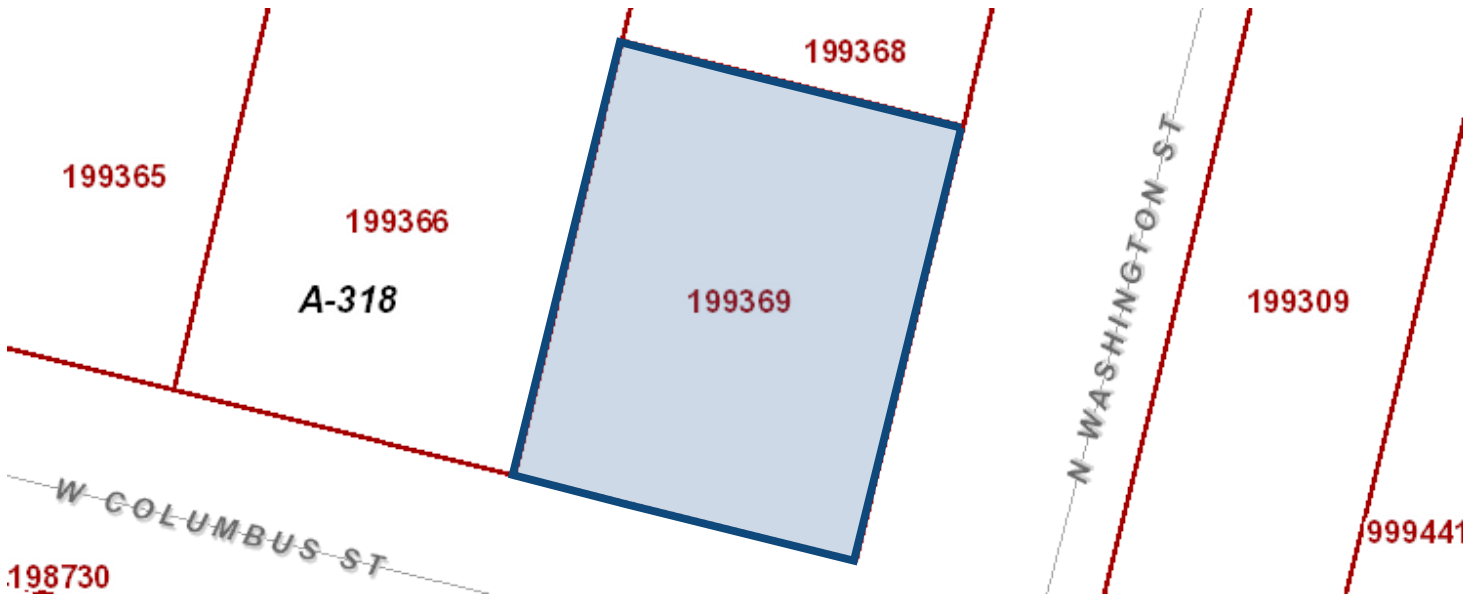


Map



Property Details

Account		
Property ID:	199369	Geographic ID: 500015000060009
Type:	Real	Zoning: C
Property Use:	300 General Comm Vacant Land	
Location		
Situs Address:	301 N WASHINGTON ST WEST, TX 76691	
Map ID:	22	MapSCO: 150
Legal Description:	D & M Lot 11A 12A Block 6 Acres .1636	
Abstract/Subdivision:	0015.00S50 - D & M	
Neighborhood:	50950.1	
Owner		
Owner ID:	540186	
Name:	MATUS HOLDINGS LLC	
Agent:		
Mailing Address:	224 N MAIN ST WEST, TX 76691-1200	
% Ownership:	100.00%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$17,810 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$17,810 (=)
Agricultural Value Loss:	\$0 (-)
Appraised Value:	\$17,810 (=)
HS Cap Loss/Circuit Breaker:	\$0 (-)
Assessed Value:	\$17,810
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: MATUS HOLDINGS LLC **%Ownership:** 100.00%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
00	McLENNAN COUNTY	0.329805	\$17,810	\$17,810	\$58.74	
50	WEST ISD	0.970600	\$17,810	\$17,810	\$172.86	
82	WEST, CITY OF	0.600000	\$17,810	\$17,810	\$106.86	
86	McLENNAN COMMUNITY COLLEGE	0.128509	\$17,810	\$17,810	\$22.89	

Total Tax Rate: 2.028914

Estimated Taxes With Exemptions: \$361.35

Estimated Taxes Without Exemptions: \$361.35

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
SQ	Square Foot	0.16	7,125.00	95.00	75.00	\$17,810	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	N/A	N/A	N/A	N/A	N/A	N/A
2024	\$0	\$17,810	\$0	\$17,810	\$0	\$17,810
2023	\$0	\$17,810	\$0	\$17,810	\$0	\$17,810
2022	\$0	\$17,810	\$0	\$17,810	\$0	\$17,810
2021	\$0	\$17,810	\$0	\$17,810	\$0	\$17,810
2020	\$18,540	\$14,250	\$0	\$32,790	\$0	\$32,790
2019	\$14,050	\$14,250	\$0	\$28,300	\$0	\$28,300
2018	\$11,230	\$14,250	\$0	\$25,480	\$0	\$25,480
2017	\$11,410	\$14,250	\$0	\$25,660	\$0	\$25,660
2016	\$10,910	\$14,250	\$0	\$25,160	\$0	\$25,160
2015	\$10,910	\$14,250	\$0	\$25,160	\$0	\$25,160
2014	\$22,250	\$14,250	\$0	\$36,500	\$0	\$36,500

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
3/20/2024	WD	Warranty Deed	MATUS DUSTIN & REBECCA	MATUS HOLDINGS LLC			2024009445
1/27/2020	DL	Warranty Deed /w Vendors Lien	BETTGE LAURA	MATUS DUSTIN & REBECCA			2020002939
10/26/2009	WD	Warranty Deed	MELLGREN WALTER J JR ETUX	BETTGE LAURA			2009034061
12/30/1983	DE	Deed (Deed w/o warranty or spec)	ADAIR DENNIS R & DONNA M	MELLGREN WALTER J JR ETUX	1472	104	
9/14/2006	WD	Warranty Deed	GRIFFITH TOM E ET UX	ADAIR DENNIS R & DONNA M			2006046522