

GENERAL INFO

ACCOUNT

Property ID: 354732
 Geographic ID: 480148010001020
 Type: R
 Zoning: C-4
 Agent:
 Legal Description: CONDO AVENUE LOFTS, FARM LOT
 4 BLK 4 LT A3 B3, Unit A2, 25.0 % INT
 in Common Area
 Property Use: 356

OWNER

Name: TANNERY CLAYTON SEAN
 Secondary Name:
 Mailing Address: 2819 DOGWOOD DR NACOGDOCHES TX
 US 75965
 Owner ID: 465241
 % Ownership: 100.000000
 Exemptions:

LOCATION

Address: 707 AUSTIN AVE A2, WACO TX 76701

Market Area:
 Market Area CD: 48900.2C2
 Map ID: 4
 Zoning: C-4

PROTEST

Protest Status:
 Informal Date:
 Formal Date:

VALUES

CURRENT VALUES

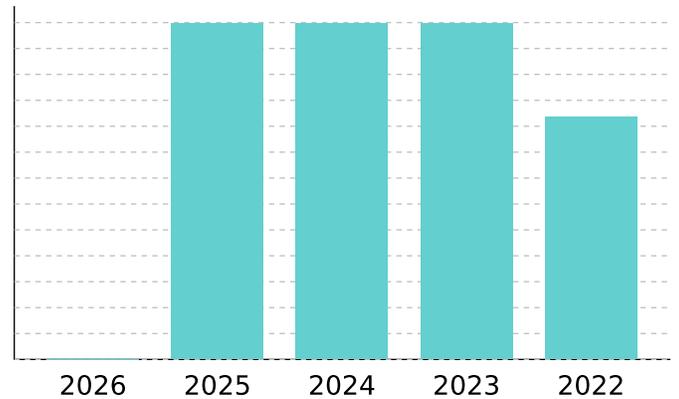
Land Homesite: \$0
 Land Non-Homesite: \$82,500
 Special Use Land Market: \$0
 Total Land: \$82,500

 Improvement Homesite: \$0
 Improvement Non-Homesite: \$241,540
 Total Improvement: \$241,540

 Market: \$324,040
 Special Use Exclusion (-): \$0
 Appraised: \$324,040
 Value Limitation Adjustment (-): \$0

 Net Appraised: \$324,040

VALUE HISTORY



VALUE HISTORY

| Year | Land Market | Improvement | Special Use Exclusion | Appraised | Value Limitation Adj (-) | Net Appraised |
|------|-------------|-------------|-----------------------|-----------|--------------------------|---------------|
| 2026 | N/A | N/A | N/A | N/A | N/A | N/A |
| 2025 | \$82,500 | \$241,540 | \$0 | \$324,040 | \$0 | \$324,040 |
| 2024 | \$82,500 | \$241,540 | \$0 | \$324,040 | \$0 | \$324,040 |
| 2023 | \$82,500 | \$241,540 | \$0 | \$324,040 | \$0 | \$324,040 |
| 2022 | \$82,500 | \$151,460 | \$0 | \$233,960 | \$0 | \$233,960 |

TAXING UNITS

| Unit | Description | Tax Rate | Net Appraised | Taxable Value |
|-------|-------------------------------|----------|---------------|---------------|
| 48 | WACO ISD | 1.026600 | \$324,040 | \$324,040 |
| 80 | WACO, CITY OF | 0.755000 | \$324,040 | \$324,040 |
| 86 | McLENNAN COMMUNITY COLLEGE | 0.131974 | \$324,040 | \$324,040 |
| 00 | McLENNAN COUNTY | 0.334805 | \$324,040 | \$324,040 |
| WPID1 | WACO PUBLIC IMPRV DIST#1 1988 | 0.100000 | \$324,040 | \$324,040 |
| TIF1 | Tax Increment Dist# 1 | 0.000000 | \$324,040 | \$324,040 |

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

Improvement #1: **Commercial** Improvement Value: **N/A** Main Area: **2,244**
 State Code: **F1** Description: **C- Glass Phoenix** Gross Building Area: **2,463**

| Type | Description | Class CD | Exterior Wall | Number of Units | EFF Year Built | Year | SQFT |
|------|----------------------|----------|---------------|-----------------|----------------|------|-------|
| MA1 | Main Area 1 | 20M5 | | 1 | 1990 | 1919 | 2,244 |
| 091 | Central HC | CHC > 6 | | 1 | 1990 | 2008 | 11 |
| 444 | Sprinkler | SS_HD | | 1 | 1990 | 2008 | 23 |
| 404 | Canopy | CP6A | | 1 | 1990 | 2008 | 182 |
| 123 | Commode Superior | CMS | | 1 | 1990 | 2008 | 1 |
| 133 | Lavatory Superior | LVS | | 1 | 1990 | 2008 | 1 |
| 162 | Water Heater Average | WHA | | 1 | 1990 | 2008 | 1 |

Improvement Features

LAND

| Land | Description | Acres | SQFT | Cost per SQFT | Market Value | Special Use Value |
|------|-------------|--------|---------|---------------|--------------|-------------------|
| SQ | Square Foot | 0.0473 | 2,062.5 | \$40.00 | N/A | N/A |

DEED HISTORY

| Deed Date | Type | Description | Grantor/Seller | Grantee/Buyer | Book ID | Volume | Page | Instrument |
|-----------|------|----------------------------|--------------------------|--------------------------|---------|--------|------|------------|
| 11/27/17 | WD | Warranty Deed | JHONAS MANAGEMENT LLC | TANNERY CLAYTON SEAN | | | | 2017039148 |
| 9/17/09 | DL | Warranty Deed /w | TURNER SHANE | JHONAS MANAGEMENT LLC | | | | 2009028699 |
| 11/6/07 | DE | Deed (Deed w/o warranty | MARTELLI SUZANNE C | TURNER SHANE | | | | 2007040668 |