

Property Details

Account		
Property ID:	184494	Geographic ID: 480325000016008
Type:	R	Zoning: C-2
Property Use:		
Location		
Situs Address:	1213 CLAY AVE WACO, TX 76706	
Map ID:	32	Mapsco:
Legal Description:	PADGITT TOM Lot 11 Block 33 Acres .1894	
Abstract/Subdivision:	0325.00S48	
Neighborhood:	(48919.V) Sec G 2nd/3rd Tier 'Expansion'	
Owner		
Owner ID:	487585	
Name:	PIVOVAR LLC	
Agent:	Boozer Colby	
Mailing Address:	6505 VISTA VIEW DR WACO, TX 76712-4306	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$12,560 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$33,210 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$45,770 (=)

Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value:	\$45,770 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$45,770
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: PIVOVAR LLC %Ownership: 100.0%

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
48	WACO ISD	\$45,770	\$45,770	\$480.10	
80	WACO, CITY OF	\$45,770	\$45,770	\$345.56	
86	McLENNAN COMMUNITY COLLEGE	\$45,770	\$45,770	\$60.40	
00	McLENNAN COUNTY	\$45,770	\$45,770	\$146.37	
CAD	McLENNAN CAD	\$45,770	\$45,770	\$0.00	
TIF4	Tax Increment Dist# 4	\$45,770	\$45,770	\$0.00	

Total Tax Rate: 2.255719

Estimated Taxes With Exemptions: \$1,032.43

Estimated Taxes Without Exemptions: \$1,032.43

Property Improvement - Building

Description: C-Site Imps **Type:** Commercial **Living Area:** 0 sqft **Value:** \$11,790

Type	Description	Class CD	Year Built	SQFT
437	Paved Area Sch	PC3	1994	6704
417	Fence	FC3	2004	100

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
SQ	Square Foot	0.19	8,250.00	50.00	165.00	\$33,210	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$12,560	\$33,210	\$0	\$45,770	\$0	\$45,770
2023	\$12,550	\$33,210	\$0	\$45,760	\$0	\$45,760
2022	\$165,230	\$33,210	\$0	\$198,440	\$0	\$198,440
2021	\$137,530	\$23,720	\$0	\$161,250	\$0	\$161,250
2020	\$137,290	\$23,720	\$0	\$161,010	\$0	\$161,010
2019	\$111,000	\$16,500	\$0	\$127,500	\$0	\$127,500
2018	\$108,450	\$16,500	\$0	\$124,950	\$0	\$124,950
2017	\$104,280	\$12,380	\$0	\$116,660	\$0	\$116,660
2016	\$99,900	\$12,380	\$0	\$112,280	\$0	\$112,280

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
6/29/2001	WD	Warranty Deed		VILLA NORMA	2001020598		2001020598
4/2/2003	WD	Warranty Deed	VILLA NORMA	ROQUE JAIME			2003013069
12/22/2008	AFF	Affidavit of Heirship	ROQUE JAIME	ROQUE MARIA T			2010013866
7/1/2010	DL	Warranty Deed /w Vendors Lien	ROQUE MARIA T	CORTES JUANA & MARCOS			2010021747
10/24/2019	DL	Warranty Deed /w Vendors Lien	CORTES JUANA & MARCOS	PIVOVAR LLC			2019035796

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