■ Property Details

Account						
Property ID:	412489 Geographic ID: 480278480002000					
Type:	Zoning: C-4					
Property Use:						
Location						
Situs Address:	JACKSON AVE WACO, TX 76701					
Map ID:	5 Mapsco:					
Legal Description:	CZECH HERITAGE Lot 2 Block 1 Acres .463					
Abstract/Subdivision:	0278.48S48					
Neighborhood:	(48900.5) So CBD TIF1 BRC					
Owner						
Owner ID:	500198					
Name:	BRWT LLC					
Agent:	Boozer Colby					
Mailing Address:	6505 VISTA VIEW DR WOODWAY, TX 76712-4306					
% Ownership:	100.0%					

■ Property Values

Exemptions:

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$605,050 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$605,050 (=)

For privacy reasons not all exemptions are shown online.

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Agricultural Value Loss: ⊘	\$0 (-)		
Appraised Value:	\$605,050 (=)		
HS Cap Loss: ②	\$0 (-)		
Circuit Breaker: O	\$0 (-)		
Assessed Value:	\$605,050		
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: BRWT LLC %Ownership: 100.0%

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
48	WACO ISD	\$605,050	\$605,050	\$6,346.61	
80	WACO, CITY OF	\$605,050	\$605,050	\$4,568.13	
86	McLENNAN COMMUNITY COLLEGE	\$605,050	\$605,050	\$798.51	
00	McLENNAN COUNTY	\$605,050	\$605,050	\$1,934.98	
CAD	MCLENNAN CAD	\$605,050	\$605,050	\$0.00	
WPID1	WACO PUBLIC IMPRV DIST#1 1988	\$605,050	\$605,050	\$605.05	
TIF1	Tax Increment Dist# 1	\$605,050	\$605,050	\$0.00	

Total Tax Rate: 2.355719

Estimated Taxes With Exemptions: \$14,253.28

Estimated Taxes Without Exemptions: \$14,253.28

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■ Property Land

Туре	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
SQ	Square Foot	0.46	20,168.28	122.25	165.00	\$605,050	\$0

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■ Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$0	\$605,050	\$0	\$605,050	\$0	\$605,050
2023	\$0	\$605,050	\$0	\$605,050	\$0	\$605,050

■ Property Deed History

Deed Date	Туре	Description	Grantor	Grantee	Volume	Page	Number
9/13/2022	PLAT	Recorded Plat	BRWT LLC	BRWT LLC			2022036877



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