

McLennan CAD Property Search

Property Details

Account		
Property ID:	346179	Geographic ID: 360032000220030
Type:	R	Zoning: C-2
Property Use:		
Location		
Situs Address:	RITCHIE RD HEWITT, TX 76643	
Map ID:	85F	Mapsco:
Legal Description:	O'CAMPO C A-32 Acres 5.532	
Abstract/Subdivision:	0032.00S36	
Neighborhood:	(36985.4) Hewitt Ritchie- Park Area	
Owner		
Owner ID:	529120	
Name:	ARBOR GROVE PROPERTIES II LLC	
Agent:	Integra Tax Property Tax Services	
Mailing Address:	PO BOX 298 WOODBURN, OR 97071	
% Ownership:	100.0%	
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:	\$892,330 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$892,330 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value:	\$892,330 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)

Assessed Value:	\$892,330
Ag Use Value:	\$0
<p>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.</p>	

Property Taxing Jurisdiction

Owner: ARBOR GROVE PROPERTIES II LLC **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
36	MIDWAY ISD	0.936900	\$892,330	\$892,330	\$8,360.24	
62	HEWITT, CITY OF	0.539082	\$892,330	\$892,330	\$4,810.39	
86	McLENNAN COMMUNITY COLLEGE	0.131974	\$892,330	\$892,330	\$1,177.64	
00	McLENNAN COUNTY	0.319805	\$892,330	\$892,330	\$2,853.72	
CAD	McLENNAN CAD	0.000000	\$892,330	\$892,330	\$0.00	

Total Tax Rate: 1.927761

Estimated Taxes With Exemptions: \$17,201.99

Estimated Taxes Without Exemptions: \$17,201.99

 Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
2	Dry Cropland	5.53	240,973.92	0.00	0.00	\$892,330	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$0	\$892,330	\$0	\$892,330	\$0	\$892,330
2023	\$0	\$892,330	\$0	\$892,330	\$0	\$892,330
2022	\$0	\$809,940	\$1,400	\$1,400	\$0	\$1,400
2021	\$0	\$1,265,530	\$1,380	\$1,380	\$0	\$1,380
2020	\$0	\$1,265,530	\$1,400	\$1,400	\$0	\$1,400
2019	\$0	\$1,265,530	\$1,430	\$1,430	\$0	\$1,430
2018	\$0	\$704,290	\$1,430	\$1,430	\$0	\$1,430
2017	\$0	\$455,340	\$1,380	\$1,380	\$0	\$1,380
2016	\$0	\$455,340	\$1,380	\$1,380	\$0	\$1,380

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/8/2022	WD	Warranty Deed	NYMAN WORLDWIDE PROPERTIES LLC	ARBOR GROVE PROPERTIES II LLC			2022037719
8/2/2022	WD	Warranty Deed	JEV PROPERTIES LP	NYMAN WORLDWIDE PROPERTIES LLC			2022031826
1/1/2013	COS	Contract of Sale	JEV PROPERTIES LP	CITY OF HEWITT			

Seller

DocuSigned by:

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1/24/2025 | 09:54 PST