

McLennan CAD Property Search

Property ID: 132737 For Year 2024

Property Details

Account		
Property ID:	132737	Geographic ID: 320116000141005
Type:	R	Zoning: C
Property Use:		
Location		
Situs Address:	404 E TEXAS AVE MART, TX 76664	
Map ID:	13	Mapsco:
Legal Description:	MART OT Lot 3 Block 21 Acres .0717	
Abstract/Subdivision:	0116.00S32	
Neighborhood:	(32950.2) Com Mart Gen Contemporary Age	
Owner		
Owner ID:	47969	
Name:	KUBITZA BOBBY RAY ETUX	
Agent:		
Mailing Address:	404 TEXAS AVE MART, TX 76664	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$52,540 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$6,250 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$58,790 (=)

Agricultural Value Loss:	\$0 (-)
Appraised Value:	\$58,790 (=)
HS Cap Loss:	\$0 (-)
Circuit Breaker:	\$0 (-)
Assessed Value:	\$58,790
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: KUBITZA BOBBY RAY ETUX

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
32	MART ISD	1.166900	\$58,790	\$58,790	\$686.02	
66	MART, CITY OF	0.628379	\$58,790	\$58,790	\$369.42	
86	McLENNAN COMMUNITY COLLEGE	0.131974	\$58,790	\$58,790	\$77.59	
00	McLENNAN COUNTY	0.319805	\$58,790	\$58,790	\$188.01	
CAD	McLENNAN CAD	0.000000	\$58,790	\$58,790	\$0.00	

Total Tax Rate: 2.247058

Estimated Taxes With Exemptions: \$1,321.04

Estimated Taxes Without Exemptions: \$1,321.04

Property Improvement - Building

Description: Commercial **Type:** Commercial **Living Area:** 2950.0 sqft **Value:** \$52,540

Type	Description	Class CD	Year Built	SQFT
MA1	Main Area 1	20M3-	1920	1325
MA1	Main Area 1	22M2	1920	1000

404	Canopy	CP6A	1989	200
MA1	Main Area 1	22S2	1995	625
073	Ceiling Furnace Heat	CF 61-125	1977	125
091	Central HC	CHC 3.1-6	1977	6
122	Commode Average	CMA	1977	2
132	Lavatory Average	LVA	1977	2
162	Water Heater Average	WHA	1977	1
448	Store Front	SF1	1977	25
404	Canopy	CP5	1995	1600

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
SQ	Square Foot	0.07	3,125.00	25.00	125.00	\$6,250	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$52,540	\$6,250	\$0	\$58,790	\$0	\$58,790
2023	\$58,240	\$6,250	\$0	\$64,490	\$0	\$64,490
2022	\$56,820	\$6,250	\$0	\$63,070	\$0	\$63,070
2021	\$50,900	\$6,250	\$0	\$57,150	\$0	\$57,150
2020	\$53,090	\$6,250	\$0	\$59,340	\$0	\$59,340
2019	\$55,660	\$6,250	\$0	\$61,910	\$0	\$61,910
2018	\$55,480	\$6,250	\$0	\$61,730	\$0	\$61,730
2017	\$56,660	\$4,690	\$0	\$61,350	\$0	\$61,350
2016	\$57,710	\$4,690	\$0	\$62,400	\$0	\$62,400

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
2/24/1994	OT	"Not in Use" OT		KUBITZA BOBBY RAY ETUX	1803	813	0
2/24/1994	OT	"Not in Use" OT		KUBITZA BOBBY RAY ETUX	1803	813	0

ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Cad Value	Board's Determination Of Value	ARB Determination
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Initial
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McLennan CAD Property Search

Property ID: 132736 For Year 2024

Property Details

Account		
Property ID:	132736	Geographic ID: 320116000140009
Type:	R	Zoning: C
Property Use:		
Location		
Situs Address:	404 E TEXAS AVE MART, TX 76664	
Map ID:	13	Mapsco:
Legal Description:	MART OT Lot 1 2 Block 21 Acres .1435	
Abstract/Subdivision:	0116.00S32	
Neighborhood:	(32950.1) Com Mart City Gen Typcal Age	
Owner		
Owner ID:	47969	
Name:	KUBITZA BOBBY RAY ETUX	
Agent:		
Mailing Address:	404 TEXAS AVE MART, TX 76664	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$10,090 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$12,500 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$22,590 (=)

Agricultural Value Loss:	\$0 (-)
Appraised Value:	\$22,590 (=)
HS Cap Loss:	\$0 (-)
Circuit Breaker:	\$0 (-)
Assessed Value:	\$22,590
Ag Use Value:	\$0

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Property Taxing Jurisdiction

Owner: KUBITZA BOBBY RAY ETUX

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
32	MART ISD	1.166900	\$22,590	\$22,590	\$263.60	
66	MART, CITY OF	0.628379	\$22,590	\$22,590	\$141.95	
86	McLENNAN COMMUNITY COLLEGE	0.131974	\$22,590	\$22,590	\$29.81	
00	McLENNAN COUNTY	0.319805	\$22,590	\$22,590	\$72.24	
CAD	McLENNAN CAD	0.000000	\$22,590	\$22,590	\$0.00	

Total Tax Rate: 2.247058

Estimated Taxes With Exemptions: \$507.60

Estimated Taxes Without Exemptions: \$507.60

Property Improvement - Building

Description: Com Site Imps **Type:** Commercial **Living Area:** 0 sqft **Value:** \$10,090

Type	Description	Class CD	Year Built	SQFT
437	Paved Area Sch	PA1	0	6000

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
SQ	Square Foot	0.14	6,250.00	50.00	125.00	\$12,500	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$10,090	\$12,500	\$0	\$22,590	\$0	\$22,590
2023	\$10,260	\$12,500	\$0	\$22,760	\$0	\$22,760
2022	\$9,220	\$12,500	\$0	\$21,720	\$0	\$21,720
2021	\$7,920	\$12,500	\$0	\$20,420	\$0	\$20,420
2020	\$7,460	\$12,500	\$0	\$19,960	\$0	\$19,960
2019	\$7,320	\$12,500	\$0	\$19,820	\$0	\$19,820
2018	\$6,980	\$12,500	\$0	\$19,480	\$0	\$19,480
2017	\$6,720	\$9,380	\$0	\$16,100	\$0	\$16,100
2016	\$6,590	\$9,380	\$0	\$15,970	\$0	\$15,970

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
2/24/1994	OT	"Not in Use" OT		KUBITZA BOBBY RAY ETUX	1803	813	0

ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Cad Value	Board's Determination Of Value	ARB Determination

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