

McLennan CAD Property Search

Property Details

Account		
Property ID:	374860	Geographic ID: 480323000430000
Type:	R	Zoning: C-4
Property Use:		
Location		
Situs Address:	210 S 05TH ST -212 WACO, TX 76701	
Map ID:	1	Mapsco:
Legal Description:	ORIG TAYLOR & BEALL Lot 16 Block 11 Acres .124	
Abstract/Subdivision:	0323.00S48	
Neighborhood:	(48900.1) CBD TIF1 PID1 BRC	
Owner		
Owner ID:	444321	
Name:	EVANS INTERNATIONAL ENTERPRISES LLC	
Agent:		
Mailing Address:	403 RUBY DELL LN WACO, TX 76705-1252	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$350,950 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$189,050 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$540,000 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value: ⓘ	\$540,000 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)

Assessed Value:	\$540,000
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: EVANS INTERNATIONAL ENTERPRISES LLC %Ownership: 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
48	WACO ISD	1.028587	\$540,000	\$540,000	\$5,554.37	
80	WACO, CITY OF	0.755000	\$540,000	\$540,000	\$4,077.00	
86	McLENNAN COMMUNITY COLLEGE	0.128509	\$540,000	\$540,000	\$693.95	
00	McLENNAN COUNTY	0.329805	\$540,000	\$540,000	\$1,780.95	
CAD	McLENNAN CAD	0.000000	\$540,000	\$540,000	\$0.00	
WPID1	WACO PUBLIC IMPRV DIST#1 1988	0.100000	\$540,000	\$540,000	\$540.00	
TIF1	Tax Increment Dist# 1	0.000000	\$540,000	\$540,000	\$0.00	

Total Tax Rate: 2.341901

Estimated Taxes With Exemptions: \$12,646.27

Estimated Taxes Without Exemptions: \$12,646.27

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Property Improvement - Building

Type: Commercial **Living Area:** 10676.0 sqft **Value:** \$459,460

Type	Description	Class CD	Year Built	SQFT
MA1	Main Area 1	20M4	1913	3790
MA2	Main Area 2	20M4	1913	3790
MA1	Main Area 1	20M4	1913	48
MA2	Main Area 2	20M4	1913	48
404	Canopy	CP5	1913	450
091	Central HC	CHC > 6	1913	16
122	Commode Average	CMA	1913	2
132	Lavatory Average	LVA	1913	2
MA1	Main Area 1	20M4	1929	1500
MA2	Main Area 2	20M4	1929	1500
091	Central HC	CHC 3.1-6	1929	6

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
SQ	Square Foot	0.12	5,401.44	102.17	52.51	\$189,050	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$350,950	\$189,050	\$0	\$540,000	\$0	\$540,000
2024	\$350,950	\$189,050	\$0	\$540,000	\$0	\$540,000
2023	\$350,950	\$189,050	\$0	\$540,000	\$0	\$540,000
2022	\$295,950	\$189,050	\$0	\$485,000	\$0	\$485,000
2021	\$215,815	\$189,050	\$0	\$404,865	\$0	\$404,865
2020	\$201,770	\$189,050	\$0	\$390,820	\$0	\$390,820
2019	\$198,680	\$189,050	\$0	\$387,730	\$0	\$387,730
2018	\$162,910	\$189,050	\$0	\$351,960	\$0	\$351,960
2017	\$156,640	\$189,050	\$0	\$345,690	\$0	\$345,690

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
11/6/2015	WD	Warranty Deed	INSURORS OPPORTUNITY LTD	EVANS INTERNATIONAL ENTERPRISES LLC			2015035088
6/14/2004	WD	Warranty Deed		INSURORS OPPORTUNITY LTD			2004023513

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