

McLennan CAD Property Search

Property Details

Account		
Property ID:	376543	Geographic ID: 480414090001000
Type:	R	Zoning: C-2
Property Use:		
Location		
Situs Address:	800 S 07TH ST -820 WACO, TX 76706	
Map ID:	20	Mapsc0:
Legal Description:	800 TINSLEY ADDN Block 1 Lot 1, TINSLEY Blocl ^k 1 Lot 23, Total 1.489 Ac	
Abstract/Subdivision:	0414.09S48	
Neighborhood:	(48955.2) IH 35 Strip 'A' North Side	
Owner		
Owner ID:	468484	
Name:	MAYS W A & AGNES MAYS TRUST NO. 2-1 THRU 2-9	
Agent:	Ryan Inc. - Dallas	
Mailing Address:	STACY MAYS SHARP MANAGING TRUSTEE 914 S TYLER AMARILLO, TX 79101-3430	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$1,259,117 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$791,653 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$2,050,770 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value: ⓘ	\$2,050,770 (=)
HS Cap Loss: ⓘ	\$0 (-)

Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$2,050,770
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: MAYS W A & AGNES MAYS TRUST NO. 2-1 THRU 2-9 %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
48	WACO ISD	1.048940	\$2,050,770	\$2,050,770	\$21,511.35	
80	WACO, CITY OF	0.755000	\$2,050,770	\$2,050,770	\$15,483.31	
86	McLENNAN COMMUNITY COLLEGE	0.131974	\$2,050,770	\$2,050,770	\$2,706.48	
00	McLENNAN COUNTY	0.319805	\$2,050,770	\$2,050,770	\$6,558.46	
CAD	McLENNAN CAD	0.000000	\$2,050,770	\$2,050,770	\$0.00	
TIF1	Tax Increment Dist# 1	0.000000	\$2,050,770	\$2,050,770	\$0.00	

Total Tax Rate: 2.255719

Estimated Taxes With Exemptions: \$46,259.60

^{DS}
15

Estimated Taxes Without Exemptions: \$46,259.60

Property Improvement - Building

Description: C 142' X 56' x 18H 5 Bays **Type:** Commercial **Living Area:** 8002.0 sqft **Value:** \$1,975,650

Type	Description	Class CD	Year Built	SQFT
MA1	Main Area 1	20S6-	2017	8002
404	Canopy	CP6A	2017	80
404	Canopy	CP6A	2017	563
404	Canopy	CP6A	2017	80
404	Canopy	CP5	2017	15
091	Central HC	CHC > 6	2016	32
123	Commode Superior	CMS	2016	8
133	Lavatory Superior	LVS	2016	7
151	Sink Inferior	SKI	2016	10
162	Water Heater Average	WHA	2016	3
243	Urinal Superior	URS	2016	1
405	Cold Storage	CF1	2016	64
444	Sprinkler	SS_HD	2017	67
448	Store Front	SF2	2017	153

Description: C- Suite A & B **Type:** Commercial **Living Area:** 3913.5 sqft **Value:** \$1,284,860

Type	Description	Class CD	Year Built	SQFT
MA1	Main Area 1	32WV6	2013	3914
404	Canopy	CP6A	2013	442
404	Canopy	CP6A	2013	44
404	Canopy	CP5	2013	24
091	Central HC	CHC 3.1-6	2013	15
405	Cold Storage	CF1	2013	160
122	Commode Average	CMA	2013	1
132	Lavatory Average	LVA	2013	1
151	Sink Inferior	SKI	2013	1
162	Water Heater Average	WHA	2013	1
122	Commode Average	CMA	2015	2

132	Lavatory Average	LVA	2015	2
151	Sink Inferior	SKI	2015	4
162	Water Heater Average	WHA	2015	1

Description: C- Site Imps **Type:** Commercial **Living Area:** 0 sqft **Value:** \$194,050

Type	Description	Class CD	Year Built	SQFT
437	Paved Area Sch	PC1	2017	27700
429	Light Standard	LT4	2017	3
417	Fence	MW1	2017	58
404	Canopy	CP5D	2018	208

Description: C- Site Imps **Type:** Commercial **Living Area:** 0 sqft **Value:** \$28,220

Type	Description	Class CD	Year Built	SQFT
437	Paved Area Sch	PA1	2013	17916
417	Fence	FW1	2013	70

 Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RE	Rectangle	0.93	40,554.36	263.08	154.07	\$1,267,320	\$0
SQ	Square Foot	0.56	24,306.48	157.81	153.99	\$922,430	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$1,259,117	\$791,653	\$0	\$2,050,770	\$0	\$2,050,770
2023	\$12,510	\$2,189,750	\$0	\$2,202,260	\$0	\$2,202,260
2022	\$181,250	\$2,189,750	\$0	\$2,371,000	\$0	\$2,371,000
2021	\$1,099,784	\$900,216	\$0	\$2,000,000	\$0	\$2,000,000
2020	\$1,537,882	\$1,267,320	\$0	\$2,805,202	\$0	\$2,805,202
2019	\$2,244,780	\$811,090	\$0	\$3,055,870	\$0	\$3,055,870
2018	\$1,255,780	\$811,090	\$0	\$2,066,870	\$0	\$2,066,870
2017	\$472,330	\$811,090	\$0	\$1,283,420	\$0	\$1,283,420

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
3/28/2018	WD	Warranty Deed	820 TINSLEY LLC	MAYS W A & AGNES MAYS TRUST NO. 2-1 THRU 2-9			2018009799
3/28/2018	WD	Warranty Deed	800 TINSLEY LLC	MAYS W A & AGNES MAYS TRUST NO. 2-1 THRU 2-9			2018009797
6/17/2016	DL	Warranty Deed /w Vendors Lien	TURNER RYDELL PROPERTIES LP	820 TINSLEY LLC			2016019967

DS
AS