McLennan CAD Property Search

Property ID: 341833 For Year 2024

♀ Map	
131173 \ 129171 \ 1291	839 7 367598
129187129188 129193 319092 335773 3748	374843 367
129186	37483436764136758
129174	371414 367577
129174 129175 130354 130354 130354 130352	3/1432
129177 129176 130355130360405866 405858 405853	371429 3569
129178 130361 \416473405867405861 405843405855405894	341833 371422
A-580 130357 416474 416472 405871 405899 32576	37/423
130356 130359 416517416499416497 405879 405877 401305	13831
416519416496416488405892 4058751 405028 370 130358 416515 416493416489 405888 7405883407792 408	699,138308,1383
130362416522416511416533416490 405882 407791	1389081383051383
416525416506416491 130362 130113 31	5755 138315 1000 121383

■ Property Details

Account						
Property ID:	341833	Geographic ID: 300580000002050				
Туре:	Real	Zoning: R-1B				
Property Use:						
Location						
Situs Address:	RITCHIE RD LORENA, TX 76655					
Map ID:	84A	Mapsco: 328				
Legal Description:	MARBLE L Acres 9.696					
Abstract/Subdivision:	vision: 0580.00S30 - MARBLE L					
Neighborhood:	30890.1					
Owner						
Owner ID:	400351					
Name:	ALLIANCE SYNDICATE I LLC					
Agent:						
Mailing Address:	9119 DARBY LANE WACO, TX 76712-8695					

% Ownership:	100.00%
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:	\$0 (+)
Agricultural Market Valuation:	\$180,350 (+)
Market Value:	\$180,350 (=)
Agricultural Value Loss:	\$177,630 (-)
Appraised Value:	\$2,720 (=)
Homestead Cap Loss: 2	\$0 (-)
Assessed Value:	\$2,720
Ag Use Value:	\$2,720

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: ALLIANCE SYNDICATE I LLC %Ownership: 100.00%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
00	McLENNAN COUNTY	0.329805	\$180,350	\$2,720	\$8.97	
30	LORENA ISD	0.956775	\$180,350	\$2,720	\$26.02	
80	WACO, CITY OF	0.755000	\$180,350	\$2,720	\$20.54	
86	McLENNAN COMMUNITY COLLEGE	0.128509	\$180,350	\$2,720	\$3.50	

Total Tax Rate: 2.170089

Estimated Taxes With Exemptions: \$59.03

Estimated Taxes Without Exemptions: \$3,913.75

■ Property Improvement - Building

■ Property Land

Туре	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
2	Dry Cropland	9.6960	422,357.76	0.00	0.00	\$180,350	\$2,720

■ Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$0	\$180,350	\$2,720	\$2,720	\$0	\$2,720
2023	\$0	\$180,350	\$2,620	\$2,620	\$0	\$2,620
2022	\$0	\$180,350	\$2,420	\$2,420	\$0	\$2,420
2021	\$0	\$180,350	\$2,380	\$2,380	\$0	\$2,380
2020	\$0	\$180,350	\$2,420	\$2,420	\$0	\$2,420
2019	\$0	\$180,350	\$2,470	\$2,470	\$0	\$2,470
2018	\$0	\$157,340	\$2,470	\$2,470	\$0	\$2,470
2017	\$0	\$136,820	\$2,380	\$2,380	\$0	\$2,380
2016	\$0	\$134,330	\$1,070	\$1,070	\$0	\$1,070
2015	\$0	\$134,330	\$970	\$970	\$0	\$970
2014	\$0	\$130,860	\$930	\$930	\$0	\$930
2013	\$0	\$24,437	\$930	\$930	\$0	\$930

■ Property Deed History

Deed Date	Туре	Description	Grantor	Grantee	Volume	Page	Number
8/19/2010	DL	Warranty Deed /w Vendors Lien	TCI 319 ACRES INC	ALLIANCE SYNDICATE I LLC			2010026383

8/15/2006	WD	Warranty Deed	SPANOS	TCI 319 ACRES INC	2006029640
			NICK		

■ ARB Data

Data will be available in October 2024.