McLennan CAD Property Search

Property ID: 158014 For Year 2024

Map

Property Details

Account		
Property ID:	158014	**Geographic ID:** 440032000208007
Type:	Real	**Zoning:** C-2 Commercial City of Robinson
Property Use:	214 RV Park- Rec Vehicle	
Location		
Situs Address:	1633 GREIG DR WACO, TX 76706	
Map ID:	86A	**Mapsco:** 330
Legal Description:	O'CAMPO C Acres 269.149	
Abstract/Subdivision:	0032.00S44 - O'CAMPO C	
Neighborhood:	44950.1	
Owner		
Owner ID:	447290	
Name:	BAKER KENNY LYNN	
Agent:	VOIGHT ADAM AND BRAD HARRELL	
Mailing Address:	5831 S 3RD ST RD WACO, TX 76706	

% Ownership:	100.00%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	$0 (+)
Improvement Non-Homesite Value:	$2,552,190 (+)
Land Homesite Value:	$0 (+)
Land Non-Homesite Value:	$190,360 (+)
Agricultural Market Valuation:	$1,041,890 (+)
Market Value:	$3,784,440 (=)
Agricultural Value Loss:	$1,001,870 (-)
Appraised Value:	$2,782,570 (=)
HS Cap Loss/Circuit Breaker:	$0 (-)
Assessed Value:	$2,782,570
Ag Use Value:	$40,020

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: BAKER KENNY LYNN **%Ownership:** 100.00%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
00	McLENNAN COUNTY	0.329805	$3,784,440	$2,782,570	$9,177.05	
44	ROBINSON ISD	0.946640	$3,784,440	$2,782,570	$26,340.92	
79	ROBINSON, CITY OF	0.442378	$3,784,440	$2,782,570	$12,309.48	
86	McLENNAN COMMUNITY COLLEGE	0.128509	$3,784,440	$2,782,570	$3,575.85	

Total Tax Rate: 1.847332

Estimated Taxes With Exemptions: $51,403.30

Estimated Taxes Without Exemptions: $69,911.17

Property Improvement - Building

Description: C-Flat Creek RV Resort - Office **Type:** Commercial **State Code:** F1 **Living Area:** 961.00 sqft **Value:** $2,474,220

Type	Description	Class CD	Year Built	SQFT
552	Ave Bltn R W/D	BLTAA	2009	1.00
MA1	Main Area 1	23M3-	2009	961.00
404	Canopy	CP6A	2009	126.00
404	Canopy	CP6A	2009	1,000.00
404	Canopy	CP6A	2009	176.00
163	Water Heater Superior	WHS	2009	1.00
132	Lavatory Average	LVA	2009	2.00
815	Mobile Park Space Classification	MP2	2009	78.00
091	Central HC	CHC .5-3	2009	4.00
122	Commode Average	CMA	2009	2.00

Description: C-Flat Creek RV Resort - Laundry **Type:** Commercial **State Code:** F1 **Living Area:** 448.00 sqft **Value:** $17,980

Type	Description	Class CD	Year Built	SQFT
443	Misc Special Unit	PF1R	2009	4.00
MA1	Main Area 1	20WA2-	2009	448.00
163	Water Heater Superior	WHS	2009	1.00
132	Lavatory Average	LVA	2009	2.00
122	Commode Average	CMA	2009	2.00
404	Canopy	CP6A	2009	56.00

Description: C-Flat Creek RV Resort - Site Imps **Type:** Commercial **State Code:** F1 **Living Area:** 0.00 sqft **Value:** $29,960

Type	Description	Class CD	Year Built	SQFT
429	Light Standard	LT1	2009	1.00

437	Paved Area Sch	SG1	2009	38,000.00

Description: R-Event Barn, Grounds Maint, Out bldgs **Type:** Commercial **State Code:** F1 **Living Area:** 0.00 sqft **Value:** $30,030

Type	Description	Class CD	Year Built	SQFT
440	Shed	FB7 - E0	1950	800.00
402	Barn	FB3 - E0	1950	7,650.00
402	Barn	FB3 - E0	1950	4,320.00
404	Canopy	CP5D - D0	2000	720.00
404	Canopy	CP5D	2000	880.00
404	Canopy	FB7 - E0	1950	3,600.00

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
AC	Acres	19.00	827,640.00	0.00	0.00	$190,360	$0
3	Improved Pasture	250.15	10,896,490.44	0.00	0.00	$1,041,890	$40,020

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	$2,552,190	$1,232,250	$40,020	$2,782,570	$0	$2,782,570
2023	$1,232,640	$1,232,250	$38,770	$1,461,770	$0	$1,461,770
2022	$219,750	$1,137,530	$38,770	$448,880	$0	$448,880
2021	$199,080	$1,013,990	$38,770	$428,210	$0	$428,210
2020	$201,570	$996,190	$38,770	$430,700	$0	$430,700
2019	$189,220	$852,540	$38,770	$393,520	$0	$393,520
2018	$193,060	$839,070	$37,520	$396,110	$0	$396,110
2017	$168,880	$767,880	$36,270	$370,680	$0	$370,680
2016	$124,180	$776,560	$90,970	$257,680	$0	$257,680
2015	$96,060	$694,300	$86,070	$188,400	$0	$188,400
2014	$96,060	$694,300	$87,280	$189,610	$0	$189,610
2013	$96,060	$694,300	$83,770	$186,100	$0	$186,100

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
4/11/2016	WD	Warranty Deed	BAKER DOYE RATLIFF JR	BAKER KENNY LYNN			2016011556
12/24/2015	WD	Warranty Deed	DOYE BAKER LIMITED PARTNERSHIP	BAKER DOYE RATLIFF JR & KENNY LYNN BAKER			2015040569
12/26/2002	WD	Warranty Deed	BAKER DOYE	DOYE BAKER LIMITED PARTNERSHIP			2002045423
12/21/1999	OT	"Not in Use" OT		BAKER DOYE	577	410	0

ARB Data

Data will be available in October 2024.