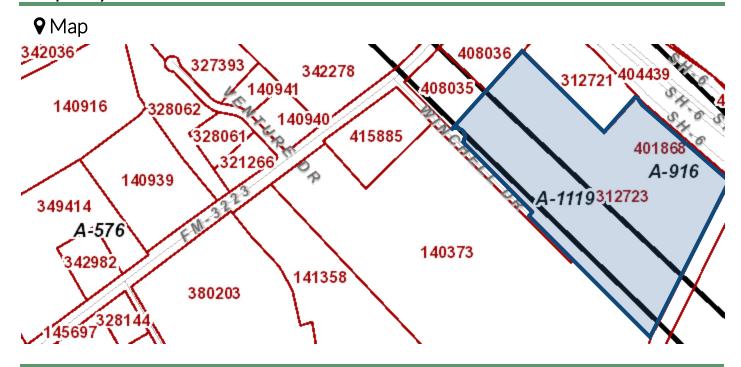
McLennan CAD Property Search

Property ID: 312723 For Year 2024



■ Property Details

Account							
Property ID:	312723	Geographic ID: 360713010001020					
Туре:	Real	Zoning: M-2					
Property Use:	424 Miscellaneous Manufacturing						
Location							
Situs Address:	1001 W LOOP 340 WOODWAY, TX 767	12					
Map ID:	311	Mapsco: 329					
Legal Description:	Legal Description: PATRIOT HOMES Lot 2A Block 1 Acres 37.2003						
Abstract/Subdivision: 0713.01S36 - PATRIOT HOMES							
Neighborhood:	Neighborhood: 48987.5						
Owner							
Owner ID:	414916						
Name:	RMS HOLDINGS III LLC						
Agent:	Property Tax Help						
Mailing Address:	1275 QUARRY ST CORONA, CA 92879-1707						

% 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:	\$2,284,830 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$2,284,830 (=)
Agricultural Value Loss:	\$0 (-)
Appraised Value:	\$2,284,830 (=)
Homestead Cap Loss:	\$0 (-)
Assessed Value:	\$2,284,830
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: RMS HOLDINGS III LLC %Ownership: 100.00%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
00	McLENNAN COUNTY	0.329805	\$2,284,830	\$2,284,830	\$7,535.48	
36	MIDWAY ISD	0.939200	\$2,284,830	\$2,284,830	\$21,459.12	
80	WACO, CITY OF	0.755000	\$2,284,830	\$2,284,830	\$17,250.47	
86	McLENNAN COMMUNITY COLLEGE	0.128509	\$2,284,830	\$2,284,830	\$2,936.21	

Total Tax Rate: 2.152514

Estimated Taxes With Exemptions: \$49,181.28

Estimated Taxes Without Exemptions: \$49,181.28

■ Property Improvement - Building

■ Property Land

Туре	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
SQ	Square Foot	37.2003	1,620,445.07	0.00	0.00	\$2,284,830	\$0

■ Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$0	\$2,284,830	\$0	\$2,284,830	\$0	\$2,284,830
2023	\$0	\$2,284,830	\$0	\$2,284,830	\$0	\$2,284,830
2022	\$0	\$2,284,830	\$0	\$2,284,830	\$0	\$2,284,830
2021	\$0	\$2,284,830	\$0	\$2,284,830	\$0	\$2,284,830
2020	\$3,366,800	\$2,284,830	\$0	\$5,651,630	\$0	\$5,651,630
2019	\$3,158,120	\$2,300,350	\$0	\$5,458,470	\$0	\$5,458,470
2018	\$2,641,930	\$2,300,350	\$0	\$4,942,280	\$0	\$4,942,280
2017	\$2,206,010	\$2,300,350	\$0	\$4,506,360	\$0	\$4,506,360
2016	\$2,210,040	\$2,070,310	\$0	\$4,280,350	\$0	\$4,280,350
2015	\$2,176,040	\$1,703,240	\$0	\$3,879,280	\$0	\$3,879,280
2014	\$1,731,320	\$1,703,240	\$0	\$3,434,560	\$0	\$3,434,560
2013	\$1,678,350	\$1,703,240	\$0	\$3,381,590	\$0	\$3,381,590

■ Property Deed History

Deed Date	Туре	Description	Grantor	Grantee	Volume	Page	Number
8/26/2019	WD	Warranty Deed	ABDI FAMILY TRUST	RMS HOLDINGS III			2019029278

6/15/2012	QCD	Quit Claim Deed	ABDI FAMILY TRUST	RMS HOLDINGS III			2012021920
8/31/2009	QCD	Quit Claim Deed	PATRIOT HOMES OF TEXAS LP	ABDI FAMILY TRUST			2009027274
4/9/1998	ОТ	"Not in Use" OT		SWANSON- WHEELER LTD	271	206	9810570

■ ARB Data

Data will be available in October 2024.