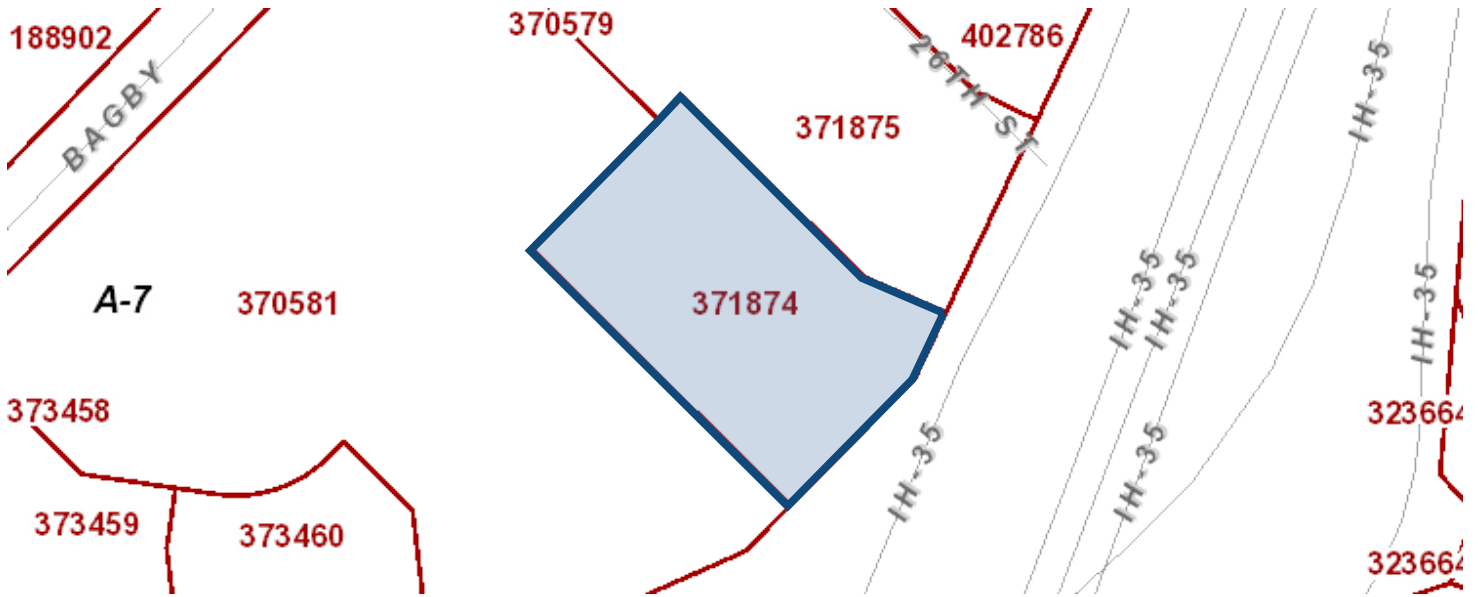


Map



Property Details

Account		
Property ID:	371874	Geographic ID: 480270590005000
Type:	Real	Zoning: C-3
Property Use:	374 Retail Multi-Occupancy	
Location		
Situs Address:	2609 S JACK KULTGEN EXPWY #1 #2 WACO, TX 76711	
Map ID:	104	Mapsco: 300
Legal Description:	LG VALLEY MILLS Lot 5 Block A Acres 1.325 (57,714 SF)	
Abstract/Subdivision:	0270.59S48 - LG VALLEY MILLS	
Neighborhood:	48955.8	
Owner		
Owner ID:	453330	
Name:	AMRN 2 LLC	
Agent:	Proper Taxation	
Mailing Address:	2 SKYLINE DR BURBANK, CA 91501-1130	
% Ownership:	100.00%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$50,000 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$1,700,000 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$1,750,000 (=)
Agricultural Value Loss:	\$0 (-)
Appraised Value:	\$1,750,000 (=)
Homestead Cap Loss:	\$0 (-)
Assessed Value:	\$1,750,000
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: AMRN 2 LLC %**Ownership:** 100.00%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
00	McLENNAN COUNTY	0.329805	\$1,750,000	\$1,750,000	\$5,771.59	
48	WACO ISD	1.028587	\$1,750,000	\$1,750,000	\$18,000.27	
80	WACO, CITY OF	0.755000	\$1,750,000	\$1,750,000	\$13,212.50	
86	McLENNAN COMMUNITY COLLEGE	0.128509	\$1,750,000	\$1,750,000	\$2,248.91	

Total Tax Rate: 2.241901

Estimated Taxes With Exemptions: \$39,233.27

Estimated Taxes Without Exemptions: \$39,233.27

Property Improvement - Building

Description: C- Starbucks Ste #101 & Potbelly Ste #102 **Type:** Commercial **State Code:** F1
Living Area: 4,036.00 sqft **Value:** \$34,492

Type	Description	Class CD	Year Built	SQFT
MA1	Main Area 1	20WV6	2015	4,036.00
151	Sink Inferior	SKI	2015	2.00
091	Central HC	CHC .5-3	2015	12.00
452	Patio/Terrace	PC7	2015	464.00
242	Urinal Average	URA	2015	1.00
405	Cold Storage	CF1	2015	80.00
405	Cold Storage	CF2	2015	40.00
122	Commode Average	CMA	2015	4.00
404	Canopy	CP6A	2015	52.00
404	Canopy	CP6A	2015	56.00
404	Canopy	CP5	2015	72.00
132	Lavatory Average	LVA	2015	4.00

163	Water Heater Superior	WHS	2015	2.00
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Description: Com Site Imps **Type:** Commercial **State Code:** F1 **Living Area:** 0.00 sqft **Value:** \$15,508

Type	Description	Class CD	Year Built	SQFT
429	Light Standard	LT4	2015	3.00
437	Paved Area Sch	PC2	2015	50,400.00

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
SQ	Square Foot	1.3250	57,717.00	198.51	302.76	\$1,700,000	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$50,000	\$1,700,000	\$0	\$1,750,000	\$0	\$1,750,000
2023	\$632,970	\$1,117,030	\$0	\$1,750,000	\$0	\$1,750,000
2022	\$834,802	\$865,198	\$0	\$1,700,000	\$0	\$1,700,000
2021	\$655,494	\$958,906	\$0	\$1,614,400	\$0	\$1,614,400
2020	\$768,153	\$961,847	\$0	\$1,730,000	\$0	\$1,730,000
2019	\$489,110	\$1,818,090	\$0	\$2,307,200	\$0	\$2,307,200
2018	\$982,610	\$1,818,090	\$0	\$2,800,700	\$0	\$2,800,700
2017	\$1,337,350	\$1,742,330	\$0	\$3,079,680	\$0	\$3,079,680
2016	\$1,426,060	\$1,298,630	\$0	\$2,724,690	\$0	\$2,724,690
2015	\$308,810	\$808,038	\$0	\$1,116,848	\$0	\$1,116,848

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
11/15/2016	WD	Warranty Deed	LG VALLEY MILLS 35 LLC	AMRN 2 LLC			2016037955
10/22/2013	DL	Warranty Deed /w Vendors Lien		LG VALLEY MILLS 35 LLC			2013037633