

McLennan CAD Property Search

Property Details

Account		
Property ID:	165319	Geographic ID: 480058070004126
Type:	R	Zoning: O-2
Property Use:		
Location		
Situs Address:	6625 SANGER AVE WACO, TX 76710	
Map ID:	155	Mapsco:
Legal Description:	BRIARSTOWN VILLAGE Lot 9 Block 2 Acres .8724	
Abstract/Subdivision:	0058.07S48	
Neighborhood:	(48984.0) Sanger Gen Nb	
Owner		
Owner ID:	512153	
Name:	TD7 REAL ESTATE HOLDINGS LLC - 6625 SANGER SERIES	
Agent:	Property Tax Help	
Mailing Address:	1100 JOY DR WACO, TX 76708	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$680,152 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$144,210 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$824,362 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value: ⓘ	\$824,362 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)

Assessed Value:	\$824,362
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: TD7 REAL ESTATE HOLDINGS LLC - 6625 SANGER SERIES %Ownership: 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
48	WACO ISD	1.048940	\$824,362	\$824,362	\$8,647.06	
80	WACO, CITY OF	0.755000	\$824,362	\$824,362	\$6,223.93	
86	McLENNAN COMMUNITY COLLEGE	0.131974	\$824,362	\$824,362	\$1,087.94	
00	McLENNAN COUNTY	0.319805	\$824,362	\$824,362	\$2,636.35	
CAD	McLENNAN CAD	0.000000	\$824,362	\$824,362	\$0.00	

Total Tax Rate: 2.255719

Estimated Taxes With Exemptions: \$18,595.28

Estimated Taxes Without Exemptions: \$18,595.28

DS
DWK

Property Improvement - Building

Type: Commercial Living Area: 7377.0 sqft Value: \$765,320

Type	Description	Class CD	Year Built	SQFT
MA1	Main Area 1	23S5-	1982	7377
404	Canopy	CP6A	1982	656
404	Canopy	CP6A	1982	65
432	Masonry Wall	MW1	1982	35
091	Central HC	CHC 3.1-6	1982	20
122	Commode Average	CMA	1982	5
132	Lavatory Average	LVA	1982	4
242	Urinal Average	URA	1982	1
151	Sink Inferior	SKI	1982	1
161	Water Heater Inferior	WHI	1982	1
251	Fountain Inferior	FNI	1982	1

Description: C- Site Imps Type: Commercial Living Area: 0 sqft Value: \$10,710

Type	Description	Class CD	Year Built	SQFT
437	Paved Area Sch	PA1	1982	17616

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
SQ	Square Foot	0.87	38,000.00	200.00	190.00	\$144,210	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$680,152	\$144,210	\$0	\$824,362	\$0	\$824,362
2023	\$669,630	\$144,210	\$0	\$813,840	\$0	\$813,840
2022	\$755,800	\$144,210	\$0	\$900,010	\$0	\$900,010
2021	\$538,600	\$144,210	\$0	\$682,810	\$0	\$682,810
2020	\$549,080	\$144,210	\$0	\$693,290	\$0	\$693,290
2019	\$544,010	\$144,210	\$0	\$688,220	\$0	\$688,220
2018	\$525,160	\$144,210	\$0	\$669,370	\$0	\$669,370
2017	\$511,750	\$125,400	\$0	\$637,150	\$0	\$637,150
2016	\$507,930	\$125,400	\$0	\$633,330	\$0	\$633,330

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
7/14/2021	WD	Warranty Deed	DWYER INVESTMENTS LTD	TD7 REAL ESTATE HOLDINGS LLC - 6625 SANGER SERIES			2021042507
11/21/2013	WD	Warranty Deed	SANGER PLAZA DEVELOPMENT A TEXAS JOINT VENTURE	DWYER INVESTMENTS LTD			2013041031
8/23/2001	SWD	'Not in Use' See DE or DL Spc War Deed	6625 SANGER PARTNERSHIP	SANGER PLAZA DEVELOPMENT A TEXAS JOINT VENTURE			2001027155

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