
KRISHNA RAM INC
KRISHNA RAM INC
KRISHNA RAM INC
KRISHNA RAM INC
KRISHNA RAM INC
KRISHNA RAM INC
KRISHNA RAM INC
KRISHNA RAM INC
KRISHNA RAM INC
KRISHNA RAM INC
S 6TH ST
METHODIST CHILDREN'S HOME
HOME
VID T & LISA S
DIAZ DURAN EARL
DELEON CONNIE C
WLD MIRADA LLC
BELL CAMERON
GARZA MARY V
BELL CAMERON
BELL CAMERON & JESSICA RUE BELL
BELL CAMERON
BELL CAMERON
BELL CAMERON
BELL CAMERON
S 6TH ST
ARC CAFEHLD001 LLC
GUMMELT
601
ANDI & CHOPIN PROPERTY LLC
HENDRIX GARY L ETAL
HENDRIX GARY L ETAL
HENDRIX GARY L ETAL
HENDRIX GARY L ETAL
S 7TH ST
TC WACO LLC
JOHNSON SHERRYL RUSH
MAYS W A & AGNES MAYS TRUST NO. 2-1 THRU 2-9
TC WACO L
601

McLennan CAD

Property Search Results > 336104 ANDI & CHOPIN PROPERTY LLC for Year 2019

Tax Year: 2019

Property

Account

Property ID:	336104	Legal Description:	BANSON FAN ADDN Block 1 Lot 1 (AMENDED), Acres 1.317
Geographic ID:	480021210001010	Zoning:	C-2, O-2
Type:	Real	Agent Code:	
Property Use Code:	321		
Property Use Description:	Restaurant		

Protest

Protest Status:	
Informal Date:	
Formal Date:	

Location

Address:	723 S 06TH ST WACO, TX 76706	Mapsco:	300
Neighborhood:	IH 35 Strip 'A' North Side	Map ID:	20
Neighborhood CD:	48955.2		

Owner

Name:	ANDI & CHOPIN PROPERTY LLC	Owner ID:	439868
Mailing Address:	8113 MUNICH DR ROWLETT, TX 75089-3889	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	$0		
(+) Improvement Non-Homesite Value:	+	$75,290		
(+) Land Homesite Value:	+	$0		
(+) Land Non-Homesite Value:	+	$860,530	Ag / Timber Use Value	
(+) Agricultural Market Valuation:	+	$0	$0	
(+) Timber Market Valuation:	+	$0	$0	

(=) Market Value:	=	$935,820		
(–) Ag or Timber Use Value Reduction:	–	$0		

(=) Appraised Value:	=	$935,820		
(–) HS Cap:	–	$0		

(=) Assessed Value:	=	$935,820		

Taxing Jurisdiction

Owner: ANDI & CHOPIN PROPERTY LLC
% Ownership: 100.0000000000%
Total Value: $935,820

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
00	McLENNAN COUNTY	0.485293	$935,820	$935,820	$4,541.47
48	WACO ISD	1.302450	$935,820	$935,820	$12,188.58
80	WACO, CITY OF	0.776232	$935,820	$935,820	$7,264.13
86	McLENNAN COMMUNITY COLLEGE	0.147696	$935,820	$935,820	$1,382.17

CAD	MCLENNAN CAD	0.000000	$935,820	$935,820	$0.00
TIF1	Tax Increment Dist# 1	0.000000	$935,820	$935,820	$0.00
WPID1	WACO PUBLIC IMPRV DIST#1 1988	0.100000	$935,820	$935,820	$935.82
	Total Tax Rate:	2.811671			
				Taxes w/Current Exemptions:	$26,312.17
				Taxes w/o Exemptions:	$26,312.18

Improvement / Building

Improvement #1: Commercial **State Code:** F1 **Living Area:** 6793.0 sqft **Value:** $56,440

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA1	Main Area 1	31S5-		2006	3792.0
MA2	Main Area 2	31S5-		2006	3001.0
404	Canopy	CP6A		2006	117.0
404	Canopy	CP6A		2006	168.0
091	Central HC	CHC > 6		2007	20.4
405	Cold Storage	CF1		2007	63.0
405	Cold Storage	CF1		2007	63.0
405	Cold Storage	CF2		2007	63.0
122	Commode Average	CMA		2007	6.0
132	Lavatory Average	LVA		2007	6.0
242	Urinial Average	URA		2007	2.0
151	Sink Inferior	SKI		2007	2.0
163	Water Heater Superior	WHS		2007	2.0
413	Elevator	EL100K		2007	1.0
446	Stops-Elevator	ES1_K		2007	2.0
444	Sprinkler	SS_HD		2007	56.6
445	Stairway Outside	SE1		2007	1.0
452	Patio/Terrace	PC5		2007	195.0

Improvement #2: Commercial **State Code:** F1 **Living Area:** sqft **Value:** $18,850

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
437	Paved Area Sch	PC2		2007	45260.0
417	Fence	FW1		2007	400.0
429	Light Standard	LT4		2007	8.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	SQ	Square Foot	1.3170	57368.52	0.00	0.00	$860,530	$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	$75,290	$860,530	0	935,820	$0	$935,820
2018	$135,190	$1,003,950	0	1,139,140	$0	$1,139,140
2017	$132,410	$688,420	0	820,830	$0	$820,830
2016	$87,410	$688,420	0	775,830	$0	$775,830
2015	$348,480	$550,740	0	899,220	$0	$899,220
2014	$222,980	$550,740	0	773,720	$0	$773,720
2013	$238,905	$481,895	0	720,800	$0	$720,800
2012	$238,905	$481,895	0	720,800	$0	$720,800
2011	$453,105	$481,895	0	935,000	$0	$935,000

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	7/1/2015	DL	Warranty Deed /w Vendors Lien	RAMIREZ LUIS ETAL	ANDI & CHOPIN PROPERTY LLC			2015020294
2	6/28/2012	WD	Warranty Deed	FIRST INTERNATIONAL BANK	RAMIREZ LUIS ETAL			2012019777
3	1/5/2010	TD	Trustee or Subst Tr Deed	FAN BANSON & SABRINA REV LIV TRUST	FIRST INTERNATIONAL BANK			2010000266

Tax Due

Property Tax Information as of 02/11/2020

Amount Due if Paid on:

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (254) 752-9864

© N. Harris Computer Corporation