



Property Search Results > 184305 JPMCC 2007 -CIBC19 WACO RETAIL LLC for Year 2018

Property

Account

Property ID:	184305	Legal Description:	ORIG TAYLOR & BEALL Block 9 Lot 11 12 13 14 200' X 165', Acres .758
Geographic ID:	480323000175001	Agent Code:	490
Type:	Real		
Property Use Code:	374		
Property Use Description:	Retail Multi-Occupancy		

Location

Address:	215 S 02ND ST WACO, TX 76701	Mapsco:	300
Neighborhood:	CBD TIF1 PID1 BRC	Map ID:	1
Neighborhood CD:	48900.1		

Owner

Name:	JPMCC 2007 -CIBC19 WACO RETAIL LLC	Owner ID:	442825
Mailing Address:	% LNR PARTNERS LLC 1601 WASHINGTON AVE STE 700 MIAMI BEACH, FL 33139	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$3,359,080	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$1,650,920	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$5,010,000	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$5,010,000	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$5,010,000	

Taxing Jurisdiction

Owner: JPMCC 2007 -CIBC19 WACO RETAIL LLC
 % Ownership: 100.0000000000%
 Total Value: \$5,010,000

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	
00	McLENNAN COUNTY	0.505293	\$5,010,000	\$5,010,000	\$25,315.18	
48	WACO ISD	1.410000	\$5,010,000	\$5,010,000	\$70,641.00	
80	WACO, CITY OF	0.776232	\$5,010,000	\$5,010,000	\$38,889.22	
86	McLENNAN COMMUNITY COLLEGE	0.150346	\$5,010,000	\$5,010,000	\$7,532.33	
CAD	McLENNAN CAD	0.000000	\$5,010,000	\$5,010,000	\$0.00	
TIF1	Tax Increment Dist# 1	0.000000	\$5,010,000	\$5,010,000	\$0.00	
WPID1	WACO PUBLIC IMPRV DIST#1 1988	0.100000	\$5,010,000	\$5,010,000	\$5,010.00	
	Total Tax Rate:	2.941871				

Taxes w/Current Exemptions: \$147,387.73

Taxes w/o Exemptions: \$147,387.74

Improvement / Building

Improvement #1: Commercial **State Code:** F1 **Living Area:** 90150.0 sqft **Value:** \$3,359,080

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA1	Main Area 1	20M6-		1911	4200.0
MA1	Main Area 1	31M6-		1911	25950.0
MA2	Main Area 2	20M6-		1911	30000.0
MA3	Main Area 3	23M6		1911	30000.0
409	Docks Special Unit	LD2		1911	1206.0
404	Canopy	CP6A		1911	120.0
435	Fin Area LA/Ofc/Rtl/Stg	MU2		1911	882.0
444	Sprinkler	SS_HD		1911	1761.0
404	Canopy	CP6A		1911	4040.0
433	Mezzanine	MU6		1911	2154.0
437	Paved Area Sch	PC2		1911	1560.0
091	Central HC	CHC > 6		1911	300.0
122	Commode Average	CMA		1911	22.0
132	Lavatory Average	LVA		1911	25.0
242	Urinal Average	URA		1911	17.0
151	Sink Inferior	SKI		1911	2.0
152	Sink Average	SKA		1911	2.0
162	Water Heater Average	WHA		1911	1.0
163	Water Heater Superior	WHS		1911	3.0
142	Shower Stall Average	SHA		1911	1.0
413	Elevator	EL100K		1911	1.0
446	Stops-Elevator	ES1_K		1911	3.0
405	Cold Storage	CF2		1911	560.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	SQ	Square Foot	0.7580	33018.48	200.00	165.00	\$1,650,920	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$3,359,080	\$1,650,920	0	5,010,000	\$0	\$5,010,000
2017	\$3,359,080	\$1,650,920	0	5,010,000	\$0	\$5,010,000
2016	\$3,232,580	\$1,650,920	0	4,883,500	\$0	\$4,883,500
2015	\$4,866,610	\$784,080	0	5,650,690	\$0	\$5,650,690
2014	\$3,264,042	\$784,080	0	4,048,122	\$0	\$4,048,122
2013	\$3,264,042	\$784,080	0	4,048,122	\$0	\$4,048,122
2012	\$3,264,042	\$784,080	0	4,048,122	\$0	\$4,048,122
2011	\$3,239,200	\$784,080	0	4,023,280	\$0	\$4,023,280
2010	\$3,239,200	\$686,070	0	3,925,270	\$0	\$3,925,270

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	11/3/2015	TD	Trustee or Subst Tr Deed	SWB RIVER SQUARE CENTER	JPMCC 2007 -CIBC19 WACO RETAIL LLC			2015034642

				PARTNERS LP				
2	1/24/2007	WD	Warranty Deed	CLARK J MICHAEL	SWB RIVER SQUARE CENTER PARTNERS LP			2007003504
3	4/15/1997	OT	"Not in Use" OT		CLARK J MICHAEL	132	308	0

Economic Unit Links

Property ID:

184305

184308

Questions Please Call (254) 752-9864