

McLennan CAD

Property Search > 370703 AYERS JAMES DAVID & REBECCA MARIE AYERS JOINT REVOCABLE TRUST for Year 2019

Tax Year:

Property

Account

Property ID:	370703	Legal Description:	INDUSTRIAL ACRES Block F Lot 10 Acres 2.161
Geographic ID:	480240060058000	Zoning:	C-3, M-2
Type:	Real	Agent Code:	
Property Use Code:	398		
Property Use Description:	Warehouse		

Location

Address:	5018 FORT AVE WACO, TX 76710	Mapsco:	299
Neighborhood:	'B' 2nd 3rd Tier Bosq Area W of VM	Map ID:	154
Neighborhood CD:	48986.B		

Owner

Name:	AYERS JAMES DAVID & REBECCA MARIE AYERS JOINT REVOCABLE TRUST	Owner ID:	433322
Mailing Address:	PO BOX 657 FARMINGTON, AR 72730-0657	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$415,880	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$216,510	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$632,390	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$632,390	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$632,390	

Taxing Jurisdiction

Owner: AYERS JAMES DAVID & REBECCA MARIE AYERS JOINT REVOCABLE TRUST
 % Ownership: 100.0000000000%
 Total Value: \$632,390

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
00	McLENNAN COUNTY	0.485293	\$632,390	\$632,390	\$3,068.94
48	WACO ISD	1.404080	\$632,390	\$632,390	\$8,879.26
80	WACO, CITY OF	0.776232	\$632,390	\$632,390	\$4,908.81
86	McLENNAN COMMUNITY COLLEGE	0.147696	\$632,390	\$632,390	\$934.01
CAD	McLENNAN CAD	0.000000	\$632,390	\$632,390	\$0.00
Total Tax Rate:		2.813301			
Taxes w/Current Exemptions:					\$17,791.02
Taxes w/o Exemptions:					\$17,791.03

Improvement / Building

Improvement #1: Commercial State Code: F1 Living Area: 3800.0 sqft Value: \$109,810

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA1	Main Area 1	22M3-		1965	3200.0
091	Central HC	CHC > 6		1965	20.0
122	Commode Average	CMA		1965	2.0
132	Lavatory Average	LVA		1965	2.0
MA1	Main Area 1	22M3-		2000	600.0
404	Canopy	CP5		2000	600.0
409	Docks Special Unit	LD4		1970	960.0

Improvement #2: Commercial State Code: F1 Living Area: 2652.0 sqft Value: \$44,810

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA1	Main Area 1	22S2-		1982	2652.0
435	Fin Area LA/Ofc/Rtl/Stg	MU2		1982	663.0
447	Storage Bldg/Area	RS3		1982	128.0
122	Commode Average	CMA		1982	1.0
132	Lavatory Average	LVA		1982	1.0
242	Urinal Average	URA		1982	1.0

Improvement #3: Commercial State Code: F1 Living Area: 15000.0 sqft Value: \$238,820

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA1	Main Area 1	29M2+		1995	15000.0
435	Fin Area LA/Ofc/Rtl/Stg	MU2		1996	300.0
415	Exhaust Fan	EV3		1996	2.0
407	Crane Way	CW1		1996	150.0
073	Ceiling Furnace Heat	CF 61-125		1996	500.0
122	Commode Average	CMA		1996	2.0
132	Lavatory Average	LVA		1996	1.0
242	Urinal Average	URA		1996	2.0
151	Sink Inferior	SKI		1996	1.0
153	Sink Superior	SKS		1996	1.0
162	Water Heater Average	WHA		1996	1.0
252	Fountain Average	FNA		1996	1.0

Improvement #4: Commercial State Code: F1 Living Area: 2430.0 sqft Value: \$7,760

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA1	Main Area 1	28S1		1985	2430.0

Improvement #5: Commercial State Code: F1 Living Area: sqft Value: \$14,680

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
437	Paved Area Sch	PA1		1965	10000.0
437	Paved Area Sch	SG1		1985	40000.0
417	Fence	FC3		1985	300.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	SQ	Square Foot	2.1610	94133.16	169.94	477.79	\$216,510	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	\$415,880	\$216,510	0	632,390	\$0	\$632,390
2018	\$410,980	\$216,510	0	627,490	\$0	\$627,490


2017	\$406,800	\$216,510	0	623,310	\$0	\$623,310
2016	\$405,780	\$216,510	0	622,290	\$0	\$622,290
2015	\$394,540	\$216,510	0	611,050	\$0	\$611,050

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	4/16/2014	DL	Warranty Deed /w Vendors Lien	PRIEST LLOYD L	AYERS JAMES DAVID & REBECCA MARIE AYERS JOINT REVOCABLE TRUST			2014011177
2	4/16/2014	WD	Warranty Deed		PRIEST LLOYD			2014011176

Tax Due

Property Tax Information as of 07/08/2019

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
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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