

### Property

#### Account

Property ID: 45506      Legal Description: EASLEY PROPERTIES SUBD LOT 2 BLOCK 1  
 Geographic ID: 18280-001-00200      Zoning: 0004  
 Type: Real      Agent Code:  
 Property Use Code:  
 Property Use Description:

#### Location

Address: 13004 N NAVARRO      Mapsco: 640390A  
 VICTORIA, TX 77904  
 Neighborhood:      Map ID:  
 Neighborhood CD:

#### Owner

Name: JAMES WAYNE PROPERTIES INC      Owner ID: 10092715  
 Mailing Address: 2608 N LAURENT      % Ownership: 100.0000000000%  
 VICTORIA, TX 77901  
 Exemptions:

### Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$28,251	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$439,859	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
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(=) Market Value:	=	\$468,110	
(-) Ag or Timber Use Value Reduction:	-	\$0	
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(=) Appraised Value:	=	\$468,110	
(-) HS Cap:	-	\$0	
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(=) Assessed Value:	=	\$468,110	

### Taxing Jurisdiction

Owner: JAMES WAYNE PROPERTIES INC  
 % Ownership: 100.0000000000%  
 Total Value: \$468,110

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	Victoria CAD	0.000000	\$468,110	\$468,110	\$0.00
CVC	City of Victoria	0.489800	\$468,110	\$468,110	\$2,292.80
GVC	Victoria County	0.327500	\$468,110	\$468,110	\$1,533.06
JRC	Victoria County Junior College Dist	0.172200	\$468,110	\$468,110	\$806.08
NAV	Navigation District	0.026700	\$468,110	\$468,110	\$124.99
RDB	Road & Bridge	0.060500	\$468,110	\$468,110	\$283.21
SVC	Victoria ISD	0.805800	\$468,110	\$468,110	\$3,772.04
UWD	Victoria County Ground Water District	0.006990	\$468,110	\$468,110	\$32.72
Total Tax Rate:		1.889490			
Taxes w/Current Exemptions:					\$8,844.90
Taxes w/o Exemptions:					\$8,844.90

### Improvement / Building

**Improvement #1:** COMMERCIAL    State Code: F1    Living Area: 5012.0 sqft    Value: \$26,773

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	LIWM2	BRV	1984	3388.0

OP	OPEN PORCH	*	1984	48.0
MA	MAIN AREA	LIWM2OFF2 BRV	1984	1624.0

**Improvement #2: MISCELLANEOUS State Code: F1 Living Area: sqft Value: \$1,478**

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
PC1	CONCRETE PAVING	*		1984	6760.0
C1	ASPHALT PAVING	*		1984	6140.0

## Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	C1	PRIMARY SITE	1.9967	86978.00	0.00	0.00	\$439,859	\$0

## Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	\$28,251	\$439,859	0	468,110	\$0	\$468,110
2022	\$94,970	\$100,030	0	195,000	\$0	\$195,000
2021	\$94,970	\$100,030	0	195,000	\$0	\$195,000
2020	\$94,970	\$100,030	0	195,000	\$0	\$195,000
2019	\$94,970	\$100,030	0	195,000	\$0	\$195,000
2018	\$94,970	\$100,030	0	195,000	\$0	\$195,000
2017	\$118,920	\$100,030	0	218,950	\$0	\$218,950
2016	\$93,220	\$100,030	0	193,250	\$0	\$193,250
2015	\$122,330	\$100,030	0	222,360	\$0	\$222,360
2014	\$124,250	\$100,030	0	224,280	\$0	\$224,280
2013	\$34,970	\$100,030	0	135,000	\$0	\$135,000
2012	\$99,970	\$100,030	0	200,000	\$0	\$200,000
2011	\$99,970	\$100,030	0	200,000	\$0	\$200,000
2010	\$99,970	\$100,030	0	200,000	\$0	\$200,000

## Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	4/20/2020	GWD	GENERAL WARRANTY DEED	WAYNE JAMES A	JAMES WAYNE PROPERTIES INC	2020*	04025	50

## Tax Due

Property Tax Information as of 10/25/2023

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 (361) 576-3621**