



### Property Details

<b>Account</b>	
<b>Property ID:</b>	33197
<b>Geographic ID:</b>	01280-000-99700
<b>Type:</b>	Real
<b>Zoning:</b>	0408
<b>Property Use:</b>	
<b>Location</b>	
<b>Situs Address:</b>	236 INDUSTRIAL PARK DR VICTORIA, TX 77905
<b>Map ID:</b>	573
<b>Mapsco:</b>	610340A
<b>Legal Description:</b>	01280 M ZEPEDA ABST 128 TRACT 88, ACRES 21.57
<b>Abstract/Subdivision:</b>	01280 - M ZEPEDA ABST 128
<b>Neighborhood:</b>	
<b>Owner</b>	
<b>Owner ID:</b>	10075561
<b>Name:</b>	WILLIAMS FAMILY INVESTMENTS LLC
<b>Agent:</b>	
<b>Mailing Address:</b>	PO BOX 850327 YUKON, OK 73085
<b>% Ownership:</b>	100.0%
<b>Exemptions:</b>	For privacy reasons not all exemptions are shown online.

### Property Values

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$1,755,450 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$129,420 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$1,884,870 (=)
<b>Agricultural Value Loss:</b>	\$0 (-)
<b>Appraised Value:</b>	\$1,884,870 (=)
<b>Homestead Cap Loss:</b>	\$0 (-)
<b>Assessed Value:</b>	\$1,884,870
<b>Ag Use Value:</b>	\$0

2023 Values are Certified.

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: WILLIAMS FAMILY INVESTMENTS LLC %Ownership: 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	Victoria CAD	0.000000	\$1,884,870	\$1,884,870	\$0.00	
GVC	Victoria County	0.327500	\$1,884,870	\$1,884,870	\$6,172.95	
JRC	Victoria County Junior College Dist	0.172200	\$1,884,870	\$1,884,870	\$3,245.75	
MQC	Quail Creek Mud	0.158000	\$1,884,870	\$1,884,870	\$2,978.09	
NAV	Navigation District	0.026700	\$1,884,870	\$1,884,870	\$503.26	
RDB	Road & Bridge	0.060500	\$1,884,870	\$1,884,870	\$1,140.35	
SVC	Victoria ISD	0.805800	\$1,884,870	\$1,884,870	\$15,188.28	
UWD	Victoria County Ground Water District	0.006990	\$1,884,870	\$1,884,870	\$131.75	

Total Tax Rate: 1.557690

Estimated Taxes With Exemptions: \$29,360.43

Estimated Taxes Without Exemptions: \$29,360.43

## Property Improvement - Building

Description: COMMERCIAL Type: COMMERCIAL State Code: F1 Living Area: 16,800.00sqft Value: \$171,630

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	LIWS2	1980	7,200.00
MA	MAIN AREA	LIWS2	1980	4,800.00
MA	MAIN AREA	LIWS2	1980	4,800.00

Type: COMMERCIAL State Code: F1 Living Area: 31,528.00sqft Value: \$1,583,820

Type	Description	Class CD	Year Built	SQFT
MASB	1 STORY BRICK ADDITION	*	2020	10,000.00
MA	MAIN AREA	LIWS3	2020	20,000.00
MA	MAIN AREA	LIWS3OFF3	2020	504.00
MA	MAIN AREA	OFFM3	2020	1,024.00
CPT	COV PORCH/CARPORT	*	2020	5,000.00
MEZ	MEZZANINE	*	2020	504.00

## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
R1	INTERIOR LOT	21.5700	939,589.20	0.00	0.00	\$129,420	\$0

**Property Roll Value History**

<b>Year</b>	<b>Improvements</b>	<b>Land Market</b>	<b>Ag Valuation</b>	<b>Appraised</b>	<b>HS Cap Loss</b>	<b>Assessed</b>
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	\$1,755,450	\$129,420	\$0	\$1,884,870	\$0	\$1,884,870
2022	\$1,586,050	\$129,420	\$0	\$1,715,470	\$0	\$1,715,470
2021	\$1,080,600	\$153,150	\$0	\$1,233,750	\$0	\$1,233,750
2020	\$143,560	\$122,950	\$0	\$266,510	\$0	\$266,510
2019	\$143,560	\$122,950	\$0	\$266,510	\$0	\$266,510
2018	\$0	\$106,560	\$0	\$106,560	\$0	\$106,560

2017	\$0	\$106,560	\$0	\$106,560	\$0	\$106,560
2016	\$0	\$106,560	\$0	\$106,560	\$0	\$106,560
2015	\$0	\$106,560	\$0	\$106,560	\$0	\$106,560
2014	\$0	\$111,970	\$0	\$111,970	\$0	\$111,970
2013	\$0	\$84,680	\$0	\$84,680	\$0	\$84,680

### Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
8/15/2014	SWD	SPECIAL WARRANTY DEED	HANSON AGGREGATES LLC	WILLIAMS FAMILY INVESTMENTS LLC	2014*	09115	7
8/1/2014	AFT	AFFIDAVIT	HANSON CONCRETE PRODUCTS INC	HANSON AGGREGATES LLC	2014*	08506	21