

Property Details

Account		
Property ID:	46700	Geographic ID: 24800-003-00101
Type:	R	Zoning: 0004
Property Use:		
Location		
Situs Address:	3804 LONE TREE VICTORIA, TX 77901	
Map ID:	688	Mapsco:
Legal Description:	BLK 3, R 7, EAT FARM, LOT 1 T-1 & FARM LOT 2 T-1, ACRES 32.41	
Abstract/Subdivision:	24800	
Neighborhood:		
Owner		
Owner ID:	10092715	
Name:	JAMES WAYNE PROPERTIES INC	
Agent:		
Mailing Address:	2608 N LAURENT VICTORIA, TX 77901	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$290,000 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$290,000 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value:	\$290,000 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$56,648 (-)

Assessed Value:	\$233,352
Ag Use Value:	\$0

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: JAMES WAYNE PROPERTIES INC %**Ownership:** 100.0%

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
NAV	Navigation District	\$290,000	\$233,352	\$61.60	
RDB	Road & Bridge	\$290,000	\$233,352	\$141.18	
CVC	City of Victoria	\$290,000	\$233,352	\$1,098.39	
JRC	Victoria County Junior College Dist	\$290,000	\$233,352	\$398.80	
DD3	Drainage dist 3	\$290,000	\$233,352	\$57.87	
GVC	Victoria County	\$290,000	\$233,352	\$764.23	
SVC	Victoria ISD	\$290,000	\$233,352	\$1,874.98	
CAD	Victoria CAD	\$290,000	\$233,352	\$0.00	
UWD	Victoria County Ground Water District	\$290,000	\$233,352	\$15.68	

Total Tax Rate: 1.891020

Estimated Taxes With Exemptions: \$4,412.73

Estimated Taxes Without Exemptions: \$5,483.96

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
C1	PRIMARY SITE	32.41	1,411,779.60	0.00	0.00	\$315,360	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$0	\$290,000	\$0	\$290,000	\$0	\$233,352
2023	\$0	\$194,460	\$0	\$194,460	\$0	\$194,460
2022	\$0	\$227,200	\$0	\$227,200	\$0	\$227,200
2021	\$0	\$227,200	\$0	\$227,200	\$0	\$227,200
2020	\$0	\$184,740	\$0	\$184,740	\$0	\$184,740
2019	\$0	\$184,740	\$0	\$184,740	\$0	\$184,740
2018	\$0	\$164,890	\$0	\$164,890	\$0	\$164,890
2017	\$0	\$164,890	\$0	\$164,890	\$0	\$164,890
2016	\$0	\$164,890	\$0	\$164,890	\$0	\$164,890

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/5/2002	SWD	SPECIAL WARRANTY DEED	WELLS FARGO BANK OF TEXAS NA	WAYNE JAMES A	2002*	11573	0
4/17/1997	D	DEED	VICTORIA NORTHWOOD DEV CO	WELLS FARGO BANK OF TEXAS NA	* 268	193	0
4/15/1997	W/D	WARRANTY DEED	VICTORIA NORTHWOOD DEV CO	ROTH STEPHEN W ETAL	* 267	704	0
4/20/2020	GWD	GENERAL WARRANTY DEED	WAYNE JAMES A	JAMES WAYNE PROPERTIES INC	2020*	04025	50