

# Victoria CAD Property Search

## Property Details

<b>Account</b>		
<b>Property ID:</b>	63248	<b>Geographic ID:</b> 54800-128-00303
<b>Type:</b>	R	<b>Zoning:</b> 0004
<b>Property Use:</b>		
<b>Location</b>		
<b>Situs Address:</b>	102 S MAIN VICTORIA, TX 77901	
<b>Map ID:</b>		<b>Mapsco:</b>
<b>Legal Description:</b>	VICTORIA TIF 62720 PT OF LOT 3 BLOCK 128	
<b>Abstract/Subdivision:</b>	54800	
<b>Neighborhood:</b>		
<b>Owner</b>		
<b>Owner ID:</b>	10101666	
<b>Name:</b>	MILNER LASCENA L & MATTHEW J SIMMONS	
<b>Agent:</b>	JUNEK CONSULTING	
<b>Mailing Address:</b>	507 N VINE VICTORIA, TX 77901	
<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>	\$311,420 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$16,160 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$327,580 (=)
<b>Agricultural Value Loss:</b> 	\$0 (-)
<b>Appraised Value:</b> 	\$327,580 (=)
<b>HS Cap Loss:</b> 	\$0 (-)
<b>Circuit Breaker:</b> 	\$0 (-)

<b>Assessed Value:</b>	\$327,580
<b>Ag Use Value:</b>	\$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:** MILNER LASCENA L & MATTHEW J SIMMONS %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
NAV	Navigation District	0.026400	\$327,580	\$327,580	\$86.48	
RDB	Road & Bridge	0.060500	\$327,580	\$327,580	\$198.19	
CVC	City of Victoria	0.470700	\$327,580	\$327,580	\$1,541.92	
JRC	Victoria County Junior College Dist	0.170900	\$327,580	\$327,580	\$559.83	
GVC	Victoria County	0.327500	\$327,580	\$327,580	\$1,072.82	
SVC	Victoria ISD	0.803500	\$327,580	\$327,580	\$2,632.11	
CAD	Victoria CAD	0.000000	\$327,580	\$327,580	\$0.00	
UWD	Victoria County Ground Water District	0.006720	\$327,580	\$327,580	\$22.01	
CVCRZ	City of Victoria TIRZ	0.000000	\$327,580	\$327,580	\$0.00	
JVCRZ	Victoria County Junior College Dist TIRZ	0.000000	\$327,580	\$327,580	\$0.00	
NAVRZ	Navigation District TIRZ	0.000000	\$327,580	\$327,580	\$0.00	

**Total Tax Rate:** 1.866220

**Estimated Taxes With Exemptions:** \$6,113.36

**Estimated Taxes Without Exemptions:** \$6,113.36

---

## ■ Property Improvement - Building

**Type:** COMMERCIAL **Living Area:** 5459.0 sqft **Value:** \$311,420

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	HCG	1910	2704
MA2	SECOND FLOOR	*	1910	2755

---

## ■ Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
R8	CORNER LOT	0.06	2,810.00	0.00	0.00	\$16,160	\$0

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$311,420	\$16,160	\$0	\$327,580	\$0	\$327,580
2024	\$296,640	\$12,810	\$0	\$309,450	\$0	\$309,450
2023	\$311,420	\$14,750	\$0	\$326,170	\$0	\$326,170
2022	\$285,950	\$14,050	\$0	\$300,000	\$0	\$300,000
2021	\$235,950	\$14,050	\$0	\$250,000	\$0	\$250,000
2020	\$263,910	\$14,050	\$0	\$277,960	\$0	\$277,960
2019	\$263,910	\$14,050	\$0	\$277,960	\$0	\$277,960
2018	\$263,910	\$14,050	\$0	\$277,960	\$0	\$277,960
2017	\$263,910	\$14,050	\$0	\$277,960	\$0	\$277,960

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
5/19/2021	GWV	GENERAL WARRANTY DEED W/ VENDORS LIEN	VICTORIA MAIN ST DEVLP LLC	MILNER LASCENA L & MATTHEW J SIMMONS	2021*	06135	4
11/26/2007	GWV	GENERAL WARRANTY DEED W/ VENDORS LIEN	EBENSBERGER JERRY T	VICTORIA MAIN ST DEVLP LLC	2007*	14817	4
11/12/1997	WDV	WARRANTY DEED W/ VENDORS LIEN	BIANCHI VINCENT J & PATRICIA M	EBENSBERGER JERRY T	301*	470	0