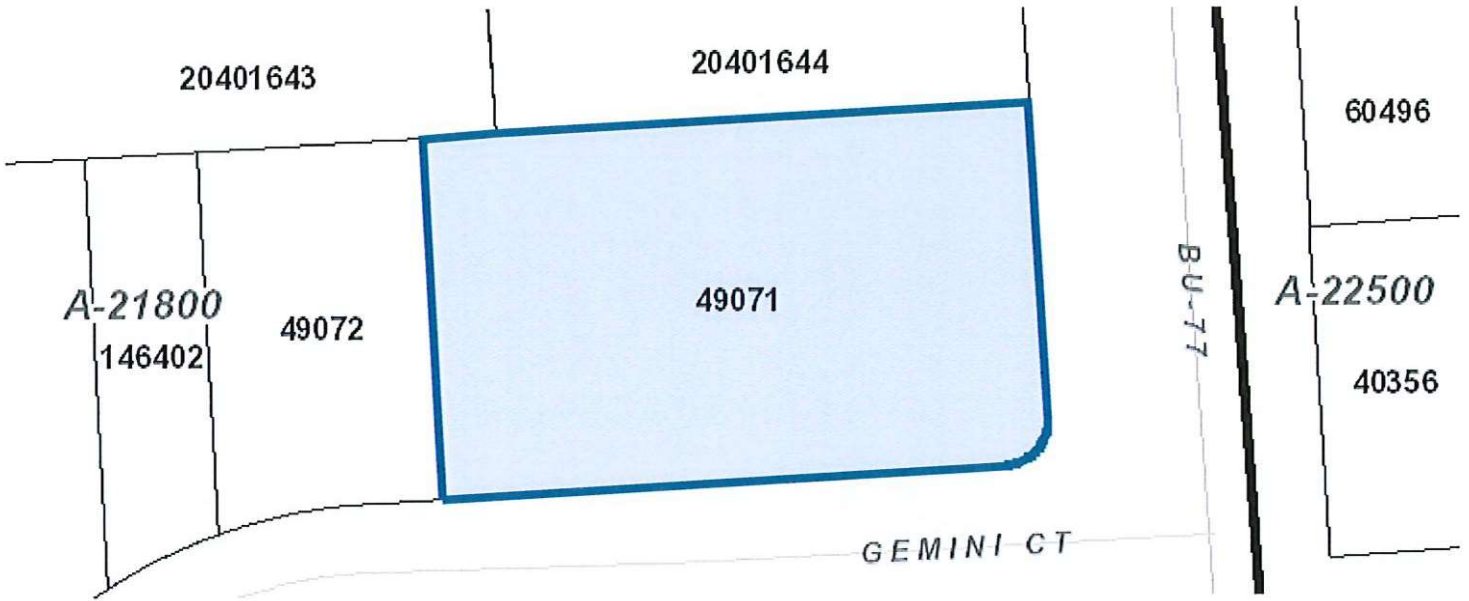


Map



Property Details

Account		
Property ID:	49071	Geographic ID: 33944-001-00100
Type:	Real	Zoning: 0004
Property Use:		
Location		
Situs Address:	4201 N NAVARRO VICTORIA, TX 77901	
Map ID:	675	Mapsc0: 625370D
Legal Description:	GEMINI PARK UNIT I LOT 1 BLOCK 1	
Abstract/Subdivision:	33944 - GEMINI PARK UNIT I	
Neighborhood:		
Owner		
Owner ID:	10053856	
Name:	TOPLINE MANAGEMENT INC	
Agent:		
Mailing Address:	4201 N NAVARRO VICTORIA, TX 77901	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

A handwritten signature in blue ink is located on the right side of the table, overlapping the 'Agent' and 'Mailing Address' rows.

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$363,830 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$496,010 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$859,840 (=)
Agricultural Value Loss: ?	\$0 (-)
Appraised Value:	\$859,840 (=)
Homestead Cap Loss: ?	\$0 (-)
Assessed Value:	\$859,840
Ag Use Value:	\$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: TOPLINE MANAGEMENT INC %Ownership: 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	Victoria CAD	0.000000	\$859,840	\$859,840	\$0.00	
CVC	City of Victoria	0.489800	\$859,840	\$859,840	\$4,211.50	
GVC	Victoria County	0.327500	\$859,840	\$859,840	\$2,815.98	
JRC	Victoria County Junior College Dist	0.172200	\$859,840	\$859,840	\$1,480.64	
NAV	Navigation District	0.026700	\$859,840	\$859,840	\$229.58	
RDB	Road & Bridge	0.060500	\$859,840	\$859,840	\$520.20	
SVC	Victoria ISD	0.805800	\$859,840	\$859,840	\$6,928.59	
UWD	Victoria County Ground Water District	0.006990	\$859,840	\$859,840	\$60.10	

Total Tax Rate: 1.889490

Estimated Taxes With Exemptions: \$16,246.59

Estimated Taxes Without Exemptions: \$16,246.59

Property Improvement - Building

Description: FAST FOOD RESTAURANT Type: COMMERCIAL State Code: F1 Living Area: 4,971.00sqft Value: \$304,550

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
CPR	CARPT/ COV PATIO	*		1984	741.00
MA	MAIN AREA	72	BRV	1984	4,971.00
CPR	CARPT/ COV PATIO	*		1984	440.00
UTIL	UTILITY ROOM	*		1984	150.00

Type: MISCELLANEOUS State Code: F1 Living Area: 0.00sqft Value: \$59,280

Type	Description	Class CD	Year Built	SQFT
PC1	CONCRETE PAVING	*	1984	33,370.00

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
C1	PRIMARY SITE	0.9489	41,334.00	0.00	0.00	\$496,010	\$0

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Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	\$363,830	\$496,010	\$0	\$859,840	\$0	\$859,840
2022	\$206,420	\$165,340	\$0	\$371,760	\$0	\$371,760
2021	\$209,590	\$165,340	\$0	\$374,930	\$0	\$374,930
2020	\$210,690	\$165,340	\$0	\$376,030	\$0	\$376,030
2019	\$214,930	\$165,340	\$0	\$380,270	\$0	\$380,270
2018	\$218,100	\$165,340	\$0	\$383,440	\$0	\$383,440
2017	\$219,200	\$165,340	\$0	\$384,540	\$0	\$384,540
2016	\$223,470	\$165,340	\$0	\$388,810	\$0	\$388,810
2015	\$226,650	\$165,340	\$0	\$391,990	\$0	\$391,990
2014	\$227,750	\$186,000	\$0	\$413,750	\$0	\$413,750
2013	\$224,720	\$186,000	\$0	\$410,720	\$0	\$410,720

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
12/31/2008	VLD	VENDOR'S LIEN DEED	GRANDYS	TOPLINE MANAGEMENT INC	2008*	14735	2