

## Property Details

Account		
<b>Property ID:</b>	20389592	<b>Geographic ID:</b> 35032-001-00200
<b>Type:</b>	R	<b>Zoning:</b> 0004
<b>Property Use:</b>		
Location		
<b>Situs Address:</b>	3011 HOUSTON HWY VICTORIA, TX 77901	
<b>Map ID:</b>	685	<b>Mapsco:</b>
<b>Legal Description:</b>	GULF STATES MULTI FAMILY, BLOCK 1, LOT 2, ACRES 1.22	
<b>Abstract/Subdivision:</b>	35032	
<b>Neighborhood:</b>		
Owner		
<b>Owner ID:</b>	10076804	
<b>Name:</b>	SHIV BHOLA INVESTMENTS LLC	
<b>Agent:</b>		
<b>Mailing Address:</b>	14133 N 102 ST SCOTTSDALE, AZ 85260	
<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>	\$252,250 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$238,610 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$490,860 (=)
<b>Agricultural Value Loss:</b> 	\$0 (-)
<b>Appraised Value:</b>	\$490,860 (=)
<b>HS Cap Loss:</b> 	\$0 (-)
<b>Circuit Breaker:</b> 	\$0 (-)

<b>Assessed Value:</b>	\$490,860
<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:** SHIV BHOLA INVESTMENTS LLC %**Ownership:** 100.0%

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
NAV	Navigation District	\$490,860	\$490,860	\$129.59	
RDB	Road & Bridge	\$490,860	\$490,860	\$296.97	
CVC	City of Victoria	\$490,860	\$490,860	\$2,310.48	
JRC	Victoria County Junior College Dist	\$490,860	\$490,860	\$838.88	
DD3	Drainage dist 3	\$490,860	\$490,860	\$121.73	
GVC	Victoria County	\$490,860	\$490,860	\$1,607.57	
SVC	Victoria ISD	\$490,860	\$490,860	\$3,944.06	
CAD	Victoria CAD	\$490,860	\$490,860	\$0.00	
UWD	Victoria County Ground Water District	\$490,860	\$490,860	\$32.99	

**Total Tax Rate:** 1.891020

**Estimated Taxes With Exemptions:** \$9,282.27

**Estimated Taxes Without Exemptions:** \$9,282.27

## Property Improvement - Building

**Description:** COMMERCIAL **Type:** COMMERCIAL **Living Area:** 9480.0 sqft **Value:** \$343,780

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	LIWS2OFF3	1960	1880
OP	OPEN PORCH	*	1960	216
MA	MAIN AREA	LIWS2	2000	4000
MA	MAIN AREA	LIWS2OFF3	1960	3600

**Living Area:** 0 sqft **Value:** \$2,310

Type	Description	Class CD	Year Built	SQFT
CI1	ASPHALT PAVING	*	1960	4696

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## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
C1	PRIMARY SITE	1.22	53,143.20	0.00	0.00	\$238,610	\$0

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$252,250	\$238,610	\$0	\$490,860	\$0	\$490,860
2023	\$212,526	\$386,474	\$0	\$599,000	\$0	\$599,000
2022	\$188,820	\$13,600	\$0	\$202,420	\$0	\$202,420
2021	\$188,820	\$13,600	\$0	\$202,420	\$0	\$202,420
2020	\$191,550	\$13,600	\$0	\$205,150	\$0	\$205,150
2019	\$194,260	\$13,600	\$0	\$207,860	\$0	\$207,860
2018	\$195,160	\$13,600	\$0	\$208,760	\$0	\$208,760
2017	\$197,880	\$13,600	\$0	\$211,480	\$0	\$211,480
2016	\$198,780	\$13,600	\$0	\$212,380	\$0	\$212,380

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
12/15/2014	GWV	GENERAL WARRANTY DEED W/ VENDORS LIEN	GULF STATES INVESTMENT COR	SHIV BHOLA INVESTMENTS LLC	2014*	13942	3