

## Property Details

<b>Account</b>		
<b>Property ID:</b>	49085	<b>Geographic ID:</b> 33950-001-00100
<b>Type:</b>	R	<b>Zoning:</b> 0004
<b>Property Use:</b>		
<b>Location</b>		
<b>Situs Address:</b>	3701 E RIO GRANDE VICTORIA, TX 77901	
<b>Map ID:</b>	688	<b>Mapsco:</b>
<b>Legal Description:</b>	GEOSOURCE SUBD LOT 1 BLOCK 1	
<b>Abstract/Subdivision:</b>	33950	
<b>Neighborhood:</b>		
<b>Owner</b>		
<b>Owner ID:</b>	10092715	
<b>Name:</b>	JAMES WAYNE PROPERTIES INC	
<b>Agent:</b>		
<b>Mailing Address:</b>	2608 N LAURENT 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>	\$160,010 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$214,990 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$375,000 (=)
<b>Agricultural Value Loss:</b> ⓘ	\$0 (-)
<b>Appraised Value:</b>	\$375,000 (=)
<b>HS Cap Loss:</b> ⓘ	\$0 (-)
<b>Circuit Breaker:</b> ⓘ	\$0 (-)

<b>Assessed Value:</b>	\$375,000
<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:** JAMES WAYNE PROPERTIES INC %**Ownership:** 100.0%

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
NAV	Navigation District	\$375,000	\$375,000	\$99.00	
RDB	Road & Bridge	\$375,000	\$375,000	\$226.88	
CVC	City of Victoria	\$375,000	\$375,000	\$1,765.13	
JRC	Victoria County Junior College Dist	\$375,000	\$375,000	\$640.88	
DD3	Drainage dist 3	\$375,000	\$375,000	\$93.00	
GVC	Victoria County	\$375,000	\$375,000	\$1,228.13	
SVC	Victoria ISD	\$375,000	\$375,000	\$3,013.13	
CAD	Victoria CAD	\$375,000	\$375,000	\$0.00	
UWD	Victoria County Ground Water District	\$375,000	\$375,000	\$25.20	

**Total Tax Rate:** 1.891020

**Estimated Taxes With Exemptions:** \$7,091.32

**Estimated Taxes Without Exemptions:** \$7,091.32

## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
C1	PRIMARY SITE	10.00	435,575.00	0.00	0.00	\$214,990	\$0

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$160,010	\$214,990	\$0	\$375,000	\$0	\$375,000
2023	\$199,620	\$139,990	\$0	\$339,610	\$0	\$339,610
2022	\$204,490	\$65,340	\$0	\$269,830	\$0	\$269,830
2021	\$209,350	\$65,340	\$0	\$274,690	\$0	\$274,690
2020	\$209,350	\$65,340	\$0	\$274,690	\$0	\$274,690
2019	\$134,660	\$65,340	\$0	\$200,000	\$0	\$200,000
2018	\$134,660	\$65,340	\$0	\$200,000	\$0	\$200,000
2017	\$134,660	\$65,340	\$0	\$200,000	\$0	\$200,000
2016	\$224,160	\$65,340	\$0	\$289,500	\$0	\$289,500

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
11/7/1996	SWD	SPECIAL WARRANTY DEED	G & H MANAGEMENT CO	ANGLO AMERICAN METALS INC	248*	662	0
2/16/1999	GWD	GENERAL WARRANTY DEED	ANGLO AMERICAN METALS INC	WAYNE JAMES A	1999*	02142	0
4/20/2020	GWD	GENERAL WARRANTY DEED	WAYNE JAMES A	JAMES WAYNE PROPERTIES INC	2020*	04025	50