

 Map Property Details

Account		
Property ID:	245115	Geographic ID: 3525-0004-0070
Type:	Real	Zoning: COMMERCIAL
Property Use:	BAR BAR/TAVERN	
Location		
Situs Address:	611 LINCOLN AVE ROBSTOWN, TX 78380	
Map ID:	R-130	Mapsco:
Legal Description:	HOME PLACE-RBST LTS 7, 8 & 9 BLK 4	
Abstract/Subdivision:	S3525 - HOME PLACE - RBST	
Neighborhood:	S3525	
Owner		
Owner ID:	714544	
Name:	FGMS HOLDINGS LLC	
Agent:		
Mailing Address:	1114 Lost Creek Blvd Ste 125 Austin, TX 78746-6175	
% Ownership:	100.0%	

Exemptions:	For privacy reasons not all exemptions are shown online.
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Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$483,425 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$85,200 (+)
Agricultural Market Valuation:	\$0 (+)
Value Method:	
Market Value:	\$568,625 (=)
Agricultural Value Loss: 	\$0 (-)
Appraised Value:	\$568,625 (=)
Homestead Cap Loss: 	\$0 (-)
Assessed Value:	\$568,625
Ag Use Value:	\$0

The Nueces County Appraisal District ("NCAD") is not the official record holder of property records in Nueces County, Texas. NCAD provides "Deed History" on its website "as is" without warranty of any kind. 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: FGMS HOLDINGS LLC **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
C04	CITY OF ROBSTOWN	0.715539	\$568,625	\$568,625	\$4,068.73	
CAD	APPRAISAL DISTRICT	0.000000	\$568,625	\$568,625	\$0.00	
DQ	DRAINAGE #2 ROBSTOWN	0.327568	\$568,625	\$568,625	\$1,862.63	
GNU	NUECES COUNTY	0.237411	\$568,625	\$568,625	\$1,349.98	
HOSP	HOSPITAL DISTRICT	0.085242	\$568,625	\$568,625	\$484.71	
RFM	FARM TO MKT ROAD	0.002842	\$568,625	\$568,625	\$16.16	
SO	ROBSTOWN ISD	1.257500	\$568,625	\$568,625	\$7,150.46	

Total Tax Rate: 2.626102

Estimated Taxes With Exemptions: \$14,932.67

Estimated Taxes Without Exemptions: \$14,932.67

Property Improvement - Building

Description: COMMERCIAL **Type:** COMMERCIAL **State Code:** F1 **Living Area:** 10,470.00sqft
Value: \$483,425

Type	Description	Class CD	Exterior Wall	Year Built	SQFT	Assessed Value
BAR	BAR/TAVERN/COCKTAIL LOUNGE	TAVSAVG	BF, METAL	1992	2,080.00	\$165,285
LIB	LIGHT INDUSTRIAL BUILDING	LIBSAVG		1992	6,500.00	\$157,767
LIB	LIGHT INDUSTRIAL BUILDING	LIBSAVG		1995	1,170.00	\$42,597
LIB	LIGHT INDUSTRIAL BUILDING	LIBSAVG		1997	720.00	\$28,294
CPY	CANOPY	CPYSGD		1992	3,120.00	\$72,783
CPY	CANOPY	TAVSAVG		0	260.00	\$4,131
CS	CONCRETE SLAB	*		1992	6,982.00	\$12,568

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
CL	COMMERCIAL LAND	0.4890	21,300.00	75.00	0.00	\$85,200	\$0

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	\$483,425	\$85,200	\$0	\$568,625	\$0	\$568,625
2022	\$435,779	\$26,625	\$0	\$462,404	\$0	\$462,404
2021	\$350,092	\$26,625	\$0	\$376,717	\$0	\$376,717
2020	\$252,868	\$26,625	\$0	\$279,493	\$0	\$279,493
2019	\$243,021	\$26,625	\$0	\$269,646	\$0	\$269,646
2018	\$233,499	\$26,625	\$0	\$260,124	\$0	\$260,124
2017	\$225,919	\$26,625	\$0	\$252,544	\$0	\$252,544
2016	\$229,027	\$26,625	\$0	\$255,652	\$0	\$255,652
2015	\$226,894	\$26,625	\$0	\$253,519	\$0	\$253,519
2014	\$226,894	\$26,625	\$0	\$253,519	\$0	\$253,519
2013	\$182,985	\$26,625	\$0	\$209,610	\$0	\$209,610

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
11/3/2023	SWDV	SP W/D VEN/LN	FGMS HOLDINGS LLC	HK REO LLC			2023041500
9/7/2021	TXD	TAX DEED	RIVERA ESTABAN R JR AND	FGMS HOLDINGS LLC			2021047940
4/8/1993	GWD	GENERAL WARRANTY DEED	RIVERA ESTEVAN	RIVERA ESTABAN R JR AND	849785	GWD	849785/GWD
8/30/1989	CONV	CONVERSION	SALINAS MANUEL	RIVERA ESTEVAN	2171/WDV	654	2171/WDV/654