

GENERAL INFO

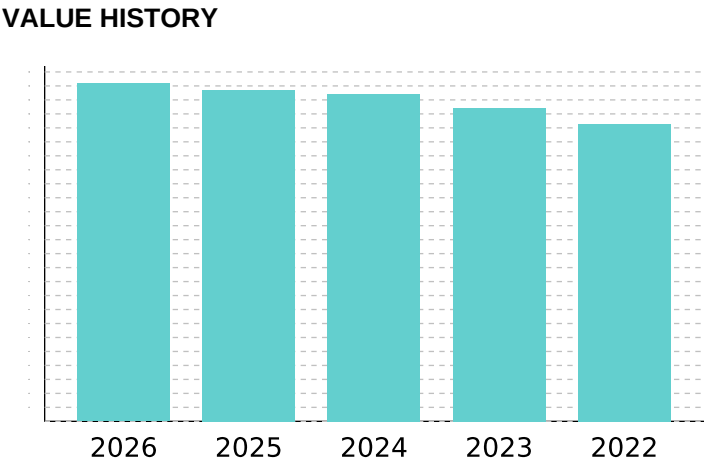
ACCOUNT		OWNER	
Property ID:	141799	Name:	CHS PARTNERS LP
Geographic ID:	360786000003006	Secondary Name:	
Type:	R	Mailing Address:	126 MECCA RD WACO TX US 76710-7233
Zoning:	R-1	Owner ID:	394543
Agent:		% Ownership:	100.000000
Legal Description:	STEEL JOHN (A-786) 80.37 Ac, YORK ESTATES ADDN Lot 1 Block 1 Total 81.37 Ac		
Property Use:	124	Exemptions:	

LOCATION	
Address:	OLD SPEEGLEVILLE RD, WOODWAY TX 76712
Market Area:	
Market Area CD:	36891.1
Map ID:	70C
Zoning:	R-1

PROTEST	
Protest Status:	
Informal Date:	
Formal Date:	

VALUES

CURRENT VALUES	
Land Homesite:	\$0
Land Non-Homesite:	\$0
Special Use Land Market:	\$398,880
Total Land:	\$398,880
Improvement Homesite:	\$0
Improvement Non-Homesite:	\$0
Total Improvement:	\$0
Market:	\$398,880
Special Use Exclusion (-):	\$374,710
Appraised:	\$24,170
Value Limitation Adjustment (-):	\$0
Net Appraised:	\$24,170



VALUE HISTORY						
Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2026	\$398,880	\$0	\$374,710	\$24,170	\$0	\$24,170
2025	\$338,080	\$0	\$314,390	\$23,690	\$0	\$23,690
2024	\$338,080	\$0	\$314,660	\$23,420	\$0	\$23,420
2023	\$338,080	\$0	\$315,640	\$22,440	\$0	\$22,440
2022	\$307,350	\$0	\$286,060	\$21,290	\$0	\$21,290

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
36	MIDWAY ISD	0.936900	\$24,170	\$24,170
86	McLENNAN COMMUNITY COLLEGE	0.131974	\$24,170	\$24,170
00	McLENNAN COUNTY	0.334805	\$24,170	\$24,170

Total Tax Rate:	1.403679
Estimated Taxes with Current Exemptions:	\$339.27
Estimated Taxes Without Exemptions:	\$339.27

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
2	Dry Cropland	56.7760	2,473,162	\$0.11	\$278,319	\$19,220
3	Improved Pasture	23.5940	1,027,754	\$0.11	\$115,659	\$4,611
2	Dry Cropland	1.0000	43,560	\$0.11	\$4,902	\$339

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
9/14/21	DL	Warranty Deed /w	YORK JOEL JONATHAN ETAL	CHS PARTNERS LP				2021037501
2/24/21	WD	Warranty Deed	NOKES SUSAN LANELL YORK	YORK JOEL JONATHAN ETAL				2021007027
1/15/21	WD	Warranty Deed	YORK FAMILY TRUST	YORK JOEL JONATHAN ETAL				2021001923
12/4/07	WD	Warranty Deed	YORK W J	YORK FAMILY TRUST				2007044055