

# 2021

## Certified Appraisal Roll

### As of Supplement: 0

**Title:**

#### **Report Specifications:**

Sort Order: Alpha  
Property Types:  
Property Group Codes:  
Entities: TIF2

Alpha Range: Like:  
From: To:

Geo Range: Like:  
From: To:

Acreage Range: Like:  
From: To:

Custom Query:

# 2021 CERTIFIED APPRAISAL ROLL

## As of Supplement # 0 TIF2 - Tax Increment Dist# 2

Alpha Order

07/22/2021 14:19PM

Prop ID	Owner	%	Legal Description	Values
<b>193594</b>	17066	100.00	R <b>Geo: 480416100006003</b> BRAZOS PARK APARTMENTS LTD % CHASE COMM MORTGAGE 200 WITMER RD HORSHAM, PA 19044-2213 Agent: OConnor & Associat	Effective Acres: 6.375000 Imp HS: 0 Imp NHS: 6,057,094 Land HS: 0 Land NHS: 1,113,560 Prod Use: 0 Prod Mkt: 0 Market: 7,170,654 Prod Loss: 0 Appraised: 7,170,654 Cap: 0 Assessed: 7,170,654 Exemptions:
<b>Entity</b>	<b>Description</b>	<b>Xref Id</b>	<b>Freeze: (Year) Ceiling</b>	<b>Assessed Exemptions Taxable</b>
TIF2	Tax Increment Dist# 2			7,170,654 0 7,170,654

<b>193593</b>	420161	100.00	R <b>Geo: 480416100003004</b> BRAZOS RIVER PARTNERSHIP THREE LP % WESTDALE ASSET MANGE 2550 PACIFIC AVE STE 1600 DALLAS, TX 75226-1433 Agent: K E Andrews & Com	Effective Acres: 1.166000 Imp HS: 0 Imp NHS: 1,260,010 Land HS: 0 Land NHS: 239,990 Prod Use: 0 Prod Mkt: 0 Market: 1,500,000 Prod Loss: 0 Appraised: 1,500,000 Cap: 0 Assessed: 1,500,000 Exemptions:
<b>Entity</b>	<b>Description</b>	<b>Xref Id</b>	<b>Freeze: (Year) Ceiling</b>	<b>Assessed Exemptions Taxable</b>
TIF2	Tax Increment Dist# 2			1,500,000 0 1,500,000

<b>192072</b>	21971	100.00	R <b>Geo: 480400000014007</b> CITY OF WACO ATTN: PROPERTY MANAGEME PO BOX 2570 WACO, TX 76702-2570	Effective Acres: 0.000000 Imp HS: 0 Imp NHS: 0 Land HS: 0 Land NHS: 965,120 Prod Use: 0 Prod Mkt: 0 Market: 965,120 Prod Loss: 0 Appraised: 965,120 Cap: 0 Assessed: 965,120 Exemptions: EX-XV
<b>Entity</b>	<b>Description</b>	<b>Xref Id</b>	<b>Freeze: (Year) Ceiling</b>	<b>Assessed Exemptions Taxable</b>
TIF2	Tax Increment Dist# 2			965,120 965,120 0

<b>192078</b>	21971	100.00	R <b>Geo: 480400000015052</b> CITY OF WACO ATTN: PROPERTY MANAGEME PO BOX 2570 WACO, TX 76702-2570	Effective Acres: 0.000000 Imp HS: 0 Imp NHS: 0 Land HS: 0 Land NHS: 62,530 Prod Use: 0 Prod Mkt: 0 Market: 62,530 Prod Loss: 0 Appraised: 62,530 Cap: 0 Assessed: 62,530 Exemptions: EX-XV
<b>Entity</b>	<b>Description</b>	<b>Xref Id</b>	<b>Freeze: (Year) Ceiling</b>	<b>Assessed Exemptions Taxable</b>
TIF2	Tax Increment Dist# 2			62,530 62,530 0

<b>192079</b>	21971	100.00	R <b>Geo: 480400000015064</b> CITY OF WACO ATTN: PROPERTY MANAGEME PO BOX 2570 WACO, TX 76702-2570	Effective Acres: 0.000000 Imp HS: 0 Imp NHS: 0 Land HS: 0 Land NHS: 201,900 Prod Use: 0 Prod Mkt: 0 Market: 201,900 Prod Loss: 0 Appraised: 201,900 Cap: 0 Assessed: 201,900 Exemptions: EX-XV
<b>Entity</b>	<b>Description</b>	<b>Xref Id</b>	<b>Freeze: (Year) Ceiling</b>	<b>Assessed Exemptions Taxable</b>
TIF2	Tax Increment Dist# 2			201,900 201,900 0

<b>192080</b>	21971	100.00	R <b>Geo: 480400000015076</b> CITY OF WACO ATTN: PROPERTY MANAGEME PO BOX 2570 WACO, TX 76702-2570	Effective Acres: 0.227000 Imp HS: 0 Imp NHS: 0 Land HS: 0 Land NHS: 31,760 Prod Use: 0 Prod Mkt: 0 Market: 31,760 Prod Loss: 0 Appraised: 31,760 Cap: 0 Assessed: 31,760 Exemptions: EX-XV
<b>Entity</b>	<b>Description</b>	<b>Xref Id</b>	<b>Freeze: (Year) Ceiling</b>	<b>Assessed Exemptions Taxable</b>
TIF2	Tax Increment Dist# 2			31,760 31,760 0

<b>192081</b>	21971	100.00	R <b>Geo: 480400000015088</b> CITY OF WACO ATTN: PROPERTY MANAGEME PO BOX 2570 WACO, TX 76702-2570	Effective Acres: 0.000000 Imp HS: 0 Imp NHS: 0 Land HS: 0 Land NHS: 6,010 Prod Use: 0 Prod Mkt: 0 Market: 6,010 Prod Loss: 0 Appraised: 6,010 Cap: 0 Assessed: 6,010 Exemptions: EX-XV
<b>Entity</b>	<b>Description</b>	<b>Xref Id</b>	<b>Freeze: (Year) Ceiling</b>	<b>Assessed Exemptions Taxable</b>
TIF2	Tax Increment Dist# 2			6,010 6,010 0

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Prop ID	Owner	%	Legal Description	Values
<b>192082</b>	21971	100.00	R <b>Geo: 480400000015090</b> CITY OF WACO ATTN: PROPERTY MANAGEME PO BOX 2570 WACO, TX 76702-2570	Effective Acres: 0.000000 Imp HS: 0 Imp NHS: 0 Land HS: 0 Land NHS: 82,980 Prod Use: 0 Prod Mkt: 0
			SUTTON Block 157 Lot K1 Acres 1.27 Acres: 1.2700 Map ID: 124 Mtg Cd: DBA: State Codes: C1 Situs: 1211 N MARTIN LUTHER KING JR BLVD WACO, TX 76704	Market: 82,980 Prod Loss: 0 Appraised: 82,980 Cap: 0 Assessed: 82,980 Exemptions: EX-XV
<b>Entity</b>	<b>Description</b>	<b>Xref Id</b>	<b>Freeze: (Year) Ceiling</b>	<b>Assessed Exemptions Taxable</b>
TIF2	Tax Increment Dist# 2			82,980 82,980 0
<b>192083</b>	21971	100.00	R <b>Geo: 480400000015103</b> CITY OF WACO ATTN: PROPERTY MANAGEME PO BOX 2570 WACO, TX 76702-2570	Effective Acres: 0.000000 Imp HS: 0 Imp NHS: 0 Land HS: 0 Land NHS: 148,190 Prod Use: 0 Prod Mkt: 0
			SUTTON Block 157 Lot L1 Acres 1.08 Acres: 1.0800 Map ID: 124 Mtg Cd: DBA: State Codes: C1 Situs: 1217 MARTIN LUTHER KING JR BLVD WACO, TX 76704	Market: 148,190 Prod Loss: 0 Appraised: 148,190 Cap: 0 Assessed: 148,190 Exemptions: EX-XV
<b>Entity</b>	<b>Description</b>	<b>Xref Id</b>	<b>Freeze: (Year) Ceiling</b>	<b>Assessed Exemptions Taxable</b>
TIF2	Tax Increment Dist# 2			148,190 148,190 0
<b>188087</b>	21955	100.00	R <b>Geo: 4803520300003031</b> CITY OF WACO TEXAS %LEE TORBETT PO BOX 2570 WACO, TX 76702-2570	Effective Acres: 0.204200 Imp HS: 0 Imp NHS: 0 Land HS: 0 Land NHS: 8,360 Prod Use: 0 Prod Mkt: 0
			RIVER OAKS NO 3 Block B Lot B6 Acres 0.2042 Acres: 0.2042 Map ID: 192 Mtg Cd: DBA: State Codes: C1 Situs: 109 FAULKNER LN WACO, TX 76704	Market: 8,360 Prod Loss: 0 Appraised: 8,360 Cap: 0 Assessed: 8,360 Exemptions: EX-XV
<b>Entity</b>	<b>Description</b>	<b>Xref Id</b>	<b>Freeze: (Year) Ceiling</b>	<b>Assessed Exemptions Taxable</b>
TIF2	Tax Increment Dist# 2			8,360 8,360 0
<b>192068</b>	335313	100.00	R <b>Geo: 480400000012016</b> PARTUS LAND CORP PO BOX 7114 WACO, TX 76714-7114	Effective Acres: 0.000000 Imp HS: 0 Imp NHS: 0 Land HS: 0 Land NHS: 34,880 Prod Use: 0 Prod Mkt: 0
			SUTTON Block 156 Lot A5 Acres 3.05 Acres: 3.0500 Map ID: 124 Mtg Cd: DBA: State Codes: C1 Situs: 1000 MARTIN LUTHER KING JR BLVD WACO, TX 76704	Market: 34,880 Prod Loss: 0 Appraised: 34,880 Cap: 0 Assessed: 34,880 Exemptions:
<b>Entity</b>	<b>Description</b>	<b>Xref Id</b>	<b>Freeze: (Year) Ceiling</b>	<b>Assessed Exemptions Taxable</b>
TIF2	Tax Increment Dist# 2			34,880 0 34,880
<b>192077</b>	335313	100.00	R <b>Geo: 480400000015040</b> PARTUS LAND CORP PO BOX 7114 WACO, TX 76714-7114	Effective Acres: 0.000000 Imp HS: 0 Imp NHS: 0 Land HS: 0 Land NHS: 15,890 Prod Use: 0 Prod Mkt: 0
			SUTTON Block 157 Lot E1 Acres 1.39 Acres: 1.3900 Map ID: 124 Mtg Cd: DBA: State Codes: C1 Situs: 1201 MARTIN LUTHER KING JR BLVD REAR WACO, TX 76704	Market: 15,890 Prod Loss: 0 Appraised: 15,890 Cap: 0 Assessed: 15,890 Exemptions:
<b>Entity</b>	<b>Description</b>	<b>Xref Id</b>	<b>Freeze: (Year) Ceiling</b>	<b>Assessed Exemptions Taxable</b>
TIF2	Tax Increment Dist# 2			15,890 0 15,890
<b>192092</b>	335313	100.00	R <b>Geo: 480400000021014</b> PARTUS LAND CORP PO BOX 7114 WACO, TX 76714-7114	Effective Acres: 1.398000 Imp HS: 0 Imp NHS: 0 Land HS: 0 Land NHS: 4,570 Prod Use: 0 Prod Mkt: 0
			SUTTON Lot 3A Acres 1.398 Acres: 1.3980 Map ID: 124 Mtg Cd: DBA: State Codes: C1 Situs: MARTIN LUTHER KING JR BLVD WACO, TX 76704	Market: 4,570 Prod Loss: 0 Appraised: 4,570 Cap: 0 Assessed: 4,570 Exemptions:
<b>Entity</b>	<b>Description</b>	<b>Xref Id</b>	<b>Freeze: (Year) Ceiling</b>	<b>Assessed Exemptions Taxable</b>
TIF2	Tax Increment Dist# 2			4,570 0 4,570
<b>192084</b>	464366	100.00	R <b>Geo: 480400000015115</b> PARTUS LAND LLC P.O. BOX 7114 WACO, TX 76714-7114	Effective Acres: 0.448000 Imp HS: 0 Imp NHS: 0 Land HS: 0 Land NHS: 43,910 Prod Use: 0 Prod Mkt: 0
			SUTTON Block 158 Lot C5 Acres 0.448 Acres: 0.4480 Map ID: 124 Mtg Cd: DBA: State Codes: C1 Situs: 1219 MARTIN LUTHER KING JR BLVD WACO, TX 76704	Market: 43,910 Prod Loss: 0 Appraised: 43,910 Cap: 0 Assessed: 43,910 Exemptions:
<b>Entity</b>	<b>Description</b>	<b>Xref Id</b>	<b>Freeze: (Year) Ceiling</b>	<b>Assessed Exemptions Taxable</b>
TIF2	Tax Increment Dist# 2			43,910 0 43,910

# 2021 CERTIFIED APPRAISAL ROLL

## As of Supplement # 0 TIF2 - Tax Increment Dist# 2

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Prop ID	Owner	% Legal Description	Values					
<b>193595</b>	83221	100.00 R <b>Geo: 480416100007000</b>	Effective Acres:	3.314000	Imp HS:	0	Market:	180,030
WEINBERG ISRAEL		TOWN LAKE EAST Block 1 Lot 7 Acres 3.314			Imp NHS:	3,190	Prod Loss:	0
TRUSTEE ETAL					Land HS:	0	Appraised:	180,030
1912 N BROADWAY			Acres:	3.3140	Land NHS:	176,840	Cap:	0
STE 300		State Codes: F1	Map ID:	192	Prod Use:	0	Assessed:	180,030
SANTA ANA, CA 92706-2621		Situs: 1500 N MARTIN LUTHER KING JR	Mtg Cd:		Prod Mkt:	0	Exemptions:	
Agent: OConnor & Associat		BLVD WACO, TX 76704	DBA: BRAZOS PARK VACANT LAND					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
TIF2	Tax Increment Dist# 2			180,030	0	180,030

# CERTIFIED APPRAISAL ROLL

**As of Supplement # 0**  
**TIF2 - Tax Increment Dist# 2**

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SUBTOTAL FOR 2021

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	Totals		
	Current	Previous	Gain/Loss
<b>Assessed</b>	10,456,784	0	10,456,784
<b>Exemptions</b>	1,506,850	0	1,506,850
<b>Taxable</b>	8,949,934	0	8,949,934
<b>Tax Amount</b>	0.00	0.00	0.00

# CERTIFIED APPRAISAL ROLL

## As of Supplement # 0 TIF2 - Tax Increment Dist# 2

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### GRAND TOTALS

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	Totals		
	Current	Previous	Gain/Loss
<b>Assessed</b>	10,456,784	0	10,456,784
<b>Exemptions</b>	1,506,850	0	1,506,850
<b>Taxable</b>	8,949,934	0	8,949,934
<b>Tax Amount</b>	0.00	0.00	0.00