

## Property Details

<b>Account</b>		
<b>Property ID:</b>	45506	<b>Geographic ID:</b> 18280-001-00200
<b>Type:</b>	R	<b>Zoning:</b> 0004
<b>Property Use:</b>		
<b>Location</b>		
<b>Situs Address:</b>	13004 N NAVARRO VICTORIA, TX 77904	
<b>Map ID:</b>		<b>Mapsco:</b>
<b>Legal Description:</b>	EASLEY PROPERTIES SUBD LOT 2 BLOCK 1	
<b>Abstract/Subdivision:</b>	18280	
<b>Neighborhood:</b>	(322) INDUSTRIAL BLDG	
<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>	\$147,410 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$114,810 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$262,220 (=)
<b>Agricultural Value Loss:</b> ⓘ	\$0 (-)
<b>Appraised Value:</b> ⓘ	\$262,220 (=)
<b>HS Cap Loss:</b> ⓘ	\$0 (-)
<b>Circuit Breaker:</b> ⓘ	\$0 (-)
<b>Assessed Value:</b>	\$262,220
<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	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
NAV	Navigation District	0.026400	\$262,220	\$262,220	\$69.23	
RDB	Road & Bridge	0.060500	\$262,220	\$262,220	\$158.64	
CVC	City of Victoria	0.470700	\$262,220	\$262,220	\$1,234.27	
JRC	Victoria County Junior College Dist	0.170900	\$262,220	\$262,220	\$448.13	
GVC	Victoria County	0.327500	\$262,220	\$262,220	\$858.77	
SVC	Victoria ISD	0.803500	\$262,220	\$262,220	\$2,106.94	
CAD	Victoria CAD	0.000000	\$262,220	\$262,220	\$0.00	
UWD	Victoria County Ground Water District	0.006720	\$262,220	\$262,220	\$17.62	

**Total Tax Rate:** 1.866220

**Estimated Taxes With Exemptions:** \$4,893.60

**Estimated Taxes Without Exemptions:** \$4,893.60

## Property Improvement - Building

**Description:** WAREHOUSE **Type:** COMMERCIAL **Living Area:** 5012.0 sqft **Value:** \$114,050

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	LIWM2	1984	3388
OP	OPEN PORCH	*	1984	48
MA	MAIN AREA	LIWM2OFF2	1984	1624

**Living Area:** 0 sqft **Value:** \$12,530

Type	Description	Class CD	Year Built	SQFT
PC1	CONCRETE PAVING	*	1984	6760
CI1	ASPHALT PAVING	*	1984	6140

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## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
C1	PRIMARY SITE	1.00	43,489.00	0.00	0.00	\$80,370	\$0
C1	PRIMARY SITE	1.00	43,489.00	0.00	0.00	\$34,440	\$0

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$147,410	\$114,810	\$0	\$262,220	\$0	\$262,220
2024	\$29,900	\$229,620	\$0	\$259,520	\$0	\$259,520
2023	\$19,916	\$310,084	\$0	\$330,000	\$0	\$330,000
2022	\$94,970	\$100,030	\$0	\$195,000	\$0	\$195,000
2021	\$94,970	\$100,030	\$0	\$195,000	\$0	\$195,000
2020	\$94,970	\$100,030	\$0	\$195,000	\$0	\$195,000
2019	\$94,970	\$100,030	\$0	\$195,000	\$0	\$195,000
2018	\$94,970	\$100,030	\$0	\$195,000	\$0	\$195,000
2017	\$118,920	\$100,030	\$0	\$218,950	\$0	\$218,950

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
4/20/2020	GWD	GENERAL WARRANTY DEED	WAYNE JAMES A	JAMES WAYNE PROPERTIES INC	2020*	04025	50