

40' Drainage Easement  
Vol. 1478, Pg. 758

Lot 3, Block 7

Lot 2, Block 7

WAWITERINA

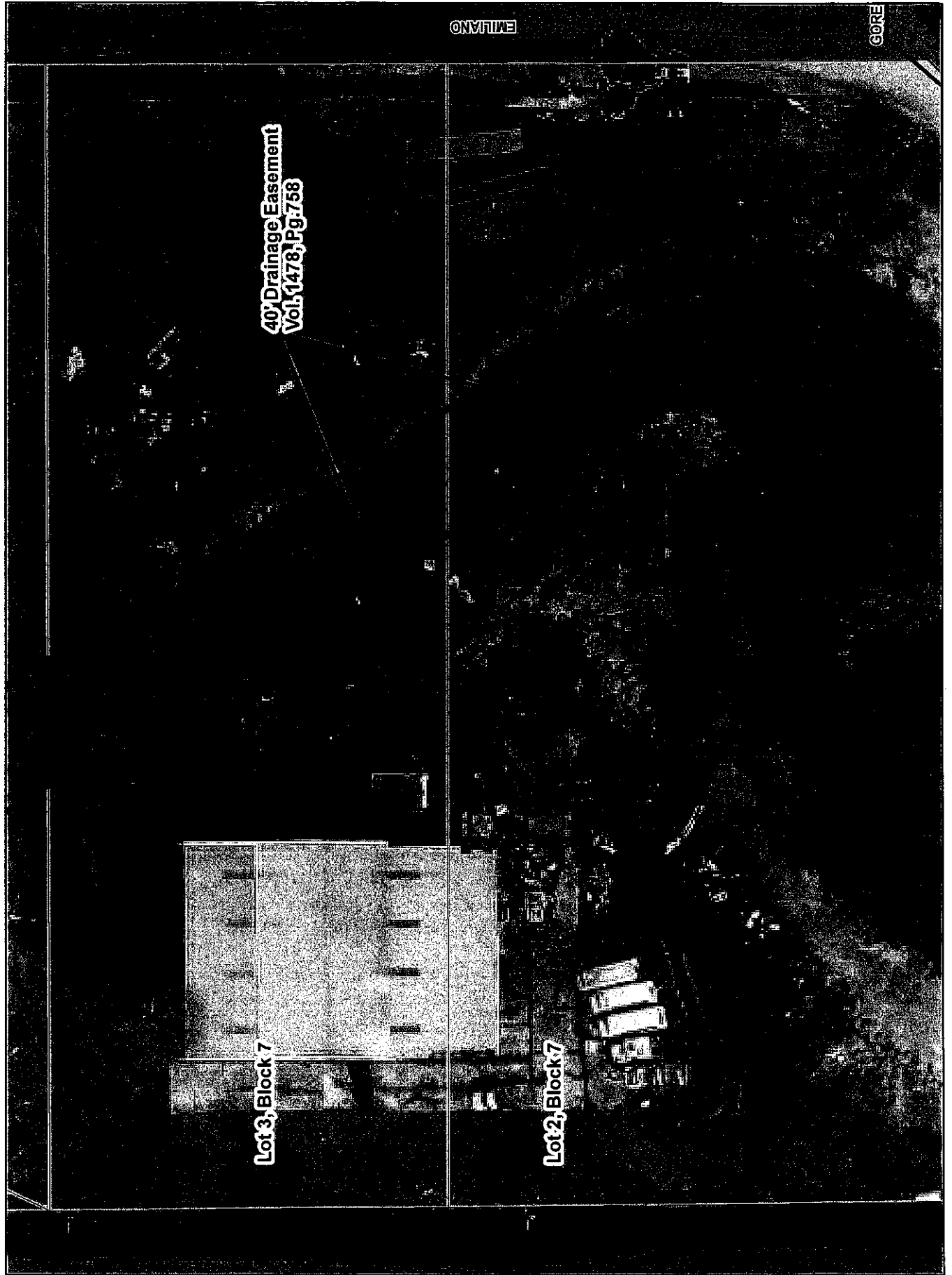
EMILIANO

GORE

NACGDOCHES



Lots 2 & 3, Block 7 San Carlos 1 Subdivision  
40' Drainage Easement  
recorded in vol. 1478, Pg. 758



40' Drainage Easement  
Vol. 1478, Pg. 758

Lot 3, Block 7

Lot 2, Block 7

EMILIANO

GORE



Lots 2 & 3, Block 7 San Carlos 1 Subdivision  
40' Drainage Easement

**GENERAL INFO**

**ACCOUNT**

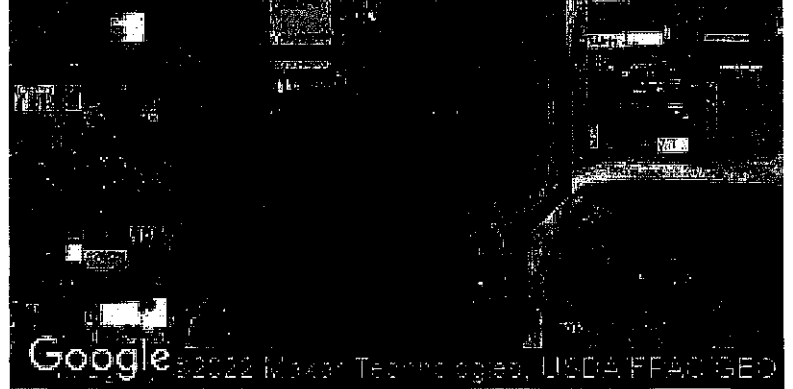
Property ID: 212342  
 Geographic ID: 913-10007-002  
 Type: R  
 Zoning:  
 Agent:  
 Legal Description: LOT 2 BLK 7 SAN CARLOS I PT OF  
 RETAINING POND  
 Property Use:

**OWNER**

Name: LANDA INVESTMENTS LLC  
 Secondary Name:  
 Mailing Address: 1501 AGAVE LAREDO TX US 78041  
 Owner ID: 10059516  
 % Ownership: 100.00  
 Exemptions:

**LOCATION**

Address: EMILIANO LAREDO TX 78043  
 Market Area:  
 Market Area CD: H35903  
 Map ID:  
 Zoning:

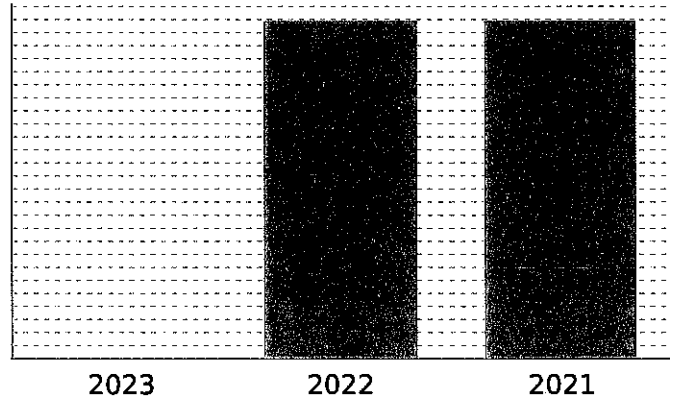


**VALUES**

**CURRENT VALUES**

Land Homesite: \$0  
 Land Non-Homesite: \$64,763  
 Special Use Land Market: \$0  
 Total Land: \$64,763  
 Improvement Homesite: \$0  
 Improvement Non-Homesite: \$0  
 Total Improvement: \$0  
 Market: \$64,763  
 Special Use Exclusion (-): \$0  
 Appraised: \$64,763  
 Value Limitation Adjustment (-): \$0  
 Net Appraised: \$64,763

**VALUE HISTORY**



Values for the current year are preliminary and are subject to change.

**VALUE HISTORY**

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$64,763	\$0	\$0	\$64,763	\$0	\$64,763
2021	\$64,763	\$0	\$0	\$64,763	\$0	\$64,763

## TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
G3	WEBB COUNTY	0.390000	\$64,763	\$64,763
S7	UNITED ISD	1.022540	\$64,763	\$64,763

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
H359-3	SAN CARLOS/RANCHITOS	3.1717	138,159.2	\$0.47	\$64,658	\$0
DP	DETENTION POND	0.2400	10,454.4	\$0.01	\$105	\$0

### DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
12/23/20	WDVL	WARRANTY DEED/VENDE	ALFARO RAMONA	LANDA INVESTMENTS LLC		4933	0847	1415063
7/10/19	AH	AFFIDAVIT OF HEIRSHIP	ALFARO HILARIO	ALFARO RAMONA		4630	102	1365998
5/29/02	COR W	CORRECTED WARRANTY	ALVAREZ TRANQUILINO JR	ALFARO HILARIO		1221	417	763052
10/31/00	WD	WARRANTY DEED	ALFARO HILARIO	ALVAREZ TRANQUILINO JR		978	407	711108
5/29/02	OT	Other	ALVAREZ TRANQUILINO JR	ALFARO HILARIO		1221	417-419	763052
12/6/01	WD	WARRANTY DEED	ALVAREZ TRANQUILINO JR	ALFARO HILARIO		1141	660	746382
10/31/00	WD	WARRANTY DEED	C S C PARTNERSHIP	ALVAREZ TRANQUILINO JR		978	407	711108

**GENERAL INFO**

**ACCOUNT**

Property ID: 212343  
 Geographic ID: 913-10007-003  
 Type: R  
 Zoning:  
 Agent:  
 Legal Description: LOT 3 BLK 7 SAN CARLOS I  
 Property Use: SG

**OWNER**

Name: LANDA INVESTMENTS LLC  
 Secondary Name:  
 Mailing Address: 1501 AGAVE LAREDO TX US 78041  
 Owner ID: 10059516  
 % Ownership: 100.00  
 Exemptions:

**LOCATION**

Address: WAWI TIJERINA PKWY LAREDO TX 78043  
 Market Area:  
 Market Area CD: H35903  
 Map ID:  
 Zoning:

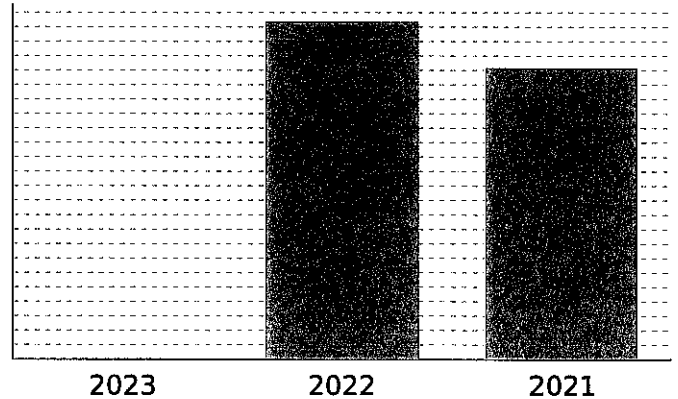


**VALUES**

**CURRENT VALUES**

Land Homesite: \$0  
 Land Non-Homesite: \$29,378  
 Special Use Land Market: \$0  
 Total Land: \$29,378  
 Improvement Homesite: \$0  
 Improvement Non-Homesite: \$204,421  
 Total Improvement: \$204,421  
 Market: \$233,799  
 Special Use Exclusion (-): \$0  
 Appraised: \$233,799  
 Value Limitation Adjustment (-): \$0  
 Net Appraised: \$233,799

**VALUE HISTORY**



Values for the current year are preliminary and are subject to change.

**VALUE HISTORY**

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$29,378	\$204,421	\$0	\$233,799	\$0	\$233,799
2021	\$29,378	\$172,231	\$0	\$201,609	\$0	\$201,609

## TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
G3	WEBB COUNTY	0.390000	\$233,799	\$233,799
S7	UNITED ISD	1.022540	\$233,799	\$233,799

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## IMPROVEMENT

Improvement #1: Commercial Improvement Value: \$204,421 Main Area: 6,880  
State Code: F1 Gross Building Area: 17,038

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
SG	Service Garage	SG		0	2001	2001	6,880
CCAN	Commercial Canopy	CCAN		1	2001	2001	3,432
CON	Concrete Parking	SG		0	2001	2001	6,534
SR	Detached Storage Room	SG		0	2007	2007	192

### Improvement Features

## LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
H359-3	SAN CARLOS/RANCHITOS	1.4411	62,774.32	\$0.47	\$29,378	\$0

## DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
12/23/20	WDVL	WARRANTY DEED/VENDE	ALFARO RAMONA	LANDA INVESTMENTS LLC		4933	0847	1415063
7/10/19	AH	AFFIDAVIT OF HEIRSHIP	ALFARO HILARIO	ALFARO RAMONA		4631	716	1366304
8/11/00	WD	WARRANTY DEED	C S C PARTNERSHIP	ALFARO HILARIO		948	058	703748