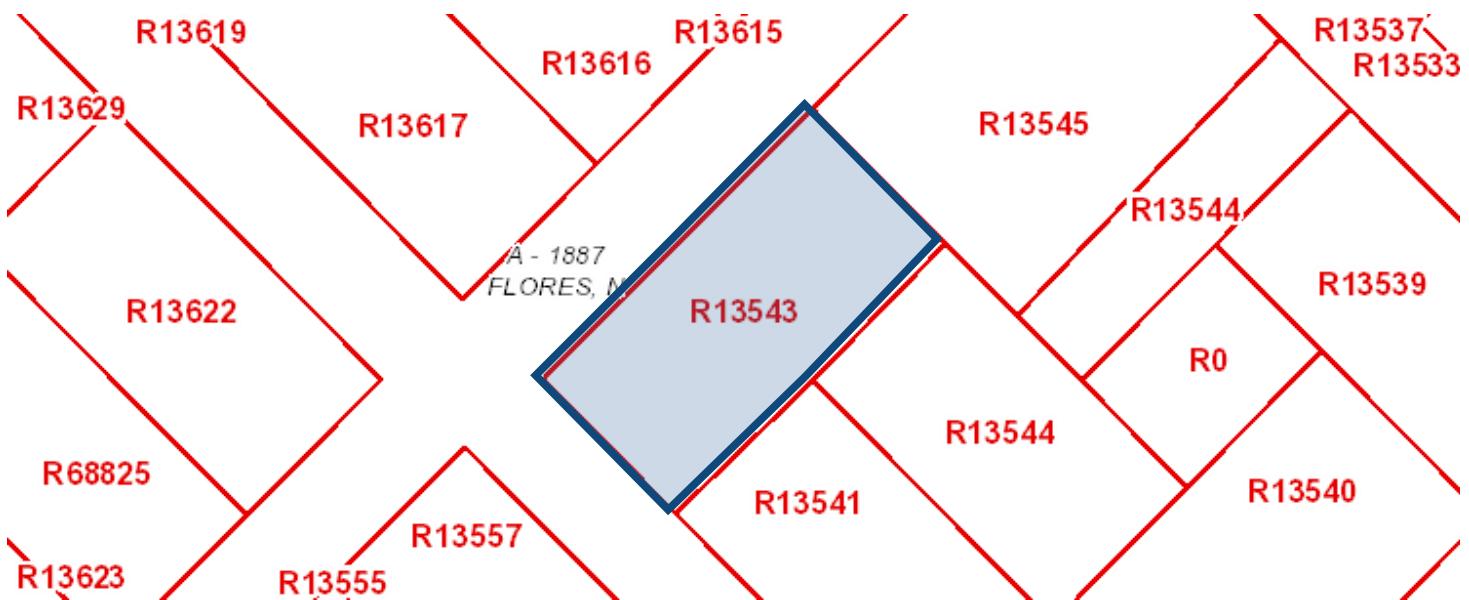


## Map



## Property Details

### Account

<b>Property ID:</b>	13543	<b>Geographic ID:</b> CA0106-00003-00005-13543
<b>Type:</b>	Real	<b>Zoning:</b>
<b>Property Use:</b>		<b>Condo:</b>
<b>Effective Acres:</b>	0.33	

### Location

<b>Situs Address:</b>	1213 FIORELLA CASTROVILLE, TX 78009
<b>Map ID:</b>	<b>Mapsco:</b>
<b>Legal Description:</b>	CASTROVILLE RANGE 6 BLOCK 3 LOT 5 & 6 PARTS OF
<b>Abstract/Subdivision:</b>	CA0106 - CASTROVILLE RANGE 6
<b>Neighborhood:</b>	COMM

### Owner

<b>Owner ID:</b>	145880
<b>Name:</b>	ARROW D COMMERCIAL REAL ESTATE LLC
<b>Agent:</b>	
<b>Mailing Address:</b>	73 BREEZE WAY BOERNE, TX 78006

<b>% Ownership:</b>	100.0%
<b>Exemptions:</b>	For privacy reasons not all exemptions are shown online.

## Bookmark Property Values

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$208,180 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$92,950 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$301,130 (=)
<b>Agricultural Value Loss:</b> 	\$0 (-)
<b>Appraised Value:</b>	\$301,130 (=)
<b>Homestead Cap Loss:</b> 	\$0 (-)
<b>Assessed Value:</b>	\$301,130
<b>Ag Use Value:</b>	\$0

### VALUES DISPLAYED ARE 2024 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

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.

## Bookmark Property Taxing Jurisdiction

**Owner:** ARROW D COMMERCIAL REAL ESTATE LLC **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	APPRAISAL DISTRICT	0.000000	\$301,130	\$301,130	\$0.00	
CCA	CITY OF CASTROVILLE	0.523300	\$301,130	\$301,130	\$1,575.81	

FED1	MEDINA COUNTY ESD #1	0.090000	\$301,130	\$301,130	\$271.02	
GME	MEDINA COUNTY	0.352600	\$301,130	\$301,130	\$1,061.78	
HSP	MEDINA COUNTY HOSPITAL DISTRICT	0.089800	\$301,130	\$301,130	\$270.41	
MWD	MEDINA COUNTY GROUNDWATER CONSERVATION DISTRICT	0.006950	\$301,130	\$301,130	\$20.93	
RFM	COUNTY F.M. ROAD	0.083000	\$301,130	\$301,130	\$249.94	
RSP	MEDINA COUNTY PRECINCT #2 SPECIAL ROAD TAX	0.040000	\$301,130	\$301,130	\$120.45	
SMV	MEDINA VALLEY ISD	1.169200	\$301,130	\$301,130	\$3,520.81	
TIRZ5	CITY OF CASTROVILLE TAX INCREMENT REINVESTMENT ZONE #2	0.000000	\$301,130	\$301,130	\$0.00	

**Total Tax Rate:** 2.354850

**Estimated Taxes With Exemptions:** \$7,091.15

**Estimated Taxes Without Exemptions:** \$7,091.15

## 📘 Property Improvement - Building

**Description:** COMMERCIAL **Type:** COMMERCIAL **State Code:** F1 **Living Area:** 2,897.00 sqft

**Value:** \$208,180

Type	Description	Class CD	Year Built	SQFT
COMM	COMMERCIAL	MRGC		320.00
COMM	COMMERCIAL	MRAC		1,317.00
STORAGE	STORAGE	STG2		200.00
STORAGE	STORAGE	STG2		120.00
COMM	COMMERCIAL	MRAF	2009	1,260.00
CCNPY	CANOPY	CNPY_BLDG	2009	350.00
CCNPY	CANOPY	CNPY_BLDG	2009	450.00

## 📘 Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
FF	FRONT FOOT	0.3343	14,563.00	85.84	0.00	\$92,950	\$0

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$208,180	\$92,950	\$0	\$301,130	\$0	\$301,130
2023	\$183,190	\$92,950	\$0	\$276,140	\$0	\$276,140
2022	\$166,540	\$50,970	\$0	\$217,510	\$0	\$217,510
2021	\$125,230	\$50,970	\$0	\$176,200	\$0	\$176,200
2020	\$124,550	\$50,970	\$0	\$175,520	\$0	\$175,520
2019	\$118,670	\$50,970	\$0	\$169,640	\$0	\$169,640
2018	\$166,130	\$50,970	\$0	\$217,100	\$0	\$217,100
2017	\$166,130	\$50,970	\$0	\$217,100	\$0	\$217,100
2016	\$180,880	\$50,970	\$0	\$231,850	\$0	\$231,850
2015	\$180,670	\$50,970	\$0	\$231,640	\$0	\$231,640
2014	\$180,430	\$50,970	\$0	\$231,400	\$0	\$231,400

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
1/21/2022	SWD	SPECIAL WARRANTY DEED	KELLEY TIMOTHY J & GLORIA G	ARROW D COMMERCIAL REAL ESTATE LLC			2022001067
5/15/2008	WDVL	WARRANTY DEED - VENDOR'S LIEN	TEXAN INTERESTS, LLC	KELLEY TIMOTHY J & GLORIA G	716	929	0
4/29/2004	WD	WARRANTY DEED	HAUSSER ALBERT F & META	TEXAN INTERESTS, LLC	531	883	0

5/3/2002	WDVL	WARRANTY DEED - VENDOR'S LIEN	PEREZ WALTER & ALICE	HAUSSER ALBERT F & META	442	516	0
2/7/2001	WDVL	WARRANTY DEED - VENDOR'S LIEN	DOLEZAL FAMILY LIVING TRUST	PEREZ WALTER & ALICE	397	1129	0