

2025 TAX STATEMENT



RANDY H. RIGGS, CPA, PCC
 MCLENNAN COUNTY TAX-ASSESSOR COLLECTOR
 P.O. BOX 406
 WACO, TEXAS 76703

Certified Owner:

HINEMAN NICHOLAS LEE & MICHAEL CONRAD
 804 CROOKED CREEK DR
 LUFKIN, TX 75904

**Legal Description:**

TAYLOR J W LOT 23 BLOCK 64 ACRES .2412

Account No: 48-040200-003009-0

Appr. Dist. No.: 336083

Legal Acres: .2412

Parcel Address: 2405 S 02ND ST

As of Date: 10/07/2025

Print Date: 10/07/2025

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$45,920	\$321,930	\$367,850	\$367,850	\$0	\$367,850	\$0	\$0
Taxing Unit		Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
			Code	Amount			
COUNTY OF MCLENNAN \$249.66		\$367,850	NCAP	\$121,850.00	\$246,000	0.3348050	\$823.62
MCLENNAN COMMUNITY COLL		\$367,850	NCAP	\$121,850.00	\$246,000	0.1319740	\$324.66
WACO ISD		\$367,850	NCAP	\$121,850.00	\$246,000	1.0266000	\$2,525.44
CITY OF WACO \$312.26		\$367,850	NCAP	\$121,850.00	\$246,000	0.7550000	\$1,857.30

Total Tax: \$5,531.02

Total Tax Paid to date: \$0.00

Total Tax Remaining: \$5,531.02

Exemptions:

NCAP NHS CAP LOSS

AMOUNT DUE IF PAID BY:

10/31/2025 0%	12/01/2025 0%	12/31/2025 0%	02/02/2026 0%	03/02/2026 7%	03/31/2026 9%
\$5,531.02	\$5,531.02	\$5,531.02	\$5,531.02	\$5,918.19	\$6,028.82

FOR QUESTIONS ABOUT YOUR STATEMENT PLEASE CONTACT OUR OFFICE AT 254-757-5130.

School Information:

WACO ISD 2025 M&O .76640000 I&S .26020000 Total 1.0266000 2024 M&O .76640000 I&S .28254000 Total 1.0489400

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.

4.1.77



Print Date: 10/07/2025

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:

MCLENNAN COUNTY TAX OFFICE
 P.O. BOX 406
 WACO, TX 76703
 (254) 757-5133, (254) 757-5134, (254) 757-5130



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48-040200-003009-0
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AMOUNT PAID:

\$ _____

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