

2025 TAX STATEMENT



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

Certified Owner:

BEVINS WILLIAM M & CARRIE R
 325 MORNING STAR CIR
 CHINA SPRING, TX 76633-3319

**Legal Description:**

DOVE HILL LOT 13 BLOCK 2 ACRES 1.77

Account No: 18-012617-000313-0

Appr. Dist. No.: 321183

Legal Acres: 1.7700

Parcel Address: 325 MORNING STAR CIR

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						
\$31,580	\$352,687	\$384,267	\$384,267	\$0	\$384,267	\$0	\$0
Taxing Unit		Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
			Code	Amount			
COUNTY OF MCLENNAN \$311.99		\$384,267	HOM	\$76,853.00	\$307,414	0.3348050	\$1,029.24
MCLENNAN COMMUNITY COLL		\$384,267	HOM	\$76,853.00	\$307,414	0.1319740	\$405.71
CHINA SPRING ISD		\$384,267	HOM	\$140,000.00	\$244,267	0.9819200	\$2,398.51

Total Tax: \$3,833.46

Total Tax Paid to date: \$0.00

Total Tax Remaining: \$3,833.46

Exemptions:

HOM HOMESTEAD

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%
\$3,833.46	\$3,833.46	\$3,833.46	\$3,833.46	\$4,101.81	\$4,178.47

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

School Information:

CHINA SPRING ISD 2025 M&O .72690000 I&S .25502000 Total .98192000 2024 M&O .66690000 I&S .35159600 Total 1.0184960

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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AMOUNT PAID:

\$ _____

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