

Medina CAD Property Search

Property Details

Account		
Property ID:	507384	Geographic ID: 0A1875-00476-00000-507384
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	1799 CR 651 TX	
Map ID:	M14-P1.1	Mapsc0:
Legal Description:	A1875 J. MILLER SURVEY 476 3/4; 15.43 ACRES TRACT 3	
Abstract/Subdivision:	A1875	
Neighborhood:	(SMV) MEDINA VALLEY ISD OUT OF TOWN	
Owner		
Owner ID:	153860	
Name:	TACTICAL WEALTH FIXED INCOME FUND LLC	
Agent:		
Mailing Address:	9911 ROSE COMMONS DRIVE SUITE E122 HUNTERSVILLE, NC 28078	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$5,350 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$195,410 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$200,760 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value: ⓘ	\$200,760 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)

Assessed Value:	\$200,760
Ag Use Value:	\$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: TACTICAL WEALTH FIXED INCOME FUND LLC **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	APPRAISAL DISTRICT	0.000000	\$200,760	\$200,760	\$0.00	
FED2	MCESD #2 - DEVINE VFD	0.068700	\$200,760	\$200,760	\$137.92	
GME	MEDINA COUNTY	0.364600	\$200,760	\$200,760	\$731.97	
MWD	MEDINA COUNTY GROUNDWATER CONSERVATION DISTRICT	0.006592	\$200,760	\$200,760	\$13.23	
RFM	COUNTY F.M. ROAD	0.086500	\$200,760	\$200,760	\$173.66	
SMV	MEDINA VALLEY ISD	1.166900	\$200,760	\$200,760	\$2,342.67	
FED7	MCESD #4 - DEVINE EMS	0.049600	\$200,760	\$200,760	\$99.58	
HSP	MEDINA COUNTY HOSPITAL DISTRICT	0.092900	\$200,760	\$200,760	\$186.51	

Total Tax Rate: 1.835792

Estimated Taxes With Exemptions: \$3,685.54

Estimated Taxes Without Exemptions: \$3,685.54

 Property Improvement - Building

Type: MISC IMP **Living Area:** 0 sqft **Value:** \$5,350

Type	Description	Class CD	Year Built	SQFT
SHED	SHED	SM	2022	1080

 Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
R2B	RANGELAND BRUSH	15.43	672,130.80	0.00	0.00	\$195,410	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$5,350	\$195,410	\$0	\$200,760	\$0	\$200,760
2024	\$5,400	\$195,410	\$1,230	\$6,630	\$0	\$6,630
2023	\$5,400	\$205,650	\$1,330	\$6,730	\$0	\$6,730
2022	\$0	\$135,000	\$1,200	\$1,200	\$0	\$1,200
2021	\$0	\$135,000	\$1,160	\$1,160	\$0	\$1,160
2020	\$0	\$126,000	\$0	\$126,000	\$0	\$126,000
2019	\$0	\$113,400	\$1,250	\$1,250	\$0	\$1,250

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/9/2024	STD	SUBSTITUTE TRUSTEE'S DEED	RANCHO LA C LLC	TACTICAL WEALTH FIXED INCOME FUND LLC			2024010826
5/7/2024	WD	WARRANTY DEED	COMPEAN OMAR & RODRIGUEZ STACEY	RANCHO LA C LLC			2024004070
9/6/2019	SWD	SPECIAL WARRANTY DEED	BORDER RANCHES LLC	COMPEAN OMAR & RODRIGUEZ STACEY			2019007060