

Medina CAD Property Search

Property Details

Account		
Property ID:	507383	Geographic ID: 0A1875-00476-00000-507383
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	1799 CR 651 DEVINE, TX 78016	
Map ID:	M14-P1.1	Mapsco:
Legal Description:	A1875 J. MILLER SURVEY 476 3/4; ACRES 15.42 (TR 1)	
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:	\$1,054,750 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$195,280 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$1,250,030 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value: ⓘ	\$1,250,030 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)

Assessed Value:	\$1,250,030
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	\$1,250,030	\$1,250,030	\$0.00	
FED2	MCESD #2 - DEVINE VFD	0.068700	\$1,250,030	\$1,250,030	\$858.77	
GME	MEDINA COUNTY	0.364600	\$1,250,030	\$1,250,030	\$4,557.61	
MWD	MEDINA COUNTY GROUNDWATER CONSERVATION DISTRICT	0.006592	\$1,250,030	\$1,250,030	\$82.40	
RFM	COUNTY F.M. ROAD	0.086500	\$1,250,030	\$1,250,030	\$1,081.28	
SMV	MEDINA VALLEY ISD	1.166900	\$1,250,030	\$1,250,030	\$14,586.60	
FED7	MCESD #4 - DEVINE EMS	0.049600	\$1,250,030	\$1,250,030	\$620.01	
HSP	MEDINA COUNTY HOSPITAL DISTRICT	0.092900	\$1,250,030	\$1,250,030	\$1,161.28	

Total Tax Rate: 1.835792

Estimated Taxes With Exemptions: \$22,947.95

Estimated Taxes Without Exemptions: \$22,947.95

Property Improvement - Building

Type: RESIDENTIAL **Living Area:** 4041.5 sqft **Value:** \$874,870

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	BV5	2021	4042
AGF2	ATTACHED GAR 2	BV5	2021	758
OP	OPEN PORCH	BV5	2021	243
OP	OPEN PORCH	BV5	2021	1126
POOL	SWIMMING POOL	POG4	2021	1000
SHED	SHED	SMP	2021	324
CP3	PERGOLA/OUTDOOR PATIO KITCHEN	BV5	2021	160
SHED	SHED	SMP	2021	1216

Type: RESIDENTIAL **Living Area:** 924.0 sqft **Value:** \$179,880

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	BV3	2021	924
OP	OPEN PORCH	BV3	2021	476
OP	OPEN PORCH	BV3	2021	560

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
AC	ACREAGE	15.42	671,695.20	0.00	0.00	\$195,280	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$1,054,750	\$195,280	\$0	\$1,250,030	\$0	\$1,250,030
2024	\$1,063,020	\$195,280	\$1,190	\$1,070,540	\$23,228	\$1,047,312
2023	\$944,360	\$205,510	\$1,280	\$952,300	\$0	\$952,300
2022	\$689,680	\$134,920	\$1,160	\$695,220	\$0	\$695,220
2021	\$0	\$134,910	\$1,160	\$1,160	\$0	\$1,160
2020	\$0	\$125,920	\$0	\$125,920	\$0	\$125,920
2019	\$0	\$113,320	\$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
1/1/2019	SWD	SPECIAL WARRANTY DEED	BORDER RANCHES LLC	COMPEAN OMAR & RODRIGUEZ STACEY			2019007060