

NEZ INFORMATION

1. Resolution Number: 2024-R-034
2. Address: 2819 Springfield Ave
3. Owner: 786 KNR Store LLC
4. Email: Naeem.noor79@gmail.com
5. Phone Number: (281) 690-7840
6. Application Submittal Date: 12/19/23
7. Application Expiration:
8. Legal Description: Lot 6 & 5 Block 346 Eastern Division
9. Geo-ID: 330-00346-051
10. Property ID: 170275
11. Application #: 23-14763
12. Zoning: B1
13. City Council District: 4
14. NEZ District: 4
15. NEZ Type: COMMERCIAL
16. NEZ Project: REHABILITATION
17. Property Use: Commercial (Conv. Store)
18. Square Footage: 1,888 sqft
19. Number of years abated: 10 yrs
20. Current Property value: \$130,919.00
21. Capital Investment: \$322,709.59
22. Estimated Total Permits Fees: \$ 857.00
23. Estimated Annual Tax Abatement: \$ 1,723.09
24. Estimated Total Tax Abatement: \$ 17,230.92
25. City Council Meeting Date: 02/05/24
26. Email Sent to Tax Department: 12/26/23
27. Property Liens:0

GENERAL INFO

ACCOUNT

Property ID: 170275
Geographic ID: 330-00346-051
Type: R
Zoning: B-1
Agent:
Legal Description: W92' OF LOTS 5-6 BLK 346 ED

Property Use: CS

OWNER

Name: G M & A R INVESTMENTS LTD
Secondary Name:
Mailing Address: 120 CRENSHAW DR LAREDO TX US 78045-8119
Owner ID: 10051333
% Ownership: 100.00
Exemptions:

LOCATION

Address: 2819 SPRINGFIELD AVE, LAREDO TX 78040

Market Area:
Market Area CD: CDQ2
Map ID: 46
Zoning: B-1



PROTEST

Protest Status:
Informal Date:
Formal Date:

VALUES

CURRENT VALUES

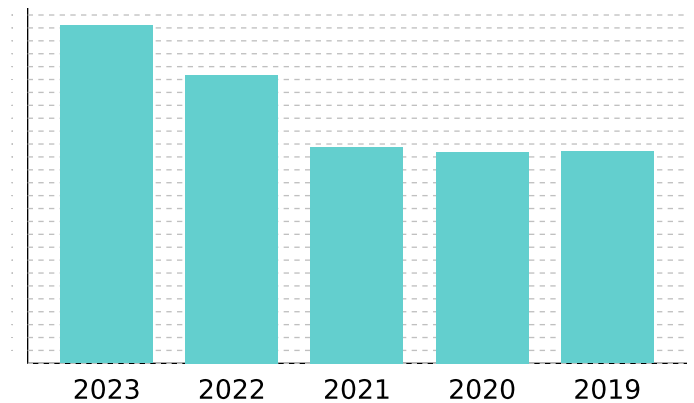
Land Homesite: \$0
Land Non-Homesite: \$68,842
Special Use Land Market: \$0
Total Land: \$68,842

Improvement Homesite: \$0
Improvement Non-Homesite: \$62,077
Total Improvement: \$62,077

Market: \$130,919
Special Use Exclusion (-): \$0
Appraised: \$130,919
Value Limitation Adjustment (-): \$0

Net Appraised: \$130,919

VALUE HISTORY



Values for the current year are preliminary and are subject to change.

VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2023	\$68,842	\$62,077	\$0	\$130,919	\$0	\$130,919
2022	\$60,152	\$51,542	\$0	\$111,694	\$0	\$111,694
2021	\$48,138	\$35,682	\$0	\$83,820	\$0	\$83,820
2020	\$50,540	\$31,490	\$0	\$82,030	\$0	\$82,030
2019	\$50,540	\$31,500	\$0	\$82,040	\$0	\$82,040

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
C1	CITY OF LAREDO	0.533945	\$130,919	\$130,919
G3	WEBB COUNTY	0.385000	\$130,919	\$130,919
J2	LAREDO COLLEGE	0.267675	\$130,919	\$130,919
S1	LAREDO ISD	1.211800	\$130,919	\$130,919

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

Improvement #1:	Commercial	Improvement Value:	\$62,077	Main Area:	687
State Code:	F1			Gross Building Area:	7,857

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
CS	Convenience Store	CS		0	1990	1961	687
CON	Concrete Parking	CS		0	1990	1961	5,940
CCAN	Commercial Canopy	CCAN		1	2021	2019	400
CCAN	Commercial Canopy	CCAN		1	1990	1961	400
CAN	Canopy	CS		0	1990	1961	370
CAN	Canopy	CS		0	1990	1961	60

Improvement Features

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
E_REG2	EASTERN DIVISION	0.0978	4,260	\$8.08	\$34,421	\$0
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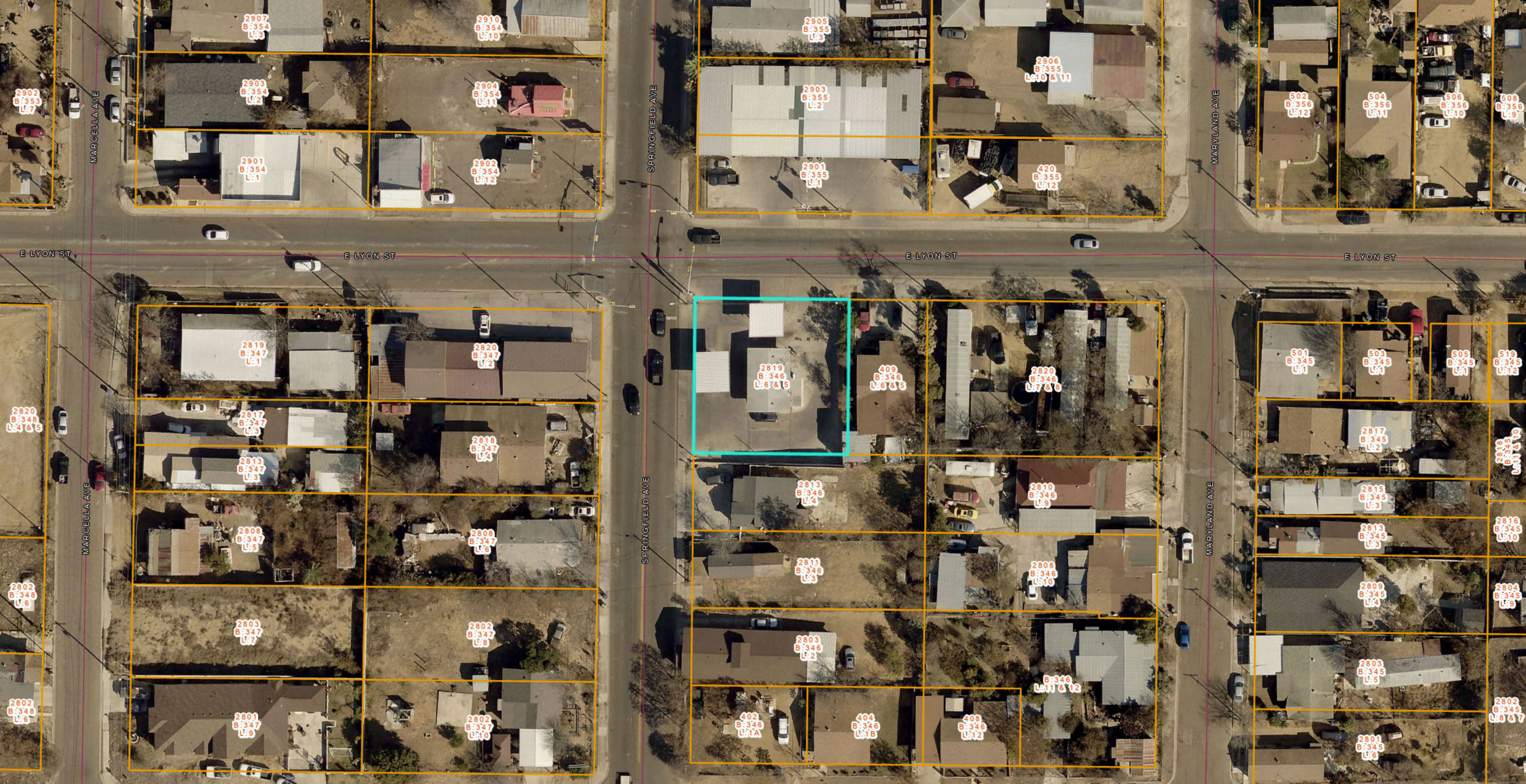
DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
11/16/23	SWDVL	SPECIAL WARRANTY	G M & A R INVESTMENTS LTD	786 KNR STORE LLC		5565	0290	1516162
3/16/06	WDVL	WARRANTY DEED/VENDE	MORENO GUADALUPE SR	G M & A R INVESTMENTS LTD		2058	550	915526
6/6/90	OT	Other	MORENO GUADALUPE SR &	MORENO GUADALUPE SR		1427	268	429411

RESIDENTIAL NEW CONSTRUCTION
NEZ TAX ABATEMENT AND PERMIT FEE CALCULATIONS

2819 Springfield Ave

CAPITAL INVESTMENT	\$322,709.59
CURRENT PROPERTY VALUE	\$130,919.00
CURRENT ANNUAL CITY TAX	\$699.04
SQUARE FOOTAGE	1,888
BUILDING PERMIT	\$362.00
ELECTRICAL PERMIT	\$180.00
MECHANICAL PERMIT	\$130.00
PLUMBING PERMIT	\$185.00
DEMO PERMIT	\$0.00
ROW PERMIT	\$0.00
PROPOSED NEW PROPERTY VALUE	\$453,628.59
PROPOSED NEW ANNUAL CITY TAX	\$2,422.13
TOTAL PERMIT FEES	\$857.00
NUMBER OF YEARS TAX ABATEMENT	10
CITY TAX RATE	0.534%
RESIDENTIAL	\$0.00
ANNUAL TAX ABATEMENT	\$1,723.09
TOTAL TAX ABATEMENT	\$17,230.92



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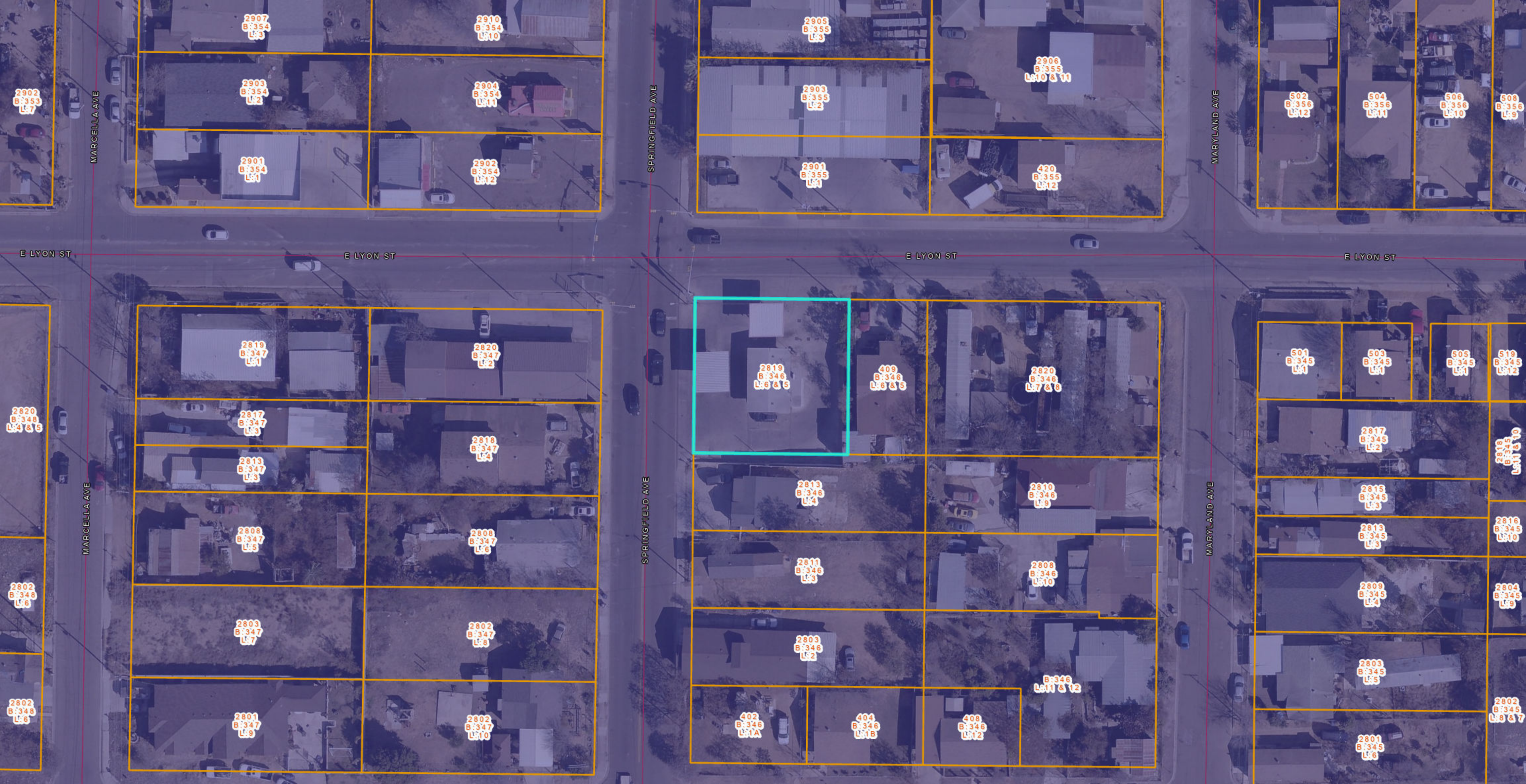
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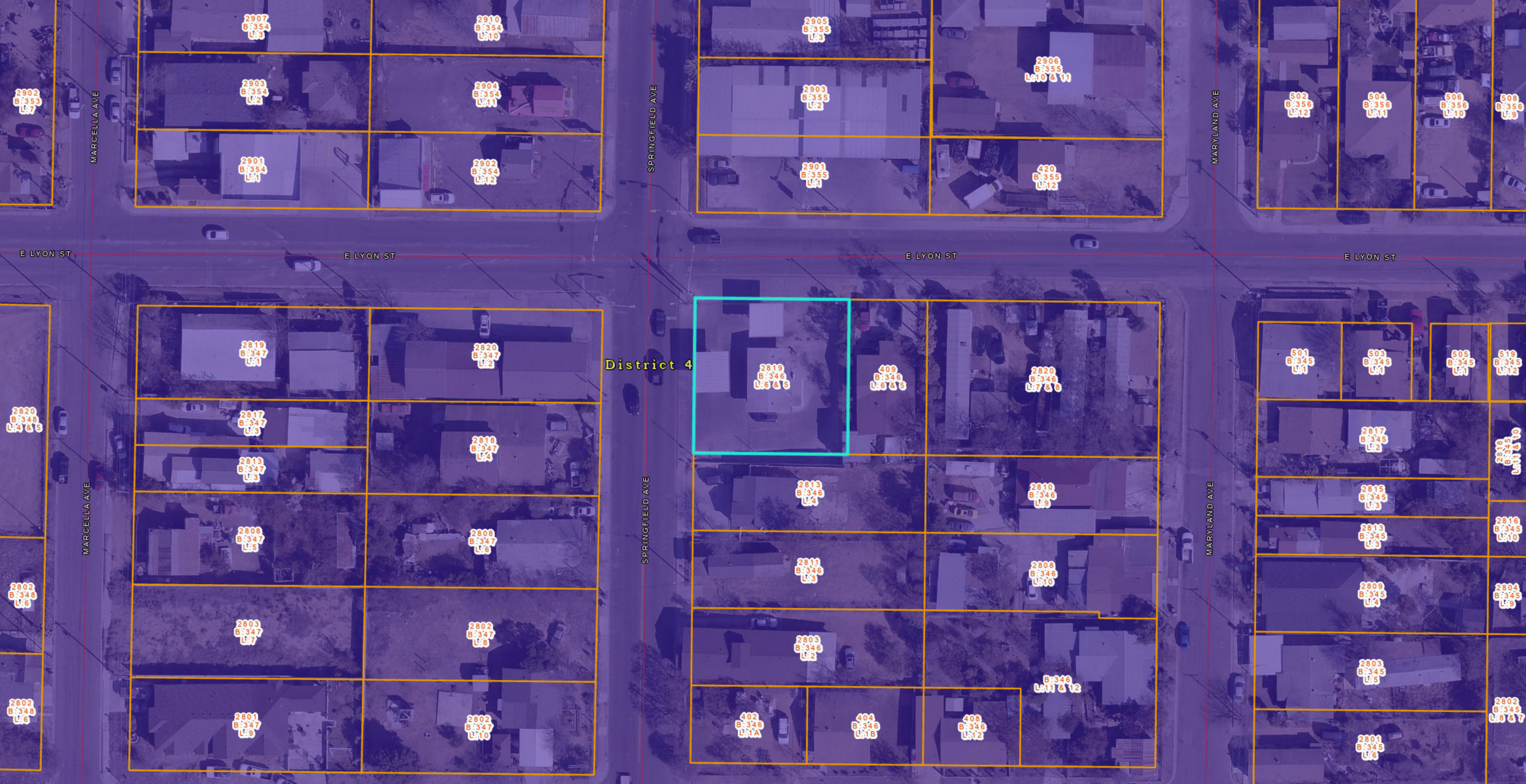
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Mercedes H. Camacho

From: Sara A. Flores
Sent: Tuesday, December 26, 2023 2:47 PM
To: Mercedes H. Camacho
Cc: Roland H. Lozano, Jr.; Dora A. Maldonado
Subject: RE: NEZ 2819 Springfield Ave

Good Afternoon Ms. Camacho,

I didn't find any city liens for 2819 Springfield.

Thank you,

Sara Flores

City of Laredo Tax Office – Misc. Receivables Division
Physical Address: 1102 Bob Bullock Loop Laredo, TX 78043
Mailing Address: PO Box 6548, Laredo, TX 78042-6548
Tel: (956) 727-6409
Fax: (956) 727-6410



From: Mercedes H. Camacho <mcamacho@ci.laredo.tx.us>
Sent: Tuesday, December 26, 2023 1:38 PM
To: Sara A. Flores <sflores@ci.laredo.tx.us>; Dora A. Maldonado <dmaldonado@ci.laredo.tx.us>
Cc: Roland H. Lozano, Jr. <rlozano1@ci.laredo.tx.us>
Subject: NEZ 2819 Springfield Ave

Good Afternoon,

Can you please check the tax status for 2819 Springfield Ave Lot 6 & 5 Block 346 Eastern Division
Can you also check if this property has any city, weed, board-up, demolition, Paving, order of Demolition Liens?

Thank you,

Mercedes H. Camacho

Street Cut Inspector
Building Development Services
1413 Houston
Laredo, Tx. 78040
Office (956) 794-1625

Please email your application to:
Roland H. Lozano, Jr. at rlozano1@ci.laredo.tx.us
Building Development Services Department
1413 Huston Street, Laredo, Texas 78040
P: 956.794.1625 F: 956.795.2998

Electronic version of this form is available on the City of Laredo website. For more information on the NEZ program, please visit our website at www.cityoflaredo.com/building

For Office Use Only

Application No. _____ In which NEZ? _____ Council District _____

Application Completed Date: _____ Conform with Zoning? ☐ Yes ☐ No

Type: ☐ Single Family ☐ Multi-Family ☐ Commercial ☐ Industrial ☐ Community Facilities ☐ Mixed Use

Applicant is Property Owner ☐ Yes ☐ No

WEEBCAD Account No. _____

Consistent with the NEZ plan? ☐ Yes ☐ No Meet Mixed-Use Definition ☐ Yes ☐ N/A ☐ No

Minimum Capital Investment? ☐ Yes ☐ No City liens on this property? ☐ Yes ☐ No

Rehabilitation at or higher than 25%? ☐ Yes ☐ N/A ☐ No City liens other properties? ☐ Yes ☐ N/A ☐ No

Tax current on this property? ☐ Yes ☐ No

Tax Current on other properties ☐ Yes ☐ No

This Property

Other Properties

Weed Liens ☐ Yes ☐ No

☐ Yes ☐ N/A ☐ No

Board-up/open structure liens ☐ Yes ☐ No

☐ Yes ☐ N/A ☐ No

Demolition liens ☐ Yes ☐ No

☐ Yes ☐ N/A ☐ No

Paving liens ☐ Yes ☐ No

☐ Yes ☐ N/A ☐ No

Order of Demolition ☐ Yes ☐ No

☐ Yes ☐ N/A ☐ No

Tax Department Certified? ☐ Yes ☐ No Date certification issued: _____

Name: _____

Referred to: _____ Received by: _____

Building Department Director

Staff