

NEZ INFORMATION

1. Resolution Number: 2024-R-323
2. Address: 117 S Mendiola
3. Owner: AGDL Investments, L.L.C.
4. Email: arturo.garcia@yahoo.com
5. Phone Number: 956-251-1771
6. Application Submittal Date: 10/3/2024
7. Application Expiration: 10/3/2025
8. Legal Description: Lots 7,8,9; Block 914; Eastern Division
9. Geo-ID: 442-00914-070 & 442-00914-070
10. Property ID: 174630 & 174631
11. Application #: 24-12388
12. Zoning: R-3
13. City Council District: 2
14. NEZ District: 2
15. NEZ Type: MULTI-FAMILY
16. NEZ Project: NEW CONSTRUCTION
17. Property Use: MULTI-FAMILY
18. Square Footage: 10,080
19. Number of years abated 10 years
20. Current Property value: \$143,598.00
21. Capital Investment: \$1,681,600.00
22. Estimated Total Permits Fees: \$ 9,246.46
23. Estimated Annual Tax Abatement: \$ 8,536.19
24. Estimated Total Tax Abatement: \$ 85,361.88
25. City Council Meeting Date: 1-21-2025
26. Email Sent to Tax Department: 10-11-2024
27. Email Sent to Community Development: 10-11-2024
28. Property Liens: none

MULTI-FAMILY NEW CONSTRUCTION
NEZ TAX ABATEMENT AND PERMIT FEE CALCULATIONS

117 S MENDIOLA AVENUE

CAPITAL INVESTMENT	\$1,681,600.00
CURRENT PROPERTY VALUE	\$143,598.00
CURRENT ANNUAL CITY TAX	\$728.94
SQUARE FOOTAGE	10,080
BUILDING PERMIT	\$4,986.46
ELECTRICAL PERMIT	\$1,440.00
MECHANICAL PERMIT	\$1,040.00
PLUMBING PERMIT	\$1,480.00
DEMO PERMIT	\$0.00
ROW PERMIT	\$300.00
PROPOSED NEW PROPERTY VALUE	\$1,825,198.00
PROPOSED NEW ANNUAL CITY TAX	\$9,265.12
TOTAL PERMIT FEES	\$9,246.46
NUMBER OF YEARS TAX ABATEMENT	10
CITY TAX RATE	0.508%
RESIDENTIAL	\$0.00
ANNUAL TAX ABATEMENT	\$8,536.19
TOTAL TAX ABATEMENT	\$85,361.88

GENERAL INFO

ACCOUNT

Property ID: 174630
 Geographic ID: 442-00914-070
 Type: R
 Zoning: R-3
 Agent:
 Legal Description: LOT 7 BLK 914 ED

OWNER

Name: AGDL INVESTMENTS LLC
 Secondary Name:
 Mailing Address: 8218 Casa Verde Rd STE 1009 Laredo TX 78041-2150
 Owner ID: 10211442
 % Ownership: 100.00
 Exemptions:

Property Use:

LOCATION

Address: 119 S MENDIOLA AVE, LAREDO TX 78043

Market Area:
 Market Area CD: EASTERN11
 Map ID: 98
 Zoning: R-3



PROTEST

Protest Status:
 Informal Date:
 Formal Date:

VALUES

CURRENT VALUES

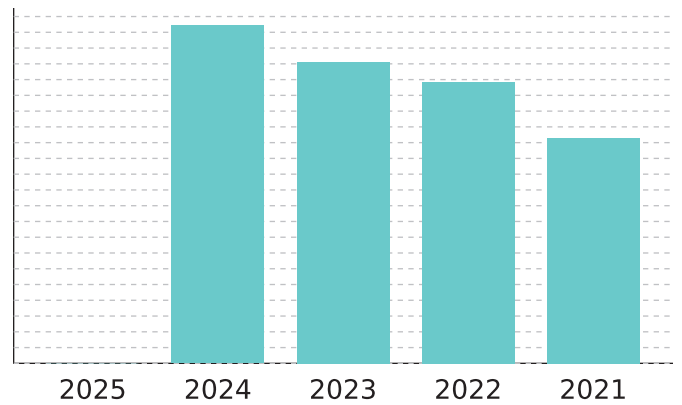
Land Homesite: \$0
 Land Non-Homesite: \$53,570
 Special Use Land Market: \$0
 Total Land: \$53,570

 Improvement Homesite: \$0
 Improvement Non-Homesite: \$0
 Total Improvement: \$0

 Market: \$53,570
 Special Use Exclusion (-): \$0
 Appraised: \$53,570
 Value Limitation Adjustment (-): \$0

 Net Appraised: \$53,570

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2025	N/A	N/A	N/A	N/A	N/A	N/A
2024	\$53,570	\$0	\$0	\$53,570	\$0	\$53,570
2023	\$47,823	\$0	\$0	\$47,823	\$0	\$47,823
2022	\$44,631	\$0	\$0	\$44,631	\$0	\$44,631
2021	\$35,692	\$0	\$0	\$35,692	\$0	\$35,692

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
C1	CITY OF LAREDO	0.507623	\$53,570	\$53,570
G3	WEBB COUNTY	0.385000	\$53,570	\$53,570
J2	LAREDO COLLEGE	0.242418	\$53,570	\$53,570
S1	LAREDO ISD	1.211200	\$53,570	\$53,570

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

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
E_REG7	EASTERN DIVISION	0.1466	6,385	\$8.39	\$53,570	\$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
5/17/22	WD	WARRANTY DEED	AGUILAR TOMAS JR	AGDL INVESTMENTS LLC		5275	0167	1468115
3/30/92	OT	Other	DE LACHICA MARIA LYDIA U &	AGUILAR TOMAS JR		19	868	466364
4/19/90	OT	Other	LACHICA ELVIRA DE	DE LACHICA MARIA LYDIA U &		4269	1419	DIST

GENERAL INFO

ACCOUNT

Property ID: 174631
 Geographic ID: 442-00914-080
 Type: R
 Zoning: R-3
 Agent:
 Legal Description: LOTS 8-9 BLK 914 ED

OWNER

Name: AGDL INVESTMENTS LLC
 Secondary Name:
 Mailing Address: 8218 Casa Verde Rd STE 1009 Laredo TX 78041-2150
 Owner ID: 10211442
 % Ownership: 100.00
 Exemptions:

Property Use:

LOCATION

Address: 117 S MENDIOLA AVE, LAREDO TX 78043

Market Area:
 Market Area CD: EASTERN11
 Map ID: 98
 Zoning: R-3



PROTEST

Protest Status:
 Informal Date:
 Formal Date:

VALUES

CURRENT VALUES

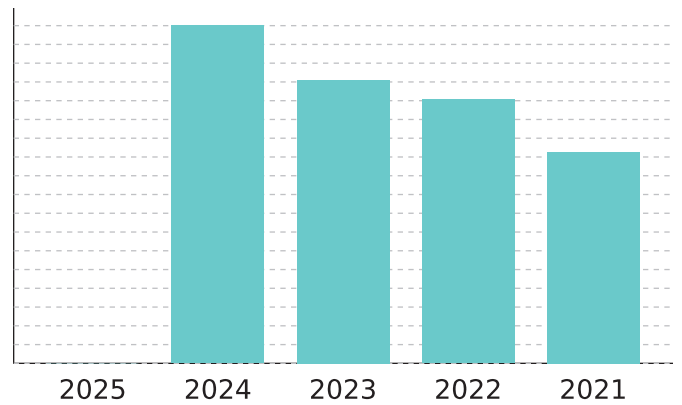
Land Homesite: \$0
 Land Non-Homesite: \$90,028
 Special Use Land Market: \$0
 Total Land: \$90,028

 Improvement Homesite: \$0
 Improvement Non-Homesite: \$0
 Total Improvement: \$0

 Market: \$90,028
 Special Use Exclusion (-): \$0
 Appraised: \$90,028
 Value Limitation Adjustment (-): \$0

 Net Appraised: \$90,028

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2025	N/A	N/A	N/A	N/A	N/A	N/A
2024	\$90,028	\$0	\$0	\$90,028	\$0	\$90,028
2023	\$75,470	\$0	\$0	\$75,470	\$0	\$75,470
2022	\$70,362	\$0	\$0	\$70,362	\$0	\$70,362
2021	\$56,316	\$0	\$0	\$56,316	\$0	\$56,316

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
C1	CITY OF LAREDO	0.507623	\$90,028	\$90,028
G3	WEBB COUNTY	0.385000	\$90,028	\$90,028
J2	LAREDO COLLEGE	0.242418	\$90,028	\$90,028
S1	LAREDO ISD	1.211200	\$90,028	\$90,028

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

LAND

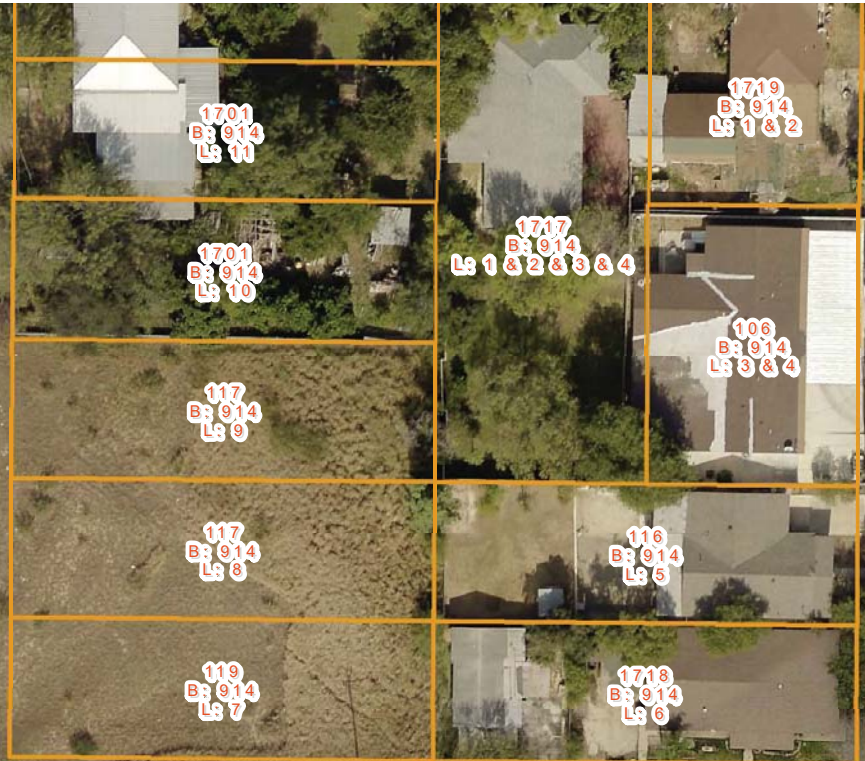
Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
E_REG7	EASTERN DIVISION	0.1466	6,385	\$7.05	\$45,014	\$0
E_REG7	EASTERN DIVISION	0.1466	6,385	\$7.05	\$45,014	\$0

DEED HISTORY

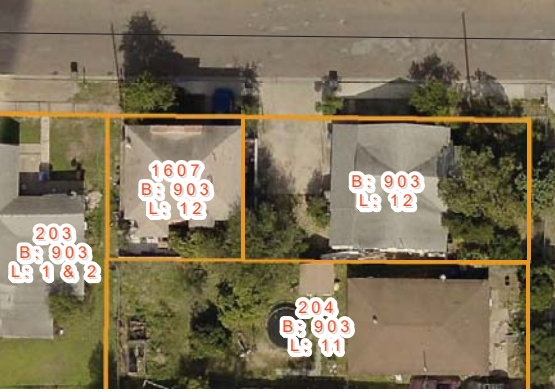
Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
5/17/22	WD	WARRANTY DEED	AGUILAR TOMAS JR	AGDL INVESTMENTS LLC		5275	0167	1468115
10/7/93	OT	Other	LONGORIA ANGELINA B	AGUILAR TOMAS JR		157	83	503938

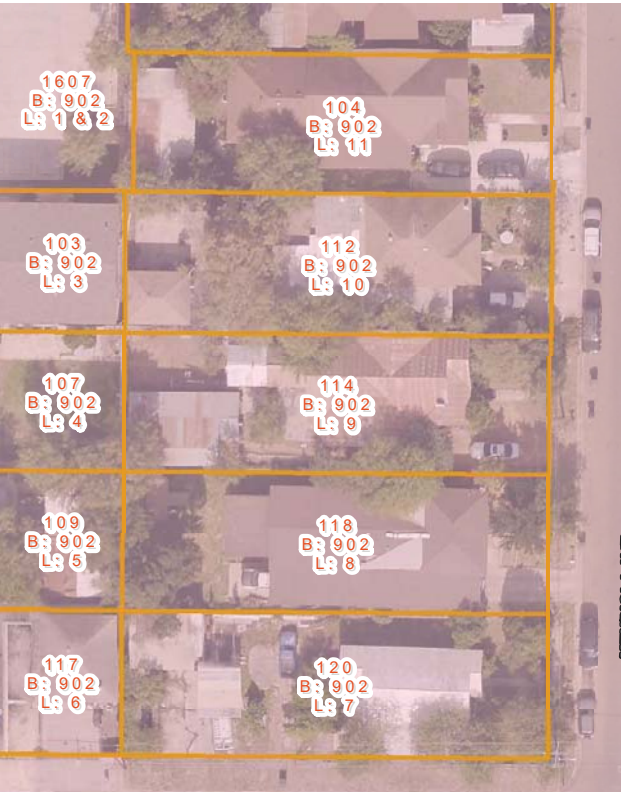


MENDIOLAVE

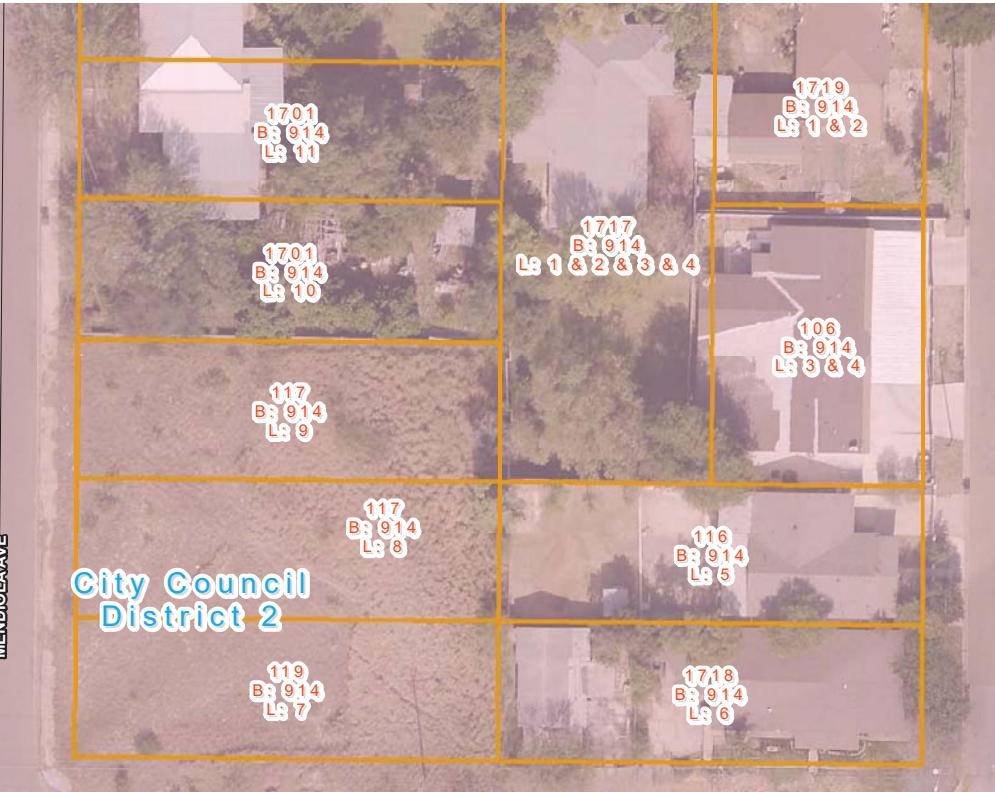


WOOSTER ST

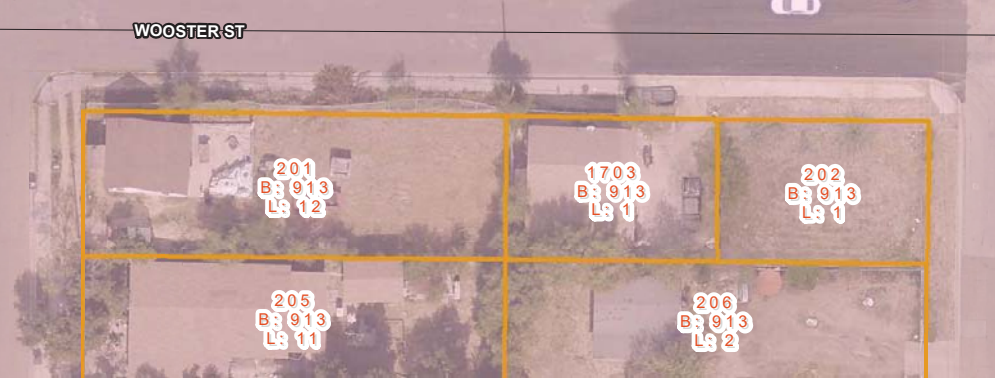
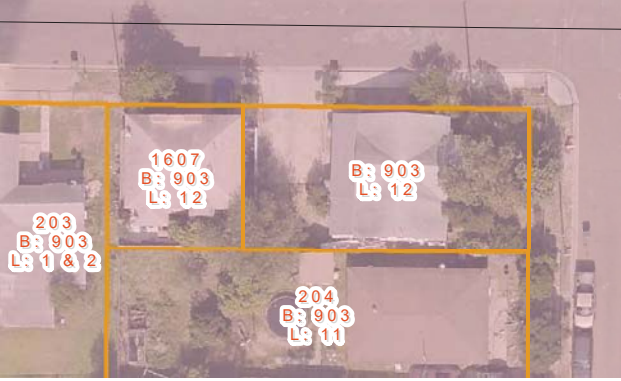




MENDOCINO AVE



WOOSTER ST



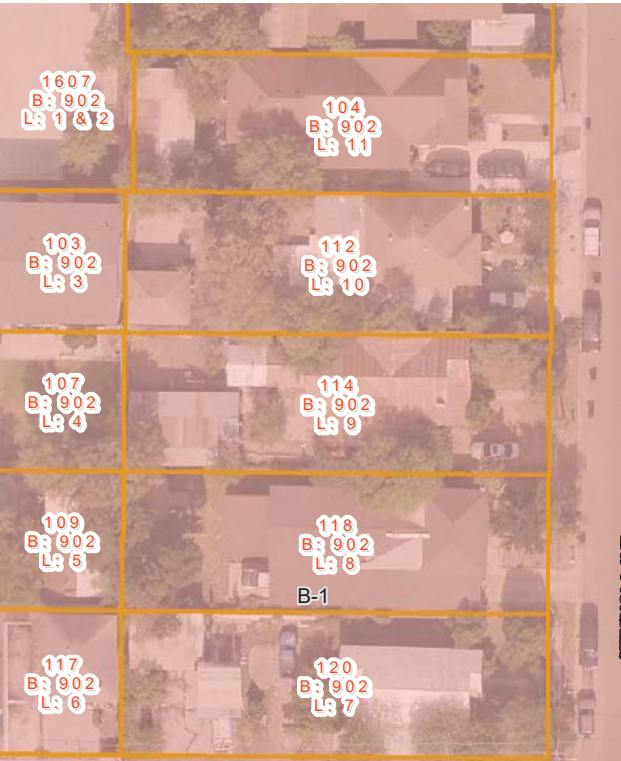


MENDIOLA AVE



WOOSTER ST

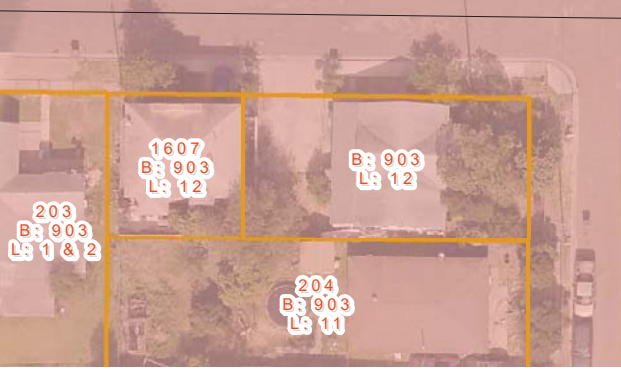




MENDOCINO AVE



WOOSTER ST



From: [Sara A. Flores](#)
To: [colrow](#)
Cc: [Roland H. Lozano, Jr.](#); [Dora A. Maldonado](#); [Mara Y. Cortez](#)
Subject: RE: NEZ -117 & 119 S Mendiola
Date: Tuesday, October 15, 2024 1:03:03 PM
Attachments: [image002.png](#)
[image004.png](#)

Good Afternoon,

There are no outstanding city liens for both locations 117 & 119 S. Mendiola.

Sincerely,

Sara Flores

City of Laredo Tax Dept.- 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: colrow <colrow@ci.laredo.tx.us>
Sent: Friday, October 11, 2024 6:03 PM
To: Sara A. Flores <sflores@ci.laredo.tx.us>; Dora A. Maldonado <dmaldonado@ci.laredo.tx.us>;
Mara Y. Cortez <mycortez@ci.laredo.tx.us>
Cc: Roland H. Lozano, Jr. <rlozano1@ci.laredo.tx.us>
Subject: NEZ -117 & 119 S Mendiola

Good Afternoon,

Can you please check the tax status for the following addresses:

117 & 119 S Mendiola – Lot 7, 8 & 9, Block 914, Eastern Division Subdivision

Can you also check if these properties has any city, weed, board-up, demolition, Paving, order of Demolition Liens on AGDL Investments, LLC?

Thank You for your attention.

Thank you,

Irlanda V. Flores
Administrative Assistant



City of Laredo | Building Development Services | 1413 Houston St., Laredo, TX 78040
956.794.1625 [Right of Way-Press Option #5 | colrow@ci.laredo.tx.us](mailto:colrow@ci.laredo.tx.us)

*****COMING SOON*****

Effective September 22, 2024, the City Council approved Ordinance numbers 2024-O-148, 2024-O-149, 2024-O-150, 2024-O-151, and 2024-O-152, to upgrade to the 2021 ICC Codes as follows:

- 2021 International Building Code
- 2021 International Mechanical Code
- 2021 International Residential Code
- 2021 International Property Maintenance Code
- 2021 International Energy Conservation Code
- 2021 International Existing Building Code
- 2012 Texas Accessibility Standards
- 2020 National Electrical Code of the National Fire Protection Association
- 2021 International Fire Code
- 2018 International Swimming Pool and Spa Code
- 2021 International Plumbing Electrical Code
- 2021 International Fuel Gas Code
- 2021 International Private Sewage Disposal Code
- 2021 Building Valuation Construction Cost Table (Commercial Only)

A grace period will be given to comply with 2021 ICC Codes, ending on December 31, 2024

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. 24-12388 In which NEZ? 2 Council District 2

Application Completed Date: 10/03/2024 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. 442-00914-070 & 442-00914-080

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: 10-15-2024

Name: Sara Flores

Referred to: Elsa Hinojosa Received by: Roland Lozano
Building Department Director Staff