

NEZ INFORMATION

1. Resolution Number: 2024-R-056
2. Address: 102 Floral Blvd
3. Owner: Jose Alvaro Rosales Medrano
4. Email: rosale_roblejuan@hotmail.com
5. Phone Number: (956) 333-5890
6. Application Submittal Date: 1/11/24
7. Application Expiration:
8. Legal Description: Lot 1 Block 1 Las Flores Subdivision
9. Geo-ID: 929-60001-010
10. Property ID: 320160
11. Application #: 24-
12. Zoning: B3
13. City Council District: 3
14. NEZ District: 2
15. NEZ Type: COMMERCIAL
16. NEZ Project: NEW CONSTRUCTION
17. Property Use: Commercial
18. Square Footage: 32,345 sqft
19. Number of years abated: 10 yrs
20. Current Property value: \$480,000.00
21. Capital Investment: \$2,500,000.00
22. Estimated Total Permits Fees: \$ 2,680.00
23. Estimated Annual Tax Abatement: \$ 13,325.00
24. Estimated Total Tax Abatement: \$ 133,250.00
25. City Council Meeting Date: 2/5/24
26. Email Sent to Tax Department: 1/17/24
27. Property Liens: 0

GENERAL INFO

ACCOUNT

Property ID: 320160
Geographic ID: 929-60001-010
Type: R
Zoning: B-3
Agent: SIMON A PALACIOS JR
Legal Description: LAS FLORES, BLOCK 1, LOT 1, PHASE 1

Property Use:

OWNER

Name: TEJAS SALES INTERNATIONAL LTD
Secondary Name:
Mailing Address: 8406 EL GATO RD LAREDO TX US 78045-1817
Owner ID: 10077511
% Ownership: 100.00
Exemptions:

LOCATION

Address: 102 FLORAL BLVD, LAREDO TX 78043
Market Area:
Market Area CD: CD 359JZ
Map ID: SH359
Zoning: B-3



PROTEST

Protest Status:
Informal Date:
Formal Date:

VALUES

CURRENT VALUES

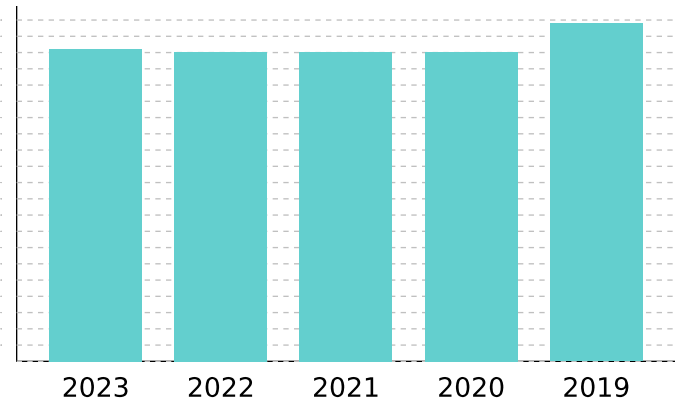
Land Homesite: \$0
Land Non-Homesite: \$480,000
Special Use Land Market: \$0
Total Land: \$480,000

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

Market: \$480,000
Special Use Exclusion (-): \$0
Appraised: \$480,000
Value Limitation Adjustment (-): \$0

Net Appraised: \$480,000

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2023	\$480,000	\$0	\$0	\$480,000	\$0	\$480,000
2022	\$476,000	\$0	\$0	\$476,000	\$0	\$476,000
2021	\$476,000	\$0	\$0	\$476,000	\$0	\$476,000
2020	\$476,000	\$0	\$0	\$476,000	\$0	\$476,000
2019	\$519,609	\$0	\$0	\$519,609	\$0	\$519,609

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
C1	CITY OF LAREDO	0.533945	\$480,000	\$480,000
G3	WEBB COUNTY	0.385000	\$480,000	\$480,000
J2	LAREDO COLLEGE	0.267675	\$480,000	\$480,000
S7	UNITED ISD	0.798170	\$480,000	\$480,000

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
CSA9	HWY 359/JAIME ZAPATA	2.2090	96,224	\$11.34	N/A	N/A

DEED HISTORY

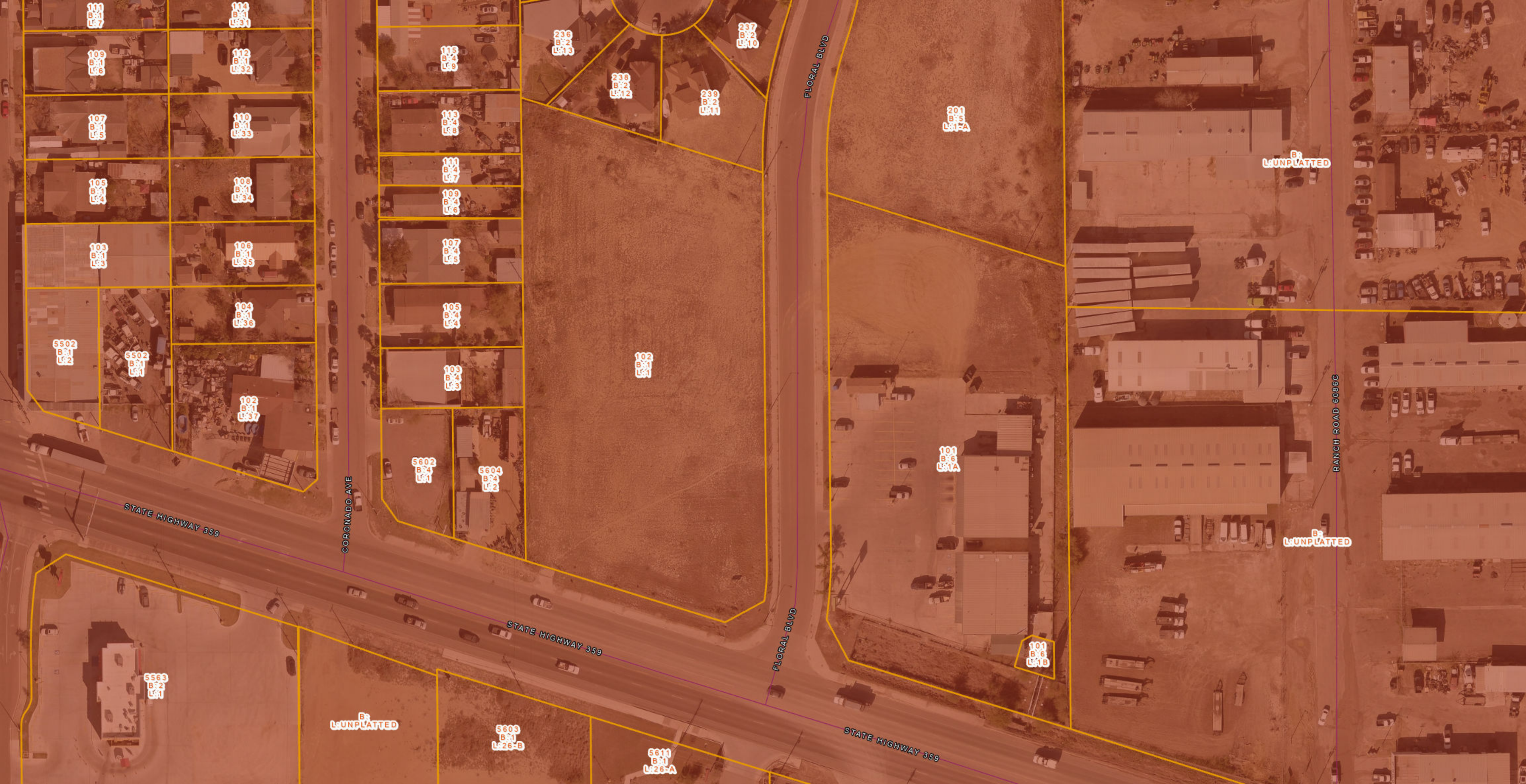
Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
7/14/23	SWD	SPECIAL WARRANTY	TEJAS SALES INTERNATIONAL	ROSALES JOSE ALVARO MEDRANO		5501	0186	1505677
2/12/14	WDVL	WARRANTY DEED/VENDE	PABJO LLC	TEJAS SALES INTERNATIONAL		3573	623	1193415
4/27/09	GWD	GENERAL WARRANTY	TRANSBORDER INVESTMENTS LLC	PABJO LLC		2748	6	1035960

RESIDENTIAL NEW CONSTRUCTION
NEZ TAX ABATEMENT AND PERMIT FEE CALCULATIONS

102 Floral Blvd

CAPITAL INVESTMENT	\$2,500,000.00
CURRENT PROPERTY VALUE	\$480,000.00
CURRENT ANNUAL CITY TAX	\$2,558.40
SQUARE FOOTAGE	32,345
BUILDING PERMIT	\$362.00
ELECTRICAL PERMIT	\$720.00
MECHANICAL PERMIT	\$520.00
PLUMBING PERMIT	\$728.00
DEMO PERMIT	\$0.00
ROW PERMIT	\$350.00
PROPOSED NEW PROPERTY VALUE	\$2,980,000.00
PROPOSED NEW ANNUAL CITY TAX	\$15,883.40
TOTAL PERMIT FEES	\$2,680.00
NUMBER OF YEARS TAX ABATEMENT	10
CITY TAX RATE	0.533%
RESIDENTIAL	\$0.00
ANNUAL TAX ABATEMENT	\$13,325.00
TOTAL TAX ABATEMENT	\$133,250.00





101
B:1
L:7

114
B:1
L:31

109
B:1
L:6

112
B:1
L:32

107
B:1
L:5

110
B:1
L:33

105
B:1
L:4

108
B:1
L:34

103
B:1
L:3

106
B:1
L:35

5502
B:1
L:2

5502
B:1
L:1

104
B:1
L:36

102
B:1
L:37

115
B:4
L:9

113
B:4
L:8

111
B:4
L:7

109
B:4
L:6

107
B:4
L:5

105
B:4
L:4

103
B:4
L:3

5602
B:4
L:1

5604
B:4
L:2

102
B:1
L:1

236
B:2
L:13

238
B:2
L:12

239
B:2
L:11

237
B:2
L:10

201
B:5
L:1-A

B:
L:UNPLATTED

RANCH ROAD 6086C

B:
L:UNPLATTED

101
B:6
L:1B

101
B:6
L:1A

STATE HIGHWAY 359

CORONADO AVE

FLORAL BLVD

FLORAL BLVD

STATE HIGHWAY 359

STATE HIGHWAY 359

5563
B:2
L:1

B:
L:UNPLATTED

5603
B:1
L:26-B

5611
B:1
L:26-A



District 3

B:
L: UNPLATTED

B:
L: UNPLATTED

B:
L: UNPLATTED

5603
B:1
L:26-B

5611
B:1
L:26-A

201
B:5
L:1-A

101
B:6
L:1A

101
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102
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L:1

5602
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5604
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STATE HIGHWAY 359

STATE HIGHWAY 359

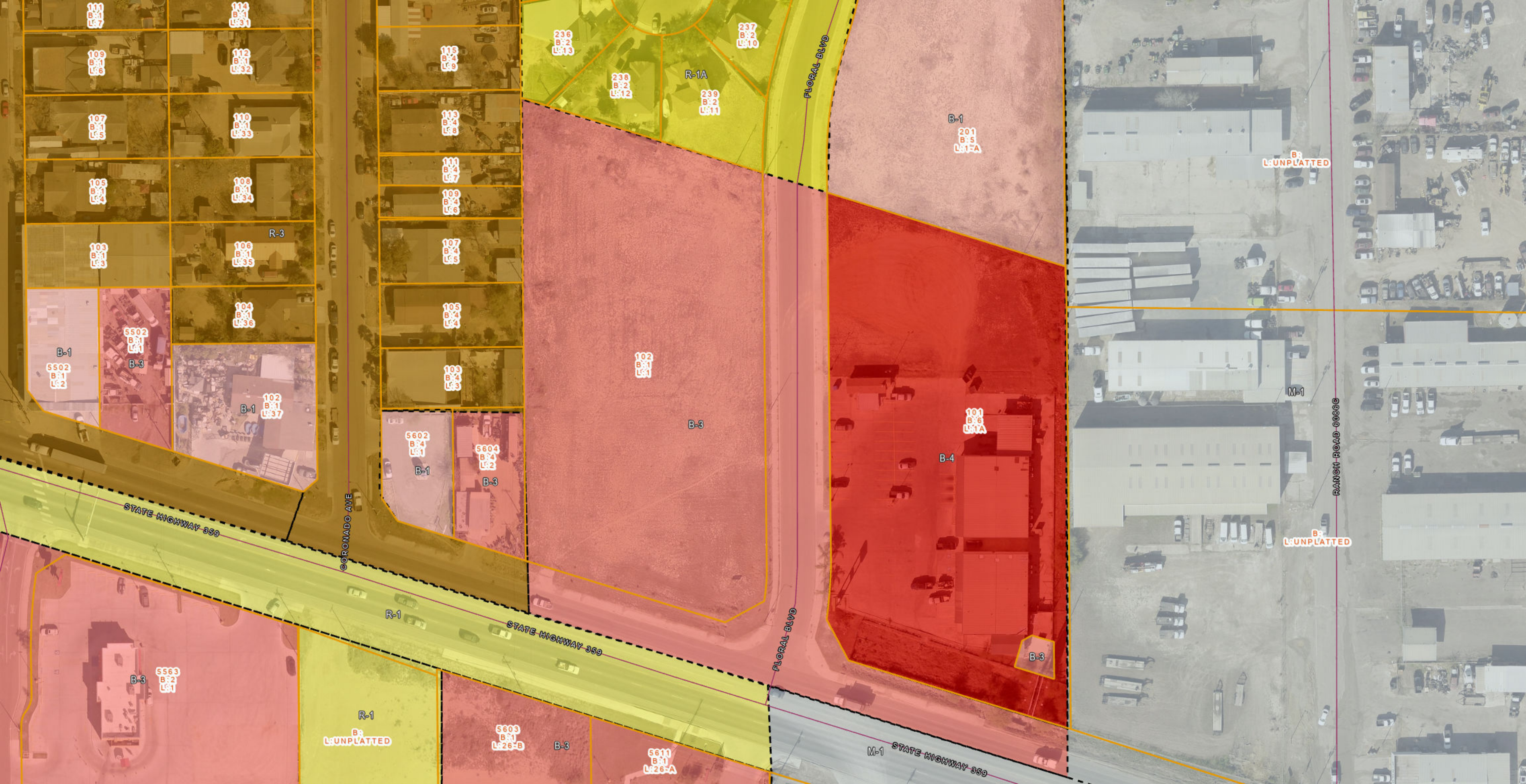
STATE HIGHWAY 359

FLORAL BLVD

FLORAL BLVD

CORONADO AVE

RANCH ROAD 6086C



Mercedes H. Camacho

From: Sandra M. Aleman
Sent: Wednesday, January 17, 2024 2:10 PM
To: Mercedes H. Camacho; Esmeralda Bosquez; Liliana Villanueva; Sara A. Flores
Cc: Dora A. Maldonado; Roland H. Lozano, Jr.
Subject: RE: NEZ 102 Floral Blvd

Ms. Camacho,

There are no taxes owed on the account. The 2023 taxes were paid in October 2023.

This address has no forced cleaning (weeds), paving or demolition accounts in our receivable software.

Thank you,



CONFIDENTIALITY NOTICE:

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From: Mercedes H. Camacho <mcamacho@ci.laredo.tx.us>
Sent: Wednesday, January 17, 2024 1:57 PM
To: Sandra M. Aleman <saleman@ci.laredo.tx.us>; Esmeralda Bosquez <ebosquez1@ci.laredo.tx.us>; Liliana Villanueva <lvillanuev@ci.laredo.tx.us>; 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 102 Floral Blvd
Importance: High

Good Afternoon,

Can you please check the tax status for 102 Floral Blvd Lot 1 Block 1 Las Flores Subdivision
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

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