

Property Details - ID: 139578 | Year: 2026

Home			
Property ID	139578	Roll Code	COM Commercial
Geographic ID	03053-000-0010	Legal Description	NCB 3053 BLK LOT 1
Property Type	R (Real)	Zoning Code	C-2
Property Use Code	407 (OFFICE/RETAIL)		

Location	
PROPERTY ADDRESS 601 E ASHBY PL SAN ANTONIO, TX 78212	
Neighborhood Code	10480 (NBHD code10480)
Abstract/Subdivision Code	S03053 (conv A/S code)
Map ID	—
Mapsco Data	616F1

Owners			
PROPERTY OWNER CONFLUENCE CAPITAL FUND I LLC 100.00% Ownership			
Owner ID	3468550	Mailing Address	214 E ASHBY SAN ANTONIO, TX 78212
Agent Code	—		

Values & Roll History																																																									
MARKET VALUE \$997,720	APPRAISED VALUE \$997,720																																																								
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Improvement Homesite Value: \$0 (+) Improvement Non-Homesite Value: \$253,150 (+) Land Homesite Value: \$0 (+) Land Non-Homesite Value: \$744,570 (+) Ag Market Value: \$0 (+) Timber Market Value: \$0 (+) Market value: \$997,720 (=) Ag/Timber Use Loss: \$0 (-) Homestead Cap Loss: \$0 (-) Circuit Breaker Cap Loss: \$0 (-) Appraised Value: \$997,720 (=)	<table border="1"> <thead> <tr> <th>Roll Year</th> <th>Improvement Value</th> <th>Land Value</th> <th>Market Value</th> <th>Ag/Timber Use Loss</th> <th>Homestead Cap Loss</th> <th>Circuit Breaker Cap Loss</th> <th>Appraised Value</th> </tr> </thead> <tbody> <tr> <td>2026</td> <td>\$253,150</td> <td>\$744,570</td> <td>\$997,720</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$997,720</td> </tr> <tr> <td>2025</td> <td>\$253,150</td> <td>\$744,570</td> <td>\$997,720</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$997,720</td> </tr> <tr> <td>2024</td> <td>\$243,210</td> <td>\$572,790</td> <td>\$816,000</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$816,000</td> </tr> <tr> <td>2023</td> <td>\$184,280</td> <td>\$520,720</td> <td>\$705,000</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$705,000</td> </tr> <tr> <td>2022</td> <td>\$118,020</td> <td>\$329,980</td> <td>\$448,000</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$448,000</td> </tr> <tr> <td>2021</td> <td>\$119,120</td> <td>\$280,880</td> <td>\$400,000</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$400,000</td> </tr> </tbody> </table>	Roll Year	Improvement Value	Land Value	Market Value	Ag/Timber Use Loss	Homestead Cap Loss	Circuit Breaker Cap Loss	Appraised Value	2026	\$253,150	\$744,570	\$997,720	\$0	\$0	\$0	\$997,720	2025	\$253,150	\$744,570	\$997,720	\$0	\$0	\$0	\$997,720	2024	\$243,210	\$572,790	\$816,000	\$0	\$0	\$0	\$816,000	2023	\$184,280	\$520,720	\$705,000	\$0	\$0	\$0	\$705,000	2022	\$118,020	\$329,980	\$448,000	\$0	\$0	\$0	\$448,000	2021	\$119,120	\$280,880	\$400,000	\$0	\$0	\$0	\$400,000
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Taxing Units				
Entity Code	Tax Rate	Market Value	Taxable Value	Estimated Tax
CAD (BEXAR CENTRAL APPRAISAL DISTRICT)	0.000000	\$997,720	\$997,720	\$0.00
06 (BEXAR CO RD & FLOOD)	0.023668	\$997,720	\$997,720	\$236.14
08 (SA RIVER AUTH)	0.018300	\$997,720	\$997,720	\$182.58
09 (ALAMO COM COLLEGE)	0.149150	\$997,720	\$997,720	\$1,488.10
10 (UNIVERSITY HEALTH)	0.276235	\$997,720	\$997,720	\$2,756.05
11 (BEXAR COUNTY)	0.276331	\$997,720	\$997,720	\$2,757.01
21 (CITY OF SAN ANTONIO)	0.541590	\$997,720	\$997,720	\$5,403.55
57 (SAN ANTONIO ISD)	1.155200	\$997,720	\$997,720	\$11,525.66
Total tax rate	2.440474			
Estimated Taxes with Exemptions and/or Special Valuation	\$24,349.09			
Estimated Taxes without Exemptions and/or Special Valuation	\$24,349.09			

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Improvements

1 C (OFFICE)

DESCRIPTION
OFFICE

STATE CODE
F1 (COMMERCIAL REAL PROPERTY)

LIVING AREA
1596.0 sq ft

VALUE
\$144,370

View Detailed Specifications >

2 C (RESIDENTIAL)

DESCRIPTION
RESIDENTIAL

STATE CODE
F1 (COMMERCIAL REAL PROPERTY)

LIVING AREA
2318.0 sq ft

VALUE
\$107,130

View Detailed Specifications >

3 C (FENCE)

DESCRIPTION
FENCE

STATE CODE
F1 (COMMERCIAL REAL PROPERTY)

LIVING AREA
sq ft

VALUE
\$1,650

View Detailed Specifications >

Land

Type Code	CSS	Effective Depth	0.00
Description	CSS (Commercial Store Site)	Market value	\$744,570
Acreage	0.3248	Productivity value	\$0
Sqft	14150.00		
Effective Front	0.00		

Deed History

Seq	Deed Date	Deed Type Code	Deed Type Description	Grantor	Grantee	Volume	Page	Instrument Number
0	03/22/2024	SWD	Special Warranty Deed	WEDGE LLC	CONFLUENCE CAPITAL FUND I LLC			20240051121
1	12/10/2010	Deed	Deed	ASHBY OFFICE PARTNERS LTD	WEDGE LLC	14765	0895	20100220834
2	02/11/2004	Deed	Deed		ASHBY OFFICE PARTNERS LTD	10570	0459	0
3	06/25/2003	Deed	Deed		TINSLEY, MOSLEY LLC	10121	0010	0
4	06/17/2002	Deed	Deed		SCIARAFFA, RICHARD F JR	9434	0256	0
5	03/07/2000	Deed	Deed		BOBO, JAMES R	8335	0054	0
6		Deed	Deed		SAUNDERS, DOUGLAS L SR	7215	1083	0

Appeals

No Appeals Information

Hearings

No Hearings Information