

Property Location: 204 NORTH MAIN ST

MAP ID: 25/ 5/ 0/ /

Bldg Name:

State Use: 333

Vision ID: 1654

Account #1689

Bldg #: 1 of 2

Sec #: 1 of 1

Card 1 of 2

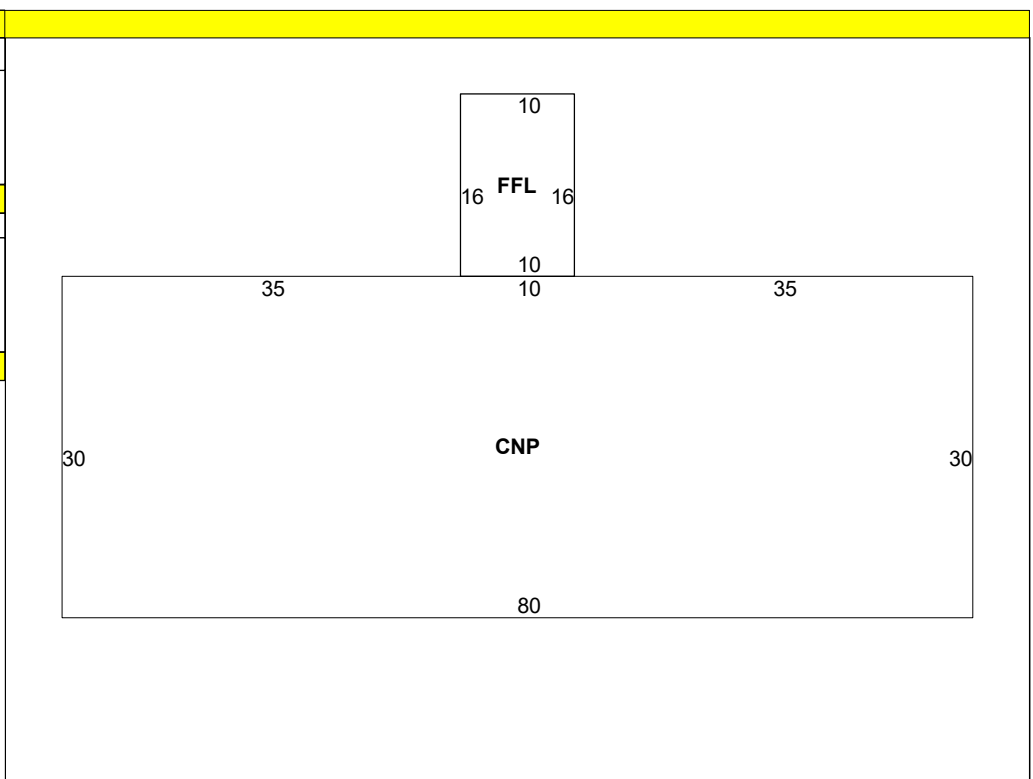
Print Date: 12/15/2017 08:56

CURRENT OWNER					TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT								1006 451ST LONGMEADOW, M VISION					
CH REALTY VII/CG MACT BIRD LLC ATTN-ASSET MANAGER PROJECT BI 3819 MAPLE AV DALLAS, TX 75219 Additional Owners:							1 TYPCL						Description		Code		Appraised Value		Assessed Value							
													COMMERC.		333		34,900		34,900							
													COMM LAND		333		476,200		476,200							
													COMMERC.		333		87,700		87,700							
COMMERC.		335		437,300		437,300																				
COMMERC.		335		13,300		13,300																				
SUPPLEMENTAL DATA														Total				1,049,400		1,049,400						
Other ID:					Received																					
SP Permit					Field 7																					
Chapter Land					Field 8																					
OC Dates					Field 9																					
In+Ex FY					Field 10																					
Mailed																										
GIS ID: F_379553_2852917					ASSOC PID#																					
RECORD OF OWNERSHIP					BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)												
CH REALTY VII/CG MACT BIRD LLC F L ROBERTS AND CO INC SUN COMPANY INC.ACCOUNTS PAYABLE UNITED PETROLEUM INC					21408/ 451 18464/ 273 08464/ 0459 04380/ 0076		10/19/2016 09/14/2010 06/21/1993 06/15/1976		U	I	44,668,949 15,000,000 16,650,000 0		1V V N	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		
														2017	333	34,700		2016	333	33,900		2015	333	33,900		
														2017	333	385,500		2016	333	351,000		2015	333	351,000		
														2017	333	87,700		2016	333	87,700		2015	333	87,700		
														2017	335	424,600		2016	335	384,700		2015	335	384,700		
														2017	335	16,000		2016	335	16,000		2015	335	16,000		
														Total:		948,500		Total:		873,300		Total:		873,300		
EXEMPTIONS					OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor											
Year	Type	Description			Amount		Code	Description			Number		Amount												Comm. Int.	
Total:																										
ASSESSING NEIGHBORHOOD																										
NBHD/ SUB			NBHD Name			Street Index Name			Tracing			Batch														
0001/A									333			BG														
NOTES																										
SUNOCO FY 12 COMBINED 25-5-0 + 14-2-15																										
+14-1-0 TO ONE LOT PER PLAN OF LAND																										
285-73 6-23-93																										
BUILDING PERMIT RECORD															VISIT/ CHANGE HISTORY											
Permit ID		Issue Date		Type	Description			Amount		Insp. Date		% Comp.	Date Comp.		Comments		Date		Type	IS	ID	Cd.	Purpose/Result			
201502158		07/14/2015		4	ADDITION			60,000		05/06/2016		100	05/06/2016		20X22 CAR WASH ENC		06/21/2017				317	15	PERMIT VISIT			
299		09/12/2005		19	CANOPY			50,000				0			REPLACE EXISTING		05/06/2016				317	15	PERMIT VISIT			
176		07/29/1999		6	SIGN			500				0					12/30/2005				311	15	PERMIT VISIT			
178		07/29/1999		6	SIGN			800				0					05/19/2004				303	3	MEAS+INSPCTD			
177		07/29/1999		6	SIGN			500				0					03/15/2000				200	15	PERMIT VISIT			
238		08/01/1993		MN	Manual Note			2,000				0			REWORK ISL											
49		04/01/1993		MN	Manual Note			800				0			SIGN											
LAND LINE VALUATION SECTION																										
B #	Use Code	Use Description			Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj		Special Pricing		S Adj Fact	Adj. Unit Price	Land Value		
1	333	GAS STA			BUS				39,747 SF		3.11	1.7100	E	1.0000	1.50	BG	1.00			INT1		1.50	11.98	476,200		
Total Card Land Units:					0.91		AC		Parcel Total Land Area:					0.91 AC					Total Land Value:					476,200		

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	75		SERVICE ST				
Model	94		COMMERCIAL				
Grade	B+		GOOD (+)				
Stories	1.00		1 STORY				
Occupancy	1						
Exterior Wall 1	14		ABOVE AVG				
Exterior Wall 2	23		GLASS				
Roof Structure	4		FLAT				
Roof Cover	9		METAL				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	14		ASPHL TILE				
Interior Floor 2							
Heating Fuel	3		ELECTRIC				
Heating Type	11		WALL UNIT				
AC Percent	100						
FBM Sqft							
FBM Use	333		GAS STA				
Total Rooms	0						
Bedrooms	0						
Full Baths	0						
Half Baths	1						
Extra Fixtures	0						
#Heat Sys	1						
Frame	2		STEEL				
Bath Style	A		AVERAGE				
Foundation	6		SLAB				
Partitions	T		TYPICAL				
Wall Height	12						
FBM Quality							

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
70	PUMP-DBL			L	8	3,680.00	1999	G		GD	70	25,800
77	LITE-SIN			L	5	690.00	1979	A		AV	55	1,900
85	PAVING			L	11,000	1.61	1979	A		AV	55	9,700
84	SIGN-ILU			L	40	40.25	1993	G		GD	70	1,400
71	TANK-IG			L	15,000	1.55	1999	G		GD	70	20,300
71	TANK-IG			L	15,000	1.55	1999	G		GD	70	20,300
86	CONC PAV			L	4,140	2.30	1999	G		GD	70	8,300
SPR	SPRINKLER			L	1	1.00	Null	A		AV	55	0
80	TOTALIZR	EX	Extra Feature	B	1	1,380.00	1995	V	1	GD	71	1,500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
CNP	CANOPY	0	2,400		7.66	18,378	
FFL	1ST FLOOR	160	160		153.15	24,505	
Ttl. Gross Liv/Lease Area:		160	2,560	280		42,883	



VISION

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description					
Style	25		CAR WASH									
Model	94		COMMERCIAL									
Grade	B+		GOOD (+)									
Stories	1.00		1 STORY									
Occupancy	1			MIXED USE								
Exterior Wall 1	21		CONC BLOCK	Code	Description		Percentage					
Exterior Wall 2				335	CARWASH		100					
Roof Structure	4		FLAT									
Roof Cover	11		MEMBRANE									
Interior Wall 1	5		MINIMUM									
Interior Wall 2				COST/MARKET VALUATION								
Interior Floor 1	12		CONCRETE	Adj. Base Rate:			134.76					
Interior Floor 2												
Heating Fuel	2		GAS	Replace Cost			502,665					
Heating Type	7		UNIT HTRS	AYB			1987					
AC Percent	3			EYB			2004					
FBM Sqft				Dep Code			GD					
Bldg Use	335		CARWASH	Remodel Rating								
Total Rooms	0			Year Remodeled								
Bedrooms	0			Dep %			13					
Full Baths	0			Functional Obslnc								
Half Baths	1			External Obslnc								
Extra Fixtures	0			Cost Trend Factor								
#Heat Sys	1			Condition								
Frame	2		STEEL	% Complete								
Bath Style	A		AVERAGE	Overall % Cond			87					
Foundation	6		SLAB	Apprais Val			437,300					
Partitions	T		TYPICAL	Dep % Ovr			0					
Wall Height	12			Dep Ovr Comment								
FBM Quality				Misc Imp Ovr			0					
				Misc Imp Ovr Comment								
				Cost to Cure Ovr			0					
				Cost to Cure Ovr Comment								
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
77	LITE-SIN			L	5	690.00	1987	A		AV	55	1,900
78	LITE-DBL			L	3	920.00	1987	A		AV	55	1,500
85	PAVING			L	3,000	1.61	1987	A		AV	55	2,700
84	SIGN-ILU			L	24	40.25	1987	A		GD	70	700
88	FENCE-6			L	48	9.78	1987	A		AV	55	300
66	CANOPY			L	280	40.25	1987	A		AV	55	6,200
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description			Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value				
FFL	1ST FLOOR			3,730	3,730		134.76	502,665				
Ttl. Gross Liv/Lease Area:				3,730	3,730	3,730		502,665				

94

15

22

20

94

22

35

FFL

No Photo On Record