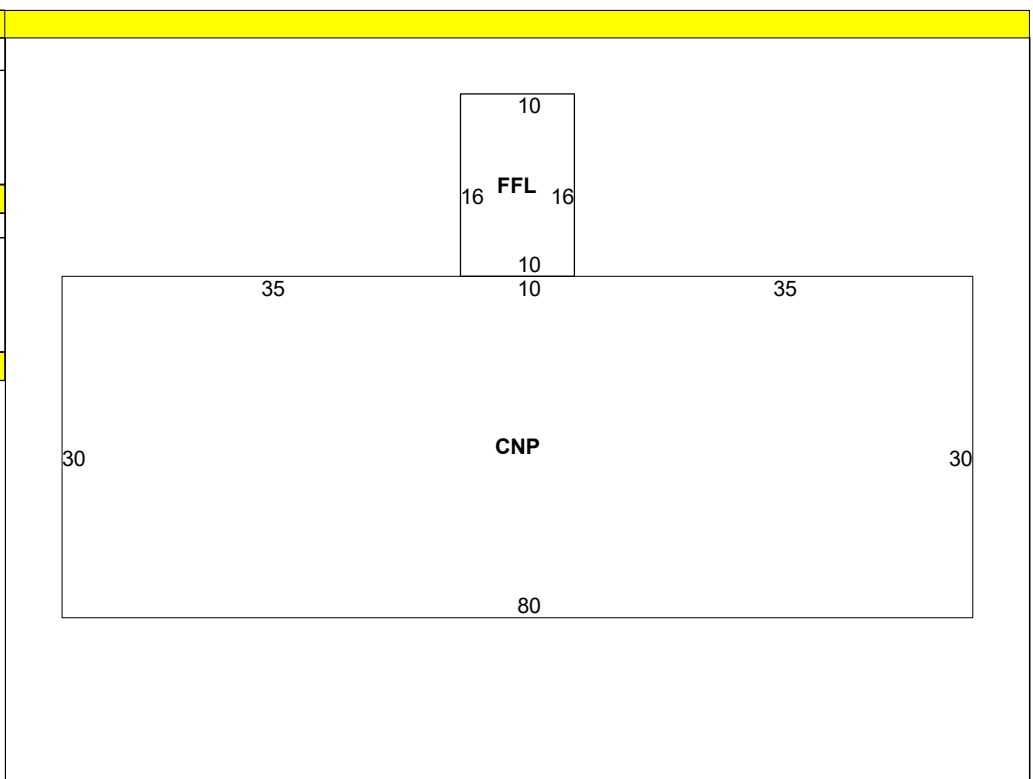


Property Location: 204 NORTH MAIN ST										MAP ID: 25/ 5/ 0/ /										Bldg Name:										State Use: 333																													
Vision ID: 1654										Account #1689										Bldg #: 1 of 2										Sec #: 1 of 1										Card 1 of 2										Print Date: 12/11/2018 08:33									
CURRENT OWNER										TOPO.					UTILITIES					STRT./ROAD					LOCATION					CURRENT ASSESSMENT										1006 1ST LONGMEADOW, M <																			

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	



Property Location: 202 NORTH MAIN ST

MAP ID: 25/ 5/ 0/ /

Bldg Name:

State Use: 333

Account #1689

Bldg #: 2 of 2

Sec #: 1 of 1

Card 2 of 2

Print Date: 12/11/2018 08:33

VISION ID: 1654

CH REALTY VII/CG MACT BIRD LLC
ATTN-ASSET MANAGER PROJECT BI
3819 MAPLE AV
DALLAS, TX 75219
Additional Owners:

TOPO. TOPO. UTILITIES UTILITIES STRT./ROAD STRT./ROAD LOCATION LOCATION

1 TYPCL

COMMERC. 333 34,500 34,500
COMM LAND 333 476,200 476,200
COMMERC. 333 87,700 87,700
COMMERC. 335 432,300 432,300
COMMERC. 335 13,300 13,300

SUPPLEMENTAL DATA
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#

1006
1ST LONGMEADOW, M

VISION

Total 1,044,000 1,044,000

RECORD OF OWNERSHIP BK-VOL/PAGE SALE DATE q/u v/i SALE PRICE V.C.

CH REALTY VII/CG MACT BIRD LLC 21408/ 451 10/19/2016 U I 44,668,949 1V
F L ROBERTS AND CO INC 18464/ 273 09/14/2010 U I 15,000,000 V
SUN COMPANY INC.ACCOUNTS PAYABLE 08464/ 0459 06/21/1993 U I 16,650,000 N
UNITED PETROLEUM INC 04380/ 0076 06/15/1976 U I 0

PREVIOUS ASSESSMENTS (HISTORY)

Yr. Code Assessed Value Yr. Code Assessed Value Yr. Code Assessed Value
2018 333 34,900 2017 333 34,700 2016 333 33,900
2018 333 476,200 2017 333 385,500 2016 333 351,000
2018 333 87,700 2017 333 87,700 2016 333 87,700
2018 335 437,300 2017 335 424,600 2016 335 384,700
2018 335 13,300 2017 335 16,000 2016 335 16,000
Total: 1,049,400 Total: 948,500 Total: 873,300

EXEMPTIONS OTHER ASSESSMENTS

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
VACUUMS ASSESSED PP

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card) 432,300
Appraised XF (B) Value (Bldg) 0
Appraised OB (L) Value (Bldg) 13,300
Appraised Land Value (Bldg) 0
Special Land Value 0
Total Appraised Parcel Value 1,044,000
Valuation Method: C
Adjustment: 0
Net Total Appraised Parcel Value 1,044,000

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

06/21/2017 317 15 PERMIT VISIT
05/06/2016 317 15 PERMIT VISIT
12/30/2005 311 15 PERMIT VISIT
05/19/2004 303 3 MEAS+INSPCTD
03/15/2000 200 15 PERMIT VISIT

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

2 335 CARWASH BUS 0 SF 4.23 1.7100 E 1.0000 1.00 BG 1.00 INT1 .00 10.86 0

Total Card Land Units: 0.00 AC Parcel Total Land Area: 0.91 AC Total Land Value: 0

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)																		
Element	Cd.	Ch.	Description			Element	Cd.	Ch.	Description															
Style	25		CAR WASH									94 15 22 20 94 22 35 FFL												
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 %			14															
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			86															
Foundation	6		SLAB			Apprais Val			432,300															
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														