

Property at 00012 DARLING DRIVE

Prop ID 2030012

Printed 06-Feb-2024 10:13 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SOUTHERN NEW ENGLAND TELEPHONE C
Second name: C/O DUFF & PHELPS LLC (FRNTR
Address: PO BOX 2629
City/state: ADDISON TX Zip:

-Location Information-

Map: 008 Clerk map:
Lot: 2030012 Neigh.: Zone: IP Vol: 074 Page: 0350

Assessments

Assmt category	Qty	Amount
Commerc Land	1.00	56,000
Commerc Building	1.00	40,550

-Exemptions-

Exempt	Cat	Amount
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-Last sale-

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Sale date: 10-Jan-1972
Sale price:      50,000
Sale valid:
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—Values—

Mkt value :
Cost value: 137,929

Summary

Total assessments	96,550
Total exemptions	
Net assessment	96,550

- Utilities

Water	None
Sewer	None
Gas	None

- Sales ratios:

Cost/sale :	2.7586
Mkt/sale :	
Assmt/sale:	1.9310

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	21	1.000	80,000	80,000		80,000	56,000
Comm	Primary	43,560					

1.000 acres	Total land value	80,000	56,000
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Commercial Building Information

Subject	Code	Description	Use	Description	Percentage
Primary Use	82	M/U and Indust 0	Basement		
Exterior Walls	02	BR/CB			
Roof Material	05	Tar and Gravel	1st Floor	82 M/U and Indust 0	100.00
Roof Type	05	Flat			
Foundation	01	Poured Concrete	2nd Floor		
Interior Walls	05	Painted Conc Blo			
Floors	01	Concrete	3rd Floor		
Heating System	02	Forced Hot Air			
Fuel Type	02	Natural Gas	4th Floor		
Construct Type	02	Fire Resistant			
Grade	40	B	Other Features	Size	Qty
Garage			AC1	Air Conditioning	484
Basement	04	Slab			
Bsmt Finish					
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good	Year Built: 1972	Eff Year Built:	

Commercial Valuation Summary

Main Area: 484 Construction Type: Fire Resistant

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value	
Basement							
1st Floor	82	M/U and Indust	0	100.00	484	131.69	63,740
2nd Floor							
3rd Floor							
4th Floor							

Other Features		Size	Rate	Qty	Rate	Value
AC1	Air Conditioning	484	4.00			1,940

Sub-Total	65,680
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Grade	B	Factor	1.2600	82,760
CDU		C&D Factor	1.00	82,760
Depreciation			30 %	57,932

Computed cost value @ 70%	40,552
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Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
Value at 70%							Value at 100%		

