



TYPE	DATE	E	I	AP
IMP	17-JUN-26	1	A	66

TYPE	VALUE
MASS	4,035,806
OVERRIDE	
INCOME	0
PRIOR YR VAL	3,914,018
BUILDING	2,230,880
OBY's	267,739
LAND	1,537,187
MARKET	4,035,806

AG/NON AG LAND	
AG LAND & IMP	
LAND MKT VAL	0
TOTAL EBA	4,947
LB Ratio (value)	0.38
SOH%	
1 CAMA VALUE	

PARCEL ID	41-41-43-31-13-002-0020
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NBHD	513000CM
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PARCEL ADDR	15389 SOUTHERN BLVD
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LEGAL	GROVES TOWN CENTER PUD AMENDMENT NO 1 TR POD B-2
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TAX DISTRICT	41486
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OWNER	A SQUARED MANAGEMENT LLC
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ADDRESS	190 E STACY RD STE 306-323 ALLEN TX 75002-8738
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LIVING UNITS:

GIS ACRES: 1.5242

TOTAL CARDS:1

AUTOCAD:

LINE	CA L#	CROP	LUC	ACRES	RATE	CODE	VALUE
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SALES INFORMATION

BOOK	PAGE	DC	QC	S	PRICE	DATE
34769	1090	WD	D	I	6,328,125	27-DEC-23
SALE LEASEBACK						
34479	234	WD	Q	I	5,500,000	26-JUL-23
ADJ FOR PP						

PERMIT INFORMATION

PERMIT #	PERMIT DT	TYPE	WHY	STAT	TAXYR	AMOUNT
23359620-0	26-SEP-23	P	05	C	2024	12,896
23359623-0	26-SEP-23	P	05	C	2024	12,896
23356924-0	07-JUL-23	P	05	C	2024	10,000
23353157-0	15-MAR-23	P	05	C	2024	21,960

NOTES

24' N/C (EL CAR WASH) \$128,900 PV(LIKELY INACCURATE) #42 PETN2025-1885 PETN2026-1461

OBJ INFORMATION

CRD	L#	CODE	YRBLT	EFFYB	YRRMD	WIDTH	LGTH	AREA	UNITS	GD	MODCDE	RATE	PC	FC	DEP	FUNC	RSN	ECN	RSN	SOH	VALUE
1	1	PAV	2023	2023				38,100	1	C	1	6.91	A	A	95					100	250,107.00
1	2	WWY	2023	2023				1,520	1	C		8.64	A	A	93					100	12,214.00
1	3	WLL	2023	2023				301	1	C	1	18.75	A	A	96					100	5,418.00
																				OBY VALUE	267,739.00

OBY VALUE	267,739.00
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LAND INFORMATION

L#	LUSE	ZONE	AG	AGLND	TP	CDE	AFF	EFF	DEPTH	SQ FT	ACRES	UNITS	RATE	SIZE	NBHDF	INF	PCT	SOH	VALUE
1	1000	MUPD			S	SF				66,394	1.52	0	23.15 *	66,394	1		0	100	1,537,187.00

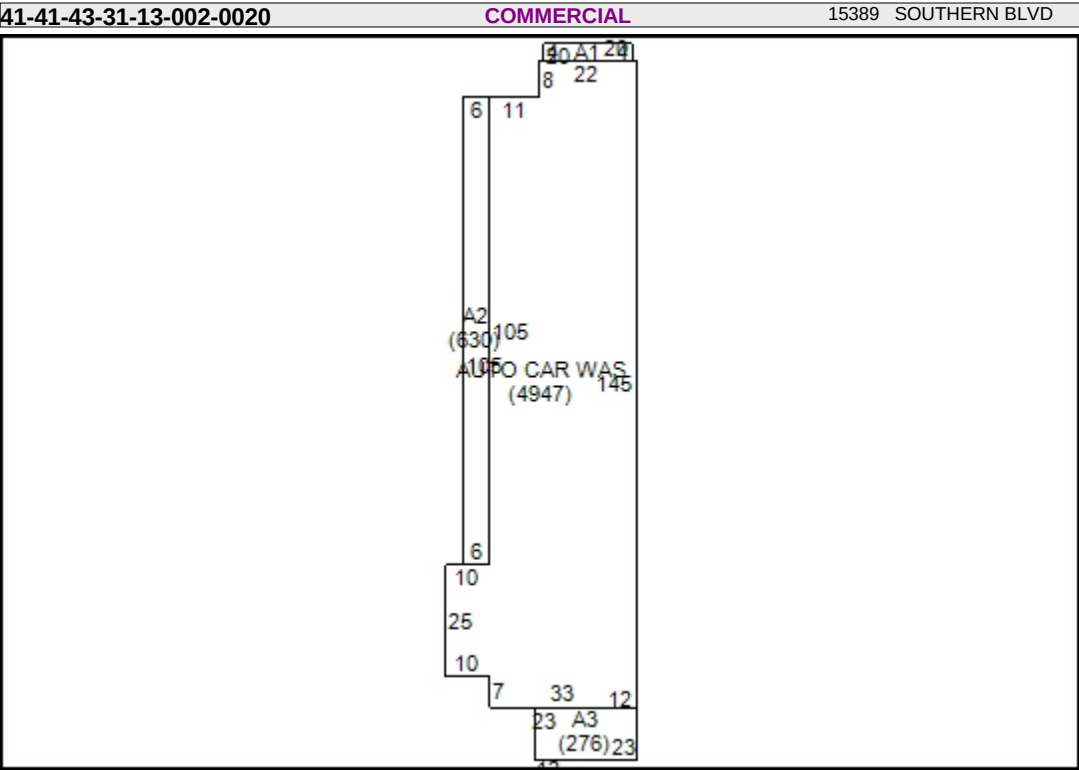
NOTES: _____ FUTURE LAND USE: _____

REV: 97 A 03-JUN-24

TOTAL ACRES	1.5242
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TOTAL LAND VALUE	1,537,187.00
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SUB-AREA INFORMATION				
LINE	CODE	PCT	SIZE	
A 1	600	100	4947	
AUTO CAR WASH				
A1 1	CAN		80	
CANOPY ONLY				
A2 2	FOP		630	
FINISHED OPEN PORCH				
A3 3	FOP		276	
FINISHED OPEN PORCH				
A4				
A5				
A6				
A7				
A8				
A9				
A10				
A11				
A12				
A13				
A14				
A15				
A16				
A17				
TOTAL SQ FT			5933	



VECTOR:	
600(A0CR10D7R33U145L22D8L11D105L10D25)	
CAN(A1R42U138CL20U4R20D4)FOP(A2R10U130CD105L6U105R6)FOP(A3R20D7CR23D12L23U12)	

BUILDING INFORMATION				
EL CAR WASH LOXAHATCHEE				
1	/	1	SYS CRD# /TOT BLDGS	
650	ID	1	CAR WASH - A	
			C&D	
1.75			NBHD FACTOR	
			LEVEL / UNIT TYPE	
1	/		UNIT HEIGHT / BLDG HEIGHT	
	/			
	/			
	/			
2023	/	2023	YRBLT / EFFYR	
	/			
4	/		GRADE / CDU	
98	/		% GOOD / DEPR TB	
			EW1	
			EW2	
			RS	
			RC	
			IW1	
			IW2	
			FT1	
			FT2	
			MKT_ADJ	
			FUNC	
			ECON	
			SOH%	
			4,947 EFF BLDG AREA	
			SQ FT LIVING AREA	
			4,947 TOTAL EBA	

NOTES:	

L#	COD	LENGTH	WIDTH	EL ST	ID UT	VALUE
1	CAN	CANOPY ONLY	80	X 1	1	1,450
1	FOP	FINISHED OPEN PORCH	630	X 1	1	17,140
1	FOP	FINISHED OPEN PORCH	276	X 1	1	7,510

1,300,810	RCN
1,274,790	RCNLD
2,230,880	ADJRCNLD
1 TOTAL ID UNIT VALUE	

LN	SE	LEVEL		YR	EFF	AREA	EXTER	USE		WA	EXTERIOR	CN	INT	INT	INT	INT	INT	PHY	FNC	FNC	FNC	ENC	ENC	
NO	NO	FR	TO	BLT	YB	SIZE	PERM	TYPE	NAME	HT	WALL TYPE	TYP	FIN	PAR	HT	AC	PLB	LGT	CND	UT	RSN	%GD	RSN	%GD
1	A	01	01	2023	2023	4947	376	600	AUTO CAR WASH	13	22	STUCCO ON MASONRY	2	100	2	0	0	2	2	3	3			