

.91 OF AN ACRE LYING IN HS
 LOT 74 P-3-2-M-20A
 OR 734 P 306 OR 1041 P 699

ROSENTHAL RICHARD J/C/O KE ANDREWS
 2424 RIDGE RD
 ROCKWALL, TX 75087

2024

00-00-074-000-10206-003

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	03	MASONRY	100
Exterior Wall	19	COMMON BRK	80
Exterior Wall	15	CONC BLOCK	20
Roof Structur	09	RIDGE FRME	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	90
Interior Wall	05	DRYWALL	10
Interior Floo	03	CONC FINSH	100
Ceiling	01	FIN.SUSPD	100
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Fixtures		5	100
Story Height		0	100
RMS		3	100
Stories	1.	1.	100
Class	00	N/A	100
Units		0	100
Quality	03	AVERAGE	
DOR CODE	2500REPAIR SERVICE		
MAP NUM	2	MKT AREA	10
NEIGHBORHOOD/LOC	91.00 2.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,556	100	1988
GOF	192	115	1988
UBM	400	35	1988
TOTALS	2,148		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MINILUBE G	0%	- 0								
Heated Area: 1748											
HX Base Yr											
BLD DATE	06/18/2021		MMJS	LGL DATE	06/18/2021		MMJS				
XF DATE	06/18/2021		MMJS	LAND DATE	06/18/2021		MMJS				
INC DATE											

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			575,152
TOTAL MARKET OB/XF VALUE			24,606
TOTAL LAND VALUE - MARKET			236,600
TOTAL MARKET VALUE			836,358
SOH/AGL Deduction			0
ASSESSED VALUE			836,358
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			836,358
TOTAL JUST VALUE			836,358
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			843,551
COA PER ONLINE REQ			
5 YR PRCL CH, N/C			
COA PER TCO			
ADD SS TO NOTC ON PRCL SCREEN			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-000827	CHANGE OF USE-CC		07/03/2023
20000035	MECH	0	01/29/2020
19001226	ELECTRIC	0	08/26/2019
19001175	SIGNS	0	08/19/2019
15000836	MECH-CC	0	09/10/2015
28992	REROOF	0	05/03/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1212/0232	6/03/2021	WD	Q	I	01	940,000
GRANTOR: SUNSHINE CAR CARE,LLC						
GRANTEE: ROSENTHAL RICHARD J						
1041/0699	6/28/2017	QC	U	I	11	100
GRANTOR: LAND OF WAKULLA, INC.						
GRANTEE: SUNSHINE CAR CARE,L						

EXTRA FEATURES																	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0212	CONCRETE R	0	0	0	0	8,800.00	SF	13.50	13.50	100	1996	1996	3	20	23,760	
2	0100	6" CHAINLI	0	0	0	0	42.00	LF	38.00	38.00	100	2006	2006	3	27	431	
3	0620	WOOD UTL B	0	0	16	8	128.00	SF	12.00	12.00	100	2006	2006	3	27	415	
TOTALS															24,606		

BUILDING NOTES											
BAS=[YR=1988] W56 S31 E44 N15 E12 GOF=[YR=1988] W12 S15 E2 R2 D2 E4 R2 U2 E2 N15\$ N16\$ PTR=E10 UBM=[YR=1988] S20 E20 N20 W20\$ W10\$.											

BUILDING DIMENSIONS											
BAS=[YR=1988] W56 S31 E44 N15 E12 GOF=[YR=1988] W12 S15 E2 R2 D2 E4 R2 U2 E2 N15\$ N16\$ PTR=E10 UBM=[YR=1988] S20 E20 N20 W20\$ W10\$.											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	002600	C	SRVC STATN	0		C2	0.00	0.00	169.00	FF		1.00	1.00	2.00	700.00	1,400.00	236,600							

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 2424 RIDGE RD
 ROCKWALL, TX 75087

2024

00-00-074-000-10206-003

ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	04	REIN	CONC	100	
Exterior Wall	15	CONC	BLOCK	50	
Exterior Wall	19	COMMON	BRK	50	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	01	MINIMUM	90		
Interior Wall	05	DRYWALL	10		
Interior Floor	03	CONC	FINSH	100	
Ceiling	01	FIN.SUSPD	100		
Heating Type	04	AIR	DUCTED	100	
Air Condition	03	CENTRAL	100		
Fixtures	5	100			
Story Height	0	100			
RMS	3	100			
Stories	1.	1.	100		
Class	00	N/A	100		
Units	0	100			
Quality	03	AVERAGE			
DOR CODE	2500 REPAIR SERVICE				
MAP NUM	2	MKT AREA	10		
NEIGHBORHOOD/LOC	91.00	2.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	100	100	1996	100	10,357
AOF	138	100	2012	138	14,293
BAS	2,180	100	1996	2,180	225,790
TOTALS	2,418			2,418	250,441

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6700	04	2,418	96.6315	119.05	287,863	1996	2010	0	0	13.00	87.00
2 SERV SHOP		0% - 0	Heated Area: 2418		HX Base Yr						
BLD DATE		06/18/2021		MMJS		LGL DATE		06/18/2021		MMJS	
XF DATE		06/18/2021		MMJS		LAND DATE		06/18/2021		MMJS	
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TOTAL MARKET VALUE		836,358	
SOH/AGL Deduction		0	
ASSESSED VALUE		836,358	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		836,358	
TOTAL JUST VALUE		836,358	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		843,551	
TRAV CARD 2			
CARD 1, PU BATHS, CORR RMS, FLOOR, PU CORR			
5 YR PRCL CH, CORR BATHS, FIXT, BLDG TYPE			
CHG BLDG CODE TO 06410 CARWASH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
28837	SIDING	0	03/28/2002
028061	ELEC	0	08/09/2001
027294	SEWER	0	12/27/2000
025561	BLDG	0	08/20/1999
20940	N/A	0	05/09/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1212/0232	6/03/2021	WD Q	Q	I	01	940,000
GRANTOR: SUNSHINE CAR CARE,LLC						
GRANTEE: ROSENTHAL RICHARD J						
1041/0699	6/28/2017	QC U	I	11		100
GRANTOR: LAND OF WAKULLA, INC.						
GRANTEE: SUNSHINE CAR CARE,L						

EXTRA FEATURES																																
L	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES															
2317 CRAWFORDVILLE HWY, CRAWFORDVILLE																																
<table border="1"> <tr> <td>BLD DATE</td> <td>06/18/2021</td> <td>MMJS</td> <td>LGL DATE</td> <td>06/18/2021</td> <td>MMJS</td> </tr> <tr> <td>XF DATE</td> <td>06/18/2021</td> <td>MMJS</td> <td>LAND DATE</td> <td>06/18/2021</td> <td>MMJS</td> </tr> <tr> <td>INC DATE</td> <td></td> <td></td> <td>AG DATE</td> <td></td> <td></td> </tr> </table>															BLD DATE	06/18/2021	MMJS	LGL DATE	06/18/2021	MMJS	XF DATE	06/18/2021	MMJS	LAND DATE	06/18/2021	MMJS	INC DATE			AG DATE		
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XF DATE	06/18/2021	MMJS	LAND DATE	06/18/2021	MMJS																											
INC DATE			AG DATE																													

BUILDING NOTES									
<p>BUILDING DIMENSIONS</p> <p>BAS=[YR=1996] W60 S40 E50 N22 E10 AOF=[YR=1996] W10 S10 E10 AOF=[YR=2012] W10 S12 E10 N2 U2 R3 N4 U2 L3 N2\$ N10\$ N18\$.</p>									

LAND DESCRIPTION															TOTAL OB/XF										
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
0																									