



Parking Covered  
 Parking Uncovered

2025 Appraised Value

Class	Land	Building	Total
Commercial & Industrial - C	10,090	40,880	50,970
<b>Total</b>	<b>10,090</b>	<b>40,880</b>	<b>50,970</b>

2024 Appraised Value

Class	Land	Building	Total
Commercial & Industrial - C	10,090	38,590	48,680
<b>Total</b>	<b>10,090</b>	<b>38,590</b>	<b>48,680</b>

Tract Description

UPHAMS 1ST WEST ADD, S35, T34, R16, BLOCK 1, Lot 13 & 14, Lot Width: 100.0 Lot Depth: 140.0 Plat Book/Page 4 /36 Deed Book/Page 684 /1329 621 /146 364 /562

Deed Information

Book1	Page1	Book2	Page2	Book3	Page3	Book4	Page4
684	1329	635	428	621	146		

Market Land Information

Method	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	Ovrd	Class	Value Est
Acres	Primary Site - 1	0.32										10,090

General Commercial Building Information

General Building Information	
LBCS Structure Code	Standalone store or shop building
Bldg No.	1
Building Name	Frederick Properties
Identical units	1
No. of Units	
Unit Type	
MS Mult	
MS Zip	

Apartment Data								
	1	2	3	4	5	6	7	8
Units								
BR Type								
Baths								

Commercial Building Sections & Basements																					
Sec	Occupancy	MSCIs	Rank	Yr Blt	Eff Yr	Levels	Stories	Area	Perim	Hgt	Phys	Func	Econ	OVR%	Rsn	Inc Use	Net Area	Cls	RCN	%Gd	Value
1	Retail Store		C	2.00	1977		01/01	4,805	282	13	2	0				083			501,840	8	40,150

Commercial Building Section Components							
Sec	Code	Units	Pct	Size	Other	Rank	Year
1	Space Heater		90				
1	Warmed and Cooled Air		10				
1	Concrete Block		100				
1	Canopy, Retail Wood Frame		162				

Other Building Improvements

Id	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	RCN	%Gd	Value	
08	Outbuildings		S	2.00	1	1977		10		8		1	2	2						36,340	2	730

Other Building Improvement Components																					
Id	Code	Units	Pct	Size	Other	Rank	Year														
08	Paving, Asphalt w/Base			7,700																	

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