

Situs : 662 BELMONT ST

PARCEL ID: 026-093

Class : 325

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

BELMONT STREET SOUTH LLC
PO BOX 711
DALLAS TX 75221-0711
41995/224

GENERAL INFORMATION

Living Units
Neighborhood 449
Alternate ID 64-5
Vol / Pg 41995/224
District
Zoning C2
Class COMMERCIAL

026-093 03/21/2020

Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	8,891 Location	50	263,470
Total Acres: .2041 Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	263,500	263,500	263,500	167,200
Building	259,700	264,100	259,700	356,000
Total	523,200	527,600	523,200	523,200
Manual Override Reason				
Base Date of Value 1/1/2020				
Effective Date of Value 1/1/2020				
Value Flag	INCOME APPROACH			
Gross Building:				

Entrance Information

Date	ID	Entry Code	Source
06/13/19	CP	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
02/09/18	68324	25,000	OTHER Utility Pole Involving A S Mall Cell R	100
04/05/12	56304	9,200	BLDG Temp Enclosure	0
08/03/09	51992	8,000	BLDG Repair Ext Wall	0
12/12/06	47832	0	BLDG 36x604" Sign	0
10/26/99	31638	0	BLDG 1 8 X 6' Sign	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/25/12		Land + Bldg	Transfer Of Convenience	LC/118043		
01/18/11	29,236	Land + Bldg	Sale Included Property & Cash	LC/115599		

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1950 / 1995
Building # 1
Structure Type Convenience Food I
Identical Units 1
Total Units
Grade B+
Covered Parking
Uncovered Parking
DBA 7 - ELEVEN

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Cooler-Chiller		8	10		1
1	Canopy Only		4	15		1

Interior/Exterior Information

Line	Level	From - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01	01	100	2,826	234	Convenience Store	12	Concrete Bl	Fire Resistant	Normal	Hot Air	Central	Normal	5	4

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	2,826	Convenience Store		67	220,000

Outbuilding Data

Line	Type	Yr Bld	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	1980	1	6,000	1	6,000	C	3	3	8,240
2	Light - Fl	1990			2	1	C	3	3	1,380

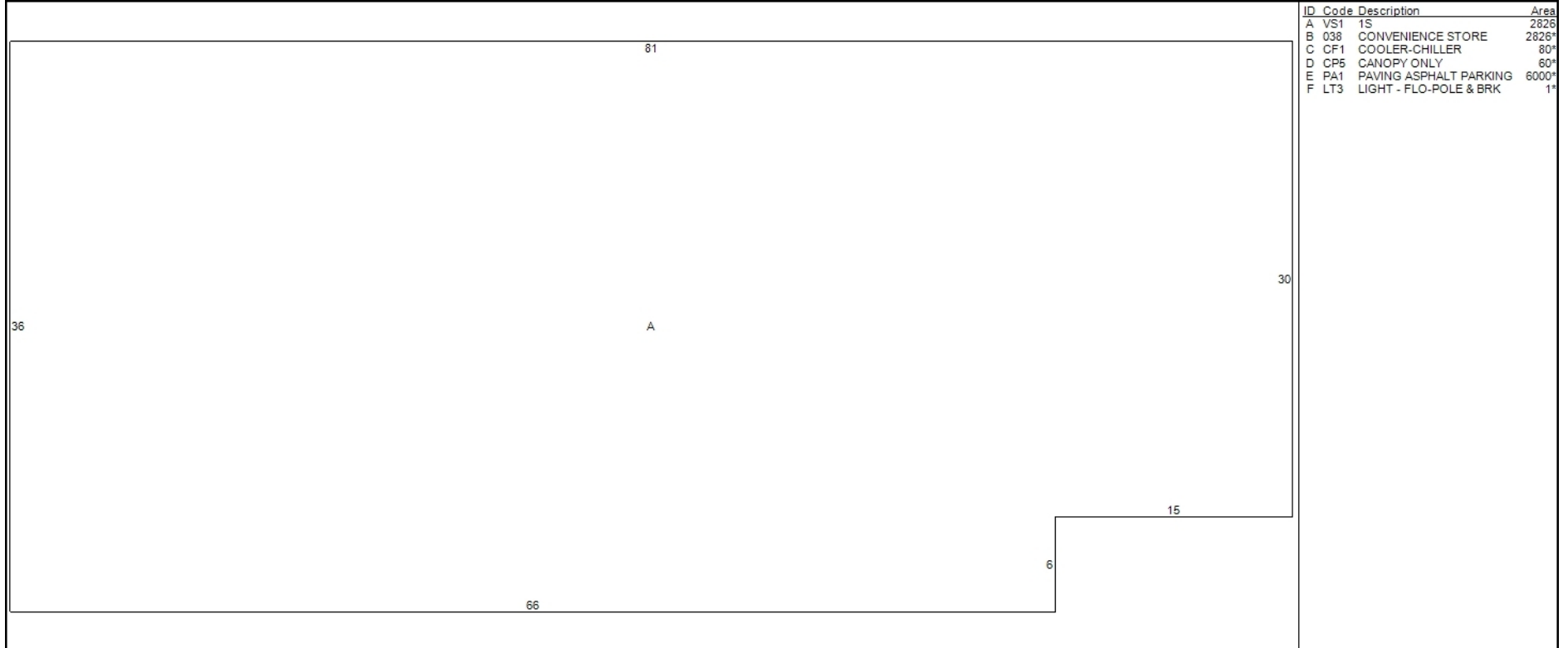
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Additional Property Photos



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Income Detail (Includes all Buildings on Parcel)																		
Use Mod Grp	Mod	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
22	S	001	Franch Pharmacy/Conv	0	2,826	24.50	90	62,313	5		0	59,197	12.5			7,400	7,400	51,797

Apartment Detail - Building 1 of 1								Building Cost Detail - Building 1 of 1	
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
								Total Gross Building Area	2,826
								Replace, Cost New Less Depr	220,000
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	115
								Final Building Value	253,000
								Value per SF	89.53

Notes - Building 1 of 1		Income Summary (Includes all Building on Parcel)	
		Total Net Income	51,797
		Capitalization Rate	0.099000
		Sub total	523,202
		Residual Land Value	
		Final Income Value	523,202
		Total Gross Rent Area	2,826
		Total Gross Building Area	2,826