

Situs : 5 DIX RD	Parcel ID: 173-247	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
FANNIE MAE 14221 DALLAS PKWY STE 1000 DALLAS TX 75254	Living Units 1 Neighborhood 200 Alternate ID 5 Vol / Pg 46532/185 District Zoning R1C Class Residential

Property Notes
VAC&ABAN



173-247 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 850			810
Total Acres: .2491				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	95,800	95,800	0	91,800
Building	191,300	228,700	0	183,500
Total	287,100	324,500	0	275,300
Manual Override Reason				
Base Date of Value 1/1/2020				
Effective Date of Value 1/1/2020				
Value Flag MARKET APPROACH				
Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source
09/04/20	CM	Field Review	Other
02/08/18	CP	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
08/14/20	1328	39,000	EXTERIOR R W S	
03/05/02	36239	30,000	BLDG V Side, 2 Bdrms	100
11/16/01	35806	4,000	BLDG Temp Mobile Hom	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/27/16	220,000	Land + Bldg	Repossession	46532/185 4414/347	Foreclosure	FANNIE MAE

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Dwelling Information

Style Ranch Slab	Year Built 1964	
Story height 1	Eff Year Built	
Attic None	Year Remodeled	
Exterior Walls A/VVinyl	Amenities	
Masonry Trim x		
Color Tan	In-law Apt No	

Basement

Basement Pier/Slab	# Car Bsm't Gar	
FBLA Size x	FBLA Type	
Rec Rm Size x	Rec Rm Type	

Heating & Cooling

Heat Type Basic	Stacks	
Fuel Type Oil	Openings	
System Type Hot Water	Pre-Fab	

Room Detail

Bedrooms 4	Full Baths 2	
Family Rooms 1	Half Baths 1	
Kitchens	Extra Fixtures	
Total Rooms 8		
Kitchen Type	Bath Type	
Kitchen Remod No	Bath Remod No	

Adjustments

Int vs Ext Same	Unfinished Area	
Cathedral Ceiling x	Unheated Area	

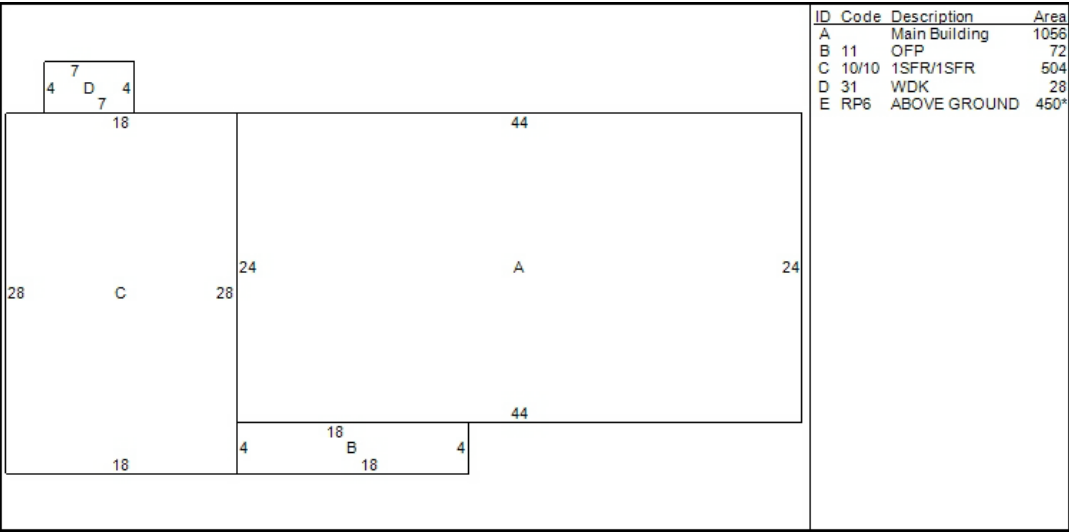
Grade & Depreciation

Grade C	Market Adj	
Condition Good	Functional	
CDU AVERAGE	Economic	
Cost & Design 0	% Good Ovr	
% Complete		

Dwelling Computations

Base Price 224,287	% Good 76	
Plumbing 15,104	% Good Override	
Basement 6,715	Functional	
Heating 0	Economic	
Attic 0	% Complete	
Other Features 0	C&D Factor	
	Adj Factor 1	
Subtotal 246,110	Additions 41,650	
Ground Floor Area 1,056		
Total Living Area 2,064	Dwelling Value 228,690	

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Ag Pool	1 x	450	450	1	1987	C	A	

Condominium / Mobile Home Information

Complex Name	
Condo Model	
Unit Number	
Unit Level	Unit Location
Unit Parking	Unit View
Model (MH)	Model Make (MH)

Addition Details

Line #	Low	1st	2nd	3rd	Value
1		11			1,370
2		10	10		39,980
3			31		300