

Key: 7035

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.179

LEGAL

LAND

DETAILED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
7-ELEVEN INC 3200 HACKBERRY RD IRVING, TX 75063				31.4-80-0				174 CLAY POND RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
7-ELEVEN INC				10/20/2016	F	1	30019-346				
TFS NEWCO LLC				09/22/2015	F	1	29152-151				
KT NEW CO LLC				09/01/2015	F	1	29113-47				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
3250	100	SM RETAIL/SERV STORE		6	1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
17549	07/17/2017	7	SIGN	13,000	03/28/2018	BC	100 100
17366-B	06/01/2017	3	ALT/RENO	145,000	03/05/2019	RP	0 100
17366	05/16/2017	3	ALT/RENO	145,000	03/05/2019	RP	0 100
14391	05/27/2014	7	SIGN	8,251	08/19/2014	JB	0 100
14353	05/14/2014	3	ALT/RENO	52,000	08/19/2014	JB	0 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
103	S	40,000	C-5	1.00	100	1.00	100	1.00	614,925	1.04	A	1.00	75	1.35	588,780
203	A	1,832	C-5	1.00	100	1.00	100	1.00	215,325	1.00	A	1.00	75	1.35	394,480

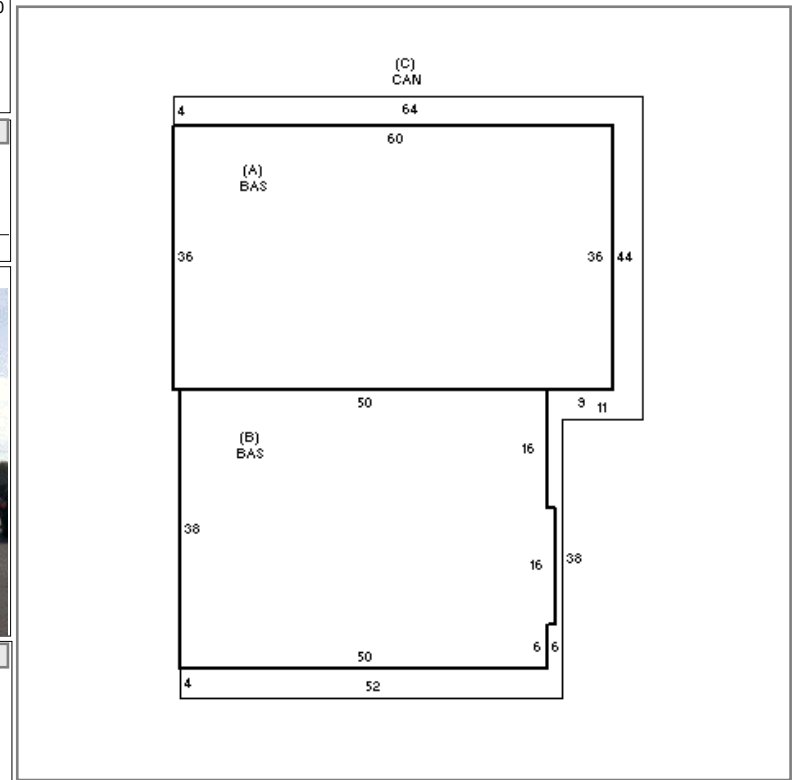
TOTAL	2.750 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE		N O T E	46 parking spaces		LAND	983,300	945,600
Infl1	AVG			LAND	356,500	347,400		
N_Index	AVG			DETACHED	39,900	37,300		
				OTHER	347,400	338,100		
					TOTAL	1,727,100	1,668,400	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		40,000	1.20	24,000
SM2	E	1.90	10 0.90	6X7	42	80.56	3,000
LH2	A	1.00	50 0.50		2	1,328.60	1,300
LH1	A	1.00	50 0.50		10	845.50	4,200
SP2	E	1.90	10 0.90	5X8	2004	206.53	7,400



BUILDING	CD	ADJ	DESC	MEASURE	3/5/2019	RP
MODEL	5		CIM-5	LIST	3/5/2019	RP
STYLE	32	1.68	CONVEN. STORE [53%]	REVIEW		
QUALITY	G	1.10	GOOD [100%]			
FRAME	2	1.00	MASONRY [100%]			

YEAR BLT	1981	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	4,076	DETAIL ADJ	1.714	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	2,160	1981	115.69	249,894
\$NLA(RCN)	\$118	OVERALL	1.000	EXT. COVER	4	VINYL	1.00	B	BAS	L	BASE AREA	1,916	1981	115.69	221,666
				ROOF SHAPE	1	GABLE	1.00	C	CAN	N	CANOPY	712		14.30	10,182
				ROOF COVER	1	ASPH/CMP SHIN	1.00								
				FLOOR COVER	6	OTHER	1.00								
				INT. FINISH	2	DRYWALL	1.00								
				HEATING/COOL	9	WARM/COOL AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								
				NAF	0		1.00								



CAPACITY	UNITS	ADJ	TOTAL RCN	481,742
STORIES	1	1.00	CONDITION ELEM	CD
% HEATED	100	1.00	EXTERIOR	A
% AIR COND	100	1.03	INTERIOR	G
% SPINKLERS	0	1.00	CDN/APP	A

EFF.YR/AGE	1991 / 31
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$356,500

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LEGAL

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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

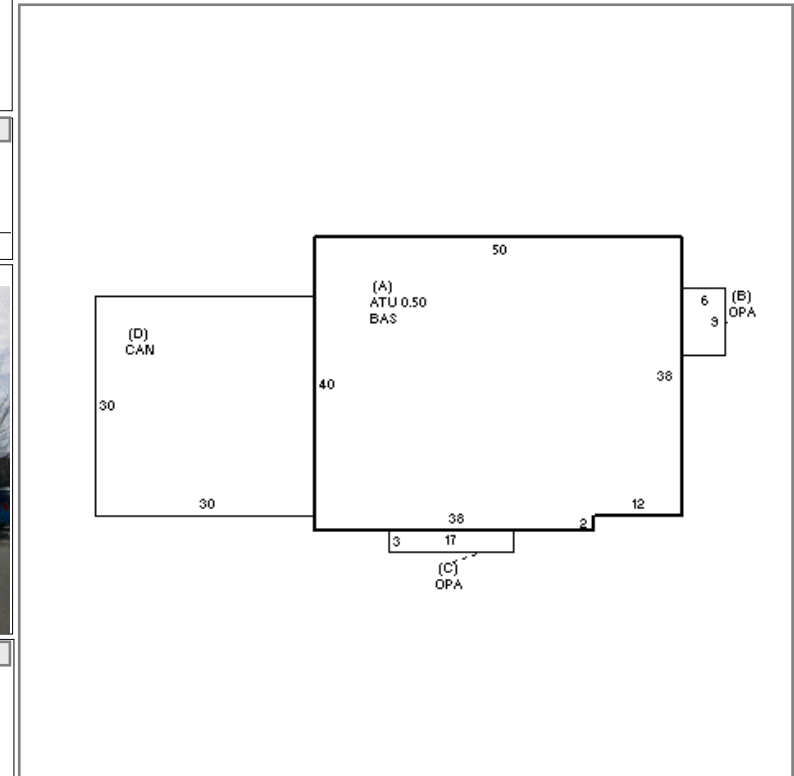
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3250	100	SM RETAIL/SERV STORE			6	2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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DETACHED

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND BUILDING DETACHED OTHER TOTAL	347,400	
Infl1					
N_Index					



BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	03/28/2018



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	3/5/2019	RP
MODEL	5		CIM-5	LIST	3/28/2018	BC
STYLE	24	1.50	BANK [100%]	REVIEW	3/6/2019	BC
QUALITY	E	1.50	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

INDING

YEAR BLT	2004	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	423,694															
NET AREA	1,976	DETAIL ADJ	1.483	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	1,976	2004	165.71	327,440																	
\$NLA(RCN)	\$214	OVERALL	1.015	EXT. COVER	2	CLAPBOARD	1.00	A	ATU	N	ATTIC UNF	988		20.20	19,956																	
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	105		24.51	2,574																	
				ROOF COVER	1	ASPH/CMP SHIN	1.00	D	CAN	N	CANOPY	900		19.79	17,813																	
				FLOOR COVER	3	W/W CARPET	1.00		ATM	O	AUTO TEL MACH	1		18,659.80	18,660																	
				INT. FINISH	2	DRYWALL	1.00		DW2	O	DUW W/PN-TUBE	1		30,063.30	30,063																	
				HEATING/COOL	9	WARM/COOL AIR	1.00		NDB	O	NT DEP BOX	1		7,187.20	7,187																	
				FUEL SOURCE	2	GAS	1.00																									
				NAF	0		1.00																									
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