

Situs : 1500 CHAMBERLAIN BLVD

Map ID: 12-128-00-043-00

LUC: 340

Card: 1 of 1

Tax Year: 2023

Printed: April 1, 2024

CURRENT OWNER
SPIRIT REALTY LP
2727 NORTH HARWOOD SUITE 300
DALLAS TX 75201

Field Review Flag:

GENERAL INFORMATION
Routing No. 128-00 043-00
Class I
Living Units
Neighborhood 8840C
Alternate Id
District
Zoning



Property Notes
Note Codes:

Land Information				
Type	Size	Influence Factors	Infl %	Value
1-Primary Site	AC 9.4870			142,310
0-Right Of Way	AC .5330			
Total Acres: 10.02		Legal Acres: 10.02		

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	49,810	142,300	142,300	142,300	0
Building	807,730	2,307,800	2,307,800	3,205,800	0
Total	857,540	2,450,100	2,450,100	3,348,100	0
Manual Override Reason					
Base Date of Value					
Effective Date of Value					
Value Flag	1-COST APPROACH				

Entrance Information			
Date	ID	Entry Code	Source
08/12/21	SY	3-Info At Door	3-Other
09/25/13	SH	6-Occupant Not Home	3-Other
06/04/13	RBT	3-Info At Door	3-Other

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status
09/22/20	C20200085	573,243		Commercial Roof/Replacement (Close Permit	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
08/24/22	13,000,000	2-Land And Building	M-Sale Involving Multiple Parcels		LD-Limited Warranty Deed	INDUSTRIAL ATTITUDE LLC
07/06/17	7,700,000	2-Land And Building	M-Sale Involving Multiple Parcels	639/ 1430	LD-Limited Warranty Deed	ATTITUDE LIMITED
12/26/97	600,000	2-Land And Building	U-Not Validated		WD-Warranty Deed	CRAWFORD EDWARD F

Property Factors
Topo: 2-Level
Utilities: 6-All
Street/Road: 0-Paved
Traffic: 3-Nominal
Location: 8-Industrial Site
Spot Loc:

Legal Description
Parcel TieBack: 121280004100
Legal Descriptions: 1 THRU 8 SEAWAY
Addl.TieBack: N

Inspection Witnessed By _____

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Building Information	
Year Built/Eff Year	1963 /
Building #	1
Structure Type	401-Mfg/Processing
Identical Units	1
Total Units	
Grade	C-2
# Covered Parking	
# Uncovered Parking	
DBA	GEN ALUM / INDEPENDANT CAI

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stp	IU	Line	Type	+/-	Meas1	Meas2	# Stp	IU

Interior/Exterior Information																	
Line	Lvl	Fr	To	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Int Fin	Partitions	Heating	Cooling	Plumbing	Phy Fun	%Comp	%Rent
1	01	01		2,500	165	082-Multi-Use Offic	12	01-Brick Ve	2-Fire Resistant	100	2-Normal	1-Hot Air	1-Central	2-Normal	3	3	
2	01	01		41,600	840	044-Utility Shop	18	03-Concrete	2-Fire Resistant	100	2-Normal	3-Unit Heat	0-None	2-Normal	3	3	
3	01	01		24,000	440	044-Utility Shop	18	03-Concrete	2-Fire Resistant	100	2-Normal	3-Unit Heat	0-None	2-Normal	3	3	
4	01	01		1,612	88	044-Utility Shop	16	07-Metal, Li	2-Fire Resistant	100	2-Normal	3-Unit Heat	0-None	2-Normal	3	3	
5	01	01		40,000	250	044-Utility Shop	18	03-Concrete	2-Fire Resistant	100	2-Normal	3-Unit Heat	0-None	2-Normal	3	3	
6	E1	E1		2,330	193	085-Enclosure	8	13-Enclosur	0-No Constr Code	100	2-Normal	3-Unit Heat	2-Unit	2-Normal	3	3	
7	01	01		95,000	1,500	044-Utility Shop	25	07-Metal, Li	2-Fire Resistant	100	2-Normal	3-Unit Heat	0-None	2-Normal	3	3	
8	01	01		2,368	138	045-Light Mfg/War	18	07-Metal, Li	2-Fire Resistant	100	2-Normal	3-Unit Heat	0-None	2-Normal	3	3	
9	01	01		3,990	149	082-Multi-Use Offic	14	03-Concrete	2-Fire Resistant	100	2-Normal	1-Hot Air	1-Central	2-Normal	3	3	

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD
1	2,500	082-Multi-Use Office	30		33,210
2	41,600	044-Utility Shop	30		291,130
3	24,000	044-Utility Shop	35		194,500
4	1,612	044-Utility Shop	80		22,230
5	40,000	044-Utility Shop	40		353,290
6	2,330	085-Enclosure	40		13,710
7	95,000	044-Utility Shop	80		1,189,610
8	2,368	045-Light Mfg/Warehouse	80		31,370
9	3,990	082-Multi-Use Office	65		99,300

Outbuilding Data												
Line	Type	Yr Blt	Meas1	Meas2	Area	Gr	Qty	ModCd	Phy Fun	MA	%Comp	Value
2	CI1-Asph Pave	1963			30,000	C	1		A	A		30,000
3	CI2-Conc Pave	1963			38,000	C	1		A	A		49,400

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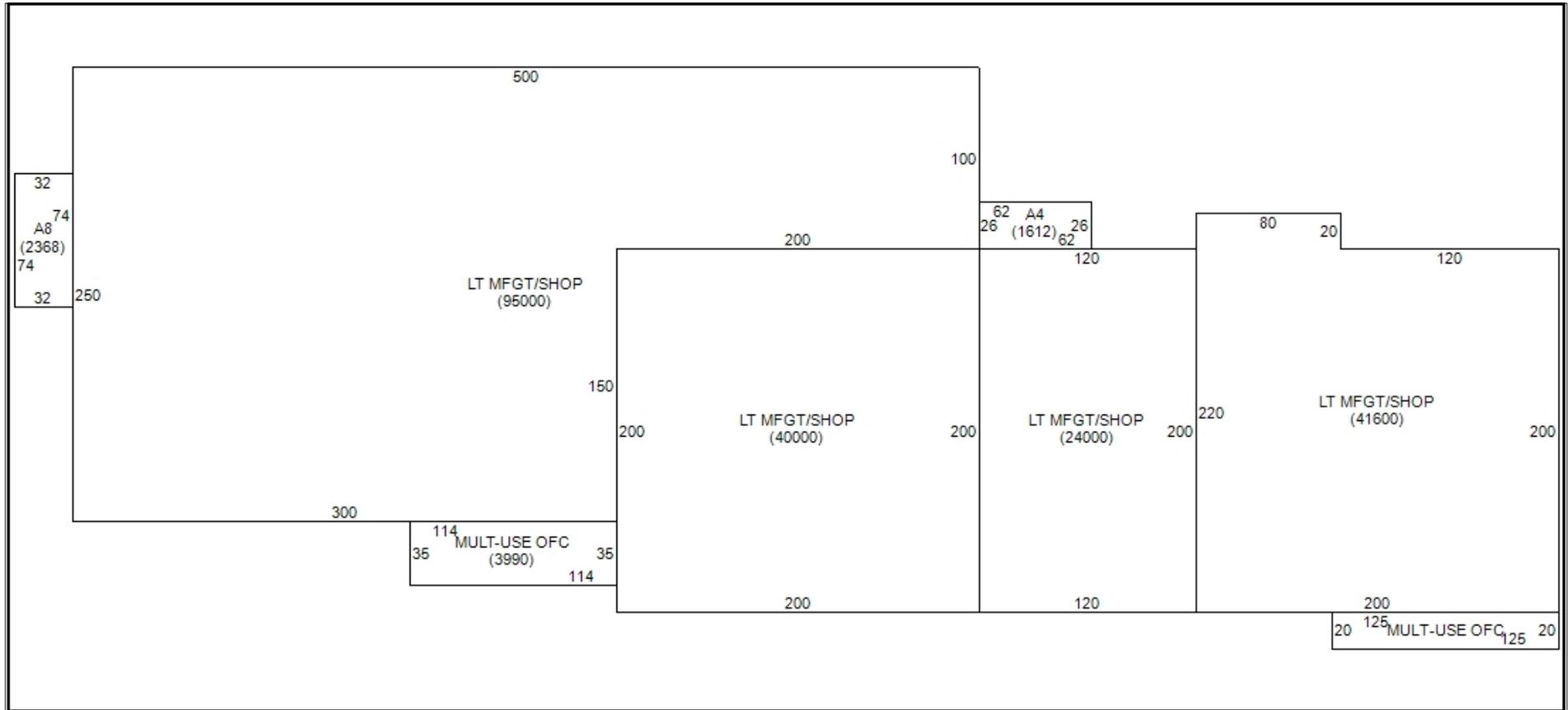
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Additional Property Photos



121280004300 10/23/2012



121280004300 10/23/2012



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Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	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
07	S	001 07-Light Mfg-Whse-Strc	0	2,368	3.50	70	8,290	10	200	0	7,460	15			1,119	1,119	6,340
11	S	001 11-Enclosures	0	2,330	2.00		4,660	20		0	3,730	15			560	560	3,170
23	S	001 23-Multi Use Office	0	6,490	7.50	70	48,680	10	200	0	43,810	30			13,143	13,143	30,670
28	S	001 28-Utility Shop	0	202,212	4.00	70	808,850	10	200	0	727,970	18			131,035	131,035	596,940

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income

Building Cost Detail - Building 1 of 1

Total Gross Building Area	213,400
Replace, Cost New Less Depr	2,228,350
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	2,228,350
NBHD Fact	1.0000
Value per SF	10.44

Notes - Building 1 of 1

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Income Summary (Includes all Building on Parcel)

Total Net Income	637,120
Capitalization Rate	0.100000
Sub total	3,348,100
Residual Land Value	
Final Income Value	3,348,100
Total Gross Rent Area	213,400
Total Gross Building Area	213,400

Misc & Gross Blding Values

Misc Building No	Misc Adjusted Value
Gross Building:	

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Comments			
Number	Code	Status	Comment
1	FLD	NC	19990716 C#01 - 20 X 24 2 STY ENCL IN ABATED ADDN-100% NAV 01/01/1999
2	FLD	NC	19990716 C#01 - CG 05/13/1999
3	FLD	RV	19990825 C#01 - SEE INDUSTRIAL REPORT-CRAWFORD CONTAINER CORPORATION.
6	FLD	NC	20080617 RB C#01 - 11/3/08 (DENNIS OSBORNE) 1 STY PRE-ENG MTL ADDNS (32X74)
7	FLD	NC	20080617 RB C#01 - TO BLDG 5 & (26X62) TO BLDG #3 100% 1/1/08
8	FLD	DC	REV14 - NVC - CORRECT OBY CODE 98 TO Z98
9	FLD	DC	REV14 - NO SPRINKLERS - MULTI-USE PROPERTY (TENANTS) - FINISHED AREA = 8820 SF
10	FLD	DC	REV14 - ADD BLDG/OBYS
11	FLD	DC	REV14 - INDUSTRIAL REPORT - CHG PROP & LOC FACTS - ADD BLDG/OBY'S/SKETCH
14	FLD		NEW ROOF MEMBRANE, NVC 1-1-21.

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