

COMM NE COR OF NW1/4 OF NE1/4, R
 FT TO W R/W US-41 FOR POB, RUN S
 W 630 FT, S 630.84 FT TO NE'LY R

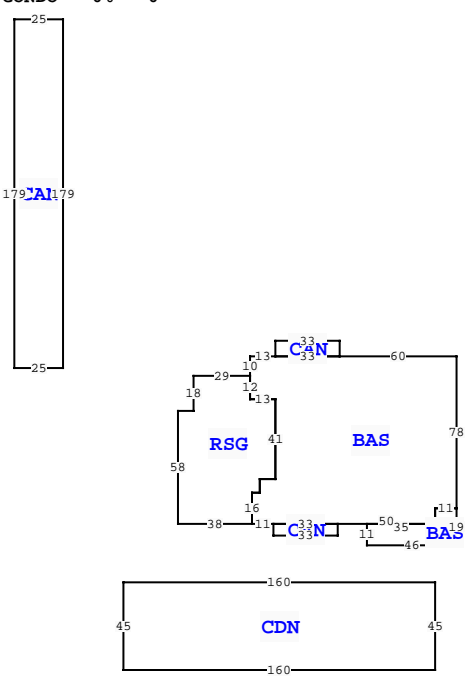
LOVE'S TRAVEL STOPS & COUNTRY STORES INC
 15 WEST 6TH STREET, SUITE 2400
 TULSA, OK 74119

2023

03-6S-17-09562-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	70
Exterior Wall	20	FACE BRICK	30
Roof Structure	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	06	CUST PANEL	100
Interior Floor	15	HARDTILE	100
Air Condition	04	ROOF TOP	100
Heating Type	09	ENG F AIR	100
Fixtures		50	100
Frame		N/A	100
Story Height		14	100
RMS		13	100
Stories	1.	1.100	
Units		0	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	2620 TRUCK STOP		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	3617.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	594	100	594
BAS	8,444	100	8,444
CAN	198	30	59
CAN	264	30	79
CAN	4,475	30	1,342
CDN	7,200	35	2,520
RSG	3,252	125	4,065
TOTALS	24,427		17,103

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2 CONDO - 0% - 0													
HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		1,407,943	
TOTAL MARKET OB/XF VALUE		1,434,252	
TOTAL LAND VALUE - MARKET		1,337,250	
TOTAL MARKET VALUE		4,179,445	
SOH/AGL Deduction		0	
ASSESSED VALUE		4,179,445	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		4,179,445	
TOTAL JUST VALUE		4,179,445	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE			
SALE:8:1: STATION AT INTERSECTION I-75 & 441			
SALE:1:1: SALE INCLU RE# 09512-000 43.70 AC TOTAL			
PRMT:2:1: TRAVEL TRL / 6 MTH PERMIT			
PRMT:1:1: TRAVEL TRAILER			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1333/1265	3/22/2017	WD Q	Q	V	04	850,000
GRANTOR: FEAGLE FAMILY PROPERT						
GRANTEE: LOVE'S TRAVEL STOPS						
1333/1321	3/21/2017	WD Q	Q	V	04	800,000
GRANTOR: HC HOLDINGS LLC						
GRANTEE: LOVE'S TRAVEL STOPS						

EXTRA FEATURES																	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0260	PAVEMENT-A	0	0	0	0	406,048.00	UT	3.20	3.20	100	2018	2018	3	100	1,299,354	
2	0166	CONC, PAVMT	0	0	0	0	2,900.00	UT	4.50	4.50	100	2018	2018	3	100	13,050	
3	0253	LIGHTING	0	0	0	0	18.00	UT	1,500.00	1,500.00	100	2018	2018	3	100	27,000	
4	0140	CLFENCE 6	0	0	0	0	2,150.00	UT	7.50	7.50	100	2018	2018	3	100	16,125	
5	0296	SHED METAL	0	0	10	6	60.00	UT	10.00	10.00	100	2018	2018	3	100	600	
6	0294	SHED WOOD/	0	0	13	11	143.00	UT	11.00	11.00	100	2018	2018	3	100	1,573	
7	0164	CONC BIN	0	0	0	0	650.00	UT	11.00	11.00	100	2018	2018	3	100	7,150	
8	0292	SCALES	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	69,400	

TOTAL OB/XF													
1,434,252													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[ORIG=0,0] W60 W33 W13 S10 S12 E13 S41 W8 S7 W4 S16 E11 E33 E50 N8 E11 N78 \$CDN=[ORIG=-11,116] W160 S45 E160 N45 \$CAN=[ORIG=-202,6] N179 W25 S179 E25 \$RSG=[ORIG=-106,10] W29 S18 W8 S58 E38 N16 E4 N7 E8 N41 W13 N12 \$BAS=[DPR_YEAR=2020;ORIG=0,78] S19 W46 N11 E35 N8 E11 \$CAN=[ORIG=-60,0] N8 W33 S8 E33 \$CAN=[ORIG=-94,86] S6 E33 N6 W33 \$.													

LAND DESCRIPTION														TOTAL OB/XF													
L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
1	2620	TRUCK STOP	0		CHI	0.00	0.00	17.83	AC		1.00	1.00	1.00	75,000.00	75,000.00	1,337,250											

