41-010700.0000

MCMICHAEL RUDOLPH D & CAROL L
MCMICHAEL RUDOLPH D & CAROL L
8321 THORNCREST CT
NORTH RICHLAND HILLS, TX 76182

UNION TWP-MENDON CORP / PARKWAY SD
03-21-404-009

LEGAL INFORMATION
MAURER ADDITION

LOT#: 24

Property Class: 510
Neighborhood
004101-TM20
Map:
Block:
Card: 81
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	MCMICHAEL RUDOLPH D &	8321 THORNCREST CT	NORTH RICHLAND HILLS	TX	76182	09/07/2011	0	QCE : X : 0	☐	☐
2	MCMICHAEL RUDOLPH D &	8321 THORNCREST ST	NORTH RICHLAND HILLS	TX	76182	08/01/2011	0	QCE : X : 0	☐	☐
3	MCMICHAEL RUDOLPH D &	8321 THORNCREST CT	NORTH RICHLAND HILLS	TX	76180	05/24/1999	0	: X : 0	☐	☐

X: ☐ TTO LISTER: CL DATE: 09/27/2004 TIME: 08:30:13 AM ■ LETTER ■ LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	
■ PAVED	■ LEVEL	■ WATER ☐	☐ IMPROVING	☐ A. NO ROAD	☐ F. RESTRICT
☐ GRAVEL	☐ HIGH	☐ SEWER ■	■ STATIC	☐ B. TOPGRHY	☐ G. WOOD LT
☐ DIRT	☐ LOW	■ GAS ☐	☐ DECLINING	☐ C. Ex Front	☐ H. VACANCY
■ SIDEWALKS	☐ ROLLING	■ ELECTRIC ☐	☐ OLD	☐ D. QUANTITY	☐ I. WATER FRONT
☐ CURBS	☐ STANDARD	☐ STANDARD	☐ STANDARD	☐ E. SZ/SHAPE	☐ J. OTHER/CDU

PROPERTY LOCATION
107 N WAYNE ST, MENDON

COMMENT
TY2022:Net Gen=$1,081.38, Other Assessment=$2.00
DE15 CORR PLMG PER DATA MAILER
DE12 CHG'D ADDRESS DUE TO 2.5% RB

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F82 D132	ST160 DP94 ADJ150		12,300 0
			TOTAL	12,300 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017					
REASON FOR CHANGE		RAPP	RAPP	RAPP					
APPRAISED VALUE	LAND	12,300	10,200	7,700					
	IMPR	98,000	60,100	51,100					
	TOTAL	110,300	70,300	58,800					
ASSESSED VALUE	LAND	4,310	3,570	2,700					
	IMPR	34,300	21,040	17,890					
	TOTAL	38,610	24,610	20,590					

OCCUPANCY	EXTERIOR
■ SF ☐ DU ☐ TR	☐ WOOD
☐ CONVERSION	☐ STUCCO
BUILDING TYPE	■ ALM/VYNL
☐ MOBILE HOME	☐ CONC BLK
☐ BI/TR LEVEL	☐ METAL
☐ MOD/MAN	☐ BRICK
☐ _____	☐ STONE

ROOFING	ROOF TYPE
■ METAL	■ GABLE
☐ SLT/TLE	☐ HIP
☐ SHINGLES	☐ GAMBREL
☐ SHAKES	☐ MANSARD
☐ COMPOSITE	☐ FLAT

FLOORS	B	1	2	3	U
CONCRETE	■	☐	☐	☐	☐
WOOD	☐	■	☐	☐	☐
TILE/COMPO	☐	☐	☐	☐	☐
CARPET	☐	■	☐	☐	☐

INT. FINISH	B	1	2	3	U
PLASTER/DW	☐	■	☐	☐	☐
PANELING	☐	☐	☐	☐	☐
UNFINISHED	■	☐	☐	☐	☐

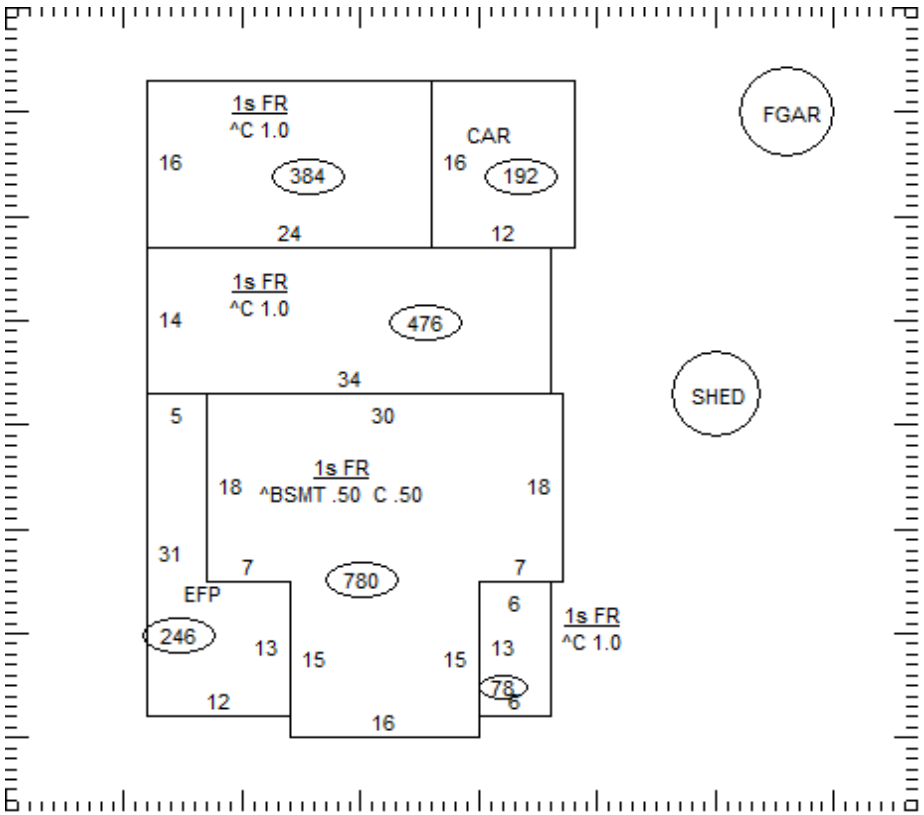
ACCOMMODATIONS					
# OF ROOMS		6			
BEDROOMS		3			
FIREPLACES					

HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

PLUMBING					BASE ■
X FULL BATH		1			
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	1718	FR	216,020
BSMT	390		5,580
SUBTOTAL			221,600
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	1,718 S.F.		2,830
PLUMBING #	3		3,630
GARAGES & CARPORTS			1,700
EXTRA FEATURES			7,200
SUBTOTAL			236,960
GRADE FACTOR			100 %
UNADJUSTED VALUE			236,960
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,718	C		1900		A	236,960	45	130,330		97,700
1 Gar - Frame	9	12x20	240	C	23.70	1900		A	5,690	95	280		300
2 Shed	PP	6x8	48	C		1900		A		95			0
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		98,000

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COMMENTS

Dwelling has an Economic Factor of 75% (Rollback Basis=$110,000)