

CITY OF ROCKWALL  
205 West Rusk  
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 91-23-2 Filing Fee 110<sup>00</sup> Date 7/22/91  
Applicant DALLAS FLORAL MARKET, INC. Phone 748-9242  
Mailing Address PO BOX 85-810  
MESQUITE, TEXAS 75185-0810

LEGAL DESCRIPTION OF PROPERTY SOUGHT TO BE REZONED: (If additional space is needed for description, the description may be put on a separate sheet and attached hereto.)<sup>1</sup>

905 HIGH SCHOOL ROAD (TRACT 9)  
ROCKWALL, TEXAS 75087 A0099 A. HANNA

I hereby request that the above described property be changed from its present zoning which is

LIGHT INDUSTRIAL District Classification to

HEAVY INDUSTRIAL District Classification for  
for the following reasons: (attach separate sheet if necessary)

*Commercial  
w/ car  
for  
garage  
center*

OUTSIDE STORAGE (SHRUBBERY, SOILS, POTS,  
LANDSCAPE EQUIP + MAT. ETC..)

There (are) (are not) deed restrictions pertaining to the intended use of the property.

Status of Applicant:<sup>2</sup> Owner \_\_\_\_\_ Tenant \_\_\_\_\_  
Prospective Purchaser ✓

I have attached hereto as Exhibit "A" a plat showing the property which is the subject of this requested zoning change and have read the following concerning the importance of my submitting to the City a sufficient legal description.

Signed Patricia Steuens  
Ken Steuens

NOTE:

<sup>1</sup>The legal description is used to publish notice of the required hearing and in the preparation of the final ordinance granting the zoning change. The description must be sufficient so as to allow a qualified surveyor to take the description and locate and mark off the tract on the ground. Each applicant should protect himself by having a surveyor or his attorney approve his legal description. Failure to do so by the applicant may result in delay in passage of the final ordinance or the ordinance being declared invalid at some later date because of an insufficient legal description.

<sup>2</sup>If the applicant is someone other than the owner, written acknowledgement by the owner of the zoning request must also be submitted.



**CITY OF ROCKWALL**  
 "THE NEW HORIZON"  
 Rockwall, Texas 75087-3628

(214) 771-1111

Cash Receipt

Name The Dallas Floral Market Date \_\_\_\_\_

Mailing Address \_\_\_\_\_

Job Address \_\_\_\_\_ Permit No. \_\_\_\_\_

Check  2605 Cash  Other

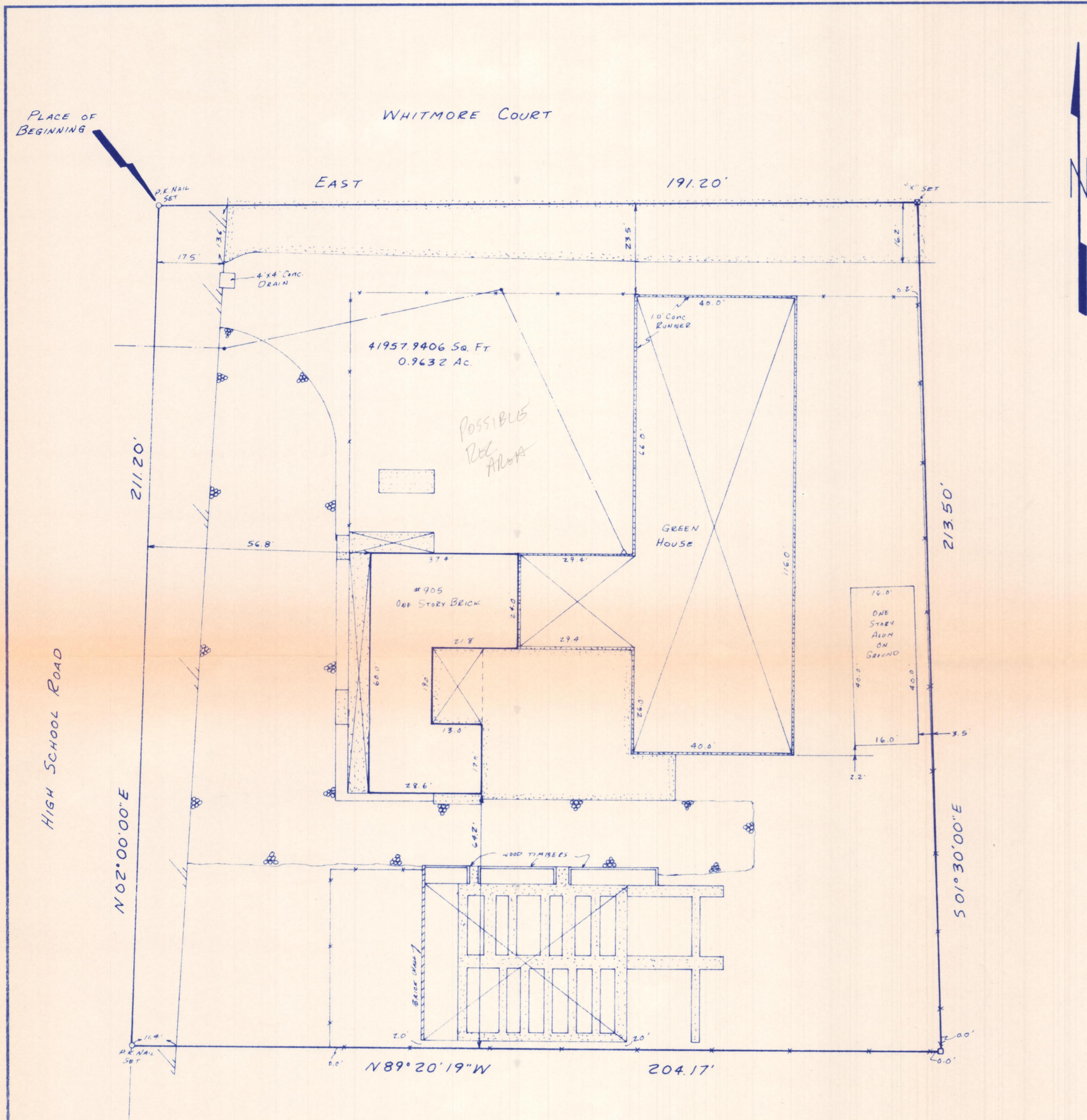
DESCRIPTION	Acct. Code	Amount	DESCRIPTION	Acct. Code
Building Permit	01-3601		Water Tap	02-3311
Fence Permit	01-3602		10% Fee	02-3311
Electrical Permit	01-3604		Sewer Tap	02-3314
Plumbing Permit	01-3607		Water Availability	06-3835
Mechanical Permit	01-3610		Sewer Availability	07-3836
Municipal Pool	01-3402		Meter Deposit	02-2201
Zoning, Planning, B.O.A.	01-3411	<u>110.00</u>	Portable Meter Deposit	02-2202
Subdivision Plats	01-3412		Misc. Income	02-3819
Sign Permits	01-3628		NSF Check	02-1128
Health Permits	01-3631		Meter Rent	02-3406
Misc. Permits	01-3625		Penalties	20-3117
Misc. Income	01-3819		Hanger Rent	20-3406
Sale of Supplies	01-3807		Tie Down Fees	20-3407
Marina Lease	08-3810		Land Lease	20-3804
Cemetery Receipts	10-3830		Sale of Supplies	20-3807
PID	13-3828		Airport Cred. Cd.	20-1132
Street	14-3828		Fuel Sales	20-3809
Hotel/Motel Tax	15-3206			
<b>TOTAL OF COLUMN</b>			<b>TOTAL OF COLUMN</b>	

TOTAL DUE

110.00

Received By \_\_\_\_\_





**PROPERTY DESCRIPTION**

BEING a tract of land situated in the A. Hannah Survey, Abstract No. 99, a part of a tract conveyed to B.W. Browning, recorded in Volume 65, Page 630, Deed Records, Rockwall County, Texas and a part of a 99.958 acre tract, recorded in Volume 14, Page 267, Deed Records, Rockwall County, Texas and more particularly described as follows:

BEGINNING at a P.K. Nail set at the Northwest corner of the said Browning tract and the 99.958 acre tract at the intersection of High School Road and Whitmore Ct.;

THENCE East with the centerline of said Whitmore Ct., a distance of 191.20 feet to an "X" set in concrete for corner;

THENCE South 01 degrees 30 minutes East, a distance of 213.50 feet to a chain link fence post for corner;

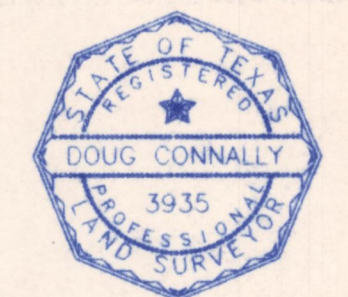
THENCE North 89 degrees 20 minutes 19 seconds West, a distance of 204.17 feet to a P.K. Nail set for corner in the centerline of said High School Road;

THENCE North 02 degrees 00 minutes East, with the centerline of said High School Road, a distance of 211.20 feet to the PLACE OF BEGINNING and CONTAINING 41957.9406 square feet or 0.9632 acres of land.

**SURVEYOR'S CERTIFICATE**

The undersigned Registered Professional Surveyor (Doug Connally) hereby certifies to ROCKWALL COUNTY ABSTRACT & TITLE COMPANY

that (a) this plat of survey and the property description set forth hereon are true and correct and were prepared from an actual on-the-ground survey of the real property (the "Property") shown hereon; (b) such survey was conducted by the Surveyor or under his supervision; (c) all monuments shown hereon actually exist and the location, size and type of material thereof are correctly shown; (d) except as shown hereon, there are no encroachments onto the Property of protrusions therefrom, there are no improvements on the Property, there are no visible discrepancies, conflicts, shortages in area, or boundary line conflicts; (e) the size, location and type of improvements are as shown hereon, and all are located within the boundaries of the Property and set back from the Property lines the distance indicated; (f) the distance from the nearest intersecting street or road is as shown; (g) the Property has access to and from a public roadway; and (i) the boundaries, dimensions and other details shown hereon are true and correct.



*Doug Connally*

TALK TO Rick  
DISPLAY  
PARKING  
SCHEDULE

Note: According to the F.I.R.M. in Community Panel No. 480547 0005C, this property does lie in Zone X and does not lie within the 100 year flood zone.

**LEGEND**

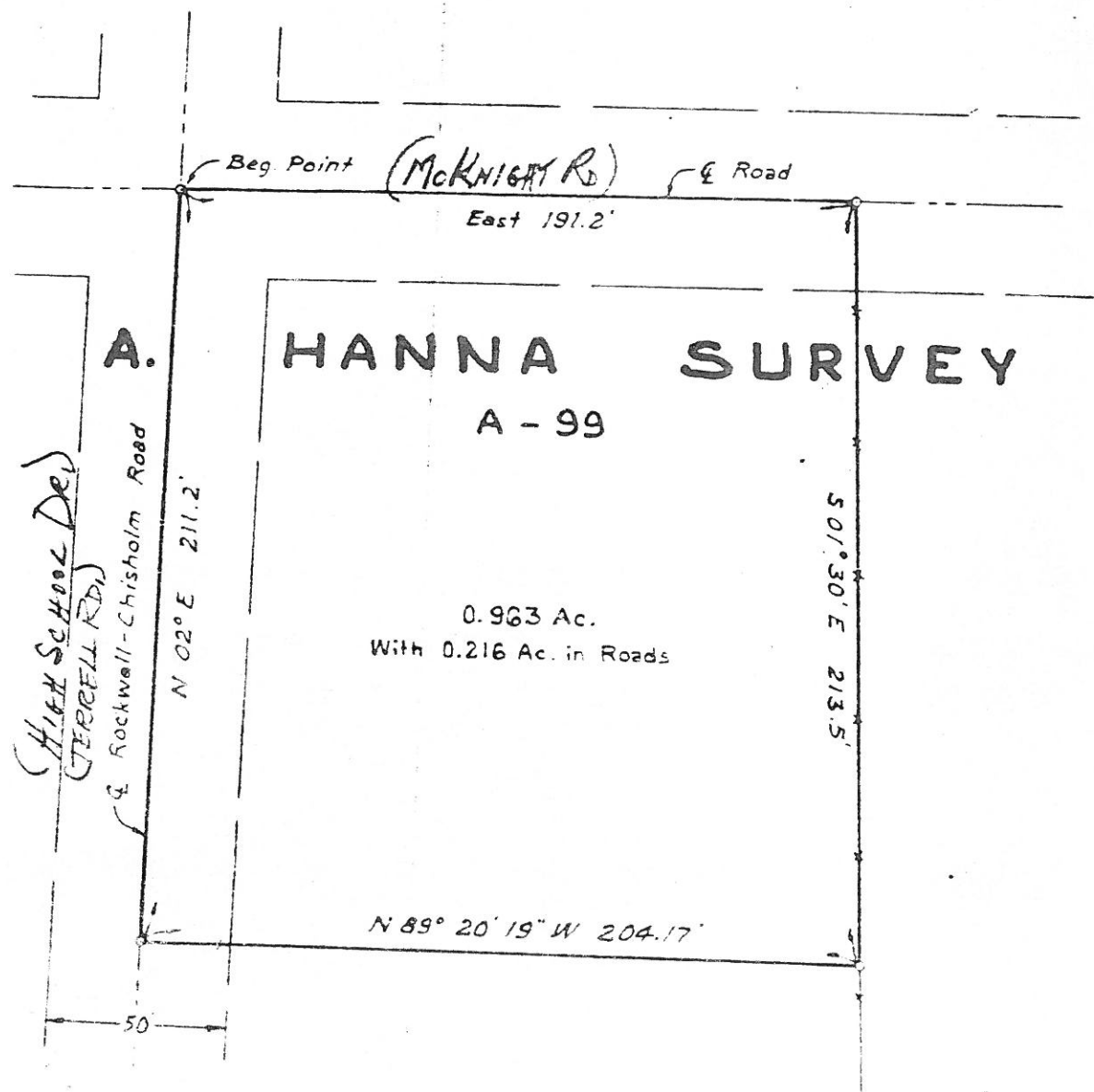
○ 1/2" IRON ROD FOUND	—X—X— CHAIN LINK FENCE
⊗ 1/2" IRON ROD SET	— — — WOOD FENCE
○ 1" IRON PIPE FOUND	— — — BARBED WIRE
□ FENCE POST CORNER	— — — IRON FENCE
⊗ "X" FOUND IN CONCRETE	● POWER POLE
▲ UNDERGROUND ELECTRIC	■ BRICK COLUMN
△ OVERHEAD ELECTRIC	
—•—•— CONCRETE PAVING	
—▲—▲— GRAVEL ROAD OR DRIVE	
— — — ASPHALT PAVING	
—X—X— COVERED PORCH, DECK OR CARPORT	
—•—•— OVERHEAD ELECTRIC SERVICE LINE	
—•—•— OVERHEAD POWER LINE	

0.9632 Ac. - 905 HIGH SCHOOL ROAD  
ROCKWALL

**DOUG CONNALLY & ASSOC., INC.**  
9726 SKILLMAN STREET  
DALLAS, TEXAS 75243  
PHONE (214) 349-9485  
FAX (214) 349-2216

SCALE: 1"=20'	DATE: 2-28-95	JOB No. 95-538	G.F.No. 95023564	DRAWN BY: L.Owings
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Being a tract of land situated in the A. Hanna Survey, Abstract No. 99, A part of a tract conveyed to B. W. Browning, of record in Volume 65, Page 630, Deed Records, Rockwall County, Texas and a part of a 99.958 acre tract of record in Volume 14, Page 267, Deed Records, Rockwall County, Texas and more particularly described as follows:

BEGINNING at the Northwest corner of the said Browning tract and the 99.958 acre tract at the intersection of two roads:

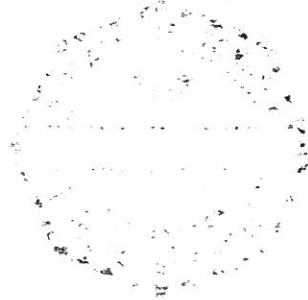
THENCE East, with the centerline of a gravel road, 191.20 feet to a point for corner;

THENCE South 01 deg. 30 min. East, with a fence line, 213.50 feet to an iron rod in fence line for corner;

THENCE North 89 deg. 20 min. 19 sec. West, 204.17 feet to a point in the centerline of the Rockwall - Chisholm road;

THENCE North 02 deg. 00 min. East, with the centerline of said road, 211.20 feet to the place of beginning and containing 0.963 acres of land more or less.

I do hereby certify that the plat shown herein represents the results of an on the ground survey made under my direction and that all corners are marked as shown and there are no visible encroachments or conflicts other than shown.

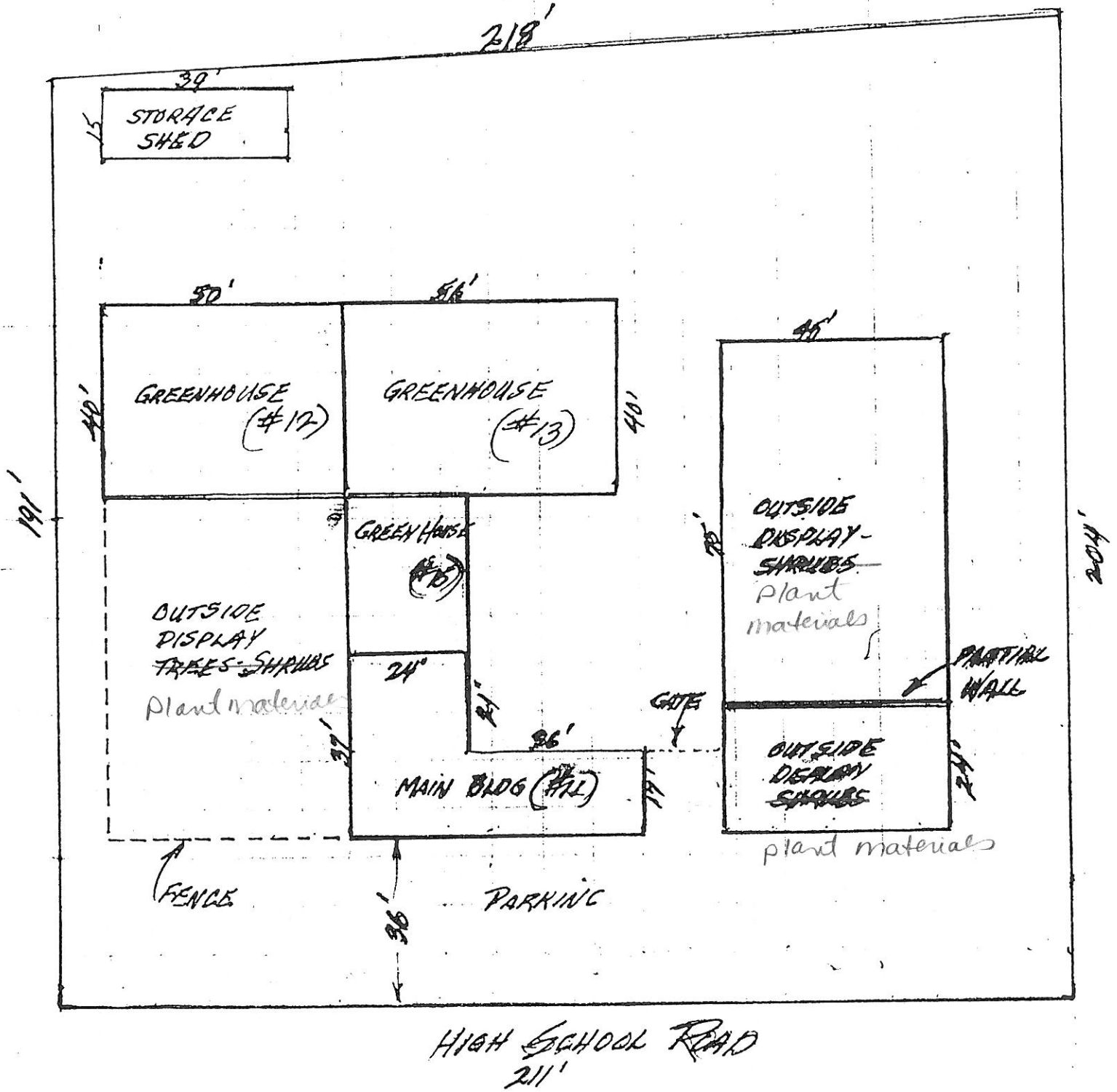


*Pat L. Presley*  
 Pat L. Presley  
 Registered Public Surveyor



# 900 HIGH SCHOOL RD

DOCUMENT SUPPORTING APPLICATION FOR ZONING  
CHANGE SUBMITTED BY DALLAS FLORAL MKT. INC



HIGH SCHOOL ROAD  
211'

(1) NUMBERS IN PARENTHESES REFER TO ATTACHED TAXING DOCUMENTS

SUBMITTED: 7-29-91  
D. J. Smith



## RECOMMENDED CONDITIONS FOR PENDING CASES

### I. CUP for garden center -

1. That the site be maintained at all times
2. That the existing buildings be upgraded within 6 months of the approval
3. That the outside storage be limited to the areas indicated on the site plan and used ~~as indicated~~ *for play material only*
4. That should the area of outside storage be expanded or significantly altered it must first be approved by the Commission

### II. CUP for school -

1. That the CUP be limited to the buildings as shown on the site plan
2. Any additions or significant expansions must first be approved by the Commission

### III. Expansion of the CUP for Kids Night Out (if the Commission wishes to expand the existing permit) -

1. That the maximum ages of children be raised from 12 to 14
2. That the hours be expanded from 7:30 P.M. - 11:30 P.M. to between the hours of 8:00 A.M. to Midnight daily, for group sponsored activities such as daycare businesses, and church groups; the Kids Night Out program on weekend evenings; and for evening lock-in programs. *- 2 per month*
3. That the number of machines be increased from 25 to 40.



## Dallas Floral Market

A Hanna Ab 99

Jr 9 ✓

Jr 1, Jr 2 ✓

Jr 20, 20-1

Municipal Industrial Park 41A

Rockwall City Law Ent Center

Ball 229 Jr 25

Ballard 248 1st Security

Hortencia Rhima

4302 Old Dominion Ct

Arlington, TX

Kenneth Coarrett

329 Shephards Hill

B.W. Browning

Box 5

Rockwall Ind. East

c/o Ken Andrews

P.O. Box 489

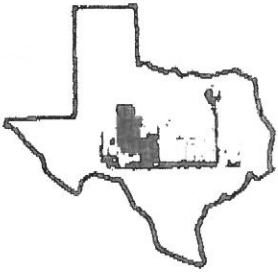
Seagoville 75159

Smartt, Laffard & Bond

603 S Coliad St

County Courthouse





## Rhima's Commercial Properties

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4302 Old Dominion Road • Arlington, Texas 76016

Metro (817) 572-2838 • Local (817) 483-5725 • Fax (817) 572-4914 • Voice Mail (817) 588-4697

7/26/91

Mary Nichols  
Rockwall Zoning Dept.  
205 W. Rusk  
Rockwall, TX 75087

Dear Ms. Nichols:

I own the property located at 905 High School Rd. in Rockwall. I am in agreement that the zoning should be changed from Light Industrial to E Commercial. Mr. Andy Moreland has my permission to make the zoning change request.

If you should have any questions, please call me at the phone number above.

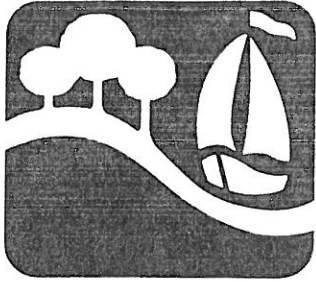
Thank you for your cooperation in this matter.

Sincerely,

A handwritten signature in cursive script that reads "Hortencia Rhima".

Hortencia Rhima





**CITY OF ROCKWALL**  
"THE NEW HORIZON"

August 15, 1991

Pamela Stevens  
Dallas Floral Market  
P.O. Box 85-810  
Mesquite, TX 75184-0810

Dear Ms. Stevens:

On August 8, 1991, the Rockwall Planning and Zoning Commission recommended approval of your request for a change in zoning from Light Industrial to Commercial with a Conditional Use Permit for a Garden Center.

On Monday, August 19, 1991, at 7:00 P.M. in City Hall, the Rockwall City Council will hold a public hearing to consider approval of your request. You or your designated representative should be present at this hearing. Lack of representation will delay the approval process.

Please feel free to call me if you have any questions.

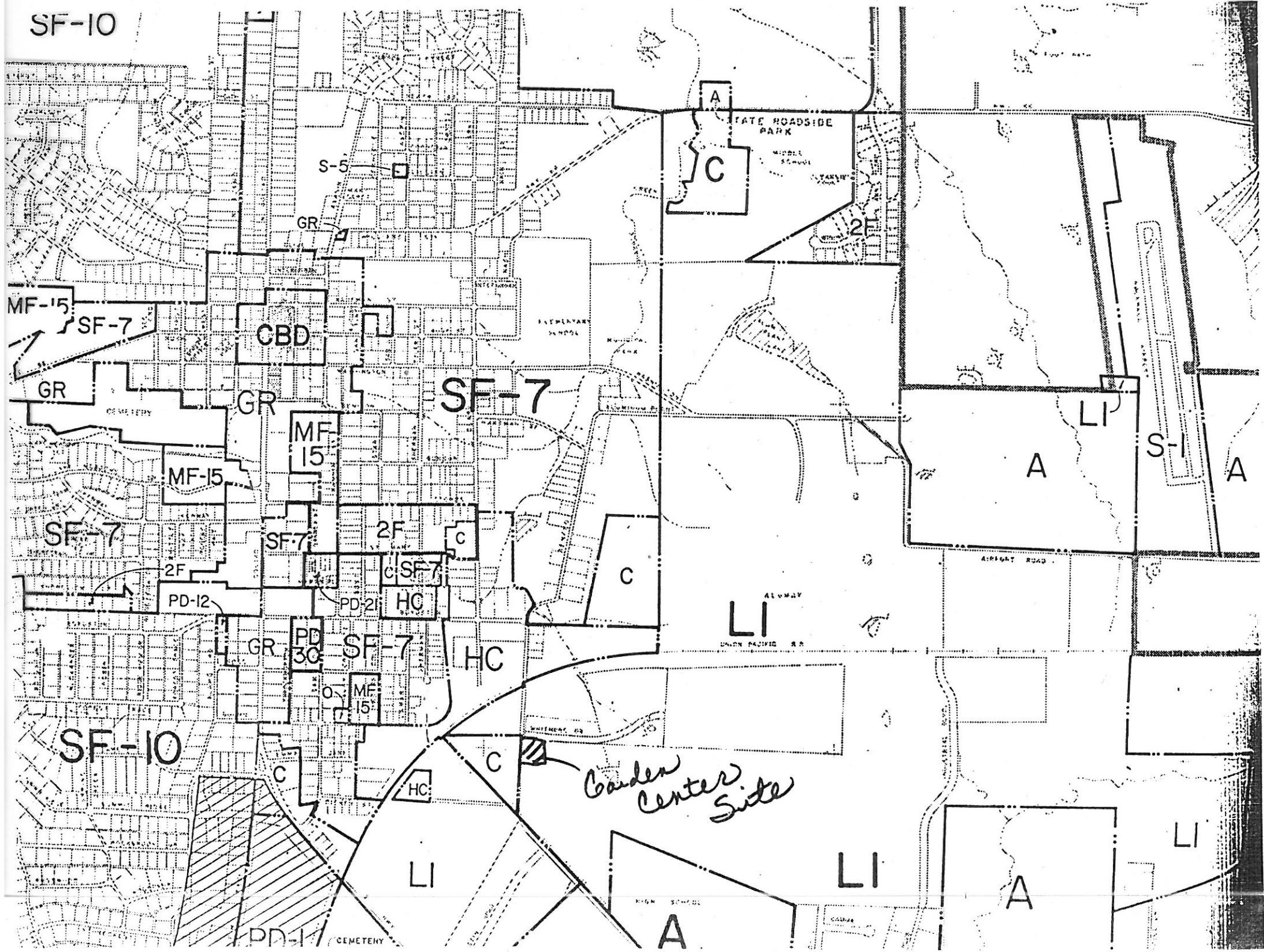
Sincerely,

A handwritten signature in cursive script that reads "Mary Nichols".

Mary Nichols  
City Secretary



SF-10



*Garden Center Site*

**CITY OF ROCKWALL  
Planning and Zoning Agenda**

**Agenda Date:** August 8, 1991

**Agenda No:** IV. A.

**Agenda Item:** Hold Public Hearing and Consider Recommending Approval for a Request from Dallas Floral Market for a Change in Zoning from "LI" to "C" with a Conditional Use Permit for a Garden Center at 905 High School Road

**Item Generated By:** Applicant, Mr. and Mrs. Stevens

**Action Needed:** Hold public hearing and take any necessary action.

**Background Information:**

We have received a request for a change in zoning for the location at the corner of High School Road and Whitmore Drive. This site has been used as a garden center for many years. Under the current zoning, LI, the outside storage is not allowed. The prospective buyers have made application to rezone the site to Commercial with a CUP specifically for a garden center. Attached you will find a location map and a site plan for the center. They do not want to add any additional buildings, but repair and maintain what is already there. We would recommend that any approval contain a condition that the outside storage be limited to the areas indicated on the plan and that any significant expansions or additions be brought back to the Commission for approval.

**Attachments:**

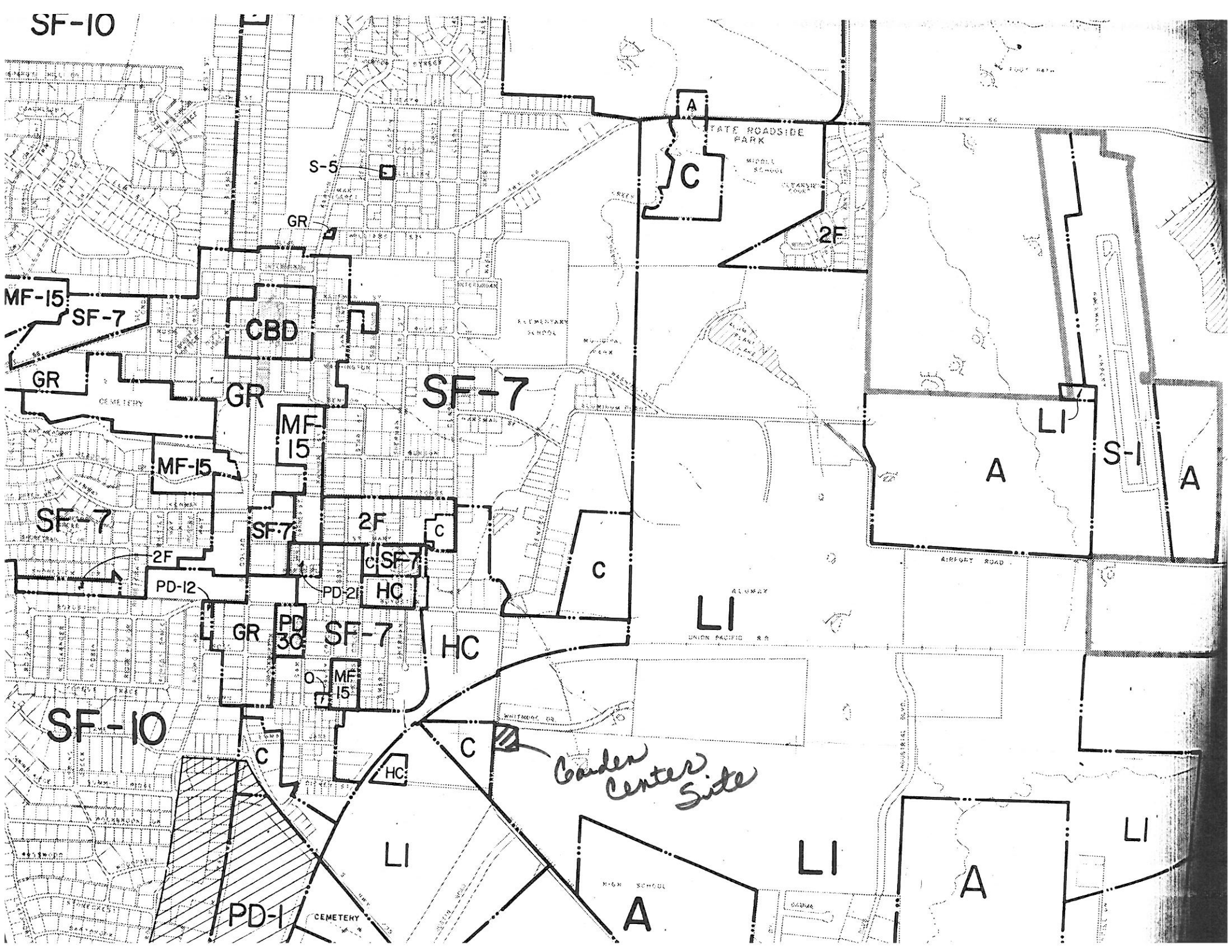
1. Location Map
2. Plot plan

**Agenda Item:** CUP and Zoning for Garden Center

**Item No:** IV. A.

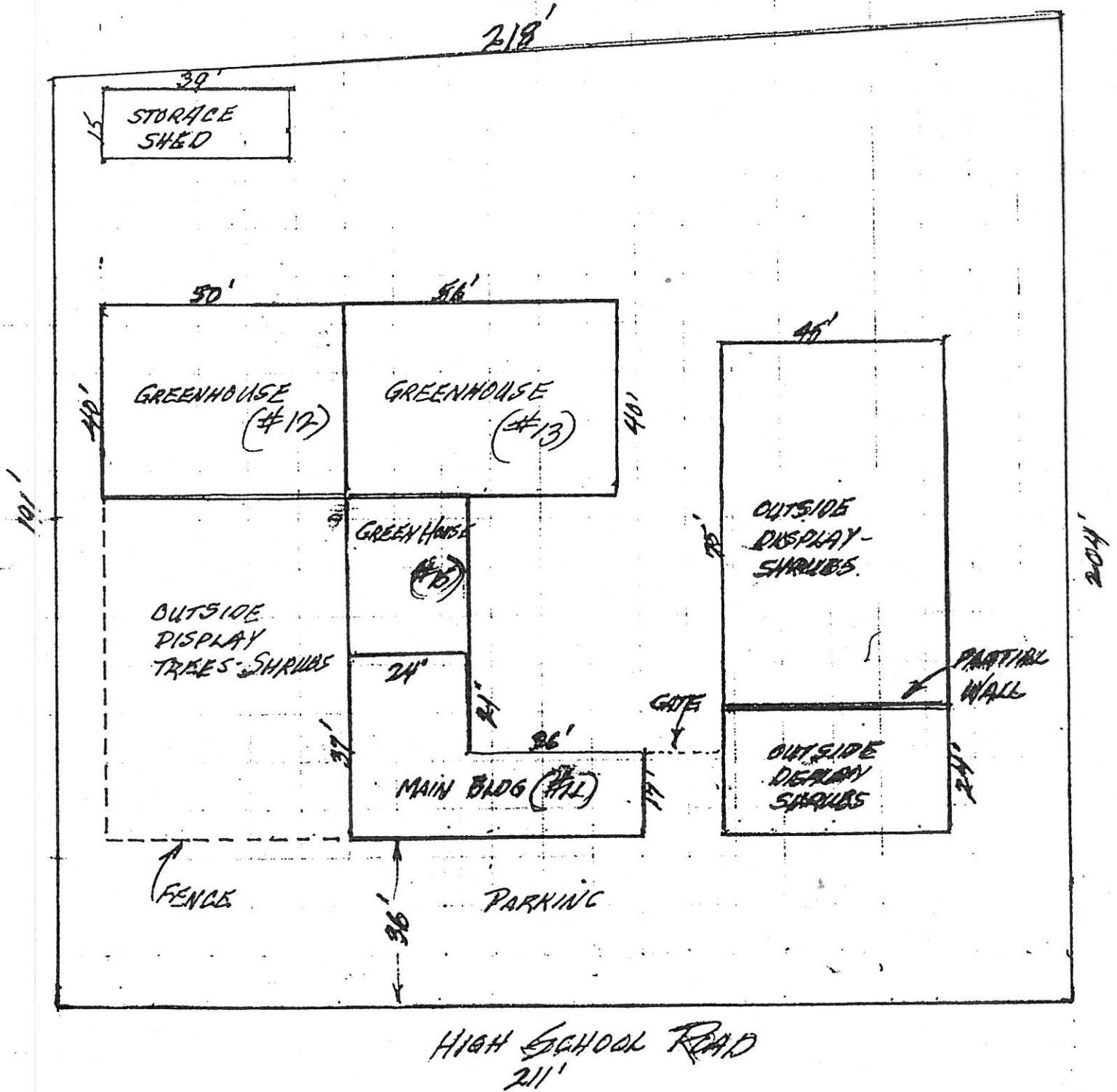


SF-10



# 900 HIGH SCHOOL RD

DOCUMENT SUPPORTING APPLICATION FOR ZONING CHANGE SUBMITTED BY DALLAS FLORAL Mkt. INC.



(!) NUMBERS IN PARENTHESES REFER TO ATTACHED TAXING DOCUMENTS

SUBMITTED:

7-29-91

D. J. Amick



**CITY OF ROCKWALL**  
**City Council Agenda**

**Agenda Date:** August 19, 1991

**Agenda No:** V. B.

**Agenda Item:** P&Z 91-23-Z/CUP - Hold Public Hearing to Consider Approval of an Ordinance Granting a Request from Dallas Floral Market for a Change in Zoning from "LI" to "C" (1st Reading) and a Conditional Use Permit for a Garden Center (1st Reading) at 905 High School Road

**Item Generated By:** Applicant, Mr. and Mrs. Stevens

**Action Needed:** Hold public hearing and take any necessary action.

**Background Information:**

We have received a request for a change in zoning for the location at the corner of High School Road and Whitmore Drive. This site has been used as a garden center for many years. Under the current zoning, LI, the outside storage is not allowed. The prospective buyers have made application to rezone the site to Commercial with a CUP specifically for a garden center. Attached you will find a location map and a site plan for the center. They do not want to add any additional buildings, but repair and maintain what is already there.

The Planning and Zoning Commission has recommended approval of the request with the following conditions:

1. That the areas designated for outside storage be limited to plant materials
2. That the site be maintained at all times
3. That the existing buildings be upgraded to a repaired condition within 6 months of the approval
4. That the outside storage be limited to the areas indicated on the site plan and used as indicated
5. That should the area of outside storage be expanded or significantly altered it must first be approved by the Commission

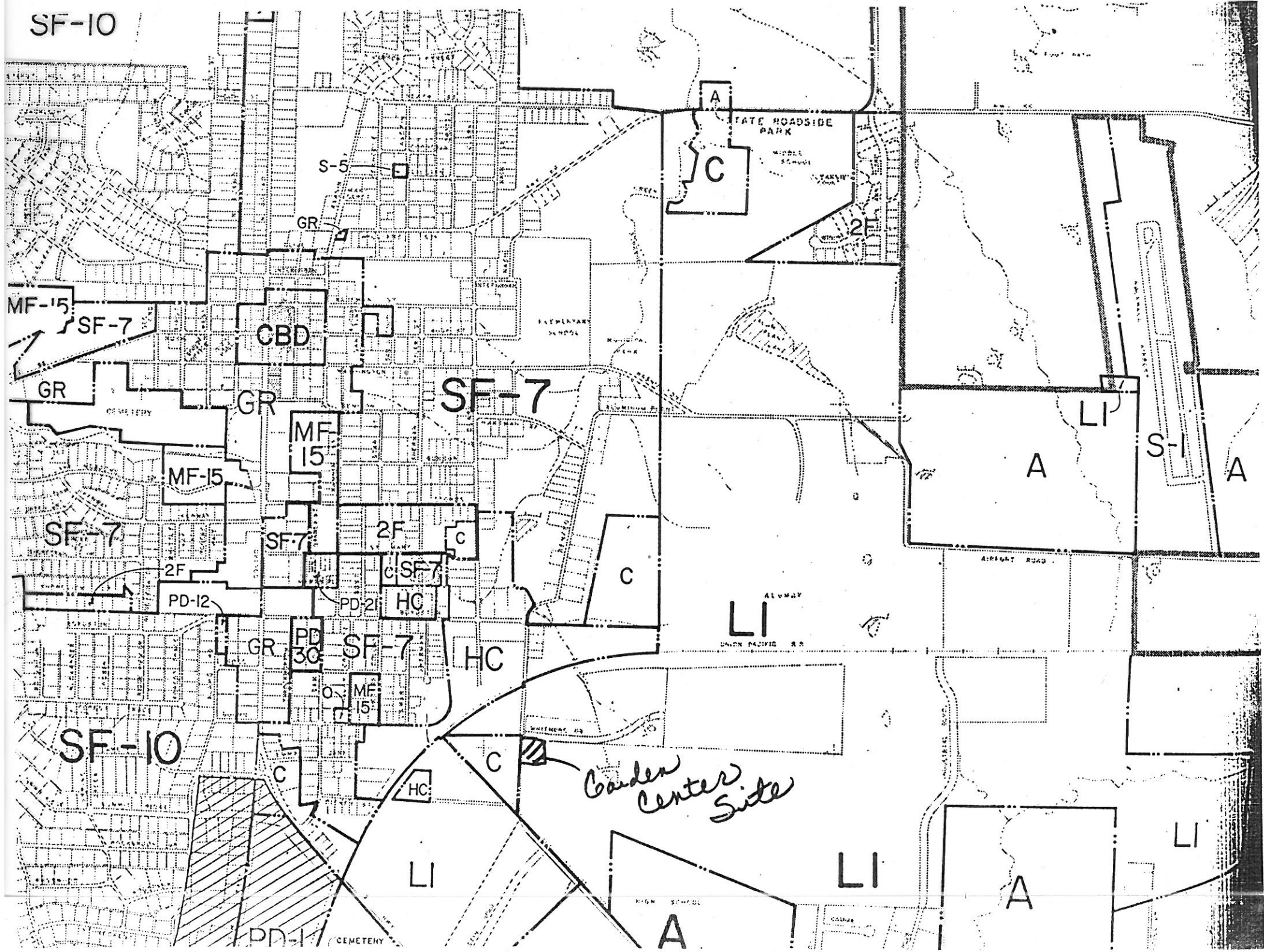
**Attachments:**

1. Location Map
2. Plot plan
3. Draft Ordinances

**Agenda Item:** CUP and Zoning for Garden Center

**Item No:** V. B.

SF-10



*Garden Center Site*

STATE ROADSIDE PARK

MIDDLE SCHOOL

FAIRVIEW SCHOOL

ALUMAY  
UNION PACIFIC R.R.

ASPHALT ROAD

CEMETERY

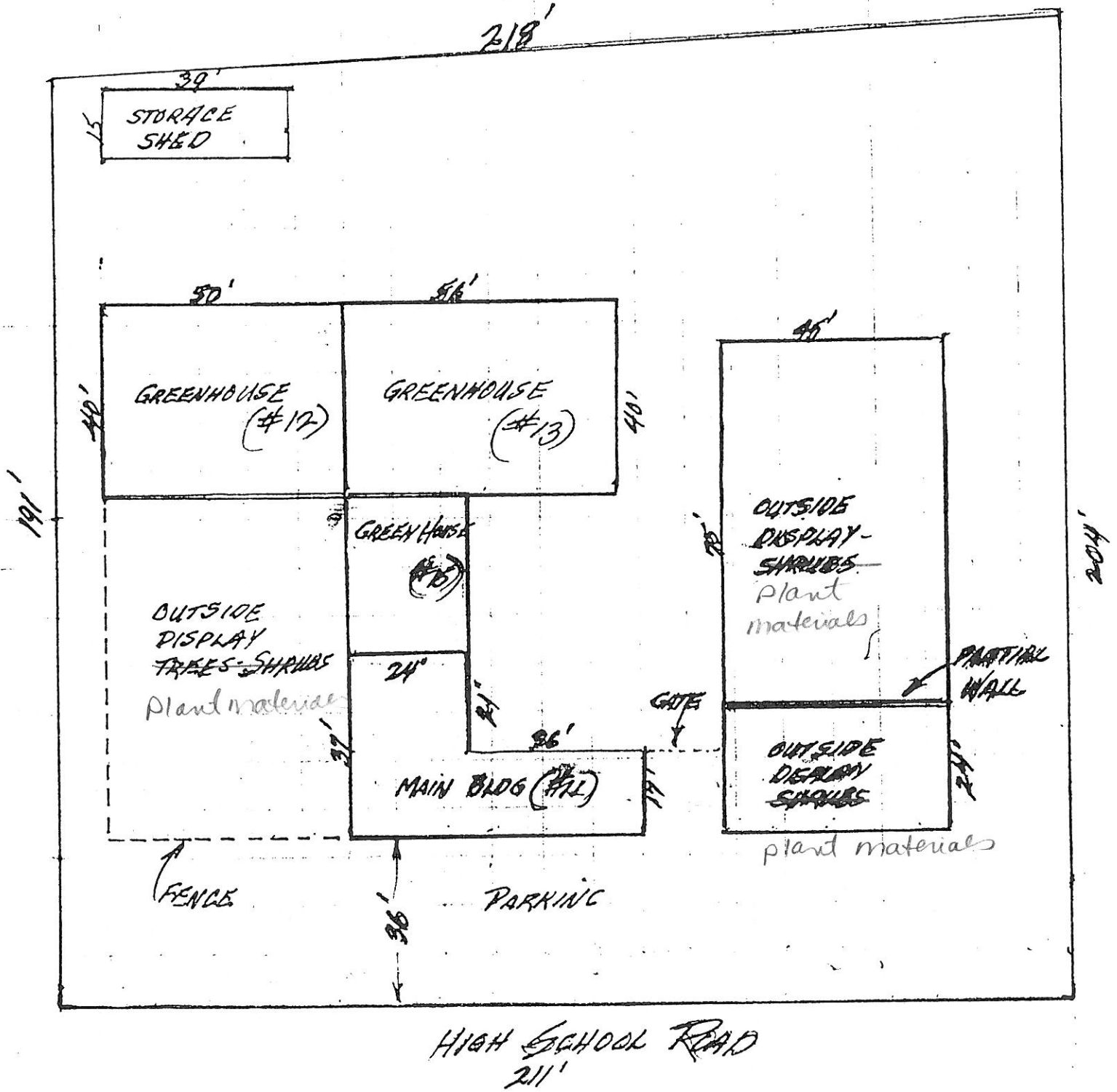
HIGH SCHOOL

CORNER



# 900 HIGH SCHOOL RD

DOCUMENT SUPPORTING APPLICATION FOR ZONING  
CHANGE SUBMITTED BY DALLAS FLORAL MKT. INC



HIGH SCHOOL ROAD  
211'

(1) NUMBERS IN PARENTHESES REFER TO ATTACHED TAXING DOCUMENTS

SUBMITTED:

7-29-91  
L. M. ...



# CITY OF ROCKWALL

"THE NEW HORIZON"

July 29, 1991  
PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, August 8, 1991 at 7:30 P.M. and the Rockwall City Council will hold a public hearing on Monday, August 19, 1991 at 7:00 P.M. at City Hall, 205 W. Rusk to consider approval of a request from Dallas Floral Market, Inc. for a change in zoning from "LI" Light Industrial to "C" Commercial and for a Conditional Use Permit for a Garden Center in Commercial Zoning for a tract of land located at 905 High School Road further described on the reverse of this page.

As an interested property owner, you are encouraged to attend these hearings or notify the Commission and Council in writing of your feeling regarding this matter by returning the form below. Return the form to: City Secretary, 205 W. Rusk, Rockwall, TX 75087.

---

P&Z 91-23-Z/CUP 905 High School Road "LI" to "C", CUP for Garden Center

I am in favor of the request for the reasons listed below \_\_\_\_\_

I am opposed to the request for the reasons listed below \_\_\_\_\_

- 1.
- 2.
- 3.

\_\_\_\_\_  
Name

\_\_\_\_\_  
Address



EXHIBIT "A"  
Dallas Floral Market Inc.

Being a tract of land situated in the A. Hannah Survey, Abstract No. 99, a part of a tract conveyed to B.W.Browning, of record in Volume 65, Page 630, Deed Records, Rockwall County, Texas and a part of a 99.958 acre tract of record in Volume 14, Page 267, Deed Records, Rockwall County, Texas and more particularly described as follows:

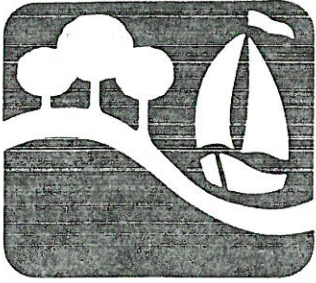
BEGINNING at the Northwest corner of the said Browning tract and the 99.958 acre tract at the intersection of two roads;

THENCE East, with the centerline of a gravel road, 191.20 feet to a point for corner;

THENCE South 01 deg. 30 min. East, with a fence line, 213.50 feet to an iron rod in fence line for corner;

THENCE North 89 deg. 20 min. 19 sec. West 204.17 feet to a point in the centerline of the Rockwall - Chisholm road;

THENCE North 02 deg. 00 min. East, with the centerline of said road, 211.20 feet to the place of beginning and containing 0.963 acres of land more or less.



# CITY OF ROCKWALL

"THE NEW HORIZON"

July 29, 1991  
PUBLIC NOTICE

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As an interested property owner, you are encouraged to attend these hearings or notify the Commission and Council in writing of your feeling regarding this matter by returning the form below. Return the form to: City Secretary, 205 W. Rusk, Rockwall, TX 75087.

-----  
P&Z 91-23-Z/CUP 905 High School Road "LI" to "C", CUP for Garden Center

I am in favor of the request for the reasons listed below   X  

I am opposed to the request for the reasons listed below       

1. should increase value of partnership property in that area
- 2.
- 3.

Name Carl Motheral, Managing General Partner  
MIF Joint Venture  
P. O. Box 629, Fort Worth, Texas 76101  
Address



## PUBLIC NOTICE

The Rockwall City Council will hold a public hearing on Monday, August 19, 1991, at 7:00 P.M. in Rockwall City Hall, 205 W. Rusk, to consider approval of the following:

1. a request from Rockwall I.S.D. for a Conditional Use Permit for a school in an Agricultural zoning classification on the property commonly known as Rochelle Elementary located on Tubbs Road at I-30 further described as follows:

### Tract 1

BEING a tract or parcel of land situated in the E. P. Gaines Chisum Survey, Abstract No. 64, Rockwall County, Texas, and being part of a tract of land conveyed to G. C. Rochell, Jr., by deed recorded in Volume 26, Page 614, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point for a corner at the West corner of said hereinabove mentioned tract;

THENCE: North 45° 00' 02" East with the center line of a public road and the Northwest line of said above tract a distance of 445.30 feet to a point for a corner;

THENCE: South 45° 12' 32" East a distance of 490.18 feet to a point for a corner;

THENCE: South 45° 00' 02" West a distance of 443.37 feet to a point for a corner on the Southwest line of said hereinabove mentioned tract;

THENCE: North 45° 25' 59" West with said Southwest line a distance of 490.19 feet to the Point of Beginning and Containing 5.00 acres of land.

### Tract 2

BEING a tract or parcel of land situated in the E. P. Gaines Chisum Survey, Abstract No. 64, Rockwall County, Texas, and being part of a tract of land conveyed to G. C. Rochell, Jr., by deed recorded in Volume 26, Page 614, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point for a corner on the Northwest line of the hereinabove mentioned tract, said point bears North 45° 00' 02" East 445.30 feet from the West corner of said tract;

THENCE: North 45° 00' 02" East with the centerline of a public road and the Northwest line of said above tract a distance of 445.30 feet to a point for a corner;

THENCE: South 44° 59' 00" East a distance of 490.17 feet to a point for a corner;

THENCE: South 45° 00' 02" West a distance of 443.37 feet to a point for a corner;

THENCE: North 45° 12' 32" West a distance of 490.18 feet to the Point of Beginning and Containing 5.00 acres of land.

2. a request from Dallas Floral Market, Inc. for a change in zoning from "LI" Light Industrial to "C" Commercial with a Conditional Use Permit for a Garden Center on a tract of land located at 905 High School Road and further described as follows:

Being a tract of land situated in the A. Hannah Survey, Abstract No. 99, a part of a tract conveyed to B.W.Browning, of record in Volume 65, Page 630, Deed Records, Rockwall County, Texas and a part of a 99.958 acre tract of record in Volume 14, Page 267, Deed Records, Rockwall County, Texas and more particularly described as follows:

BEGINNING at the Northwest corner of the said Browning tract and the 99.958 acre tract at the intersection of two roads;

THENCE East, with the centerline of a gravel road, 191.20 feet to a point for corner;

THENCE South 01 deg. 30 min. East, with a fence line, 213.50 feet to an iron rod in fence line for corner;

THENCE North 89 deg. 20 min. 19 sec. West 204.17 feet to a point in the centerline of the Rockwall - Chisholm road;

THENCE North 02 deg. 00 min. East, with the centerline of said road, 211.20 feet to the place of beginning and containing 0.963 acres of land more or less.



PROPERTY ID AND LEGAL DESCRIPTION

PROPERTY ID: R10998 CARD 1  
 A0099 A HANNA, TRACT 9, ACRES .963, HIGH SCHOOL DR 0099-3315-0009-00-OR

PRINTED: 10/24/90 VALUE CHG: 07/13/88

PROPERTY SITUS ADDRESS NBHD: A0099

HIGH SCHOOL DR

OWNER NAME AND ADDRESS

FDIC (33311)  
 ATTN: D. R. E.  
 P O BOX 802090  
 DALLAS, TX 75380

TAXING ENTITIES  
 GRW SRW CRW

EXEMPTIONS

LAST APPRAISAL

APPRAISED VALUE  
 66,350

IMPROVEMENT SKETCH

IMP I 1

BUILDING ATTRIBUTES

CONST. STYLE	FOUNDATION	EXT. FINISH	INT. FINISH	ROOF STYLE	FLOORING
HEATING/A.C.	PLUMBING	FIREPLACE ELECTRICAL	BUILT IN SINKS	ROOMS CEILING HTS.	BEDROOMS "DOCK"
MAP ID: 2-3					

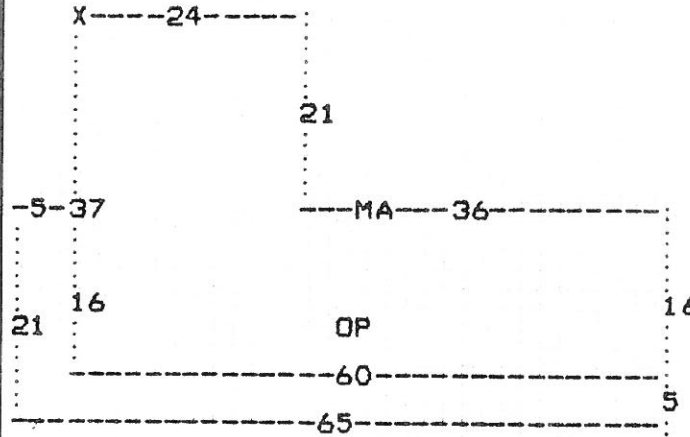
REMARKS AND SKETCH COMMANDS

AC CHANGE PER DEED 246/872  
 I1. 1: DR24, DD21, DR36, DD16, DL60, DU37  
 I1. 2: MD37, DR60, DD5, DL65, DU21, DR5, DD16

SALES HISTORY

DATE	PRICE	DEED BOOK I.D.	DEED BOOK PAGE
01/08/86	153577	246	872
		FIRST STATE BANK	
		0 154	336, 339

TOPOGRAPHY	UTILITIES	ACCESS	ZONE	OTHER
	U	P		



IMPROVEMENT VALUATION

SEGMENT I.D.	TYPE	DESCRIPTION	SPTB METHOD	CLASS	AREA	AREA FACTOR	ADJUST AREA	UNIT PRICE	YEAR BUILT	COND. ITION	% GOOD	PHY. %	ECON. %	FUNC. %	VALUE
I1	C	MAIN BLDG	F1	N				23.5							15,450
1.1	MA	MAIN AREA	SP		1464			23.5				60	70		14,450
1.2	OP	OPEN PORCH	SP		405			5.88				60	70		1,000

LAND VALUATION

NBH%	DESCRIPTION (CLASS)	TYPE	SPTB	UNIT SITE	AREA	UNIT PRICE	FUNC.	ECON.	ADJUST	MARKET VALUE	AG USE	AG METHOD	AG UNIT PRICE	AG VALUE
CV		CV	F1	N	SFT	419485	1.00			41,950				
	Legal Acres .963				Total	0.963A				Total				41,950







