

WASHINGTON COUNTY APPRAISAL DISTRICT			PROPERTY APPRAISAL INFORMATION 2024			Entities		Values	
PROPERTY 24712	R	OWNER ID	SPECIALIZED DISTRIBUTING INC			C01	100%	IMPROVEMENTS	633,030
Legal Description	DBA WINE BAR BRENHAM	30880	PO BOX 804			CAD	100%	LAND MARKET	+ 211,200
ORIGINAL TOWN ADD'N., LOT 45			BELLVILLE, TX 77418-0804			G01	100%	MARKET VALUE	= 844,230
		OWNERSHIP				JC1	100%	PRODUCTIVITY LOSS	- 0
		100.00%				RD1	100%	APPRAISED VALUE	= 844,230
						S01	100%		
						ZZZ	100%		
Ref ID1: 50810	Ref ID2: R24712		ACRES:						
4750-000-45000			EFF. ACRES: .5897						
						CAP LOSS - 85,664			
SITUS	301 S BAYLOR ST BRENHAM, TX 77833		APPR VAL METHOD: Cost			ASSESSED VALUE = 758,566			

GENERAL																	EXEMPTIONS								
UTILITIES		LAST APPR.		WAM																					
TOPOGRAPHY		LAST APPR. YR		2024																					
ROAD ACCESS		LAST INSP. DATE		01/10/2024																					
ZONING		NEXT INSP. DATE																							
BUILDER																									
NEXT REASON																									
REMARKS		301 - WINE BAR BRENHAM, 303 - GENESIS YOGA, 307 - JET SET CHOCOLATE																							
BUILDING PERMITS																									
ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL																					
SALE DT	PRICE	GRANTOR	DEED INFO																						
05/29/1985	*****	SPECIALIZED DIST	CONV / 508 / 256																						
05/29/1985	*****	SPECIALIZED DIST	CONV / 508 / 256																						
	*****	*	CONV / /																						
SUBD: S4750 100.00% NBHD:DTB-C 100.00%					IMPROVEMENT INFORMATION																				
#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE							
	MA	Main Area	C	BARG/*	1,740.0	158.87	1	0	2008		276,430	78%	100%	100%	100%	100%	0.78	215,620							
	MA	Main Area	C	RSTOG/*	1,740.0	131.20	1	0	2006		228,290	81%	100%	100%	100%	100%	0.81	184,910							
	MA	Main Area	C	RESA/*	1,585.0	151.73	1	0	2011		240,490	79%	100%	100%	100%	100%	0.79	189,990							
	CY	Canopy	C	BARG/*	1,326.0	39.72	1	0	2008		52,670	78%	100%	100%	100%	100%	0.78	41,080							
	OP	Open Porch	C	RESA/*	30.0	39.72	1	0	2011		1,190	78%	100%	100%	100%	100%	0.78	930							
	UPB	Uncovered Pa	I	*/*	125.0	5.00	1	0	2006		630	80%	100%	100%	100%	100%	0.80	500							
1. WINE BAR BRENHAM / RWG					STCD: F1	6,546.0		Homesite: N		799,700									633,030						
SUITE NOS. 301 - WINE BAR BRENHAM, REMODELED IN 2021; 303 - GENESIS YOGA, REMODELED IN 2021-23; 307 - JET SET CHOCOLATES, REMODELED FROM OFFICE IN 2023. (WAM)																									
SUBD: S4750 100.00% NBHD:DTB-C 100.00%					LAND INFORMATION															IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0					
L#	DESCRIPTION		CLS	TABLE	SC	HS	METH	DIMENSIONS		UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE					
1.	COMMERCIAL IMPROVED			SFT-DTB-C2F1	N		SQ	5,280.0000 SQ		40.00	211,200	1.00	1.00	A	211,200	NO			0.00	0					
															211,200										