WASHINGTON COUNTY APPRAISAL DISTRICT

PROPERTY APPRAISAL INFORMATION 2024

PROPERTY **24712** R

Legal Description **DBA** WINE BAR BRENHAM
ORIGINAL TOWN ADD'N., LOT 45

OWNER ID
30880

OWNERSHIP
100.00%

SPECIALIZED DISTRIBUTING INC
PO BOX 804
BELLVILLE, TX 77418-0804

Ref ID1: 50810 Ref ID2: R24712
4750-000-45000

ACRES:
EFF. ACRES: **.5897**

SITUS 301 S BAYLOR ST BRENHAM, TX 77833

APPR VAL METHOD: Cost

Entities	
C01	100%
CAD	100%
G01	100%
JC1	100%
RD1	100%
S01	100%
ZZZ	100%

Values		
IMPROVEMENTS		633,030
LAND MARKET	+	211,200
MARKET VALUE	=	844,230
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	844,230
CAP LOSS	-	85,664
ASSESSED VALUE	=	758,566

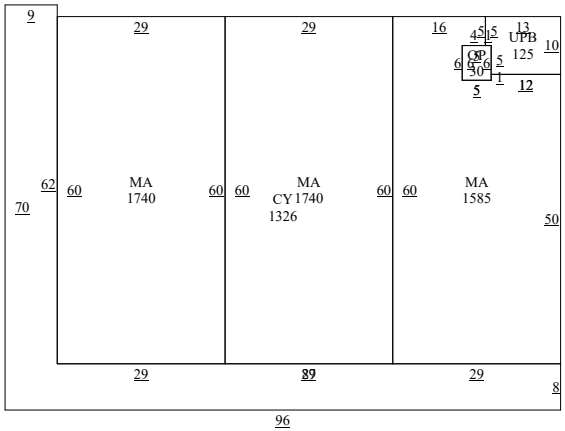
GENERAL

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 / /



EXEMPTIONS

PICTURE

SUBD: S4750 100.00% NBHD:DTB-C 100.00%

IMPROVEMENT INFORMATION

I#	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)

IMPROVEMENT FEATURES

Construction Style	Masonry Or Concrete	0
Foundation	Concrete Slab	0
Exterior Wall	Stucco Siding	0
Interior Finish	Sheetrock	0
Roof Covering	Tar & Gravel	0
Flooring	Hardwood	0
Heating/Cooling	Central Unit	0
		0

SUBD: S4750 100.00% NBHD:DTB-C 100.00%

LAND INFORMATION

IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 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-C2	F1	N	SQ	5,280.0000 SQ	40.00	211,200	1.00	1.00	A	211,200	NO			0.00	0
													211,200					**0**

Effective Date of Appraisal: January 1 Date Printed: 11/14/2024 09:31:08AM by FGONZALEZ

WASHINGTON COUNTY APPRAISAL DISTRICT

PROPERTY APPRAISAL INFORMATION 2024

PROPERTY **24717** R

Legal Description **DBA** THE TILTED WINDMILL
ORIGINAL TOWN ADD'N., LOT 48A, 48B, PART OF ALLEY, (PECAN CORNER)

Ref ID1: 50814 Ref ID2: R24717
4750-000-48100

SITUS 202 E COMMERCE ST BRENHAM, TX 77833

OWNER ID
30880

OWNERSHIP
100.00%

SPECIALIZED DISTRIBUTING INC
PO BOX 804
BELLVILLE, TX 77418-0804

ACRES:
EFF. ACRES: **.5897**

APPR VAL METHOD: Cost

Entities	
C01	100%
CAD	100%
G01	100%
JC1	100%
RD1	100%
S01	100%
ZZZ	100%

Values		
IMPROVEMENTS		641,730
LAND MARKET	+	239,040
MARKET VALUE	=	880,770
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	880,770
CAP LOSS	-	159,576
ASSESSED VALUE	=	721,194

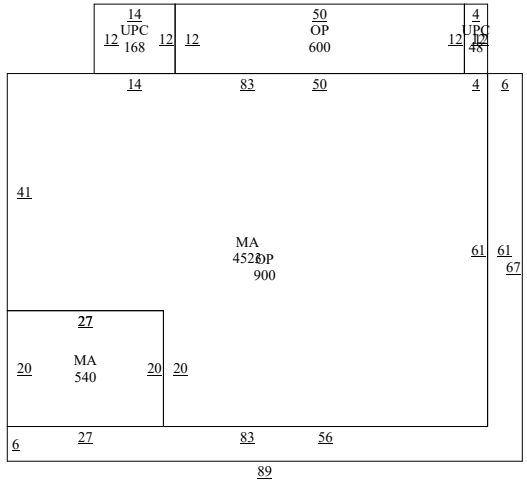
GENERAL

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		

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
05/03/1985	*****	MURSKI WILLIE &	CONV / 505 / 852



EXEMPTIONS

PICTURE

SUBD: S4750 100.00% NBHD:DTB-C 100.00%

IMPROVEMENT INFORMATION

I#	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	RESA/*	4,523.0	151.73	1	0	2011	686,280	79%	100%	100%	100%	100%	0.79	542,160
	OP	Open Porch	C	RESA/*	900.0	37.93	1	0	2011	34,140	79%	100%	100%	100%	100%	0.79	26,970
	OP	Open Porch	C	RESA/*	600.0	37.93	1	0	2011	22,760	79%	100%	100%	100%	100%	0.79	17,980
	UPC	Uncovered Pa	C	RESA/*	168.0	5.61	1	0	2011	940	26%	100%	100%	100%	100%	0.26	250
	UPC	Uncovered Pa	C	RESA/*	48.0	5.61	1	0	2011	270	26%	100%	100%	100%	100%	0.26	70
	MA	Main Area	C	OFFA/*	540.0	130.58	1	0	2004	70,510	77%	100%	100%	100%	100%	0.77	54,300
1.	THE TILTED WINDMILL		STCD:	F1	**6,779.0**	Homesite: N				**814,900**							**641,730**

S7 IS A PORTION OF RE-MAX OFFICE FROM #24825 THAT EXTENDS INTO THIS BLDG. (WAM)

IMPROVEMENT FEATURES

Construction Style Masonry Or Concrete	0
	0

SUBD: S4750 100.00% NBHD:DTB-C 100.00%

LAND INFORMATION

IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 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-C2	F1	N	SQ	5,976.0000 SQ	40.00	239,040	1.00	1.00	A	239,040	NO			0.00	0
													239,040					**0**

Effective Date of Appraisal: January 1 Date Printed: 11/14/2024 09:30:47AM by FGONZALEZ

WASHINGTON COUNTY APPRAISAL DISTRICT

PROPERTY APPRAISAL INFORMATION 2024

PROPERTY **24822** R

Legal Description
ORIGINAL TOWN ADD'N., BLOCK 87, LOT 39A, N PT 41A, SAINT CHARLES ST LOT

Ref ID1: 50907 Ref ID2: R24822
4750-870-35900

SITUS S ST CHARLES ST BRENHAM, TX 77833

OWNER ID
32189

OWNERSHIP
100.00%

SPECIALIZED DISTRIBUTING INC
PO BOX 804
BELLVILLE, TX 77418-0804

ACRES:
EFF. ACRES: **.5897**

APPR VAL METHOD: Cost

Entities

C01	100%
CAD	100%
G01	100%
JC1	100%
RD1	100%
S01	100%
ZZZ	100%

Values

IMPROVEMENTS		10,670
LAND MARKET	+	224,060
MARKET VALUE	=	234,730
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	234,730
CAP LOSS	-	157,798
ASSESSED VALUE	=	76,932

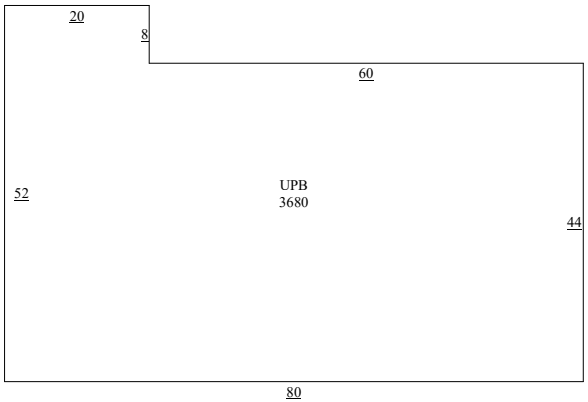
GENERAL

UTILITIES		LAST APPR.	WAM
TOPOGRAPHY		LAST APPR. YR	2024
ROAD ACCESS	ON-STREET PKNG	LAST INSP. DATE	03/15/2022
ZONING		NEXT INSP. DATE	
BUILDER			
NEXT REASON			
REMARKS			

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
07/22/1985	*****	SEEGER MARK C.	CONV / /
	*****	DEOLIVE C.M. JR.	CONV / 474 / 237



EXEMPTIONS

PICTURE

IMPROVEMENT INFORMATION

SUBD: S4750 100.00% NBHD:DTB-C 100.00%

I#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	UPB	Uncovered Pa	I	*/*	3,680.0	5.00	1	1994	1994		18,400	58%	100%	100%	100%	100%	0.58	10,670
1.	BRICK-PAVED PEDESTRIAN		STCD:	F1	**3,680.0**	Homesite: N					**18,400**							**10,670**

PEDESTRIAN PLAZA HAS BARRICADES TO PREVENT VEHICULAR USE & HAS RE/MAX MONUMENT SIGN. (WAM 2022)

IMPROVEMENT FEATURES

LAND INFORMATION

SUBD: S4750 100.00% NBHD:DTB-C 100.00% IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 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-C	1F1	N	SQ	11,203.0000 SQ	20.00	224,060	1.00	1.00	A	224,060	NO			0.00	0
													224,060					**0**

Effective Date of Appraisal: January 1 Date Printed: 11/14/2024 09:29:36AM by FGONZALEZ

WASHINGTON COUNTY APPRAISAL DISTRICT

PROPERTY APPRAISAL INFORMATION 2024

PROPERTY **24824** R

Legal Description
ORIGINAL TOWN ADD'N., BLOCK 87, LOT 37A, ACRES .032, SO. BAYLOR LOT

Ref ID1: 50909 Ref ID2: R24824
4750-870-37100

SITUS 309 S BAYLOR ST BRENHAM, TX 77833

OWNER ID
30880

OWNERSHIP
100.00%

SPECIALIZED DISTRIBUTING INC
PO BOX 804
BELLVILLE, TX 77418-0804

ACRES: .0320
EFF. ACRES: .5897

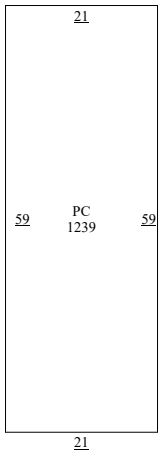
APPR VAL METHOD: Cost

Entities	
C01	100%
CAD	100%
G01	100%
JC1	100%
RD1	100%
S01	100%
ZZZ	100%

Values		
IMPROVEMENTS		1,430
LAND MARKET	+	27,860
MARKET VALUE	=	29,290
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	29,290
CAP LOSS	-	19,918
ASSESSED VALUE	=	9,372

GENERAL

UTILITIES		LAST APPR.	WAM
TOPOGRAPHY		LAST APPR. YR	2024
ROAD ACCESS	ON-STREET PKNG	LAST INSP. DATE	03/17/2022
ZONING		NEXT INSP. DATE	
BUILDER			
NEXT REASON			
REMARKS			



EXEMPTIONS

SKETCH COMMANDS

PC U59,R21,D59,L21

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
07/20/1985	*****	MCNEESE CATHERIN	CONV / 513 / 201
	*****	MCNEESE CATHERIN	CONV / /

IMPROVEMENT INFORMATION

SUBD: S4750 100.00% NBHD:DTB-C 100.00%

I#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	PC	Paving-concr	C	*/*	1,239.0	5.78	1	1880			7,160	20%	100%	100%	100%	100%	0.20	1,430
1.	21X59 MAUVE STAINED-CON		STCD:	F1	**1,239.0**	Homesite: N					**7,160**							**1,430**

IMPROVEMENT FEATURES

LAND INFORMATION

SUBD: S4750 100.00% NBHD:DTB-C 100.00% IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 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-C	1F1	N	SQ	1,393.0000 SQ	20.00	27,860	1.00	1.00	A	27,860	NO			0.00	0
													27,860					**0**

Effective Date of Appraisal: January 1 Date Printed: 11/14/2024 09:30:00AM by FGONZALEZ

WASHINGTON COUNTY APPRAISAL DISTRICT

PROPERTY APPRAISAL INFORMATION 2024

PROPERTY **24825** R

Legal Description **DBA** REMAX BLUEBONNET PROPERTI
ORIGINAL TOWN ADD'N., BLOCK 87, LOT 38A, (D'OLIVE BLDG)

OWNER ID 30880

OWNERSHIP 100.00%

SPECIALIZED DISTRIBUTING INC
PO BOX 804
BELLVILLE, TX 77418-0804

Ref ID1: 50910 Ref ID2: R24825
4750-870-38100

ACRES:
EFF. ACRES: **.5897**

SITUS 308 S ST CHARLES ST BRENHAM, TX 77833

APPR VAL METHOD: Cost

Entities	
C01	100%
CAD	100%
G01	100%
JC1	100%
RD1	100%
S01	100%
ZZZ	100%

Values		
IMPROVEMENTS		193,640
LAND MARKET	+	36,880
MARKET VALUE	=	230,520
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	230,520
CAP LOSS	-	12,156
ASSESSED VALUE	=	218,364

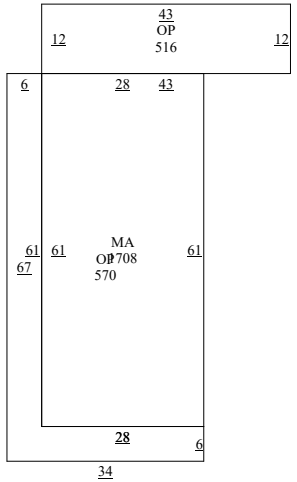
GENERAL

UTILITIES		LAST APPR.	WAM
TOPOGRAPHY		LAST APPR. YR	2024
ROAD ACCESS	ON-STREET PKNG	LAST INSP. DATE	03/15/2022
ZONING		NEXT INSP. DATE	
BUILDER			
NEXT REASON			
REMARKS			

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL
10/03/2024	C	0	A	2,000

SALE DT	PRICE	GRANTOR	DEED INFO
08/15/1990	*****	DE'OLIVE J M & M	WD / 631 / 547



EXEMPTIONS

PICTURE

SUBD: S4750 100.00% NBHD:DTB-C 100.00%

IMPROVEMENT INFORMATION

I#	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	OFFA/*	1,708.0	130.58	1	1982	2003		223,030	77%	100%	100%	100%	100%	0.77	171,730
	OP	Open Porch	C	OFFA/*	570.0	32.65	1	1982	2003		18,610	77%	100%	100%	100%	100%	0.77	14,330
	OP	Open Porch	C	OFFA/*	516.0	32.65	1	1982			16,850	45%	100%	100%	100%	100%	0.45	7,580
1.	REMAX BLUEBONNET PROP		STCD:	F1	**2,794.0**	Homesite: N					**258,490**							**193,640**

EXTENSIVE REMODEL OF OFFICES IN 2017; BLDG APPEARS CLEAN AND FUNCTIONAL W/GOOD PARTITIONED INTERIORS. S3 IS COMMON AREA WITH ADJOINING PROPERTIES, HOLDS HVAC UNITS ABOVE IT, HAS BOWING/ROTTING DECKING & NEEDS REPLACEMENT IN NEAR FUTURE. (WAM 2022)

IMPROVEMENT FEATURES

Construction Style	Masonry Or Concrete	0
Foundation	Concrete Slab	0
Exterior Wall	Stucco Siding	0
Interior Finish	Sheetrock	0
Roof Covering	Tar & Gravel	0
Flooring	Stained Concrete	0
Heating/Cooling	Central Unit	0
		0

SUBD: S4750 100.00% NBHD:DTB-C 100.00%

LAND INFORMATION

IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 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-C	1F1	N	SQ	1,844.0000 SQ	20.00	36,880	1.00	1.00	A	36,880	NO			0.00	0
													36,880					**0**

Effective Date of Appraisal: January 1 Date Printed: 11/14/2024 09:30:26AM by FGONZALEZ