

MONTGOMERY CENTRAL APPRAISAL DISTRICT
TRUCK STOP (PUC 335) CLASSIFICATION GUIDELINES

Primary Valuation Method: COST

Properties are also valued with a market value percentage adjustment.

Truck Stop (PUC 335) Is a multi-purpose building design that typically includes a restaurant, convenience store, food service, shower, and restroom facilities to accommodate they're main customers which are truck drivers. Also, will usually have an over abundance of gas pumps to handle the high volume of big rig traffic on a daily basis.



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PUC 335 TRUCK STOP 2022 EQUITY EVIDENCE

R#	PUC	Imp State Code	Map ID	NBHood	DBA	Situs Address	% Comp	Eco %	Fun c. %	Phys. %	Actual Year	Eff Year	Value Method	Inc o m	Class	NRA	Total Value PSF (Inc.)	2022 Notice Value	Imps PSF (Cost)	Land State Code	Land PSF	TOTAL Land Size	Land Value
R245047	335	F1	127A	4105.C	LOVE'S TRAVEL STOP	9600 LONGSTREET, WILLIS, TX 773					2018	2018	COST		C	17,048	\$233	\$3,972,590	\$128	F1	\$4.00	279,342	\$1,782,480
R319674	335	F1	123X	5155.C	FLYING J TRAVEL PLAZA	23412 STATE HIGHWAY 242, NEW					2003	2005	COST		C	15,368	\$359	\$5,520,620	\$127	F1	\$4.00	533,048	\$3,569,670



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4/12/2022

Estimate Number : -19
Parcel Number : PUC 335 Truck Stop Class C
ZIP/Postal Code : 77385

Section 1

Occupancy

	<u>Class</u>	<u>Height</u>	<u>Rank</u>
100% Truck Stop	Wood or steel framed exterior walls	12.00	2.0
Total Area	: 16,000		
Number of Stories (Section)	: 1.00		
Shape	: 2.00		

Components

	<u>Units/%</u>	<u>Other</u>
Exterior Walls:		
Cavity Brick	40%	
Concrete Block	40%	
PF.- Metal & Glass Panels	20%	
Sprinklers:		
Wet Sprinklers	100%	

Cost as of 01/2022

	<u>Units/%</u>	<u>Cost</u>	<u>Total</u>
Basic Structure			
Base Cost	16,000	99.27	1,588,320
Exterior Walls	16,000	21.35	341,568
Heating & Cooling	16,000	13.23	211,680
Sprinklers	16,000	3.49	55,840
Basic Structure Cost	16,000	137.34	2,197,408

Remarks for Section 1:

M&S 580