

# Wichita CAD

## Property Search Results > 125832 SPIRIT MASTER FUNDING III LLC for Year 2017

### Property

#### Account

Property ID: 125832      Legal Description: LOT 3-C ED WOODALL S/D #3  
 Geographic ID: 41900010100      Agent Code: 853  
 Type: Real  
 Property Use Code:  
 Property Use Description:

#### Location

Address: 1028 CENTRAL FRWY      Mapsco: 72-B  
 Neighborhood: I44 CORRIDOR      Map ID: 306C  
 Neighborhood CD: 306C

#### Owner

Name: SPIRIT MASTER FUNDING III LLC      Owner ID: 115254  
 Mailing Address: 16767 N PERIMETER DR STE 210      % Ownership: 100.0000000000%  
 SCOTTSDALE, AZ 95260

Exemptions:

### Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$375,583	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$324,417	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
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(=) Market Value:	=	\$700,000	
(-) Ag or Timber Use Value Reduction:	-	\$0	
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(=) Appraised Value:	=	\$700,000	
(-) HS Cap:	-	\$0	
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(=) Assessed Value:	=	\$700,000	

### Taxing Jurisdiction

Owner: SPIRIT MASTER FUNDING III LLC  
 % Ownership: 100.0000000000%  
 Total Value: \$700,000

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	WICHITA FALLS CITY	0.705980	\$700,000	\$700,000	\$4,941.87

02	WICHITA FALLS ISD	1.230000	\$700,000	\$700,000	\$8,610.00
12	WICHITA COUNTY	0.606893	\$700,000	\$700,000	\$4,248.26
CAD	WICHITA CAD	0.000000	\$700,000	\$700,000	\$0.00
Total Tax Rate:		2.542873			
				Taxes w/Current Exemptions:	\$17,800.13
				Taxes w/o Exemptions:	\$17,800.11

## Improvement / Building

<b>Improvement #1:</b>	RESTAURANTS (FULL SERVICE)	<b>State Code:</b>	FFRE	<b>Living Area:</b>	6364.0 sqft	<b>Value:</b> \$375,583
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	Main Area	CCC - GOOD		1976	6364.0
IPAV	COM PAVING	CONCRETE - *		0	44000.0

## Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	FFRE	RESTAURANTS & CAFETERIAS & COFFEE SHOPS	1.8619	81104.36	0.00	0.00	\$324,417	\$0

## Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2017	\$375,583	\$324,417	0	700,000	\$0	\$700,000
2016	\$509,087	\$324,417	0	833,504	\$0	\$833,504
2015	\$488,300	\$324,417	0	812,717	\$0	\$812,717
2014	\$475,779	\$324,417	0	800,196	\$0	\$800,196
2013	\$480,690	\$324,417	0	805,107	\$0	\$805,107
2012	\$471,948	\$324,417	0	796,365	\$0	\$796,365
2011	\$470,864	\$324,417	0	795,281	\$0	\$795,281
2010	\$465,583	\$324,417	0	790,000	\$0	\$790,000
2009	\$465,583	\$324,417	0	790,000	\$0	\$790,000
2008	\$468,028	\$324,417	0	792,445	\$0	\$792,445

## Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	2/26/2007	WD	WARRANTY DEED	CRICDOM-III ELCH LLC	SPIRIT MASTER FUNDING III LLC	3084	75	5877
2	12/21/2006	WD	WARRANTY DEED	U S R P FUNDING 2001 A LP	CRICDOM-III ELCH LLC	3061	341	1175
3	12/1/2000	WD	WARRANTY DEED	U S RESTAURANT PROPE	U S R P FUNDING 2001 A LP	2225	134	1780

Questions Please Call (940) 322-2435

