

PT TRACTS A,B,C & PT ABND R/W
RES #96-186 OR 1700/1211 BEING
PARCEL 3.1 OF EXHIBIT "A"

OAI GOLF LLC
4001 MAPLE AVENUE STE 600
DALLAS, TX 75219

2026

20-2N-28-0000-0001-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	3800	GOLF COURSES
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3039.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	252	100
YEAR	1998	TOT ADJ AREA
		252
		SUBAREA MARKET VALUE
		3,787
TOTALS	252	252 3,787

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4898	04	252	48.1950	16.51	4,161	1998	1998	0	0	9.00	91.00
3 PREFAB UTL 0% - 2023 Heated Area: 252 HX Base Yr											
18 14 18 BAS 1998											
BLD DATE						LGL DATE		05/12/2025			
YE DATE						LAND DATE		DC			

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BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structure	04	WOOD TRUSS 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	02	WALL BD/WD 100			
Interior Floor	03	CONC FINSH 100			
Ceiling	02	F.NOT SUS 100			
Air Condition	01	NONE 100			
Heating Type	01	NONE 100			
Fixtures		4 100			
Frame	02	WOOD FRAME 100			
Story Height		0 100			
RMS		3 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE		3800 GOLF COURSES			
MAP NUM		MKT AREA			03
NEIGHBORHOOD/LOC		3039.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	119	100	1998	119	2,279
FOP	365	30	1998	110	2,106
TOTALS	484			229	4,384

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4898	04	229	61.4250	21.04	4,818	1998	1998	0	0	9.00	91.00

4 PREFAB UTL

0% - 2023

Heated Area: 119

HX Base Yr

22

17

5

22

7

5

12

7

12

17

5

12

FOP

1998

BAS

1998

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2025

DC