

PT SEC 25-2N-28E
IN OR 2654/145
ESMT OR 1465/471 & OR 2801/63

HALLE PROPERTIES LLC
20225 N SCOTTSDALE RD
SCOTTSDALE, AZ 85255

2026

25-2N-28-0000-0002-1480



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing	11	100
Frame	03	MASONRY 100
Story Height	22	100
RMS	10	100
Stories	1.5	1.5 100
Units		0 100

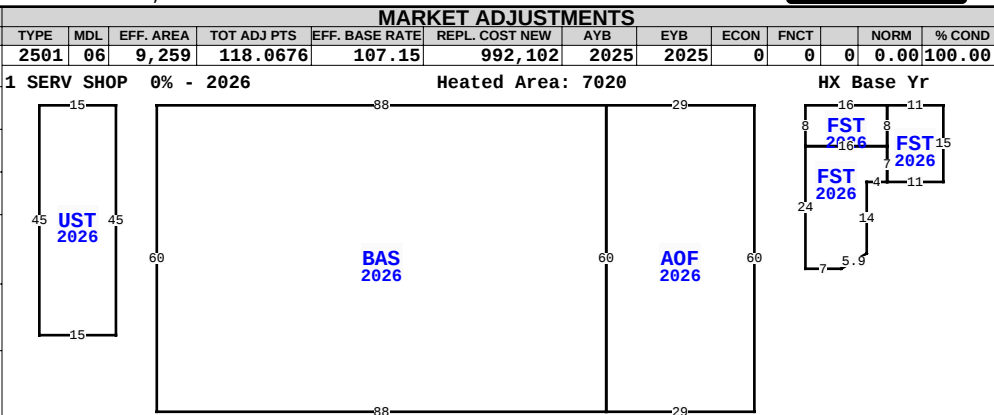
Quality	04	Quality Level 04
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,740	185	2026	3,219	344,916
BAS	5,280	100	2026	5,280	565,752
FST	128	70	2026	90	9,644
FST	165	70	2026	116	12,429
FST	309	70	2026	216	23,144
UST	675	50	2026	338	36,217

TOTALS	8,297			9,259	992,102
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0803	ASPHALT C	0	0	0	0	27,287.00	SF	2.00
2	0402	CONC BUMPE	0	0	0	0	1,035.00	UT	25.00
3	0812	CONCRETE C	0	0	0	0	3,745.00	SF	4.00
4	0920	CWALL-WD/M	0	0	0	0	400.00	LF	390.00
5	0812	CONCRETE C	0	0	43	24	1,032.00	SF	4.00
6	1126	CB/STC 8"	0	0	62	6	372.00	SF	8.00
7	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00
8	4950	BOLLARD	0	0	0	0	24.00	UT	100.00
9	0424	CL FNC 6'	0	0	0	0	400.00	LF	20.00
10	0443	STK FNC 6'	0	0	0	0	570.00	LF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	002500	C	SRVC SHOPS	0		CI	0.00	0.00	88,862.00



45	UST	2026	45
60	BAS	2026	60
60	AOF	2026	60

BLD DATE		LGL DATE	
XF DATE		LAND DATE	07/20/2020
INC DATE		AG DATE	KK

TOTAL OB/XF									
275,833									

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		992,102	
TOTAL MARKET OB/XF VALUE		307,089	
TOTAL LAND VALUE - MARKET		933,051	
TOTAL MARKET VALUE		2,232,242	
SOH/AGL Deduction		0	
ASSESSED VALUE		2,232,242	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		2,232,242	
TOTAL JUST VALUE		2,232,242	
NCON VALUE		1,299,191	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		839,746	

DBA: DISCOUNT TIRE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0250010378	CO	1,668,243	09/16/2025
SU250008588	SGU	9,500	08/01/2025
SU250005590	SGU	6,250	05/22/2025
B250001602	NEW DUMPSTER ENCL	25,000	02/14/2025
B240008273	NEW DISCOUNT TIRE	1,668,243	07/15/2024

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2654/145	6/12/2023	SW U	V	17	SALE PRICE
GRANTOR: NEW LIFE BAPTIST CHUR					
GRANTEE: HALLE PROPERTIES LL					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2026;ORIG=1,10] W88 S60 E88 N60 \$									
AOF=[YR=2026;ORIG=30,10] W29 S60 E29 N60 \$									
UST=[YR=2026;LABEL=mezzanine;ORIG=-110,10] E15 S45 W15 N45 \$									
FST=[YR=2026;ORIG=40,42] N24 E16 S7 W4 S14 D3L5 W7 \$									
FST=[YR=2026;ORIG=56,10] E11 S15 W11 N7 N8 \$									
FST=[YR=2026;ORIG=40,10] E16 S8 W16 N8 \$									

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REVIEW DATE	05/19/2025	BY	KW	Total Acres: 2.04	Total Land Value: 933,051	Market: 0	Agricultural: 0	Common: 933,051	PRINTED 07/09/2026 BY SYS
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