

# Property Detail Report

5401 S COLONY BLVD THE COLONY TX 75056

## Owner Information

Owner Name 1	HELENS INVESTMENT PROPERTY LLC	Owner Name 2	--
Owner Type	--	Mailing Address	5401 S COLONY BLVD THE COLONY TX 75056
Vesting Code Desc	LIMITED LIABILITY COMPANY	Vesting Code	LC

## Location Information

Legal Description	A0172A BBB & C, TR 22A, .45 ACRES		
County	DENTON	Parcel No. (APN)	R160874
FIPS Code	48121	Alternative APN	A0172A-000-0022-000A
Census Trct/Blk	021531/3	Legal Book/Page	--
Twnshp-Rnge-Sect	--	Map Reference	--
Legal Land Lot	--	School District	Lewisville Independent School District
Legal Block	--	Subdivision	BBB & C

## Last Market Sale Information

Recording Date	2017/05/18 00:00:00	New Construction	--
Sale Date	2017/05/18 00:00:00	1st Mtg Amount	\$445,000
Sale Price	\$445,000	1st Mtg Type	COMMERCIAL
Price Per SF	\$213	1st Mtg Doc. No.	2017-058286
Price Per Acre	\$988,889	Sale Doc. No.	2017-058285
Deed Type	WARRANTY DEED/DEED OF TRUST	Transfer Doc. No.	--
Seller Name	ANDAMIRO CORP,	Sale Type	INSURED NON-RESIDENTIAL GRANT DEED
Lender	BBCN BANK	Title Company	NONE AVAILABLE

## Last Transfer of Ownership

Recording Date	--	Book Number	--
Doc. Number	--	Page Number	--
Doc. Type	--		

## Prior Sale Information

Recording Date	07/27/2015	Sale Type	INSURED NON-RESIDENTIAL GRANT DEED
Sale Date	07/27/2015	Transfer Doc. No.	2015-084574
Sale Price	--	New Construction	--
Sale Doc. No.	2015-084574	Title Company	NONE AVAILABLE
Seller Name	HYEIN INVESTMENT INC,	Lender	WILSHIRE BANK

## Property Characteristics

Building Area	2,090 SF	Total Rooms	--
No. of Units	--	Bedrooms	--
No. of Stories	1	Bathrooms	--
Year Built	2006	Basement	--
Condition	--	Basement Area	--
Construction	--	Heat Type	CENTRAL
Roof Type	--	Air Cond. Type	CENTRAL
Roof Material	--	Fireplace	--
Parking Spaces	23		

---

## Site Information

Zoning	--	Assessor Acreage	0.45
County Use Code	F1	Calculated Acreage	0.45
County Use Code Desc.	REAL, COMMERCIAL	Assessed Lot SF	19,602
Land Use Code	2000	Calculated Lot SF	19,589
Land Use Desc.	COMMERCIAL (GENERAL)	Assessor Lot W/D	0 / 0
Land Use Category	COMMERCIAL (RETAIL)	Topography	--

---

## Tax and Value Information

Tax Year	2024	Improvement Value	\$358,802
Property Tax	\$9,094	Improvement %	67.03%
Tax Rate Code	C03 G01 S09	Market Value Year	2025
Tax Exemption	--	Total Market Value	\$535,220
Assessed Year	2025	Land Market Value	176418
Assessed Value	\$535,220	Market Imprv. Value	358802
Land Value	\$176,418	AVM Value	--

---

## Hazard Information

Flood Zone	--	Flood Panel	48121C0580G
Flood Panel Date	04/18/2011	Wetland Type	--
Wetland Classification	--		

