

Property ID: 15298

Owner: MERCIER JOHN C &amp; TRAMMEL AUVYE

Property ID: 15298	Account Number: 17115-70060-45600-000000
Property Legal Description: BLK 6 LOTS 4-6 NIXON BLOCKS	Deed Information: Volume: 763 Page: 935 File Number: Deed Date: 2/16/1996
Property Location: 120 W 3RD ST NIXON TX 78140	Block: 6 Section / Lot: 4-6
Survey / Sub Division Abstract: NIXON BLOCKS	
Owner Information: MERCIER JOHN C & TRAMMEL AUVYE P O BOX 219 NIXON TX 78140 Previous Owner: WALLEY LARRY & WF	Property Detail: Property Exempt: Category / SPTB Code: F1 Total Acres: 0.482 Total Living Sqft: See Detail Owner Interest: 1.000000 Homestead Exemption: Homestead Cap Value: 0 Land Ag / Timber Value: 0 Land Market Value: 14,000 Improvement Value: 37,080

Jur Code	Jur Name	Total Market	Homestead	Total Exemption	Taxable
17	NIXON CITY	51,080		0	51,080
36	NIXON-SMILEY C.I.S.D.	51,080		0	51,080
60	GONZALES EMER SER #1	51,080		0	51,080
61	GONZALES CO EMER FIRE	51,080		0	51,080
65	UNDERGROUND WATER CONS	51,080		0	51,080
71	NIXON HOSPITAL DIST	51,080		0	51,080
89	GONZALES COUNTY	51,080		0	51,080

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## Building Detail

Sequence	Type	Class	Year Built	Homesite Value	Condition	Percent Good	Square Feet	Replacement Value	Total Value
1	CS	CSL1	1980	NO		50%	1,000	26,270	10,510
2	AR	ARL1	1980	NO		40%	4,000	41,880	13,400
3	AC	AC2	1980	NO		35%	812	3,250	1,140
4	SB	SB3	1980	NO		40%	960	17,280	6,910
5	CONC	1F	1980	NO		70%	2,440	7,320	5,120

Total Building Value: \$ 37,080

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Land Detail

Land Sequence 1		
Acres: N/A	Market Class: NC20	Market Value: 14,000
Land Method: FF	Ag/Timber Class:	Ag/Timber Value: 0
Land Homesiteable: NO	Land Type:	Ag Code:
Front Foot: 140	Rear Foot: 140	Lot Depth: 150
Front Ft Avg: 140	Lot Depth %: 1	Land Square Ft: N/A

Total Land Value: \$ 14,000

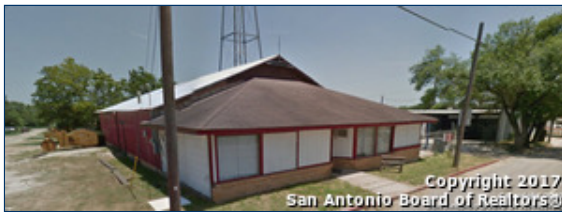
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## Previous Owner Information

Parcel ID	Seller	Buyer	Volume	Page	File Number	Deed Date
15298	WALLEY LARRY & WF	MERCIER JOHN C &	763	935		2/16/1996

## Agent Report



**Addr:** 120 W 3rd St **MLS #:** 1229750  
**Status:** **Active** **Class:** CM  
**Area:** 3100 **Grid:** **List Price:** \$150,000  
**Int.St./Dir:** From San Antonio, take Hwy 87 south to Nixon. Take a left onto congress, take 2nd right onto 3rd. Property is on the corner.  
**City:** Nixon **Zip:** 78140 **AdSf:** 9212  
**County:** Gonzales **CAN#:** 17115-70060-45600-000000  
**Lease Only:** No **Avl. w/Lease:** No **\$:** \$0  
**Legal:** BLK 6 LOTS 4-6 NIXON BLOCKS  
**Building Name:** HARDIES BLUFF/MCCANN LUMB **Zoning:** COMMERCIAL  
**# Buildings:** 2 **# Stories:** 1  
**# Units:** 2 **# Rentals:** 1  
**# Drive-In Doors:** 4 **Ceiling Height:** 8  
**# Total Parking:** 20 **Type:** OIMD

Income/Expense	Values	Estimated SqFt	Source: Appsl Dist	Utility Suppliers
Gross Income:		Apartment:		Gas: City
Annual Tax:	\$1,000	Retail:		Electric:
Insurance:		Office:	1000	Garbage: City
Gas & Electric:		Warehouse/Ind:	8212	Water: City
Water/Sewer:		Other:	12788	Sewer: City
Waste Removal:		Net Leasable Area:		Other:
Maintenance:		Gross Building Area:		
Other Expense:		Office Price/SqFt:		
Net Operating Income:		Other Price/SqFt:		

Base Taxes	Financials	Taxes
County: \$219	Preferred Title Co.: TITLE EXPRESS	Existing Exmpt/Abatements: No
City: \$167	PrTerms: Sale Only, Cash, Conventional	
School: \$504		Lot Size: 0.482
Other: \$40		Lot Dimensions:
Total: \$930		
Owner: Trammell	SC/\$: 0%	BC/\$: 3%
List Agent: Louise Stoeve	494314	(210) 482-9957
List Office: Running S Realty, LLC	RSRL00	(830) 865-0000
Ph to Show: 210-222-2227	Lockbox Type: Combo	Showing Contact: ShowingTime Agency Rsv:

**AgentRmrks:** Large Commercial building. Office, warehouse and loading dock. Business itself is not for sale, building and land only. Large area for parking, partially fenced. High ceiling in warehouse area.

**Remarks:** Large Commercial building. Office, warehouse and loading dock. Large area for parking, partially fenced. High ceiling in warehouse area.

<b>Foundation:</b> Slab	<b>Roof:</b> Other
<b>Heating:</b> Office Only	<b>Rail Service:</b> No
<b>Air Conditioning:</b> Office Only	<b>Accessible/Adaptive:</b> No
<b>Flood Plain:</b> None	<b>Loading Facilities:</b> Semi-Dock, Grade Level
<b>Construction:</b> Block	<b>Easements:</b> Other
<b>Restrictions:</b> None	<b>Lot Description:</b>
<b>Docs Avail:</b> Not Applicable	
<b>Amenities:</b> Inside Storage, Outside Storage, Public Restroom, Security Fence	
<b>Sale Includes:</b> Buildings, Land, Fixtures	
<b>Utilities:</b> Electricity, Water, Sewer	
<b>Contingent Info:</b>	<b>DOM/CDOM:</b> 1094 / 1094
<b>Contract Date:</b>	<b>Sale Trms:</b>
<b>Closing Date:</b>	<b>Sell Points:</b>
<b>Sell Ofc:</b>	<b>Selling Agent:</b>
	<b>Sold Price:</b>
	<b>SQFT/Acre:</b>
	<b>Price per SQFT:</b> \$16.28
	<b>Source SQFT Acre:</b>

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon.\*\*\*Copyright 2020 by SAN ANTONIO BOARD OF REALTORS\*\*\*

Prepared By: Louise Stoeve | Running S Realty, LLC | Cell: (210) 482-9957 | 03/10/2020 09:15 AM