

GENERAL INFO

ACCOUNT

Property ID: 283891
 Geographic ID: 0302170108
 Type: R
 Zoning: LI
 Agent: MARKSNELSON ADVISORY LLC
 Legal Description: LOT 5 BRIDGEVIEW BUSINESS AND INDUSTRIAL PLAZA SEC 2
 Property Use: 69

OWNER

Name: NEW DAIRY TEXAS LLC
 Secondary Name:
 Mailing Address: 250 FILMORE ST STE 525 DENVER CO USA 80206-5048
 Owner ID: 1853860
 % Ownership: 100.00
 Exemptions:

LOCATION

Address: 21 JULIEANNA CV, TX 78702

Market Area:
 Market Area CD: EAS
 Map ID: 030711

PROTEST

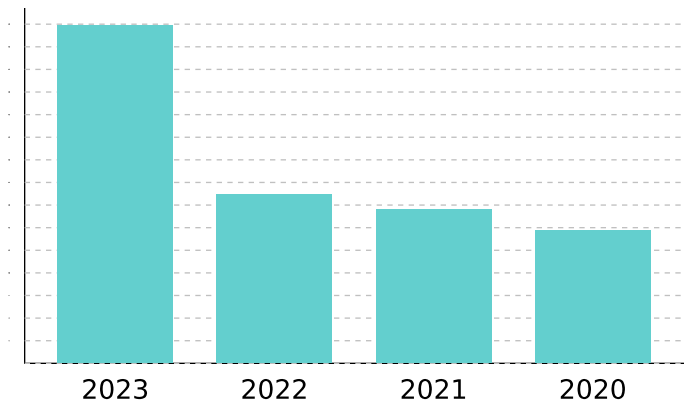
Protest Status:
 Informal Date:
 Formal Date:

VALUES

CURRENT VALUES

Land Homesite: \$0
 Land Non-Homesite: \$3,734,955
 Special Use Land Market: \$0
 Total Land: \$3,734,955
 Improvement Homesite: \$0
 Improvement Non-Homesite: \$0
 Total Improvement: \$0
 Market: \$3,734,955
 Special Use Exclusion (-): \$0
 Appraised: \$3,734,955
 Value Limitation Adjustment (-): \$0
 Net Appraised: \$3,734,955

VALUE HISTORY



Values for the current year are preliminary and are subject to change.

VALUE HISTORY

| Year | Land Market | Improvement | Special Use Exclusion | Appraised | Value Limitation Adj (-) | Net Appraised |
|------|-------------|-------------|-----------------------|-------------|--------------------------|---------------|
| 2023 | \$3,734,955 | \$0 | \$0 | \$3,734,955 | \$0 | \$3,734,955 |
| 2022 | \$1,867,477 | \$0 | \$0 | \$1,867,477 | \$0 | \$1,867,477 |
| 2021 | \$1,700,000 | \$0 | \$0 | \$1,700,000 | \$0 | \$1,700,000 |
| 2020 | \$1,467,304 | \$0 | \$0 | \$1,467,304 | \$0 | \$1,467,304 |

TAXING UNITS

| Unit | Description | Tax Rate | Net Appraised | Taxable Value |
|------|-----------------------------------|----------|---------------|---------------|
| 01 | AUSTIN ISD | 0.996600 | \$3,734,955 | \$3,734,955 |
| 02 | CITY OF AUSTIN | 0.462700 | \$3,734,955 | \$3,734,955 |
| 03 | TRAVIS COUNTY | 0.318239 | \$3,734,955 | \$3,734,955 |
| 0A | TRAVIS CENTRAL APP DIST | 0.000000 | \$3,734,955 | \$3,734,955 |
| 2J | TRAVIS COUNTY HEALTHCARE DISTRICT | 0.098684 | \$3,734,955 | \$3,734,955 |
| 68 | AUSTIN COMM COLL DIST | 0.098700 | \$3,734,955 | \$3,734,955 |

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

LAND

| Land | Description | Acres | SQFT | Cost per SQFT | Market Value | Special Use Value |
|------|-------------|--------|---------|---------------|--------------|-------------------|
| LAND | Land | 4.0830 | 177,855 | \$21.00 | \$3,734,955 | \$0 |

DEED HISTORY

| Deed Date | Type | Description | Grantor/Seller | Grantee/Buyer | Book ID | Volume | Page | Instrument |
|-----------|------|------------------|-------------------------------|---------------------|---------|--------|-------|---------------|
| 7/14/20 | SW | SPECIAL WARRANTY | MILK PRODUCTS LP | NEW DAIRY TEXAS LLC | | | | 2020127049 |
| 1/7/04 | SW | SPECIAL WARRANTY | RANDLE GLENN L | MILK PRODUCTS LP | | 00000 | 00000 | 2004006851 TR |
| 7/21/99 | SW | SPECIAL WARRANTY | | RANDLE GLENN L | | 00000 | 00000 | 1999077970 TR |
| 7/19/99 | SW | SPECIAL WARRANTY | CENTEX LAND COMPANY | | | 00000 | 00000 | 1999070163 TR |
| 2/7/89 | TD | TRUSTEE DEED | SCHOLL PETER & JAMES CUMMINGS | CENTEX LAND COMPANY | | 10870 | 01193 | |

GENERAL INFO

ACCOUNT

Property ID: 283890
 Geographic ID: 0302170107
 Type: R
 Zoning: LI
 Agent: MARKSNELSON ADVISORY LLC
 Legal Description: LOT 6 BRIDGEVIEW BUSINESS AND INDUSTRIAL PLAZA SEC 2
 Property Use: 69

OWNER

Name: NEW DAIRY TEXAS LLC
 Secondary Name:
 Mailing Address: 250 FILMORE ST STE 525 DENVER CO USA 80206-5048
 Owner ID: 1853860
 % Ownership: 100.00
 Exemptions:

LOCATION

Address: 41 JULIEANNA CV, TX 78702

Market Area:
 Market Area CD: EAS
 Map ID: 030711

PROTEST

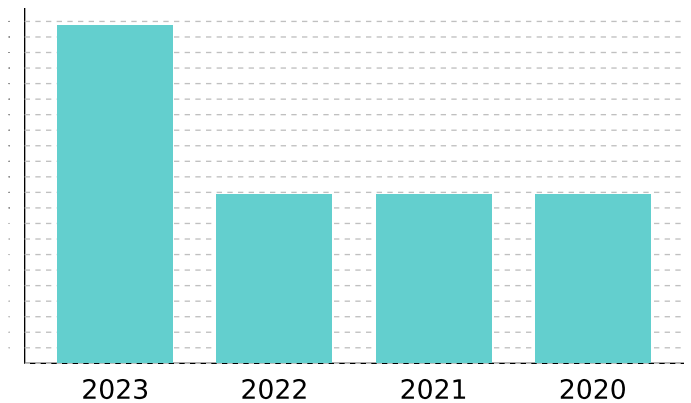
Protest Status:
 Informal Date:
 Formal Date:

VALUES

CURRENT VALUES

Land Homesite: \$0
 Land Non-Homesite: \$2,173,479
 Special Use Land Market: \$0
 Total Land: \$2,173,479
 Improvement Homesite: \$0
 Improvement Non-Homesite: \$0
 Total Improvement: \$0
 Market: \$2,173,479
 Special Use Exclusion (-): \$0
 Appraised: \$2,173,479
 Value Limitation Adjustment (-): \$0
 Net Appraised: \$2,173,479

VALUE HISTORY



Values for the current year are preliminary and are subject to change.

VALUE HISTORY

| Year | Land Market | Improvement | Special Use Exclusion | Appraised | Value Limitation Adj (-) | Net Appraised |
|------|-------------|-------------|-----------------------|-------------|--------------------------|---------------|
| 2023 | \$2,173,479 | \$0 | \$0 | \$2,173,479 | \$0 | \$2,173,479 |
| 2022 | \$1,086,740 | \$0 | \$0 | \$1,086,740 | \$0 | \$1,086,740 |
| 2021 | \$1,086,740 | \$0 | \$0 | \$1,086,740 | \$0 | \$1,086,740 |
| 2020 | \$1,086,740 | \$0 | \$0 | \$1,086,740 | \$0 | \$1,086,740 |

TAXING UNITS

| Unit | Description | Tax Rate | Net Appraised | Taxable Value |
|------|-----------------------------------|----------|---------------|---------------|
| 01 | AUSTIN ISD | 0.996600 | \$2,173,479 | \$2,173,479 |
| 02 | CITY OF AUSTIN | 0.462700 | \$2,173,479 | \$2,173,479 |
| 03 | TRAVIS COUNTY | 0.318239 | \$2,173,479 | \$2,173,479 |
| 0A | TRAVIS CENTRAL APP DIST | 0.000000 | \$2,173,479 | \$2,173,479 |
| 2J | TRAVIS COUNTY HEALTHCARE DISTRICT | 0.098684 | \$2,173,479 | \$2,173,479 |
| 68 | AUSTIN COMM COLL DIST | 0.098700 | \$2,173,479 | \$2,173,479 |

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IMPROVEMENT

LAND

| Land | Description | Acres | SQFT | Cost per SQFT | Market Value | Special Use Value |
|------|-------------|--------|---------|---------------|--------------|-------------------|
| LAND | Land | 2.3760 | 103,499 | \$21.00 | \$2,173,479 | \$0 |

DEED HISTORY

| Deed Date | Type | Description | Grantor/Seller | Grantee/Buyer | Book ID | Volume | Page | Instrument |
|-----------|------|------------------|-------------------------------|---------------------|---------|--------|-------|---------------|
| 7/14/20 | SW | SPECIAL WARRANTY | MILK PRODUCTS LP | NEW DAIRY TEXAS LLC | | | | 2020127049 |
| 1/7/04 | SW | SPECIAL WARRANTY | RANDLE GLENN L | MILK PRODUCTS LP | | 00000 | 00000 | 2004006851 TR |
| 7/9/99 | SW | SPECIAL WARRANTY | CENTEX LAND COMPANY | RANDLE GLENN L | | 00000 | 00000 | 1999070163 TR |
| 2/7/89 | TD | TRUSTEE DEED | SCHOLL PETER & JAMES CUMMINGS | CENTEX LAND COMPANY | | 10870 | 01193 | |

GENERAL INFO

ACCOUNT

Property ID: 187756
 Geographic ID: 0200160432
 Type: R
 Zoning: LI
 Agent: MARKSNELSON ADVISORY LLC
 Legal Description: LOT 2 BRIDGEVIEW BUSINESS AND INDUSTRIAL PLAZA SEC 2
 Property Use: 69

OWNER

Name: NEW DAIRY TEXAS LLC
 Secondary Name:
 Mailing Address: 250 FILMORE ST STE 525 DENVER CO USA 80206-5048
 Owner ID: 1853862
 % Ownership: 100.00
 Exemptions:

LOCATION

Address: 21 STRANDTMAN CV, TX 78702

Market Area:
 Market Area CD: EAS
 Map ID: 020211

PROTEST

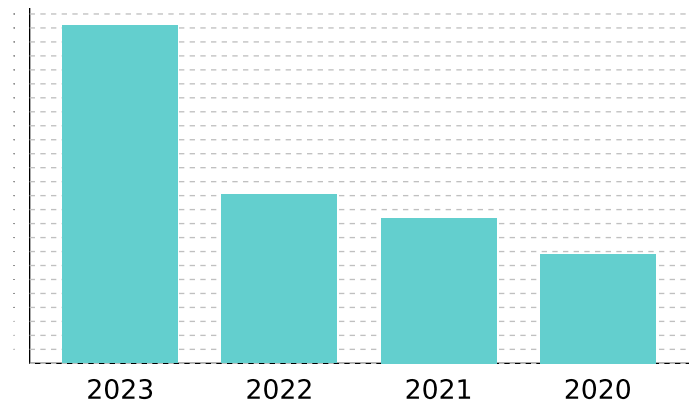
Protest Status:
 Informal Date:
 Formal Date:

VALUES

CURRENT VALUES

Land Homesite: \$0
 Land Non-Homesite: \$6,042,633
 Special Use Land Market: \$0
 Total Land: \$6,042,633
 Improvement Homesite: \$0
 Improvement Non-Homesite: \$0
 Total Improvement: \$0
 Market: \$6,042,633
 Special Use Exclusion (-): \$0
 Appraised: \$6,042,633
 Value Limitation Adjustment (-): \$0
 Net Appraised: \$6,042,633

VALUE HISTORY



Values for the current year are preliminary and are subject to change.

VALUE HISTORY

| Year | Land Market | Improvement | Special Use Exclusion | Appraised | Value Limitation Adj (-) | Net Appraised |
|------|-------------|-------------|-----------------------|-------------|--------------------------|---------------|
| 2023 | \$6,042,633 | \$0 | \$0 | \$6,042,633 | \$0 | \$6,042,633 |
| 2022 | \$3,021,316 | \$0 | \$0 | \$3,021,316 | \$0 | \$3,021,316 |
| 2021 | \$2,600,000 | \$0 | \$0 | \$2,600,000 | \$0 | \$2,600,000 |
| 2020 | \$1,954,970 | \$0 | \$0 | \$1,954,970 | \$0 | \$1,954,970 |

TAXING UNITS

| Unit | Description | Tax Rate | Net Appraised | Taxable Value |
|------|-----------------------------------|----------|---------------|---------------|
| 01 | AUSTIN ISD | 0.996600 | \$6,042,633 | \$6,042,633 |
| 02 | CITY OF AUSTIN | 0.462700 | \$6,042,633 | \$6,042,633 |
| 03 | TRAVIS COUNTY | 0.318239 | \$6,042,633 | \$6,042,633 |
| 0A | TRAVIS CENTRAL APP DIST | 0.000000 | \$6,042,633 | \$6,042,633 |
| 2J | TRAVIS COUNTY HEALTHCARE DISTRICT | 0.098684 | \$6,042,633 | \$6,042,633 |
| 68 | AUSTIN COMM COLL DIST | 0.098700 | \$6,042,633 | \$6,042,633 |

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IMPROVEMENT

LAND

| Land | Description | Acres | SQFT | Cost per SQFT | Market Value | Special Use Value |
|------|-------------|--------|---------|---------------|--------------|-------------------|
| LAND | Land | 5.4400 | 236,966 | \$25.50 | \$6,042,633 | \$0 |

DEED HISTORY

| Deed Date | Type | Description | Grantor/Seller | Grantee/Buyer | Book ID | Volume | Page | Instrument |
|-----------|------|------------------|-------------------------------|---------------------|---------|--------|-------|---------------|
| 7/14/20 | SW | SPECIAL WARRANTY | MILK PRODUCTS L C, MILK | NEW DAIRY TEXAS LLC | | | | 2020127048 |
| 4/26/00 | SW | SPECIAL WARRANTY | CENTEX LAND COMPANY | MILK PRODUCTS LLC | | 00000 | 00000 | 2000063125 TR |
| 2/7/89 | TD | TRUSTEE DEED | SCHOLL PETER & JAMES CUMMINGS | CENTEX LAND COMPANY | | 10870 | 01189 | |

GENERAL INFO

ACCOUNT

Property ID: 187758
 Geographic ID: 0200160434
 Type: R
 Zoning: LI
 Agent: MARKSNELSON ADVISORY LLC
 Legal Description: LOT 5-8 BRIDGEVIEW BUSINESS AND INDUSTRIAL PLAZA LOT 3-4 * BRIDGEVIEW BUSINESS & INDUSTRIAL PLAZA SEC 2
 Property Use: 69

OWNER

Name: NEW DAIRY TEXAS LLC
 Secondary Name:
 Mailing Address: 250 FILMORE ST STE 525 DENVER CO USA 80206-5048
 Owner ID: 1853862
 % Ownership: 100.00
 Exemptions:

LOCATION

Address: 71 STRANDTMAN CV, TX 78702
 Market Area:
 Market Area CD: EAS
 Map ID: 020211

PROTEST

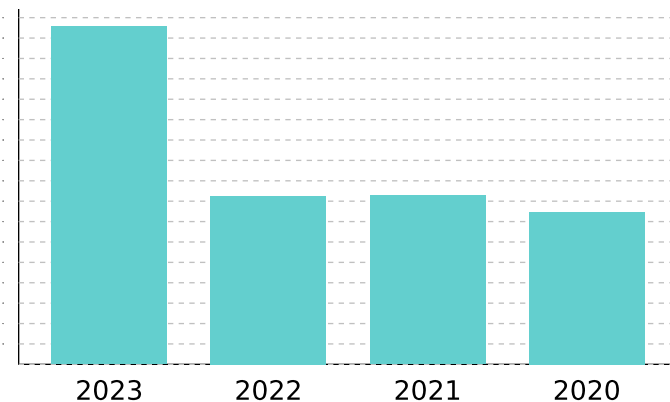
Protest Status:
 Informal Date:
 Formal Date:

VALUES

CURRENT VALUES

Land Homesite: \$0
 Land Non-Homesite: \$12,393,690
 Special Use Land Market: \$0
 Total Land: \$12,393,690
 Improvement Homesite: \$0
 Improvement Non-Homesite: \$4,170,725
 Total Improvement: \$4,170,725
 Market: \$16,564,415
 Special Use Exclusion (-): \$0
 Appraised: \$16,564,415
 Value Limitation Adjustment (-): \$0
 Net Appraised: \$16,564,415

VALUE HISTORY



Values for the current year are preliminary and are subject to change.

VALUE HISTORY

| Year | Land Market | Improvement | Special Use Exclusion | Appraised | Value Limitation Adj (-) | Net Appraised |
|------|--------------|-------------|-----------------------|--------------|--------------------------|---------------|
| 2023 | \$12,393,690 | \$4,170,725 | \$0 | \$16,564,415 | \$0 | \$16,564,415 |
| 2022 | \$8,242,461 | \$0 | \$0 | \$8,242,461 | \$0 | \$8,242,461 |
| 2021 | \$8,262,460 | \$10,244 | \$0 | \$8,272,704 | \$0 | \$8,272,704 |
| 2020 | \$5,709,681 | \$1,751,305 | \$0 | \$7,460,986 | \$0 | \$7,460,986 |

TAXING UNITS

| Unit | Description | Tax Rate | Net Appraised | Taxable Value |
|------|-----------------------------------|----------|---------------|---------------|
| 01 | AUSTIN ISD | 0.996600 | \$16,564,415 | \$16,564,415 |
| 02 | CITY OF AUSTIN | 0.462700 | \$16,564,415 | \$16,564,415 |
| 03 | TRAVIS COUNTY | 0.318239 | \$16,564,415 | \$16,564,415 |
| 0A | TRAVIS CENTRAL APP DIST | 0.000000 | \$16,564,415 | \$16,564,415 |
| 2J | TRAVIS COUNTY HEALTHCARE DISTRICT | 0.098684 | \$16,564,415 | \$16,564,415 |
| 68 | AUSTIN COMM COLL DIST | 0.098700 | \$16,564,415 | \$16,564,415 |

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IMPROVEMENT

Improvement #1: **MFG/ENG'G/LAB** Improvement Value: **\$3,586,412** Main Area: **64,525**
 State Code: **F2** Gross Building Area: **417,704**

| Type | Description | Class CD | Exterior Wall | Number of Units | EFF Year Built | Year | SQFT |
|------|------------------|----------|---------------|-----------------|----------------|------|---------|
| 1ST | 1st Floor | S | | 0 | 1987 | 1987 | 39,814 |
| 551 | PAVED AREA | CA | | 1 | 1987 | 1987 | 260,000 |
| 881 | COMMCL FINISHOUT | A | | 1 | 1987 | 1987 | 13,290 |
| 272 | COLDSTG VAULT LG | S | | 0 | 1987 | 1987 | 11,636 |
| 1ST | 1st Floor | C | | 1 | 1987 | 1987 | 14,159 |
| 1ST | 1st Floor | S | | 0 | 1987 | 1987 | 3,774 |
| 491 | SPRINKLER HEADS | S | | 0 | 1987 | 1987 | 64,525 |
| MEZZ | Mezzanine | S | | 0 | 1987 | 1987 | 6,778 |
| 541 | FENCE COMM LF | C8 | | 1 | 1987 | 1987 | 2,680 |
| 501 | CANOPY | A | | 1 | 1987 | 1987 | 1,038 |
| 482 | LIGHT POLES | S | | 0 | 1987 | 1987 | 10 |

Improvement Features

1ST Ceiling Factor: 10, Floor Factor: 1ST, Grade Factor: A, Shape Factor: R
 MEZZ Ceiling Factor: 10, Floor Factor: MEZZ, Grade Factor: A, Shape Factor: R
 1ST Ceiling Factor: 16, Floor Factor: 1ST, Grade Factor: A, Shape Factor: R
 1ST Ceiling Factor: 18, Floor Factor: 1ST, Grade Factor: A, Shape Factor: R

Improvement #2: **SVC/REPAIR GAR'G** Improvement Value: **\$584,313** Main Area: **6,399**
 State Code: **F2** Gross Building Area: **19,758**

| Type | Description | Class CD | Exterior Wall | Number of Units | EFF Year Built | Year | SQFT |
|------|--------------------|----------|---------------|-----------------|----------------|------|-------|
| 1ST | 1st Floor | S | | 0 | 1988 | 1988 | 6,399 |
| 881 | COMMCL FINISHOUT | A | | 1 | 1988 | 1988 | 1,580 |
| 402 | CARWASH SELF-SERVE | A | | 1 | 1988 | 1988 | 1,580 |
| 501 | CANOPY | A | | 1 | 1988 | 1988 | 2,220 |
| 328 | MEZZ COMM (STG) | I | | 1 | 1988 | 1988 | 1,580 |
| 491 | SPRINKLER HEADS | S | | 0 | 1988 | 1988 | 6,399 |

Improvement Features

1ST Ceiling Factor: 20, Floor Factor: 1ST, Grade Factor: A, Shape Factor: R

LAND

| Land | Description | Acres | SQFT | Cost per SQFT | Market Value | Special Use Value |
|------|-------------|--------|---------|---------------|--------------|-------------------|
| LAND | Land | 9.4840 | 413,123 | \$30.00 | \$12,393,690 | \$0 |

DEED HISTORY

| Deed Date | Type | Description | Grantor/Seller | Grantee/Buyer | Book ID | Volume | Page | Instrument |
|-----------|------|------------------|--------------------------------|--------------------------------|---------|--------|-------|------------|
| 7/14/20 | SW | SPECIAL WARRANTY | MILK PRODUCTS L L C, MILK | NEW DAIRY TEXAS LLC | | | | 2020127048 |
| 9/4/97 | SW | SPECIAL WARRANTY | BORDEN/MEADOW GOLD DAIRIES INC | MILK PRODUCTS L L C | | 13014 | 01426 | |
| 2/23/96 | SW | SPECIAL WARRANTY | SUPERIOR DAIRIES INC | BORDEN/MEADOW GOLD DAIRIES INC | | 12692 | 02077 | |
| 7/7/86 | WD | WARRANTY DEED | | SUPERIOR DAIRIES INC | | 09780 | 00010 | |