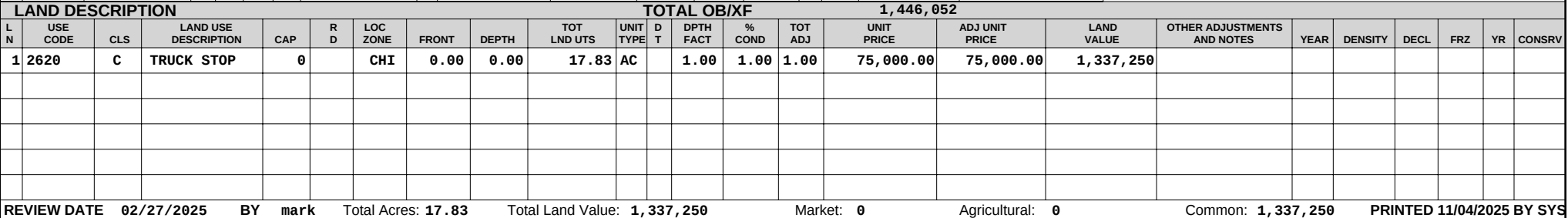


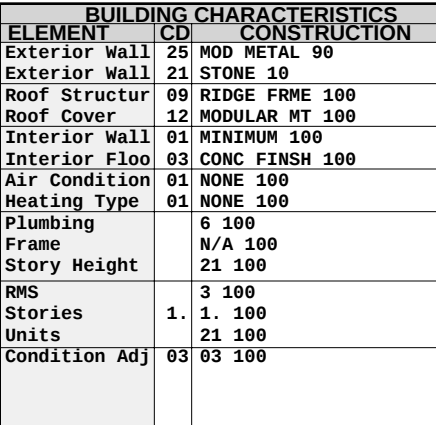
LOVE'S TRAVEL STOPS & COUNTRY STORES INC
15 WEST 6TH STREET, SUITE 2400
TULSA, OK 74119

03-6S-17-09562-000



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Quality		05 05			
DOR CODE		2620 TRUCK STOP			
MAP NUM					02
NEIGHBORHOOD/LOC		3617.00		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	480	150		720	27,948
BAS	9,300	100		9,300	360,998
CAN	228	30		68	2,639
MEZ	660	20		132	5,124

[illegible][illegible]

REVIEW DATE	02/27/2025	BY	mark
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6700	06	10,220	83.3872	40.86	417,589	2018	2018	0	0	0	95.00

3 SERV SHOP 0% - 0

Heated Area: 9780

HX Base Yr

The floor plan diagram shows three rooms with their dimensions:

- BAS (Bathroom):** 67' x 90'
- AOF (Anteroom):** 24' x 20'
- MEZ (Mezzanine):** 33' x 20'

The overall layout includes a central corridor and a small room labeled 'CAN' (Cannery) with dimensions 12' x 19'.

[illegible][illegible]

Total Acres: 17.83	Total Land Value: 1,337,250	Market: 0	Agricultural: 0
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COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			1, 628, 226
TOTAL MARKET OB/XF VALUE			1, 458, 052
TOTAL LAND VALUE - MARKET			1, 337, 250
TOTAL MARKET VALUE			4, 423, 528
SOH/AGL Deduction			0
ASSESSED VALUE			4, 423, 528
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			4, 423, 528
TOTAL JUST VALUE			4, 423, 528
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			4, 440, 667

LAND:1:1: JOINS 9512-000 34 AC. ZONED AG-3 AS OF 0			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
35920	COMMERCIAL	3,175	10/26/2017
35832	COMMERCIAL	43,530	10/02/2017
11139	PUMP/UTPOL	75	05/13/1996
10339	PUMP/UTPOL	75	10/17/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1333/1265	3/22/2017	WD	Q	V	04	850,000
GRANTOR: FEAGLE FAMILY PROPERTY						
GRANTEE: LOVE'S TRAVEL STOPS						
1333/1321	3/21/2017	WD	Q	V	04	800,000
GRANTOR: HC HOLDINGS LLC						
GRANTEE: LOVE'S TRAVEL STOPS						

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[ORIG=0,0] W19 N12 W20 S12 W67 S90 E73 N20 E24 S20 E9 N90 \$														
MEZ=[ORIG=-33,110] S20 E33 N20 W33 \$														
AOF=[ORIG=-33,90] N20 E24 S20 W24 \$														
CAN=[ORIG=-19,0] N12 E19 S12 W19 \$														
.														

[illegible]

Common: 1,337,250 PRINTED 11/04/2025 BY SYS