

GENERAL INFO

ACCOUNT

Property ID: 36410
Geographic ID: A0623A-000-0222-0000
Type: R
Zoning:
Agent:
Legal Description: A0623A A. HILL, TR 222, .2295 ACRES, OLD DCAD TR 121A
Property Use: RE025

OWNER

Name: JYOTIRLINGESHWOR LLC
Secondary Name:
Mailing Address: 1913 Highland Dr Bedford TX 76021-6146
Owner ID: 1905211
% Ownership: 100.000000
Exemptions:

LOCATION

Address: 525 EAGLE DR, DENTON TX 76201-6720
Market Area:
Market Area CD: RE25G01G4
Map ID: COMMERCIAL

PROTEST

Protest Status:
Informal Date:
Formal Date:

VALUES

CURRENT VALUES

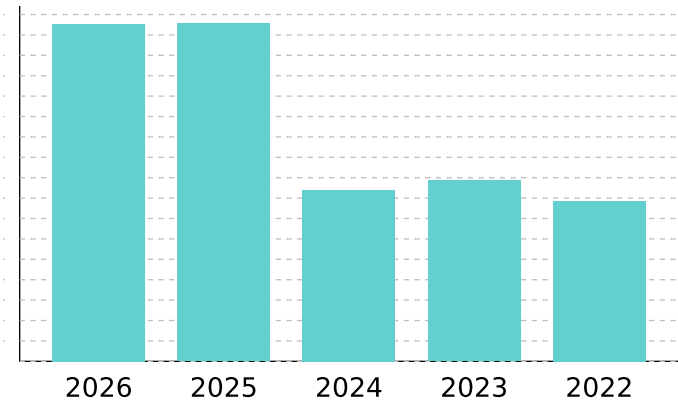
Land Homesite: \$0
Land Non-Homesite: \$100,000
Special Use Land Market: \$0
Total Land: \$100,000

Improvement Homesite: \$0
Improvement Non-Homesite: \$313,589
Total Improvement: \$313,589

Market: \$413,589
Special Use Exclusion (-): \$0
Appraised: \$413,589
Value Limitation Adjustment (-): \$0

Net Appraised: \$413,589

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2026	\$100,000	\$313,589	\$0	\$413,589	\$0	\$413,589
2025	\$100,000	\$313,937	\$0	\$413,937	\$0	\$413,937
2024	\$100,000	\$110,150	\$0	\$210,150	\$0	\$210,150
2023	\$100,000	\$121,617	\$0	\$221,617	\$0	\$221,617
2022	\$100,000	\$96,817	\$0	\$196,817	\$0	\$196,817

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
C05	DENTON CITY OF	0.595420	\$413,589	\$413,589
G01	DENTON COUNTY	0.185938	\$413,589	\$413,589
S05	DENTON ISD	1.206900	\$413,589	\$413,589

IMPROVEMENT

Improvement #1: **Commercial** Improvement Value: **\$297,578** Main Area: **1,516**
State Code: **F1** Description: **RETAIL GROCERY** Gross Building Area: **2,516**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
C-MA	Main Area Comm	D		1	2010	1975	1,516
C-CAN	Canopy Comm	D		1	2010	1975	1,000

Improvement Features

C-MA Sprinkler System: NONE

C-CAN Sprinkler System: NONE

Improvement #2: **Commercial** Improvement Value: **\$16,011** Main Area: **0**
State Code: **F1** Description: **CONCRETE** Gross Building Area: **7,496**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
C-PAV	Paving Comm	PAV		1	2010	1975	7,496

Improvement Features

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
6	COMMERCIAL	0.2295	10,000	\$10.00	\$100,000	\$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
6/3/25	SWD	SPECIAL WD WITH	PAULS PETRO HOLDINGS LLC	JYOTIRLINGESHWOR LLC				2025-61995
8/30/23	SW	SPECIAL WD	7-ELEVEN INC	PAULS PETRO HOLDINGS LLC				2023-96917
9/14/20	SW	SPECIAL WD	ZB EAGLE PARTNERS LTD P/S	7-ELEVEN INC				2020-144794
6/11/93	WD	WARRANTY DEED	MARCO ENT INC	ZB EAGLE PARTNERS LTD P/S				93-0036884
6/11/93	WD	WARRANTY DEED	MARTIN, CECIL F	MARCO ENT INC				93-0036883

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
	CONV	CONVERSION	MARTIN EAGLE OIL	MARTIN, CECIL F & BETTYE		1619	299	
	CONV	CONVERSION	MARTIN, CECIL F & BETTYE	MARTIN, CECIL F		1619	299	