

Summary of Salient Facts & Conclusions

Property Type:	Auto service property dba Industrial Truck Service & Auto Repair
Location:	1409 N. Garden Avenue, Roswell, New Mexico
Legal Description:	Lot 6 of the Woods Subdivision, Roswell, Chaves County, NM
Effective Date of Value:	May 24,2021
Property Rights Appraised:	Fee Simple Interest
Land Area:	±20,700 SF, per Chaves County records
Zoning:	I-1 Light Industrial
Improvements:	Property improvements include the ±1,248 SF service building, a ±384 SF attached canopy, asphalt & concrete parking and property signage
Gross Building Area (GBA):	±1,248 SF, per field measurements