

Exhibit 2

Property Search

Property ID: 1824565 - Tax Year: 2021 ▼

General Information

Property ID	1824565
Property Status	Active
Geographic ID	R-1918-001-0010-1
Property Type	Real
Property Address	928 W Spring Creek Pkwy Plano, TX 75023
DBA Name	Pep Boys Service Center
Total Land Area	77,097 sq. ft.
Total Improvement Main Area	20,984 sq. ft.
Abstract/Subdivision	Pep Boys Addition
Primary State Code	F1 (Commercial - Real)
Legal Description	PEP BOYS ADDITION, BLK A, LOT 1

Owner Information

Owner ID	182519
Owner Name(s)	Pep Boys Manny Moe & Jack Of De Inc Property Tax Dept
Exemptions	None
Percent Ownership	100.00%
Mailing Address	3111 W Allegheny Ave Philadelphia, PA 19132-1116

2021 Value Information

Improvement Homesite Value	\$0
Improvement Non-Homesite Value	\$880,881
Total Improvement Market Value	\$880,881
Land Homesite Value	\$0
Land Non-Homesite Value	\$693,872
Land Agricultural Market Value	\$0
Total Land Market Value	\$693,872
Total Market Value	\$1,574,753
Agricultural Use Loss	\$0
Total Appraised Value	\$1,574,753
Homestead Cap Loss	\$0
Total Assessed Value	\$1,574,753

Entities

Taxing Entity	Tax Rate	Collected By
CPL (Plano City)	0.448200 (2020 Rate)	Collin County Tax Office
GCN (Collin County)	0.172531 (2020 Rate)	Collin County Tax Office
JCN (Collin College)	0.081222 (2020 Rate)	Collin County Tax Office
SPL (Plano ISD)	1.323750 (2020 Rate)	Collin County Tax Office

Improvements

Improvement #1	Commercial
State Code	F1 (Commercial - Real)
Homesite	No
Market Value	\$777,171
Total Main Area	20,984 sq. ft.

Detail #	Type	Year Built	Sq. Ft.
1	MA - Main Area	1985	18,056
2	MA - Main Area	1985	2,928

Land Segments

Land Segment #1	Commercial
State Code	F1 (Commercial - Real)
Homesite	No
Market Value	\$693,872
Ag Use Value	n/a
Land Size	1.7699 acres 77,097 sq. ft.

Improvement #2	Commercial
State Code	F1 (Commercial - Real)
Homesite	No
Market Value	\$103,710
Total Main Area	n/a

Detail #	Type	Year Built	Sq. Ft.
1	CON - Concrete Paving	1985	50,590

Value History

Year	Improvement	Land	Market	Ag Loss	Appraised	HS Cap Loss	Assessed
2019	\$902,142	\$616,775	\$1,518,917	\$0	\$1,518,917	\$0	\$1,518,917
2018	\$648,540	\$616,775	\$1,265,315	\$0	\$1,265,315	\$0	\$1,265,315
2017	\$498,554	\$616,775	\$1,115,329	\$0	\$1,115,329	\$0	\$1,115,329
2016	\$468,810	\$424,033	\$892,843	\$0	\$892,843	\$0	\$892,843

Deed History

Deed Date	Seller	Buyer	Instr #	Volume/Page
05/01/1985	PEP BOYS MANNY M&J OF CALIF	PEP BOYS MANNY MOE & JACK OF DE INC		21330531
05/01/1985	** n/a **	PEP BOYS MANNY M&J OF CALIF		21330531

SB 541 – Amends Section 25.027 of the Property Tax Code, effective September 1, 2005

RESTRICTION ON POSTING DETAILED IMPROVEMENT INFORMATION ON INTERNET WEBSITE:

Information in appraisal records may not be posted on the Internet if the information is a photograph, sketch, or floor plan of an improvement to real property that is designed primarily for use as a human residence. This section does not apply to an aerial photograph that depicts five or more separately owned buildings.

HB 394 – Amends Section 25.027 of the Property Tax Code, effective September 1, 2015

RESTRICTION ON POSTING AGE RELATED INFORMATION ON INTERNET WEBSITE:

Information in appraisal records may not be posted on the Internet if the information indicates the age of a property owner, including information indicating that a property owner is 65 years of age or older.