

174

9

0

2

326

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

764,100 /

USE VALUE:

764,100 /

764,100

ASSESSed:

764,100 /

764,100

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 326 | | HEMLOCK CR, LINCOLN |

OWNERSHIP

| | |
|-----------|--------------------------|
| Owner 1: | CISNEROS TR MARIA H |
| Owner 2: | 326 HEMLOCK REALTY TRUST |
| Owner 3: | |
| Street 1: | 6447 MIMOSA LANE |
| Street 2: | |
| Twn/City: | DALLAS |
| St/Prov: | TX Cntry Own Occ: Y |
| Postal: | 75230 Type: |

PREVIOUS OWNER

| | |
|-----------|---------------------|
| Owner 1: | CISNEROS - MARIA H |
| Owner 2: | C/O MARIA CORDOVA - |
| Street 1: | 801 BRICKELL AVE |
| Twn/City: | MIAMI |
| St/Prov: | FL Cntry |
| Postal: | 33131 |

NARRATIVE DESCRIPTION

This parcel contains . ACRES of land mainly classified as CONDO with a CONDO-GRDN Building built about 1977, having primarily WOOD Exterior and 1842 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|---|------|------|-------------|
| Z | | water | | A | | SEPTIC |
| o | | Sewer | | | | |
| n | | Electri | | | | |
| Census: | | Exmpt | | | | |
| Flood Haz: | | | | | | |
| D | | Topo | | | | |
| s | | Street | 1 | | | PAVED |
| t | | Gas: | 4 | | | MEDIUM |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|------------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 102 | CONDO | | 0 | | SQUARE FE | PRIME SITE | | 0 | 0. | 0.00 | FP | | | | | | | | | | | | | | | | |

| | | | | | | | | | | | | | | |
|--------------|---------|--------------|---|-------------|-----|-------|---------------|----------|--------|--|------------|--|--------|--|
| Total AC/HA: | 0.00000 | Total SF/SM: | 0 | Parcel LUC: | 102 | CONDO | Prime NB Desc | FARRAR P | Total: | | SpI Credit | | Total: | |
|--------------|---------|--------------|---|-------------|-----|-------|---------------|----------|--------|--|------------|--|--------|--|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Lincoln

meadorse

2026

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|--------------|-----------------|---------------------------------------|------------|-----------------|-------------|
| 102 | 0.000 | 761,500 | 2,600 | | 764,100 |
| Total Card | 0.000 | 761,500 | 2,600 | | 764,100 |
| Total Parcel | 0.000 | 761,500 | 2,600 | | 764,100 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: 414.82 | | /Parcel: 414.82 | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-----------------|------------|
| 2025 | 102 | FV | 705,200 | 2400 | . | | 707,600 | | Year End Roll | 12/2/2024 |
| 2024 | 102 | FV | 664,400 | 2400 | . | | 666,800 | | Year end | 11/9/2023 |
| 2023 | 102 | FV | 619,200 | 2400 | . | | 621,600 | 621,600 | Year end | 11/3/2022 |
| 2022 | 102 | FV | 551,600 | 3100 | . | | 554,700 | 554,700 | Year End Roll | 10/19/2021 |
| 2021 | 102 | FV | 548,700 | 3100 | . | | 551,800 | 551,800 | Year End Roll | 10/15/2020 |
| 2020 | 102 | FV | 548,700 | 3100 | . | | 551,800 | 551,800 | Year End Roll | 9/26/2019 |
| 2019 | 102 | FV | 491,800 | 3100 | . | | 494,900 | 494,900 | Create Final va | 6/4/2019 |
| 2018 | 102 | FV | 491,800 | 3100 | . | | 494,900 | 494,900 | Year End Roll | 9/28/2017 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-------|
| CISNEROS,MARIA | 61817-441 | | 5/17/2013 | FAMILY | 99 | No | No | | |
| POPE EVERETT TR | 13252-708 | | 8/2/1977 | | 90,900 | No | No | | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|-----------|------------|----------|--------|-----|------------|----------|------------|-------------------|
| 8/11/2023 | MEC-23-001 | MECHANIC | 16,000 | C | | | | Replace furnace & |
| 12/8/1994 | 645-94 | MANUAL | 23,000 | C | 8/21/1995 | | | FIRE DAM |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-----------|
| 11/20/2024 | MEAS/EXT INS | 6 | JN |
| 4/16/2012 | MEAS/EXT INS | 25 | D ERSKINE |
| 3/27/2004 | M&L EXTERIOR | 615 | |
| 4/30/1996 | MEAS/EXT INS | 606 | |
| 4/1/1987 | INSPECTED | 601 | |

Sign: VERIFICATION OF VISIT NOT DATA / /

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

GIS Ref
GIS Ref
Insp Date
11/20/24

!2539!

PRINT

Date Time
09/26/25 18:51:25

LAST REV

Date Time
01/28/25 11:13:26

apro
2539



USER DEFINED

| | |
|----------------|------------|
| Prior Id # 1: | 98 105 326 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

