111	12	0			2 of 4	RESIDENTIAL	TOTAL ASSESSED: 73,413,000
Map	Lot	Sublot	Building	Unit	CARD		!753!

Town Of Lincoln

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		HARVEST CR, LINCOLN

OWNERSHIP

Owner 1:	BSL/BN GROVES CCRC LLC				
Owner 2:	C/O ALTUS GROUP				
Owner 3:					
Street 1:	PO BOX 92129				
Street 2:					
Twn/City:	SOUTHLAKE				
St/Prov:	TX	Cntry		Own Occ:	Y
Postal:	76092			Type:	

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:		Cntry	
Postal:			

NARRATIVE DESCRIPTION

This Parcel contains 30.967 ACRES of land mainly classified as APTS >8 with a(n) MULTI-TNHS Building Built about 2010, Having Primarily N/A Exterior and ASPHALT Roof Cover, with 4 Units, 0 Baths, 0 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	4	MEDIUM

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
Total Card					
Total Parcel	66,754,000		30.967	6,659,000	73,413,000

Source: OverRide | Total Value per SQ unit /Card: 0.00 | /Parcel: 8,532.

Legal Description

User Acct | **GIS Ref** | **GIS Ref** | **Insp Date**

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 111 12 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

PRINT

Date	Time
10/02/18	16:14:10

LAST REV

Date	Time
08/22/17	08:39:52
blakeley	
753	

USER DEFINED

Prior Id # 1:	14 16 0
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:	

SALES INFORMATION

TAX DISTRICT: | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
112	APTS >8		0		SQUARE FE	PRIME SITE		0	0.	0.000	R5																

Total AC/HA:		Total SF/SM:		Parcel LUC:	112	APTS >8	Prime NB Desc	RES CAT 5	Total:		Spl Credit		Total:	

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

EXTERIOR INFORMATION

Type:	14 - MULTI-TNHS		
Sty Ht:	1H - 1H		
(Liv) Units:	4	Total:	105
Foundation:	6 - SLAB		
Frame:	1 - WOOD		
Prime Wall:			
Sec Wall:			%
Roof Struct:	8 - IRREGULAR		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:	A - AVERAGE		

GENERAL INFORMATION

Grade:	B - GOOD		
Year Blt:	2010	Eff Yr Blt:	2010
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal			
Sec Int Wall:			%
Partition:			
Prim Floors:			
Sec Floors:			%
Bsmnt Flr:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:		0.0	%
Functional:			%
Economic:			%
Special:	DM - DEMOLITI		%
Override:			%
	Total:	0	%

CALC SUMMARY

Basic $ / SQ:	52.00
Size Adj.:	0.85526317
Const Adj.:	0.97000003
Adj $ / SQ:	43.139
Other Features:	0
Grade Factor:	1.37
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	432372
Depreciation:	0
Depreciated Total:	432372

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:									# Units	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:		BRs:		Baths:			HB				

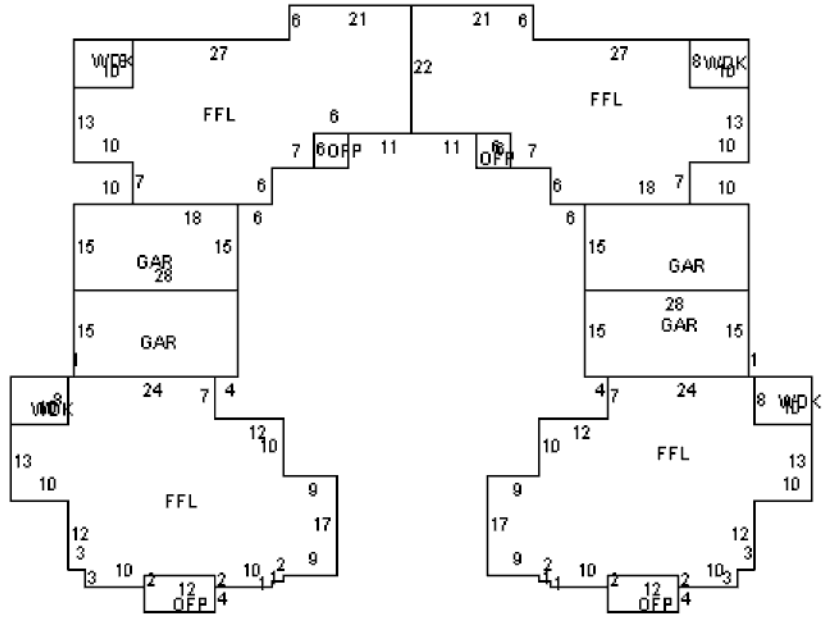
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	5,700	43.140	245,895
GAR	GARAGE	1,680	36.000	60,480
WDK	WOOD DECK	320	18.700	5,985
OFP	OPEN PORCH	216	15.000	3,240

Net Sketched Area:	7,916		Total:	315,600	
Size Ad	5700	Gross Area	7916	FinArea	5700

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Val/Su Fin:	75.86
Special Features:	0	Val/Su Net:	54.62
Final Total:	432400	Val/Su SzAd	75.86

IMAGE

PARCEL ID

111 12 0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

AssessPro Patriot Properties, Inc