



Patriot Properties Inc.

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) COLONIAL Building Built about 1962, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
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

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

Database: FY2019

aprio

2019

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
Total Card						Entered Lot Size	
Total Parcel	66,754,000		30.967	6,659,000	73,413,000	Total Land:	
Source: OverRide		Total Value per SQ unit /Card: 0.00		/Parcel: 8,532.		Land Unit Type:	

PREVIOUS ASSESSMENT

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

SALES INFORMATION

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

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

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:	

PRINT

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

LAST REV

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

Undisplayed Areas:  
 BMT: 1372  
 FFL: 1916  
 SFL: 988

**EXTERIOR INFORMATION**

Type:	6	- COLONIAL
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 105
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	1	- WOOD SHING
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

**BATH FEATURES**

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

**COMMENTS**

LIFE ESTATE

**SKETCH**

**GENERAL INFORMATION**

Grade:	A	- VERY GOOD
Year Blt:	1962	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdct:		Fact:
Const Mod:		
Lump Sum Adj:		

**OTHER FEATURES**

Kits:	1	Rating: AVERAGE
A Kits:		Rating:
Frpl:		Rating:
WSFlue:		Rating:

**CONDO INFORMATION**

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

**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: 2 HB 1	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD	
Prim Int Wal:	1	- DRYWALL
Sec Int Wall:		%
Partition:	E	- EXTNSIVE
Prim Floors:	2	- SOFTWOOD
Sec Floors:		%
Bsmnt Flr:		

**DEPRECIATION**

Phys Cond:	AV - Average	29.1%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		29.1%

**REMODELING**

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

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
Totals			

**INTERIOR INFORMATION**

Bsmnt Gar:	2	
Electric:	3	- TYPICAL
Insulation:	2	- TYPICAL
Int vs Ext:		
Heat Fuel:	2	- GAS
Heat Type:	3	- FORCED H/W
# Heat Sys:	1	
% Heated:	100	% AC: 100
Solar HW:	NO	Central Vac: NO
% Com Wal:		% Sprinkled

**CALC SUMMARY**

Basic \$ / SQ:	88.00
Size Adj.:	0.95661157
Const Adj.:	1.01999998
Adj \$ / SQ:	85.865
Other Features:	44016
Grade Factor:	2.25
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	726348
Depreciation:	211367
Depreciated Total:	514981

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	
Juris. Factor:		Val/Su Fin:	177.34	
Special Features:	0	Val/Su Net:	120.44	
Final Total:	515000	Val/Su SzAd:	177.34	

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,916	85.870	164,518	
BMT	BASEMENT	1,372	21.470	29,452	
SFL	2ND FLOOR	988	85.870	84,835	
Net Sketched Area:		4,276	Total:	278,805	
Size Ad	2904	Gross Area	4276	FinArea	2904

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

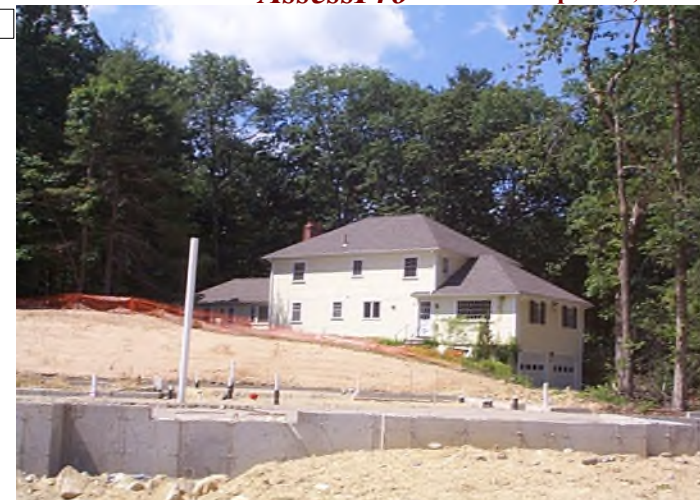
**SPEC FEATURES/YARD ITEMS**

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	

**PARCEL ID** 111 12 0

**IMAGE**

AssessPro Patriot Properties, Inc



More: N

Total Yard Items:

Total Special Features:

Total: