



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	Descip
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
112	APTS >8		0		SQUARE FE	PRIME SITE		0	0.	0.000	R5																

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						Total Land:	
Source: OverRide		Total Value per SQ unit /Card:		/Parcel:		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	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	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
09/30/19	17:10:04

LAST REV

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

EXTERIOR INFORMATION

Table with exterior details: 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

Table with general details: Grade: B - GOOD, Year Blt: 2010, Eff Yr Blt: 2010, Alt LUC, Jurisdict, Const Mod, Lump Sum Adj

INTERIOR INFORMATION

Table with interior details: 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, Central Vac, % Com Wal, % Sprinkled

BATH FEATURES

Table with bath details: Full Bath, A Bath, 3/4 Bath, A 3QBth, 1/2 Bath, A HBth, OthrFix, Rating

OTHER FEATURES

Table with other features: Kits, A Kits, Frpl, WSFlue, Rating

CONDO INFORMATION

Table with condo details: Location, Total Units, Floor, % Own, Name

DEPRECIATION

Table with depreciation: Phys Cond: 0.0%, Functional, Economic, Special: DM - DEMOLITI, Override, Total: 0%

CALC SUMMARY

Table with calculation summary: Basic \$ / SQ: 55.00, Size Adj.: 0.85526317, Const Adj.: 0.97000003, Adj \$ / SQ: 45.628, Other Features: 0, Grade Factor: 1.40, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 461701, Depreciation: 0, Depreciated Total: 461701

SPEC FEATURES/YARD ITEMS

Large table for Spec Features/Yard Items with columns: 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

Summary table with rows: More: N, Total Yard Items, Total Special Features, Total

COMMENTS

Blank comment box

RESIDENTIAL GRID

Table for Residential Grid with columns: 1st Res Grid, Desc, # Units, Level, FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O

REMODELING

Table for Remodeling with rows: Exterior, Interior, Additions, Kitchen, Baths, Plumbing, Electric, Heating, General

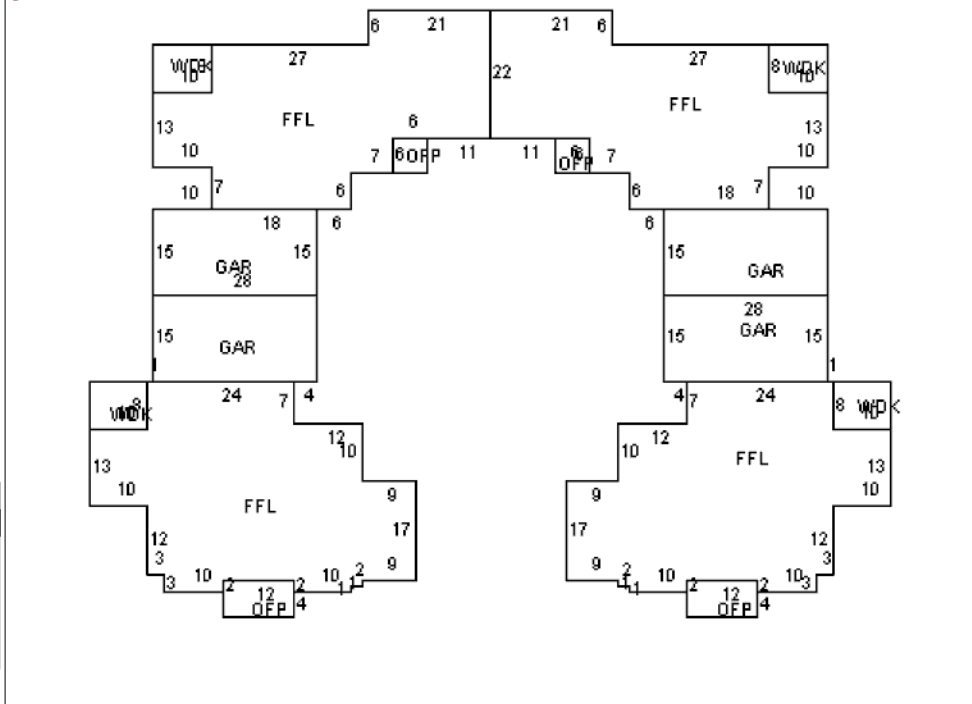
RES BREAKDOWN

Table for Res Breakdown with columns: No Unit, RMS, BRS, FL, Totals

COMPARABLE SALES

Table for Comparable Sales with columns: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, Juris. Factor, Val/Su Fin, Special Features, Val/Su Net, Final Total, Val/Su SzAd

SKETCH



SUB AREA

Table for Sub Area with columns: Code, Description, Area - SQ, Rate - AV, Undepr Value

SUB AREA DETAIL

Table for Sub Area Detail with columns: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten

IMAGE AssessPro Patriot Properties, Inc

PARCEL ID

111 12 0