| 111 | 12 | 0 | | | 3 of 4 | RESIDENTIAL | TOTAL ASSESSED: 75,615,000 |
|---|---|---|---|---|---|---|---|
| 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) 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 | 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 | 67,615,000 | | 30.967 | 8,000,000 | 75,615,000 |

Source: OverRide | Total Value per SQ unit /Card: 0.00 | /Parcel: 8,788.

**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 |
|---|---|
| 09/30/19 | 17:10:11 |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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: | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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

## 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: | | | |

## GENERAL INFORMATION

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

## 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: | | | |
| 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 | |

## 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 |

## OTHER FEATURES

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

## CONDO INFORMATION

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

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 29. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 29.1 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 94.00 |
| Size Adj.: | 0.95661157 |
| Const Adj.: | 1.01999998 |
| Adj $ / SQ: | 91.720 |
| Other Features: | 44016 |
| Grade Factor: | 2.20 |
| Neighborhood Inf: | 1.00000000 |
| LUC Factor: | 1.00 |
| Adj Total: | 752028 |
| Depreciation: | 218840 |
| Depreciated Total: | 533188 |

## COMMENTS

LIFE ESTATE .

## 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 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

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

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| | | | |
| Totals | | | |

## SKETCH

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

8

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | 1ST FLOOR | 1,916 | 91.720 | 175,735 |
| BMT | BASEMENT | 1,372 | 22.930 | 31,460 |
| SFL | 2ND FLOOR | 988 | 91.720 | 90,619 |
| | | | | |

| Net Sketched Area: | 4,276 | Total: | 297,814 |
|---|---|---|---|
| Size Ad | 2904 | Gross Area | 4276 | FinArea | 2904 |
|---|---|---|---|---|---|

## 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: | 183.61 |
|---|---|---|---|
| Special Features: | 0 | Val/Su Net: | 124.70 |
| Final Total: | 533200 | Val/Su SzAd | 183.61 |

## IMAGE

AssessPro Patriot Properties, Inc

## 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: | |
|---|---|---|---|---|---|---|---|