



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(n) CONDO-GRDN Building Built about 1977, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				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
102	CONDO		0		SQUARE FE	PRIME SITE		0	0.	0.000	FP																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
102	548,700	3,100	0.000		551,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 299.57						/Parcel: 299.57	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	102	FV	491,800	3100	.		494,900	494,900	Create Final value 2019	6/4/2019
2018	102	FV	491,800	3100	.		494,900	494,900	Year End Roll	9/28/2017
2017	102	FV	449,800	3100	.		452,900	452,900	Year End Roll	9/29/2016
2016	102	FV	437,200	3100	.		440,300	440,300	Year End Roll	1/14/2016
2015	102	FV	424,500	3100	.		427,600	427,600	Year End	10/2/2014
2014	102	FV	420,300	3100	.		423,400	423,400	Year End Roll	1/23/2014
2013	102	FV	392,300	3100	.		395,400	395,400	Year End Roll	10/25/2012
2012	102	FV	392,300	3100	.		395,400	395,400	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CISNEROS, MARIA	61817-441		5/17/2013	FAMILY	99	No	No			
POPE EVERETT TR	13252-708		8/2/1977		90900	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/8/1994	645-94	MANUAL	23,000	C	8/21/1995			FIRE DAM

ACTIVITY INFORMATION

Date	Result	By	Name
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

EXTERIOR INFORMATION

Type:	7	- CONDO-GRDN
Sty Ht:	1	- 1
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	26	- WOOD
Sec Wall:		
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:	A	- AVERAGE

GENERAL INFORMATION

Grade:	C+	- AVG. (+)
Year Blt:	1977	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdct:		Fact.:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1	- DRYWALL	
Sec Int Wall:			
Partition:	T	- TYPICAL	
Prim Floors:	4	- CARPET	
Sec Floors:			
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3	- TYPICAL	
Insulation:	2	- TYPICAL	
Int vs Ext:	S		
Heat Fuel:	2	- GAS	
Heat Type:	1	- FORCED H/A	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wal:	0	% Sprinkled:	0

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Heat Type:	1	- FORCED H/A	
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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
03	CONDO-CPT	D	Y	1		A	AV	1977	6,000.00	T	48	102			3,100			3,100

More: N Total Yard Items: 3,100 Total Special Features: Total: 3,100

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

Location:	E	- END UNIT
Total Units:		
Floor:	1	- 1ST FLOOR
% Own:	0.014900000	
Name:	2	- FARRAR POND

DEPRECIATION

Phys Cond:	AV	- Average	11.1%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			11.3%

CALC SUMMARY

Basic \$ / SQ:	170.00
Size Adj.:	1.05016291
Const Adj.:	0.98000002
Adj \$ / SQ:	174.957
Other Features:	30513
Grade Factor:	1.12
Neighborhood Inf:	1.26999998
LUC Factor:	1.00
Adj Total:	618608
Depreciation:	69903
Depreciated Total:	548705

COMMENTS

D UNIT

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	
Level	FY LR DR D K FR RR BR FB HB L O			
Other				
Upper				
Lvl 2				
Lvl 1				
Lower				
Totals	RMs: 6	BRs: 3	Baths: 2	HB

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

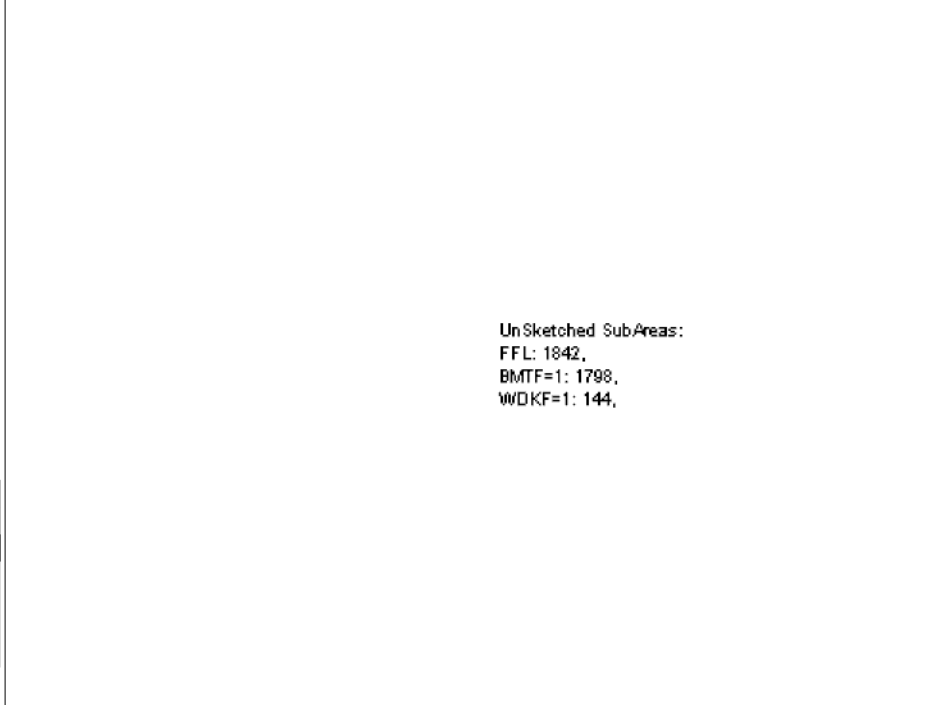
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	478000.0000
Juris. Factor:		Val/Su Fin:		297.88
Special Features:	0	Val/Su Net:		145.01
Final Total:	548700	Val/Su SzAd:		297.88

PARCEL ID

174 9 0 2 326

SKETCH



UnSketched SubAreas:
FFL: 1842,
BMTF=1: 1798,
W/DKF=1: 144,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,842	174.960	322,271	
BMT	BASEMENT	1,798	43.740	78,643	
W/DK	WOOD DECK	144	24.150	3,477	
Net Sketched Area:		3,784	Total:	404,391	
Size Ad	1842	Gross Area	3784	FinArea	1842

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

