



Angelina County Appraisal District
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**ANGELINA COUNTY APPRAISAL DISTRICT
RESIDENTIAL MANUAL**

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Identify and Collect New Property

The Angelina County Appraisal District uses similar procedures for identifying upgrades and improvements to existing properties as new properties.

The district is responsible for establishing and maintaining approximately 63,000 real, personal property, and mineral accounts covering 867 square miles. Existing property data is maintained through field review conducted according to the reappraisal plan.

Field data collection requires organization, planning and supervision of field staff. Appraisers conduct field inspections and record information on a data collection card or property record card (PRC). The information collected by the appraiser is entered in the computer system (PACS) and serves as the basis for valuation of real property.

The district has a geographic information system (GIS) that maintains cadastral maps and various layers of data, including ownership, aerial photography, jurisdiction boundaries, utilities, points of interest, etc. This GIS system along with other tools of discovery listed below assist with identifying upgrades to existing properties.

Tools for Discovery

Previous year's appraisal roll

Regardless of the means in which property data is verified, the accuracy of the data of each property is paramount to an accurate and credible appraisal. Sketches, photos, protests, submitted fee appraisals and all data accumulated for a taxable property help confirm the accuracy of the data. All data is stored in the computer system (PACS) and can be queried and reproduced in multiple forms.

Appraiser information in PACS allows for specific notes to be recorded. PACS allows alerts to be flagged for specific review. Staff is trained to create notes in this field. These notes can be seen on property record cards for field use.

Residential Real Property: (10667) Year - 2011

Property Info	Owner Name	Legal Description
PID: 10667 0005-350-133-000-00	CITY OF LUFKIN	0005 J A BONTAN, TRACT 133, ACRES 15.0000, EXEMPT

Last Appraiser: CL | Last Appraisal Year: 2010
Next Appraiser: | Previous Reappraisal Year: 2010
Land Appraiser: | Last Inspection Date: 03/31/2003
Value Appraiser: | Next Inspection Date: / /
Neighborhood Appraiser: | Schedule & Adjustment Tracking
Subdivision Appraiser: | Show... Neighborhood Code Changes
Category Appraiser: |

Next Appraisal Reason: | Remarks:
Comment: | Confidential Comment:

Recalculate < > OK Cancel Apply

Visual field inspections

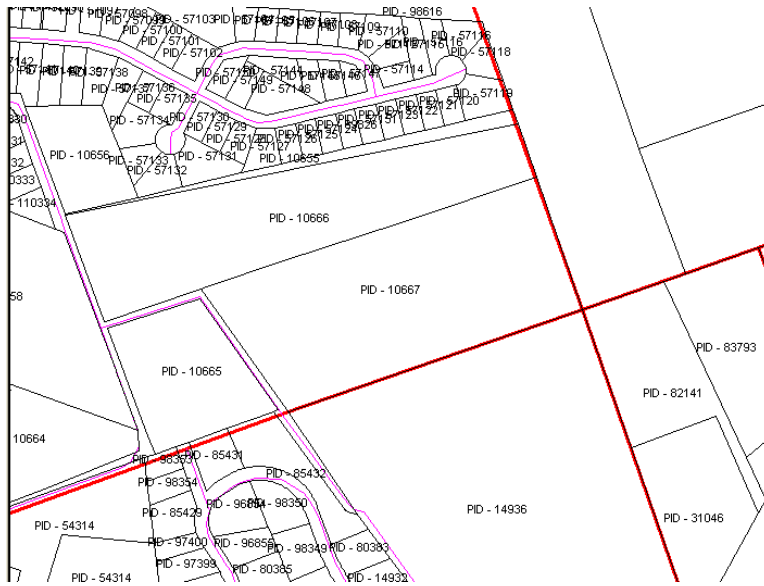
Field inspections allow the appraiser to verify relevant data for a property. Field inspection entails careful review of the data contained on the current PRC and comparison against the characteristics of the subject property.

Familiarity with trends in an area will assist the appraiser in identifying new property. An example would be multiple mail boxes on a rural road with one driveway. Procedures for field inspections will be covered in another section.

Aerial photos (GIS system map, Google maps, Bing)

Field Appraisal Maps – These mapping projects provide the residential appraisers with very portable, detailed maps in which they can use in the field. These maps come in a variety of detail structure and content information, depending on the individual project status, such as highlighting property, appraised price per acre, neighborhood boundaries, and much more.

To assist in accuracy and uniformity of appraisal, the appraiser should investigate any discrepancies between the aerial map and the PRC. This should be observed when the appraiser is in the field or office.

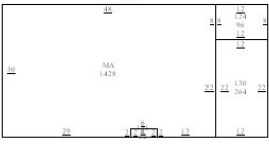


Pictured above, is an example of the many Field Appraiser GIS Maps produced each year.

Pictured Below is an example of a Property Record Card.

Appraisal Card for Property ID: 49693 (version 8.1.05.13 - 05/03/2010)

ANGELINA COUNTY APPRAISAL DISTRICT PROPERTY FIELD REVIEW CARD 2010 2010-0-49693-141483

PROPERTY ID AND LEGAL DESCRIPTION 4480 IDLEWOOD BLK S LOT 5.1, N 110' & E 130' OF 5 09610 : 4480-330-005-005-01 REFID1 : 54941 CITY : 723 EDGEMOND PROPERTY ADDRESS 723 EDGEMOND SUBMIT : R49693 MNT : 0 UNITS : 0	OWNER NAME AND ADDRESS CONFIDENTIAL 901 CROOKED CREEK #207 LUFKIN, TX 75904 CURRENT MARKET VALUE EFFECTIVE ACRES: 0.0000	COVERED 141483 VALUED 100.00 % EXEMPTIONS ENTITIES C/O 100% G/O 100% JAC 100% S/OE 100%	VALUATION METHOD C 2009 VALUES C 2010 VALUES 83,830 74,954 8,435 8,435 90,266 81,389 0 0 90,266 81,389 0 0 90,266 81,389
GENERAL URUBES: LAST APPR YR: 2010 LAST APPR: KS TOPOGRAPHY: CAP BASIS YR: NBD APPR: ROAD ACCESS: LAST INSP DATE: 11/19/2009 SUBD APPR: DOMNO: NEXT INSP DATE: LAND APPR: GROUP CODES: 06,S12 VALUE APPR: NEXT REASON: FEN:	PERMITS / OTHER COMMENTS MA L13,U2,L6,D2,L29,U30,R48,DS,D22 130 U22,R12,D22,L12 121 ML13,U2,L6,D2,R6 124 MU22,U8,R12,DS,L12	DRAWING OF HOUSE 	
BUILDING PERMITS ISSUE DT PERMIT# TYPE ST EST VALUE APPR BUILDER	RECENT SALES TAX ADJUT: PHONE: GROSS SQFT: NET SQFT: UNKN ACRES: RECORDED VALUE:		
CASEID DATE APPR STATUS OWNER COMMENTS STAFF COMMENTS	SALES & DEED HISTORY DATE SALE TYPE RATIO RMOCD RM LA SQFT SP/SQFT INUMBER ZCDUMPER GRANTOR CORRID DEED DEEDINFO 04/13/2010 72,500 OA R CASH 0 YR 1,428 50.77 RESIDENTIA RESIDENTIA MADDUX LYNN EL WDV/L 00267118 06/13/2005 0 I 1,428 0.00 MADDUX BUFORD SWD 2227 /281 04/29/2003 0 I 1,428 0.00 HAYES RICKEY D WVD 1753 /102		
PROPERTY CLASSIFICATION TYPE DESCRPION CODE TABLE SQ AD METR DIMENSION S UNIT PRICE ADJ BASS ADJ VAL SRC MNT VAL 1. RESIDENTIAL R SFT-SF3 AD N 14300.00 SQ 0.45 1.00 1.00 A 6,435	IMPROVEMENT VALUATION IMPROVEMENT DETAIL & ADJUSTMENTS IMPROVEMENT FEATURES		
APPLICABLE LAND TABLE (CITY ACRES, RURAL ACRES, SQUARE FOOT, SUBDIVISION, OR PER LOT)	LARD ADJUSTMENTS AD ADJSE ADTABLE AO UNIT PRC AO VALUE N 0.00 0		

Page 1 of 1 Effective Date of Appraisal: January 1 Date Printed: 08/23/2010 12:48:43PM by clvingston True Automation, Inc.

Telephone directories

Property owners provide telephone contact numbers on homestead applications and 1-d-1 applications. In the event that a contact number is not available, a query using one of the various online telephone directories is used. When possible, every attempt is made to obtain contact numbers of individuals for all office phone calls.

Information obtained from homestead applications and agriculture 1-d-1 applications

When, supplemental correspondence is received with a 1-d-1 application, it is directed to the proper department. As mentioned previously, the telephone contact number is also on the 1-d-1 form. If the property owner is contacted regarding their application, an attempt is made to obtain more information regarding the property characteristics, future planned development and sales information.

Courthouse and other local government records including building plan

Recorded Instruments CD

- The Appraisal District receives data bi-weekly, or as soon as practical, from the Angelina County Clerk's Office which contains all the instruments recorded in the land record

- These recorded instruments are loaded into PACS.
- The mapping and records department digitally sort through these instruments, and place them in to three major categories; Non-workable, Transfers and Abstracts.

Non-Workables

- These instruments are basically recorded information that do not require any additional tasks because they do not change title, change any map/abstract features, etc. An example of a non-workable would be instruments such as condominium time shares, affidavits, releases, etc.

Deed Transfers

- Transfers, or Straight-throughs, are instruments that do require updates to the PACS system, such as change in title; but transfers do not require any map/abstract updates.

Abstract Map Work

- These are instruments that not only require PACS updates, but also map/abstract changes as well; such as changes in acreages, new subdivisions, annexations, etc.

Letters & Applications

- Once transfers and abstracts are updated in PACS, the mapping and records staff then mail out the appropriate documentation in regards to the instruments; such as Sales Letters, Homestead Applications, Agricultural Exemption Applications, etc.

Subdivision Plats

- The Appraisal District receives digital and/or hard-copies of any new Proposed, and Recorded Subdivision Plats and Re-plats on a daily basis.
- The Mapping Department researches the proposed plats, and then matches them up to any recorded plats to ensure no errors are made, and that no newly-recorded plats are utilizing any existing information on the Tax Roll.
- Then, research is done on the recorded plats to identify any common areas, such as greenbelts and right-of-way conveyances.
- Research is done on the current Tax Roll to see how the recorded plat will affect / change the Tax Roll in any way.
- Copies are made of the existing Property Record Cards, and then any map work is processed. Updates, in the form of adjustments, creations, or deletions, are made to the Tax Accounts.
- These updated Tax Accounts are then given to the Appraisers to review / update any appraised values. After the Appraisal Staff have made any value updates, these are then given back to the Mapping staff.

- All hardcopy data is then compiled into individual subdivision folders.
- Building plans may be collected from entities that require permits. These plans may be gathered on an ongoing basis. Depending upon the subdivision, a very large percentage of the houses will have plans the district is able to obtain.

Direct notification from property owner; phone, mail, e-mail or walk-in

Adjoining property owners/residents

Property owners are one of the best sources for identifying incorrect data. Frequently, the property owner provides reliable data enabling correction of records without the need for an on-site review. As the district has increased the amount of information available on the Internet, property owners have opportunity to review their tax account for errors. All information obtained from property owners, adjoining property owners or other individuals are used as part of the data gathering process.

Building permits

Building permits are received from taxing jurisdictions which require property owners to obtain a permit. Permits are matched manually and electronically with the property's tax account number for data entry and review.

Mechanic's lien, Deeds of Trust & Legal news

Mechanic Liens, Deeds of Trust and legal news information is inputted, queried and printed on a PRC for field inspection.

Texas Department of Housing & Community Affairs Reports (Manufactured Homes)

TXDOT Moving Permits for Manufactured Homes

Manufactured home community managers (owners lists)

Texas Department of Housing and Community Affairs documents are received and matched with the property's tax account number for data entry. TXDOT moving permits are searchable online and provide a valuable tool to verify the presence of an improvement on a particular date. Appraisers have developed relationships with many manufactured home community managers and are able to obtain a list of ownership as of the appraisal date. Manufacture home dealers are also a source for current trends and values.

Sales Questionnaires and Multiple Listing Service

The methods used to compile sales information used by the Angelina County Appraisal District are: sales letter, Multiple Listing Service, and information gained from individual property owners during informal review and general inquiry.

Sales letters are mailed out weekly in the form of a questionnaire. This notice is sent to both the current owner (buyer) and seller of properties that have had a recent deed change. The letter explains its purpose and asks the total sale price, the date of sale, what the sale included (land only, land and improvements, personal property), and whether or not the property owner wishes the information to remain confidential in accordance with Section 22.27 of the

Texas Property Tax Code. There is also a space on the form for the property owner to make any comments.

The Multiple Listing Service sales data is available by formal agreement with the Lufkin Board of Realtors. The sales are retrieved monthly from the Navica Online MLS and matched to the corresponding legal description as shown on the Appraisal District's records.

Sales information is also obtained from individual property owners during general inquiry or during the informal review process. The individual property owners verify most of these sales through sales contracts brought in.

Fee appraisals

During informal review, ARB protests and throughout the year, the district is able to obtain fee appraisals from property owners, agents and individuals. These appraisals not only provide valuable information regarding the subject property, they also contain comparable sales. Copies are maintained and pertinent information is entered in the PACS system. The SALES module has the ability to classify an entry as a fee appraisal. Information that conflicts with appraisal district records will be reviewed and corrected.

Local real estate professionals

Real estate professionals have an understanding of local market trends and are knowledgeable of specific property characteristics. When such information is attainable, verify the accuracy of data collected. Many realtors have web sites with access to the Multiple Listing Service. Listings provide information regarding property characteristics and may even include statements such as "gorgeous inside; many updates include whirlpool Jacuzzi tub and brand new swimming pool." Total heated and cooled square feet of living area may or may not be mentioned. The presence or absence of a garage may also be noted. Upon occasion, property that is under protest may also be listed on the market.

Contractors, developers and sales professionals of new subdivisions

New subdivisions present an excellent opportunity to collect verifiable data. Often, builders will have plans with total heated and cooled square feet as well as other property characteristics. Care should be taken to verify that any plans used are the final plans. Any deviations from the originals should be noted. Developers may also share cost information on utilities, water, sewer and road development. Renditions may be filed by builders or developers indicating values as of the appraisal date. Developers also have knowledge of economic impacts on market area and phases of subdivision development.

Sales professionals of new subdivisions prove to be very helpful in obtaining data. Sales professionals may save many man hours when determining improvements as of the appraisal date and the percent complete in a new subdivision. When measuring houses in a new subdivision, an appraiser will be able to see various trends in construction and have better access to the site.

Newspapers / Sales Brochures and Magazines / Fire Reports

Published real estate listings may also provide valuable information regarding market data. Often, structure fires may be reported by local news organizations. Annually, the district receives a report from the fire department detailing burned structures in the county.

Other Tools

In addition to these various tools, the appraiser will also obtain information regarding new property or updates to existing property as they perform their tasks. Appraisers will become familiar with specific areas of the county. As needed they will add, delete, update or create notes for relevant property characteristics regardless of the phase in the tax calendar.

Commercial and Personal Property Appraisers will inform Residential Appraisers of new construction, demolition and updates to existing property they may not be aware of. Residential Appraisers will also inform Commercial and Personal Property Appraisers in kind.

Field Procedures

The following procedures and guidelines have been established to provide the appraisal staff with the ability to collect all types of real property within the appraisal district's boundary. This section provides an overview of protocol to be observed during field work and outlines data collection procedures. Each appraiser in the field is responsible for gathering and recording complete and accurate information on each assigned property.

Field Protocol

Badge

Every Angelina County Appraisal District appraiser will be issued an I.D. badge. This badge will be displayed when an appraiser is engaged in appraisal work outside the office.

Business Card

Each appraiser will have business cards provided by the business office. Each time an appraiser encounters a property owner during the course of appraisal work, a business card will be offered.

Courtesy

The badge, business card and signs allow the public to know why an appraiser is there and what they are doing. In addition to these tools, the appraiser must be courteous and polite during the course of field work. An appraiser must be aware of his or her surroundings and use good judgment both in driving, parking and site evaluation.

Cell Phones

An allowance for a cell phone has been established for each field appraiser. Cell phones must be on and charged during field work. An appraiser must respond promptly when called by staff. If an appraiser is engaged with a property owner, they may return the call as soon as possible. Appraisers will not make or answer the cell phone while driving on appraisal business. When convenient, they will find an appropriate place to stop the vehicle and use the phone.

Inspection / Entry Guidelines

Signs indicating "No Trespassing" will be observed. When access to the property is limited, an estimate will be made. A note will be entered in the computer system explaining the reason for the estimate.

An appraiser is not allowed to enter a residential improvement without a prior appointment. When an improvement requires an internal inspection, an appointment will be made and two appraisers will perform the field review. A few exceptions to this rule apply when a house is under construction, a sales agent is using the residence as a model home office or a realtor is holding an open house.

The appraiser will locate a suitable and safe area for parking their vehicle. The location of the subject property should be verified using the PRC, maps, addresses and a review of the prominent characteristics of the property or area. The appraiser should have a business card, door hanger, their badge, the PRC and any data collection instruments that are needed.

When approaching the property, the appraiser should go directly to the front door and knock or ring the door bell. An attempt must be made to contact the property owner prior to inspecting the property. If no one responds, the appraiser should collect data cautiously when a property owner or tenant is not present and present card and have picture badge on.

If a property owner or tenant answers the door the appraiser will:

- Introduce themselves and explain they represent Angelina County Appraisal District and offer a business card
- Explain that they are there to collect and verify data or describe the specific appraisal assignment
- Verify the subject property, property owner and with whom they are speaking
- The dialog should focus on the characteristics of the subject property
- Specifically obtain; total heated and cooled square feet, number full and partial bathrooms, presence and type of air conditioning, heat type and fireplaces, garage information, number of stories, year built and any remodel information
- Ask for sales price and type if applicable
- Inform the property owner of any exemptions they may be eligible for
- Politely ask permission to measure the perimeter of the improvements, if they may enter the back yard, if any pets are present and to open the garage door for visual inspection (to confirm heated and cooled area)
- Inform the property owner or tenant that a picture will be taken of the subject property
- The conversation should be brief and care will be taken for the appraiser to remain polite at all times

Owner refusal

If the owner refuses permission for property inspection, the appraiser will excuse themselves and immediately leave the property. An attempt will be made to estimate characteristics of the property. A note will be entered in the computer system explaining the reason for the estimate.

Safety Precautions

The appraiser needs to be aware of their surroundings. If a situation appears to be dangerous or an appraiser feels threatened they should leave immediately. Care should be taken with loose dogs as they may try to protect their territory. The appraiser should use caution and good judgment regarding their personal safety. When interacting with the public, the appraiser should conduct themselves as a professional at all times. When an appraiser is uncertain about an issue, they will call the Appraisal Coordinator or other senior staff. Notes should be made indicating safety issues regarding a property. Appraisers should make every attempt to avoid arguments and confrontations. If at any time the appraiser is threatened or encounters a hostile individual, the appraiser will leave immediately. As soon as possible, the appraiser will call appointed staff and report the incident.

Gates and Barriers to Entry

When an appraiser encounters a barrier to entry on the property they will look for visible signs. Signs with language indicating entry is prohibited will be honored. If a gate is locked, the appraiser is not allowed on the property. If a gate is not locked the appraiser will need to use good judgment in determining why the gate is there. Closed driveway gates in rural areas may be opened and closed behind the appraiser if no signs are present. The appraiser must be prepared to leave immediately if a sign is seen later or they are requested to leave. Gates in subdivisions may not be opened unless permission is gained by the property owner or the house is vacant and for sale.

Children

When a minor answers the door the appraiser will ask them to tell his or her parents that someone from Angelina County Appraisal District is at the door. If the parents are not home, the appraiser will leave a business card and leave the property. An estimate may be made and notes taken. The appraiser will not engage in a dialog with the minor.

Etiquette

The appraiser will:

- Remain polite at all times. Be courteous and respectful to the property owner
- Communicate in a friendly, clear and brief manner
- Conduct themselves as a professional at all times and will not speak informally
- Avoid arguments and discussions regarding taxes
- Correctly identify themselves with a visible I.D. badge and business cards

Data Collection Procedures

Data collection procedures are outlined to assist in the accuracy and uniformity of the appraisal work. More specific listing detail is provided in the Property Classification section of this manual

Appraiser Field Training

Senior appraisers have valuable insights on efficient methods for appraisal. New appraisers will be assigned a period of time to assist and observe these methods.

Property Record Cards (PRCs) / Assignments

Prior to field work the Appraisal Coordinator will request PRCs to be printed according to a specified query of the database. The Appraisal Coordinator will make appraisal assignments and provide PRCs to the appraiser.

Maps / Routing

Each appraisal assignment will have corresponding maps printed to the guidelines provided by the Appraisal Coordinator. The appraiser will gather information for their assigned area and route their cards for efficiency. The maps provided by Angelina County Appraisal District GIS Department can be manipulated to greatly enhance each appraisal assignment. When different information is required, requests for maps should be directed to the Appraisal Coordinator.

Information Gathering

The purpose of a field check is to gather information about the subject property and market area. The appraiser should be aware of any features or factors that would impact the market value of the subject property. A few examples include: limited access, flooding, topography issues, limited site development, zoning, proximity to schools and stores, positive or negative influence of surrounding properties, restrictions and easements. Familiarity with trends in an area will assist the appraiser in identifying influences on market value.

Field Review Card / Field Notes

Many corrections and notes will be made on the PRC. When adding new houses or for more extensive data collection, a field review card will be used.

An overview of property characteristics include but are not limited to:

- 911 address, owner address and location description
- Owner information
- Use of the subject property
- Manufactured home information (more detail to follow)
- Property classification (PTD)
- Land features
- Construction type

- Remodel year and information
- Building class estimate (final building class will be determined upon data entry and review)
- Year built and effective year built
- Approximate square foot living area (final square foot living area will be determined upon data entry and review)
- Value or sales information obtained
- Air conditioning; presence and type
- Heat; presence and type
- Number of stories, attic and basement
- Number of bathrooms and additional fixtures
- Fireplace; presence, amount and type
- Condition of improvement
- Outbuilding
 - Description and type
 - Year built and effective year
 - Features i.e. concrete, electric, bathrooms etc
 - Quality
- Features of improvement; if needed, qualify: year built, effective year and quality (on sketch)
- Condition and design factor
- Percent complete of improvement as of appraisal date

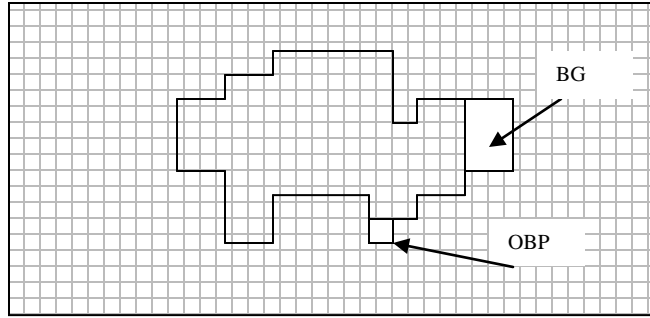
A more detailed description of the substantive improvement data categories is covered in the Property Classification section of this manual.

The appraiser will also indicate the inspection date, appraiser initials and various other notes as needed. The field review card will be attached to the PRC for data entry.

Sketches / Measuring

All sketches should be clearly labeled and legible. Sketches will be drawn to scale, as is practicable, on graph paper on the reverse of the field review card. The front of the house should be sketched near the bottom of the graph paper. This will increase efficiency of data entry and provide for uniform sketches. If the appraiser deviates from this procedure, a note should be made next to the sketch.

Appraisers will be provided with measuring wheels. All measurements should be rounded to the nearest foot. All dimension labels will be displayed horizontally and in increments of whole feet. Each feature or sub area should be placed in the corresponding area or with an indication line.



When sketching an improvement, the appraiser will include dimensions of the living area as if the sub areas were not included. For instance, in the sketch below the appraiser did not include the dimension for the wall between the living area and the garage.

Each sketch should be “closed” to make sure all measurements were correct. This process ensures the accuracy of the data.

The dimensions on each vertical and horizontal side of the improvement are totaled and checked for consistency. In the example below, the appraiser missed a few measurements that were corrected when closing the improvement.

Each appraiser checks to make sure the horizontal (front and back) and the vertical left side, right side, are equal for accuracy after measurement and before leaving the property. If a mistake is found a correction is made or re-measurement is required.

List of common abbreviations used on sketches:

MA	Main Area	C/P	Carport
OBP	Open Masonry Porch	WDDCK	Wood Deck
OFP	Open Frame Porch		
BG	Masonry Garage	DET GAR	Detached Garage
FG	Frame Garage		
Encl	Enclosed	SQFT	Square Feet
Util	Utility Area	MISC	Carports, Out Buildings, etc

Multiple story heights on an improvement in Angelina County are typically two stories. If an atypical attribute to an improvement (i.e. basement) the fact will be duly noted on the PRC. Second stories are difficult to precisely measure and are estimated to the best of the appraiser’s observations as to the makeup of sq. feet. If plans are provided, corrections are made at that time.

Pictures

Pictures of the subject property are taken and saved in the PACS system. The appraiser will obtain a picture displaying a view of the improvements and or unique features of the property. Digital cameras are used and digital media cards are downloaded on a regular basis.

Manufactured Homes

On June 15, 1976 the Federal Mobile Home Safety and Construction Standards Act was enacted by Congress to ensure that minimum standards of construction established by the federal government were applied across the industry. Prior to this time, mobile homes were built using a variety of standards established by individual manufacturers. All mobile or manufactured units constructed after June 15, 1976 must have a HUD label.

Both real and personal property manufactured homes are listed in the PACS system. While much of the data will be the same as other improvements, label numbers or HUD numbers are unique to manufactured homes.

In addition, appraisers will also note if the manufactured home is single, double or tripe wide.

Each mobile home will be treated as personal property unless the property owner or Texas Department of Housing and Community Affairs certify the owner has elected to treat the manufactured home as real property.

A manufactured home's label number can be found on a small aluminum plate or tag attached to the outside of the home on the end opposite the tongue. Utilities will typically be connected on this end as well. The plate is approximately the same size as a driver's license or credit card and appears as below:



Data Entry

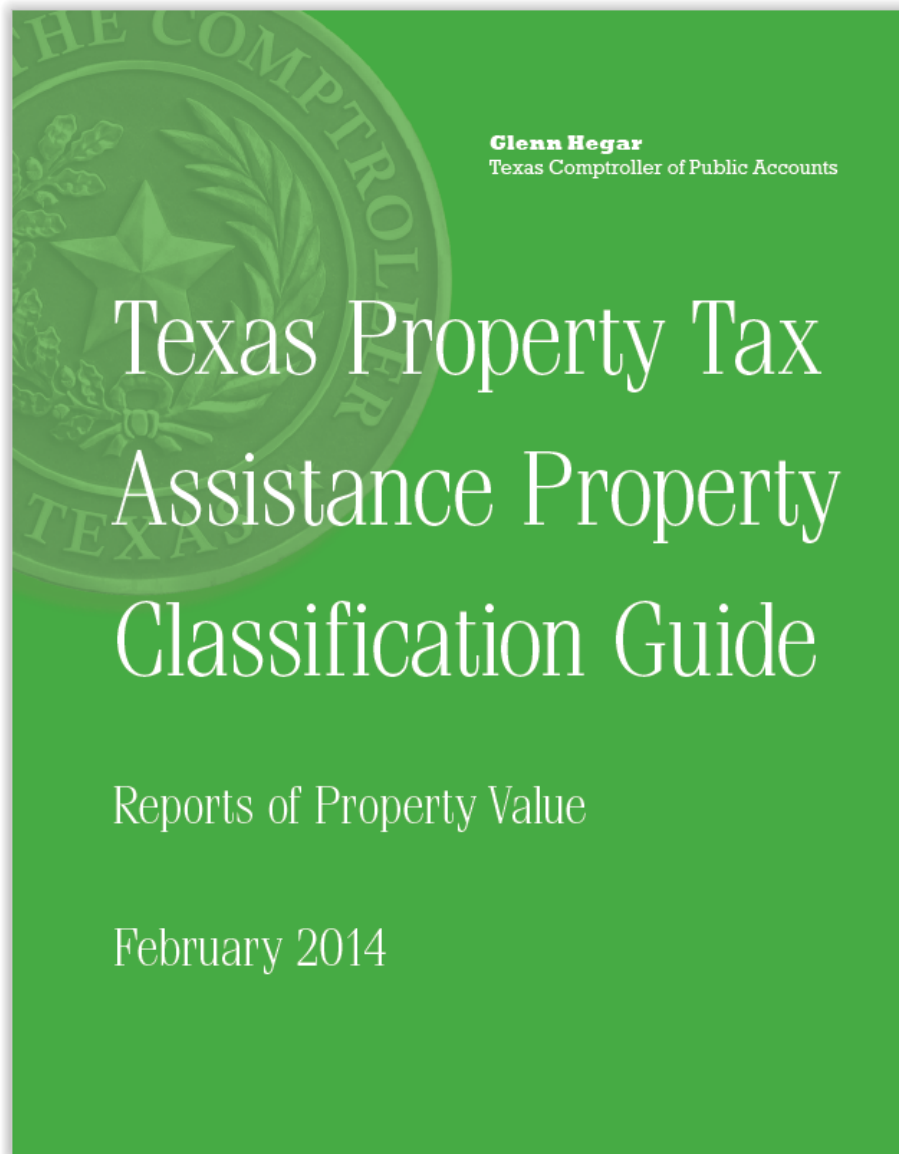
Further instructions for data entry will be outlined in the PACS system detail section of this manual. The appraiser who performs data collection may not always enter the data. All notes and sketches will be performed in a uniform and clear manner.

Property Classification:

All accounts are assigned classification within a property CATEGORY as outlined through the Property Tax Assistance Division of the Texas Comptroller’s office. These categories separate different groups of properties for the purpose of analysis according to their description and use.

For complete details on property classification please refer to Publication 96-313 of the Texas Comptroller of Public Accounts

www.comptroller.texas.gov/taxes/property-tax/docs/96-313.pdf

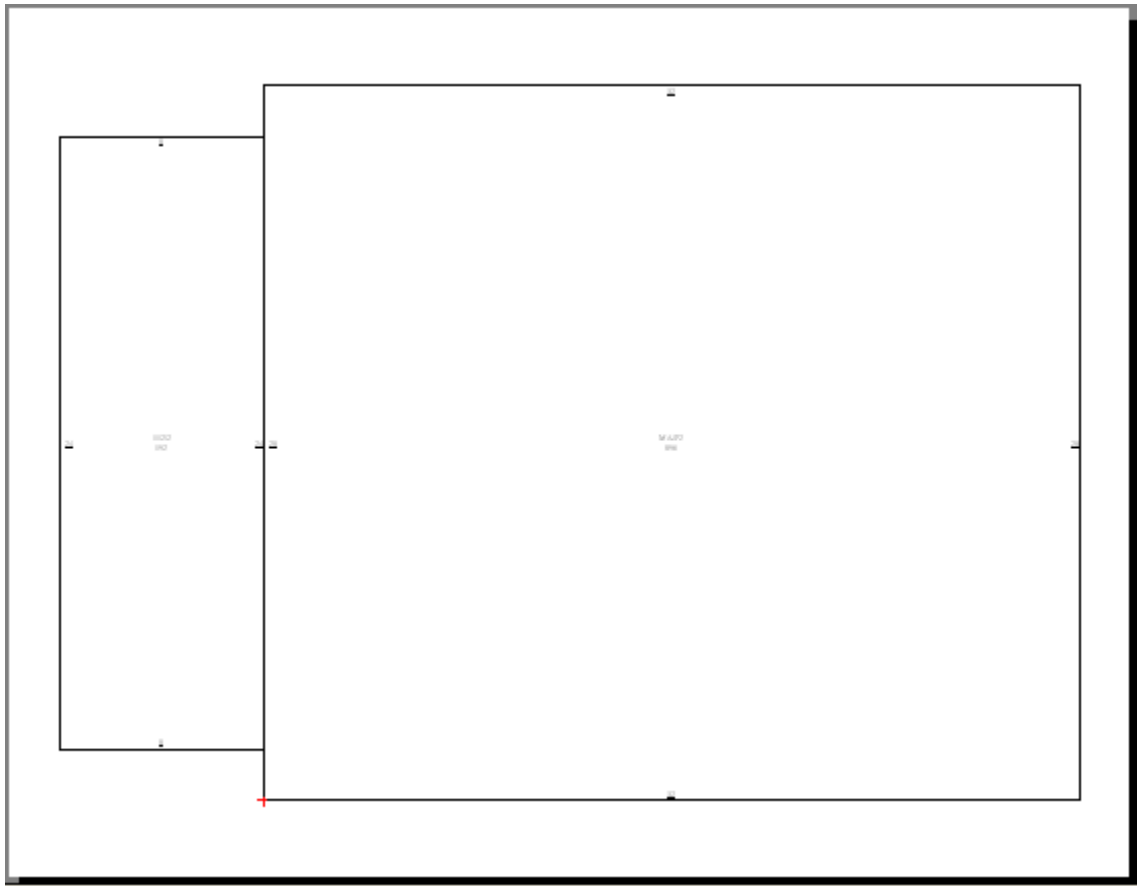


In brief, real property appraised by Angelina CAD is classified according to the following categories:

Category	Description
A	Real Property: Single family residential
B	Real Property: Multi-family residential
C	Real Property: Vacant lots and tracts
D1	Real Property: Qualified Agricultural Land
D1	Improved Pasture Land
D1	Native Pasture Land
D1	Timberland (78 Market)
D1	Timberland
D1	Transition to Timberland
D1	Timberland (Restricted Use)
D1	Other Ag Land (describe agricultural use)
D2	Real Property : Non-qualified land
E	Real Property: Farm and Ranch Improvement
F1	Real Property: Commercial
F2	Real Property: Industrial (Manufacturing)
G1	Real Property: Oil, Gas, Other Mineral
G2	Real Property: Other Mineral Reserves
G3	Real Property: Non-producing
H	Tangible Personal Property: (Non business vehicles)
J	Real and Tangible Personal Property: Utilities
L1	Personal Property: Commercial
L2	Personal Property: Industrial (Manufacturing)
M1	Mobile Homes (Owner different from land owner)
M2	Other Tangible Personal Property Not Taxable
N	Intangible Personal Property Only
O	Real Property: Residential Inventory
S	Special Inventory
X	Totally Exempt Property

Effective age is a relative measure to describe how much of a property's utility has been consumed. Effective age is calculated using EFFECTIVE YEAR BUILT.

Example, the house was built in 2003. For the 2010 appraisal year, this home has an actual age of 7 years. Because this is a still a relatively new home, it has not needed any updates and the effective year built remains unadjusted at 2003. Therefore the effective age for appraisal year 2010 is also 7 years.



Note the sketch includes improvement features additional to the main house such as: porches, patios, carports, garages, utility/storage, etc.

It is not always possible to obtain a sketch of every improvement, not is one necessary for all improvements; posted property, manufactures homes, sheds, barns, or very atypically shaped custom-built homes are examples. In those cases, simple notations of building dimensions or square feet of living area may suffice.

To the greatest extent possible, a building sketch is collected at the time a new home is built. This makes the year of construction a simple determination. In the case of older properties, estimation of age, information provided by owners, or archival records may be used to note YEAR BUILT.

Year built is recorded for improvements in order that depreciation may be calculated. DEPRECIATION is value loss due to combined effects of AGE and CONDITION upon a given structure. This is not identical for every property. Some homes will show greater depreciation than others for a variety of reasons. The primary driver of depreciation may be described as EFFECTIVE AGE. For example, two homes built in 1960 will reflect the same year built, but may show considerably varied effective ages due to owner upkeep and remodeling.

An example is an older home that has been remodeled. Although the house was originally built in 1938, it was completely refurbished between 2003 and 2009. The house was re-wired, received a new roof, all new drywall, floor covering, lighting and plumbing fixtures, kitchen cabinets, and appliances.

Since the house is of 1938 design and the original framing and brick veneer remain, it cannot be considered a 'new' house. Accordingly, the effective year built for the main house was brought forward, adjusting it to 1987 to account for the updates.

Since the house was brought to like new qualities, the condition would be 1. Using Angelina County's Effective Age Chart, a house built in 1938 with a condition 1 would be 1987. (See Effective Age Chart below)

Caution

EFFECTIVE AGE
BASE YEAR = 2010

YR	1	2	3	4	5	6	7	8
2010	2010	2010	2010	2010	2010	2010	2010	2010
2009	2009	2009	2009	2009	2009	2009	2009	2009
2008	2009	2009	2008	2008	2008	2007	2007	2007
2007	2008	2008	2008	2007	2007	2006	2006	2006
2006	2008	2007	2007	2006	2006	2005	2004	2004
2005	2007	2007	2006	2005	2004	2004	2003	2002
2004	2006	2006	2005	2004	2003	2002	2001	2001
2003	2006	2005	2004	2003	2002	2001	2000	1999
2002	2006	2005	2004	2003	2002	2001	2000	1999
2001	2005	2004	2003	2002	2000	2000	1998	1998
2000	2005	2004	2003	2002	2000	2000	1998	1998
1999	2005	2004	2002	2001	1999	1998	1997	1996
1998	2004	2003	2002	2000	1998	1997	1996	1995
1997	2004	2003	2002	2000	1998	1997	1996	1995
1996	2004	2003	2002	2000	1998	1997	1996	1995
1995	2003	2002	2001	1999	1997	1996	1994	1993
1994	2003	2002	2001	1999	1997	1996	1994	1993
1993	2003	2002	2000	1998	1996	1994	1993	1991
1992	2003	2002	2000	1998	1996	1994	1993	1991
1991	2002	2001	1999	1997	1994	1993	1991	1990
1990	2002	2001	1999	1997	1994	1993	1991	1990
1989	2002	2000	1998	1996	1993	1992	1990	1988
1988	2002	2000	1998	1996	1993	1992	1990	1988
1987	2001	2000	1997	1995	1992	1991	1988	1987
1986	2001	2000	1997	1995	1992	1991	1988	1987
1985	2000	1999	1996	1994	1991	1989	1987	1985
1984	2000	1999	1996	1994	1991	1989	1987	1985
1983	2000	1998	1996	1993	1990	1988	1985	1984
1982	2000	1998	1996	1993	1990	1988	1985	1984
1981	1999	1997	1995	1992	1988	1987	1984	1982
1980	1999	1997	1995	1992	1988	1987	1984	1982
1979	1999	1997	1994	1991	1987	1985	1982	1981
1978	1999	1997	1994	1991	1987	1985	1982	1981
1977	1998	1996	1993	1990	1986	1984	1981	1979
1976	1998	1996	1993	1990	1986	1984	1981	1979
1975	1997	1995	1992	1989	1985	1983	1980	1977
1974	1997	1995	1992	1989	1985	1983	1980	1977
1973	1997	1995	1991	1988	1984	1981	1978	1976
1972	1997	1995	1991	1988	1984	1981	1978	1976
1971	1996	1994	1990	1987	1982	1980	1977	1974
1970	1996	1994	1990	1987	1982	1980	1977	1974
1969	1996	1993	1990	1986	1981	1979	1975	1973
1968	1996	1993	1990	1986	1981	1979	1975	1973
1967	1995	1993	1989	1985	1980	1978	1974	1971
1966	1995	1993	1989	1985	1980	1978	1974	1971
1965	1994	1992	1988	1984	1979	1976	1972	1970
1964	1994	1992	1988	1984	1979	1976	1972	1970
1963	1994	1991	1987	1983	1978	1975	1971	1968
1962	1994	1991	1987	1983	1978	1975	1971	1968
1961	1993	1990	1986	1982	1976	1974	1969	1967
1960	1993	1990	1986	1982	1976	1974	1968	1967
1959	1993	1990	1985	1981	1975	1972	1968	1965
1958	1993	1990	1985	1981	1975	1972	1968	1965
1957	1992	1989	1985	1980	1974	1971	1967	1964
1956	1992	1989	1985	1980	1974	1971	1967	1964
1955	1991	1988	1984	1979	1973	1970	1965	1962
1954	1991	1988	1984	1979	1973	1970	1965	1962
1953	1991	1988	1983	1978	1972	1968	1964	1960
1952	1991	1988	1983	1978	1972	1968	1964	1960
1951	1990	1987	1982	1977	1970	1967	1962	1959
1950	1990	1987	1982	1977	1970	1967	1962	1959
1949	1990	1986	1981	1976	1969	1966	1961	1957
1948	1990	1986	1981	1976	1969	1966	1961	1957
1947	1989	1986	1980	1975	1968	1965	1959	1956
1946	1989	1986	1980	1975	1968	1965	1959	1956
1945	1988	1985	1979	1974	1967	1963	1958	1954
1944	1988	1985	1979	1974	1967	1963	1958	1954
1943	1988	1984	1979	1973	1966	1962	1956	1953
1942	1988	1984	1979	1973	1966	1962	1956	1953
1941	1987	1983	1978	1972	1964	1961	1955	1951
1940	1987	1983	1978	1972	1964	1961	1955	1951
1939	1987	1983	1977	1971	1963	1959	1953	1950
1938	1987	1983	1977	1971	1963	1959	1953	1950
1937	1986	1982	1976	1970	1962	1958	1952	1948
1936	1986	1982	1976	1970	1962	1958	1952	1948
1935	1985	1981	1975	1969	1961	1957	1951	1946
1934	1985	1981	1975	1969	1961	1957	1951	1946
1933	1985	1981	1974	1968	1960	1955	1949	1945
1932	1985	1981	1974	1968	1960	1955	1949	1945
1931	1984	1980	1973	1967	1958	1954	1948	

As mentioned previously, the combined influences of age and CONDITION cause value loss as depreciation. Condition is noted using a simple verbal descriptor on an 8 point scale as follows: Excellent, Very Good, Good, Average, Fair, Poor, Very Poor, Unsound.

One of the main factors in structure appraisal determined by the sketch is SQUARE FEET of LIVING AREA or SFLA. Living area is considered to be the main part of the house excluding garages, carports, patios, utility storage, etc. The SFLA is often called “heat and cool living area” and represents the combined total area of that space for all floors of any multiple story houses.

Improvement Detail: (139966) Property: (38384) Year: 2011

General

Units: 1.00 Stories: 0 This is the base UP Use stories as multiplier

Type: MA (MAIN AREA) Replacement Cost Value: \$43,483

Method: R (RESIDENTIAL TABLE) Condition: 6 (6)

Class/Sub: F2 (F2) Actual Year Built: 1966

Unit Price: \$48.53 Show Schedule... Effective Year Built: 1966 Override

Add Factor: 100.00% Override Effective Age: 44

Area

Area (sq.ft) 0.0 Override

Sketch Area 896.0

Cubic Area: 0.0 Override

Dimensions (in ft)

Length: 0.0 Width: 0.0

Height: 0.0

Perimeter: 0.0 Override

New Value

New Value... 0 Override

Depreciation / Adjustment Factors

Base Depre Pct: 39.00% Override

Physical... 100.00% Override

Functional... 100.00% Override

Economic... 100.00% Override

Size Adjustment: 100.00% Override

Other Adjustment: 100.00% Other Adj...

% Complete... 100.00% Override

Adjusted Pct Good: 39.00%

Values

Adjusted Value \$16,958

Flat Value: 0

Value: \$16,958

Detail Features

Feature Type	Feature	Units	Up/Adj	Value
Exterior Wall	WF	1.00	\$0.00	\$0.00
Flooring	TILE...	1.00	\$0.00	\$0.00
Foundation	PB	1.00	\$0.00	\$0.00
Interior Finish	SR	1.00	\$0.00	\$0.00
Plumbing	5	1.00	\$0.00	\$0.00
Roof Covering	COMP	1.00	\$0.00	\$0.00
COOLING	NONE	1.00	\$0.00	\$0.00
HEATING	NONE	1.00	\$0.00	\$0.00

Add Remove Features Value: 0

Recalculate OK Cancel Apply

Reliable estimation of SFLA is very important because it is the primary driver of BUILDING CLASS. Building class is a term sometimes used interchangeably for other names like: GRADE, or MULTIPLIER, or MODIFIER.

Building class is a number assigned to an improvement in order to designate with a single label the interrelation of such variables as size, quality of materials used, and degree of detail in construction design. This allows similar buildings to be grouped for the purposes of comparative analysis and valuation.

A more detailed breakdown summarizing building classes and describing types of homes represented by individual grades is presented in the *Residential Classification Guide* attachment to this document.

Sales Information

The methods used to compile sales information used by the Angelina County Appraisal District are: sales letter, Multiple Listing Service, and information gained from individual property owners during informal review and general inquiry.

Sales letters are mailed out weekly in the form of a questionnaire. This notice is sent to both the current owner (buyer) and seller of properties that have had a recent deed change. The letter explains its purpose and asks the total sale price, the date of sale, what the sale included (land only, land and improvements, personal property), and whether or not the property owner wishes the information to remain confidential in accordance with Section 22.27 of the Texas Property Tax Code. There is also a space on the form for the property owner to make any comments.

The Multiple Listing Service sales data is available by formal agreement with the Lufkin Board of Realtors. The sales are retrieved weekly from the Navica Online MLS and matched to the corresponding legal description as shown on the Appraisal District's records.

Sales information is also obtained from individual property owners during general inquiry or during the informal review process. The individual property owners verify most of these sales through sales contracts brought in.

Each sale is analyzed and verified through an additional source when possible. This is accomplished by calling the buyer, seller and/or agent or reviewing deed records. Special care is taken to determine if a property was sold in foreclosure, through an auction, or if any type of special financing was involved.

Highest and Best Use Analysis

The highest and best use of property is the reasonable and probable use that supports the highest present value as of the date of the appraisal. The highest and best use must be physically possible, legal, financially feasible, and productive to its maximum. The highest and best use of residential property is normally its current use. This is due in part to the fact that residential development, in many areas, through use of deed restrictions and zoning, precludes other land uses. Residential Valuation undertakes reassessment of highest and best use in transition areas and areas of mixed residential and commercial use. In transition areas with ongoing gentrification, the analyst reviews the existing residential property use and makes a determination regarding highest and best use. Once the conclusion is made that the highest and best use remains residential, further highest and best use analysis is done to decide the type of residential use on a neighborhood basis. As an example, it may be determined in a transition area that older, unremodeled homes are economic misimprovements and the highest and best use of such property is the construction of new dwellings. In areas of mixed residential and commercial use, the analyst reviews properties in these areas on a periodic basis to determine if changes in the real estate market require reassessment of the highest and best use of a select population of properties.

Effective January 1, 2010, a residential property qualified as a homestead under Section 11.13, Tax Code is precluded from appraisal at the highest present value based on the highest and best use of property if that use is inconsistent with the residential use of similar residential properties in the area.

For commercial/industrial properties, highest and best use is evaluated as improved and as if the site were still vacant. This assists in determining if the existing improvements have a transitional use, interim use, nonconforming use, multiple uses, speculative use, excess land, or a different optimum use if the site were vacant. For vacant tracts of land within this jurisdiction, the highest and best use is considered speculative based on the surrounding land uses. Improved properties reflect a wide variety of highest and best uses which include, but are not limited to: office, retail, apartment, warehouse, light industrial, special purpose, or interim uses.

Personal property includes but is not limited to inventory, equipment, furniture, fixtures and vehicles used in a business. Due to its nature, the highest and best use of personal property will normally be its current use.

**Residential
Percent Good Table**

YEAR	1 EX	2 VG	3 GD	4 AV	5 FR	6 PR	7 VP	8 UN
1	99	98	97	95	93	89	81	71
2	97	96	95	93	91	87	80	70
3	95	94	94	92	90	86	78	68
4	94	93	92	90	88	84	76	66
5	92	91	90	88	86	82	75	63
6	91	90	89	87	85	81	73	61
7	89	88	88	86	83	79	71	59
8	88	87	86	84	82	77	70	57
9	87	86	85	83	81	76	68	54
10	86	85	84	82	79	74	66	52
11	84	84	83	81	78	73	65	50
12	83	83	82	80	77	72	63	48
13	82	81	81	79	76	70	61	45
14	81	81	80	78	75	69	60	43
15	81	80	79	77	74	67	58	41
16	80	79	78	76	73	66	57	40
17	79	78	77	75	72	65	56	38
18	78	77	76	74	71	63	54	36
19	77	76	75	73	70	62	53	34
20	77	76	75	72	69	61	51	33
21	76	75	74	72	68	60	50	31
22	75	74	73	71	67	59	49	30
23	75	74	73	70	66	58	48	29
24	74	73	72	70	65	57	46	27
25	74	73	71	69	65	55	45	26
26	73	72	71	69	64	54	44	25
27	73	71	70	68	63	53	43	24
28	72	71	70	67	62	52	42	23
29	72	71	69	67	62	51	41	22
30	71	70	69	66	61	50	40	21
31	71	70	69	66	60	50	39	20
32	71	69	68	65	60	49	38	19
33	70	69	68	65	59	48	37	19
34	70	69	68	65	58	47	36	18
35	70	68	67	64	58	46	35	17
36	69	68	67	64	57	45	34	17
37	69	68	67	63	57	44	34	16
38	69	68	66	63	56	44	33	15
39	69	67	66	63	56	43	32	15
40	68	67	66	62	55	42	31	15
41	68	67	66	62	54	41	31	15
42	68	67	65	62	54	41	30	15
43	68	67	65	62	53	40	29	15
44	68	66	65	61	53	39	28	15
45	68	66	65	61	53	39	28	15
46	68	66	65	61	52	38	27	15
47	68	66	65	61	52	37	27	15
48	68	66	65	61	51	37	26	15
49	68	66	64	60	51	36	25	15
50	68	66	64	60	50	35	25	15

	imprv_det_type_...	imprv_det_typ_desc
1	*	ALL TYPES
2	050	050
3	054	054
4	055	055
5	110	1 STORY FRAME
6	111	OPEN FRAME PORCH
7	112	ENCLOSED FR POR...
8	113	FRAME GARAGE
9	114	FRAME UTILITY
10	115	FRAME BAY
11	116	FRAME OVERHANG
12	120	1 STORY BRICK
13	121	OPEN BRICK PORCH
14	122	ENCL BRICK PORCH
15	123	GARAGE BRICK/MAS
16	124	MASONRY UTILITY
17	125	MASONRY BAY
18	130	CARPORT
19	131	WOOD DECK
20	132	CANOPY
21	133	PATIO CONCRETE/...
22	134	PATIO STONE/TILE
23	135	TERRACE MASONRY
24	136	GREENHOUSE ATTA...
25	141	GARAGE FR DETAC...
26	142	GARAGE BR DETAC...
27	211	PORCH ENC FRAME
28	212	ENCLOSED FRAME...
29	213	NULL
30	214	FRAME UTILITY
31	215	FRAME BAY
32	216	FRAME OVERHANG
33	218	ATTIC UNFINISHED
34	219	ATTIC FINISHED
35	221	PORCH OPEN MASO...
36	222	PORCH ENC MASON...
37	223	NULL
38	224	MASONRY UTILITY
39	225	MASONRY BAY
40	230	230
41	231	WOOD DECK
42	232	CANOPY
43	233	233
44	234	234
45	235	235
46	304A	BANK BR AVERAGE

RA-7
7

47	304E	BANK BR EXCELLENT
48	304G	BANK BR GOOD
49	304L	BANK BR LOW
50	310	1 STORY FRAME
51	311	OPEN FRAME PORCH
52	312	ENCL FRAME PORCH
53	313	NULL
54	314	FRAME UTILITY
55	315	FRAME BAY
56	316	FRAME OVERHANG
57	318	ATTIC UNFINISHED
58	318A	DEPARTMENT STOR...
59	318E	DEPARTMENT STOR...
60	318G	DEPARTMENT STOR...
61	319	ATTIC FINISHED
62	320	1 STORY BRICK
63	321	PORCH OPEN MASO...
64	322	PORCH ENC MASON...
65	323	NULL
66	324	MASONRY UTILITY
67	325	MASONRY BAY
68	326	MASONRY OVERHA...
69	330	330
70	330A	NURSING HOME AV
71	330E	NURSING HOME EX
72	330G	NURSING HOME GD
73	330L	NURSING HOME LC
74	331	WOOD DECK
75	332	CANOPY
76	341A	MEDICAL OFFICE AV
77	341E	MEDICAL OFFICE EX
78	341G	MEDICAL OFFICE GD
79	341L	MEDICAL OFFICE LC
80	344A	OFFICE BUILDINGS...
81	344E	OFFICE BUILDINGS...
82	344G	OFFICE BUILDINGS...
83	344L	OFFICE BUILDINGS...
84	349A	FAST FOOD AVERA...
85	349E	FAST FOOD EXCELL...
86	349G	FAST FOOD GOOD
87	349L	FAST FOOD LOW C...
88	349V	FAST FOOD VERY G...
89	352A	APTS AVERAGE
90	352E	APTS EXCELLENT
91	352F	APTS FAIR
92	352G	APTS GOOD
93	352L	APTS LOW COST

94	380A	CINEMA AVERAGE
95	380E	CINEMA EXCELLENT
96	380F	CINEMA FAIR
97	380G	CINEMA GOOD
98	380L	CINEMA LOW COST
99	380V	CINEMA VERY GOOD
100	386A	MINI WAREHOUSES...
101	386C	MINI WAREHOUSES...
102	386G	MINI WAREHOUSES...
103	386L	MINI WAREHOUSES...
104	406A	STORAGE WHSE AV
105	406E	STORAGE WHSE EX
106	406G	STORAGE WHSE GD
107	406L	STORAGE WHSE LC
108	407A	DISTRIBUTION WHS...
109	407E	DISTRIBUTION WHS...
110	407G	DISTRIBUTION WHS...
111	407L	DISTRIBUTION WHS...
112	412A	NHB SHOPPING CT...
113	412G	NHB SHOPPING CT...
114	412L	NHB SHOPPING CT...
115	414A	REGIONAL SHOPPIN...
116	414E	REGIONAL SHOPPIN...
117	414G	REGIONAL SHOPPIN...
118	419A	CONVENIENCE STO...
119	419E	CONVENIENCE STO...
120	419G	CONVENIENCE STO...
121	419L	CONVENIENCE STO...
122	595A	HOTELS LTD SERV...
123	595E	HOTELS LTD SERV...
124	595G	HOTELS LTD SERV...
125	595L	HOTELS LTD SERV...
126	700A	MALL ANCHOR STO...
127	700G	MALL ANCHOR STO...
128	700L	MALL ANCHOR STO...
129	A	APARTMENT
130	AD1	DAIRY/HORSE BARN
131	AH1	POULTRY HOUSES
132	AP	PAVING ASPHALT
133	AP1	POLE BLDG MTL CL...
134	AP2	POLE BLDG WOOD...
135	AP3	POLE BLDG MTL OP...
136	AP4	POLE BLDG WD OP...
137	AP5	POLE BLDG MTL OP...
138	AP6	POLE BLDG WD OP...
139	AX1	PREFAB STEEL BLDG
140	BH1	BOATHOUSE FR

141	BH2	BOATHOUSE MASO...
142	canopy	canopy
143	CC	PAVING CONCRETE
144	CNV	CONVERTED
145	FP4	OVERHEAD DOOR
146	GH1	GREENHOUSE WD F...
147	GH2	GREENHOUSE MTL,...
148	GH3	GREENHOUSE WD F...
149	L10	1S FR - 1S FR
150	L11	OPEN FR PORCH
151	L12	ENC FRAME PORCH
152	L13	FRAME GARAGE
153	L14	FRAME UTILITY
154	L15	FRAME BAY
155	L20	1S MASONRY / BRICK
156	L21	OPEN BRICK PORCH
157	L22	ENC BRICK PORCH
158	L23	BRICK GARAGE
159	L50	BASEMENT UNFIN
160	L54	L54
161	L55	BASEMENT FIN LIVI...
162	MA	MAIN AREA
163	MA110	MAIN AREA 1 STOR...
164	MA120	MAIN AREA 1 STOR...
165	MA2	MAIN AREA 2ND FL...
166	MA210	MAIN AREA 1 STOR...
167	MA216	MAIN AREA FRAME...
168	MA220	MAIN AREA 1 STOR...
169	MA226	MAIN AREA MASON...
170	MHP	MOBLE HOME PARK
171	porch	porch
172	RC1	CARPORT
173	RC2	CANOPY
174	RD1	BOAT DOCK LT WD
175	RD2	BOAT DOCK MED WD
176	RD3	BOAT DOCK HVY WD
177	RG1	GARAGE FR DETAC...
178	RG2	GARAGE BR DETAC...
179	RM1	MOBILE HOME SING...
180	RM2	MOBILE HOME DOU...
181	RP1	POOL PL LINER
182	RP2	POOL PREFAB VINYL
183	RP3	POOL CONCRETE
184	RP4	POOL FIBERGLASS
185	RP5	POOL GUNITE
186	RS1	SHED FR UTILITY
187	RS2	SHED METAL UTILITY

188	RSI	RURAL SITE IMPRO...
189	shop	shop
190	SM1	SCREENED PORCH
191	SM2	WD/MTL/GL ADD
192	SM3	COV PATIO / CARPO...
193	SM4	SKIRTING
194	SM5	WOOD DECK
195	SM6	ATTACHED 1 ST FR
196	SM7	OPEN FR PORCH
197	SM8	WOOD MH COVER
198	SM9	METAL MH COVER
199	SP1	DIVING BOARD
200	SP2	CHR OR STEEL LAD...
201	SP3	UNDERWATER LIGH...
202	TC1	TENNIS CT ASPHALT
203	TC2	TENNIS CT CONCRE...
204	TC3	TENNIS CT CLAY

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Classification

Classification is an integral tool of mass appraisal. It is used to identify the differences in quality of construction of homes, as well as other various structures including commercial construction. By establishing benchmarks and identifying the characteristics of each in an array of construction costs, the appraiser can hone in on the most probable cost (and therefore sale price) of a given structure.

Given the limitations that exist in the practice of mass appraisal (we are primarily confined to viewing a residence from the outside), the process does and will always entail some degree of subjectivity, but the goal is to give the appraiser as many tools as possible to make the process less subjective and more objective. The procedures we use are to be viewed simply as a starting point; the property owner can provide more information that will help us in determining the true "Class" of their home or other structure, such as photographs, appraisals, sales, or any other piece of information that affects value.

The following pages are guides to understanding the qualities of the benchmark classes outlined by the Marshall Valuation Service, a national cost evaluator. While the scope and the process of fee appraisal is much different than mass appraisal, fee appraisers use these same benchmark classes to make evaluations in the sales comparison approach. The classes and the corresponding classes we use are as follows:

Marshall Valuation Service		Appraisal District
Low Quality	(Homes around 1,000 Sq. Ft)	3
Fair Quality	(Homes around 1,300 Sq. Ft)	4
Average Quality	(Homes around 1,600 Sq. Ft)	5
Good Quality	(Homes around 2,500 Sq. Ft)	7
Very Good Quality	(Homes around 3,600 Sq. Ft)	8
Excellent Quality	(Homes generally over 4,500 Sq. Ft)	10

A sizeable difference exists between the Average (5) and the Good (7) classes. This "class", or cost area, is referred to as Average Plus (6). Another gap exists between the Very Good (8) and the Excellent (10) classes (Class 9). These classes are not true Marshall Valuation Service classes, but simply are an even interpolation of values between the benchmark classes. Additionally, we use a Plus and Minus system to provide flexibility in valuing properties.

Classes (1) and (2) represent substandard construction built below code in the Basic Description page (Low-4, Marshall Valuation Service) that are 20% to 40% lower in costs than Low Quality (3). Class 1 is 40% below Low Quality (3), and Class 2 is 20% Below Low Quality (3).

Class 12 values were calculated using high end component values (roof, foundation, appliances and floor covering (rather than using the allowance values) from the Excellent Quality residence section.

Replacement Cost New

Our cost tables are calculated using the Marshall Valuation Service cost tables, modified using regional and local multipliers. The tables are then adjusted by comparing each benchmark class to current local sales. The plus and minus classes, as well as the 6 and 9 classes are calculated by interpolating values between each benchmark.

Classification Guide

The Classification Guide was developed by comparing sales of houses in size ranges. This is simply a tool for appraisers to use as a guide for determining the most likely class of a given house.

The guide lists the range of living areas (original construction size) that correspond with the likely class of the house. Older homes may have a different corresponding class. This is not an attempt to measure depreciation, but rather recognition that homes built in earlier eras have a different cost model in respect to class vs size, and are a different "class" of properties than newer built homes. Homes built 25 to 30 years ago tended to be larger with less cost in interior finish than modern homes.

CLASS 3 "LOW" QUALITY

"Low Quality" refers to frequently mass produced houses where low-cost production is a primary consideration. These homes are built to minimum FmHA, FHA and VA standards. Designs are simple rectangular shapes, sash and doors are few and low cost, roof lines are plain and typically gable. Some will have minimum ornamentation such as shutters, brick skirts or window boxes. Although overall quality of materials and workmanship is below average, these houses are not substandard and will meet minimum construction requirements of lending institutions, mortgage insuring agencies and building codes. Interior finish is plain with few refinements. Design is from stock plans, and ornamentation is usually limited to the front elevation.

Size:	900 - 1200 square feet (original construction)
Foundation:	pier and beam, concrete block or concrete slab
Roof:	light composition shingles with gable ends, low roofline (3 in 12 - 4 in 12)
Exterior Wall:	inexpensive wood frame, vinyl or aluminum siding, moderate fenestration with inexpensive sash; front elevation may have inexpensive trim
Windows:	6 - 8 low to moderate cost
Corners:	6 - 8
Rooms:	4 - 6 with minimal to moderate closet space
Heating:	space heaters or stove, central heat
Cooling:	window units, central air
Floor Cover:	carpet, linoleum or wood floors
Interior Walls:	sheetrock or inexpensive paneling with plain baseboards and door facings
Cabinets:	inexpensive stock cabinets of paint grade wood or vinyl veneer, small Pullman or vanity in bath
Doors:	hollow core with low-cost hardware.
Lighting:	basic
Outlets:	basic
Baths:	1 - 1 ½
Extras:	none

CLASS 4 "FAIR" QUALITY

Frequently mass produced houses where low-cost production is a primary consideration. These homes are built to minimum FmHA, FHA and VA standards. Designs are simple rectangular shapes, sash and doors are few and low cost, roof lines are plain and typically gable. Some will have minimum ornamentation such as shutters, brick skirts or window boxes. Although overall quality of materials and workmanship is below average, these houses are not substandard and will meet minimum construction requirements of lending institutions, mortgage insuring agencies and building codes. Interior finish is plain with few refinements. Design is from stock plans, and ornamentation is usually limited to the front elevation.

Size:	1200 – 1500 square feet (original construction)
Foundation:	concrete slab or pier and beam
Roof:	composition shingles with hip or gable design (3 in 12 – 5 in 12)
Exterior Wall:	brick veneer, wood frame siding, vinyl or aluminum siding, moderate fenestration with sash; front elevation may have some ornamentation
Windows:	7 – 9 low cost
Corners:	6 – 8
Rooms:	6 – 8 with moderate closet space
Heating:	central heat
Cooling:	central air
Floor Cover:	carpet, linoleum
Interior Walls:	sheetrock or inexpensive paneling with plain baseboards and door facings
Cabinets:	paint-grade wood or vinyl veneer with moderate cost laminated plastic countertops.
Doors:	doors are hollow core with moderate-cost hardware.
Lighting:	average
Outlets:	average
Baths:	1 ½ – 2 ½
Extras:	fireplace, swimming pool, minimal to moderate landscaping

CLASS 5 "AVERAGE" QUALITY

Usually mass produced houses that will meet or exceed the minimum construction requirements of lending institutions, mortgage insuring agencies and building codes, and generally exceeds FHA design and specifications. Roof slopes will increase, as well as overhangs and complexity of roof style. . By most standards, the quality of materials and workmanship is acceptable, but does not reflect custom craftsmanship. Cabinets, doors, hardware, and plumbing are usually stock items. Architectural design will include ample fenestration and some ornamentation on the front elevation. The house shapes will be rectangular to "L" shaped with some corners or indentions that add to the cost.

Size:	1500 – 1800 square feet (original construction)
Foundation:	concrete slab
Roof:	composition shingles with hip or gable design (4 in 12 – 6 in 12)
Exterior Wall:	brick veneer or stone siding, wood siding
Windows:	10 – 14
Corners:	8 – 14
Rooms:	7 – 10 with moderate to ample closet space
Heating:	central heat
Cooling:	central air
Floor Cover:	carpet, tile, hardwood, scored concrete
Interior Walls:	sheetrock, paneling, some wallpaper with stock baseboards and casings
Cabinets:	pre-finished plywood with Pullman or vanity in bath; laminated plastic or ceramic tile countertops
Doors:	medium grade, hollow-core with standard-grade hardware
Lighting:	moderate to good
Outlets:	ample
Baths:	2 – 3
Extras:	fireplace, Jacuzzi or hot tub, deck, swimming pool, moderate landscaping

CLASS 6 "AVERAGE PLUS" QUALITY

Usually mass produced houses that will meet or exceed the minimum construction requirements of lending institutions, mortgage insuring agencies and building codes, and generally exceeds FHA design and specifications. Roof slopes will increase, as well as overhangs and complexity of roof style. . By most standards, the quality of materials and workmanship is acceptable, but does not reflect custom craftsmanship. Cabinets, doors, hardware, and plumbing are usually stock items. Architectural design will include ample fenestration and some ornamentation on the front elevation. The house shapes will be rectangular to "L" shaped with some corners or indentions that add to the cost.

Size:	1800 – 2100 square feet (original construction)
Foundation:	concrete slab
Roof:	composition shingles with hip or gable design (5 in 12 – 8 in 12)
Exterior Wall:	brick veneer or stone siding, wood siding
Windows:	12 – 16
Corners:	8 – 16
Rooms:	7 – 12 with ample closet space
Heating:	central heat
Cooling:	central air
Floor Cover:	carpet, tile, hardwood, scored concrete
Interior Walls:	sheetrock, paneling, some wallpaper with stock baseboards and casings, crown molding
Cabinets:	pre-finished plywood with Pullman or vanity in bath; laminated plastic, granite, marble or ceramic tile countertops
Doors:	medium grade, hollow-core with standard-grade hardware
Lighting:	moderate to good
Outlets:	ample
Baths:	2 ½ – 3 ½
Extras:	fireplace, Jacuzzi or hot tub, deck, swimming pool, outdoor kitchen, good landscaping

CLASS 7 "GOOD" QUALITY

These may be mass produced in above-average residential developments or built for an individual owner (custom). These homes are typical of the upper middle class or move-up type development. Good-quality standard materials are used throughout. These houses generally exceed the minimum construction requirements of leading institutions, mortgage-insuring agencies and building codes. Some attention is given to architectural design in both refinements and detail. Interiors are well furnished, usually with having good-quality wallpaper or wood paneling. Exteriors have good fenestration with ornamental materials of other refinements

Size:	2100 – 3100 square feet (original construction)
Foundation:	concrete slab
Roof:	composition shingles with hip or gable design (6 in 12 – 10 in 12)
Exterior Wall:	brick veneer or stone siding, wood siding
Windows:	14 – 18
Corners:	10 – 20
Rooms:	8 – 14 with ample walk-in closets or sliding door wardrobes, vaulted ceiling in foyer or entry
Heating:	central heat
Cooling:	central air
Floor Cover:	carpet, tile, terrazzo, hardwood, scored concrete
Interior Walls:	sheetrock, paneling, some wallpaper with hardwood or softwood baseboards and casings with mitered corners, crown molding
Cabinets:	ample cabinetry with natural wood-veneer finishes, large Pullman or vanity in bath areas; laminated plastic, granite, marble or ceramic tile countertops and splash
Doors:	good quality hollow core with attractive hardware
Lighting:	good lighting, some recessed, indirect, and possibly chandelier
Outlets:	ample
Baths:	2 ½ – 3 ½
Extras:	fireplace, cooking bar, Jacuzzi or hot tub, deck, swimming pool, outdoor kitchen, good to extensive landscaping

CLASS 8 "VERY GOOD" QUALITY

These may be mass produced in above-average residential developments or built for an individual owner (custom). These homes are typical of the upper middle class or move-up type development. Good-quality standard materials are used throughout. These houses generally exceed the minimum construction requirements of leading institutions, mortgage-insuring agencies and building codes. Some attention is given to architectural design in both refinements and detail. Interiors are well furnished, usually with having good-quality wallpaper or wood paneling. Exteriors have good fenestration with ornamental materials of other refinements

Size:	3100 – 4250 square feet (original construction)
Foundation:	concrete slab
Roof:	composition shingles with hip or gable design (6 in 12 – 10 in 12)
Exterior Wall:	brick veneer or stone siding, wood siding
Windows:	16 – 20
Corners:	10 – 24
Rooms:	10 – 18 with ample walk-in closets or sliding door wardrobes, vaulted ceiling in foyer or entry
Heating:	central heat
Cooling:	central air
Floor Cover:	carpet, tile, terrazzo, hardwood, scored concrete
Interior Walls:	sheetrock, paneling, some wallpaper with hardwood or softwood baseboards and casings with mitered corners, crown molding
Cabinets:	ample cabinetry with natural wood-veneer finishes, large Pullman or vanity in bath areas; laminated plastic, granite, marble or ceramic tile countertops and splash
Doors:	good quality hollow core or raised-panel hardwood veneer or enameled with good-quality hardware
Lighting:	good lighting, some recessed, indirect, and chandelier
Outlets:	ample
Baths:	3 – 5
Extras:	fireplace, cooking bar, Jacuzzi or hot tub, deck, swimming pool, outdoor kitchen, good to extensive landscaping

CLASS 9 "VERY GOOD PLUS" QUALITY

These typically are built for an individual owner (custom). These homes are typical of the upper middle class or move-up type development. Good to excellent-quality materials are used throughout. These houses will exceed the minimum construction requirements of leading institutions, mortgage-insuring agencies and building codes. Attention is given to architectural design in both refinements and detail. Interiors are well furnished, having high grade materials and components. Exteriors have good to excellent fenestration with ornamental materials of other refinements

Size:	4250 – 5300 square feet (original construction)
Foundation:	concrete slab
Roof:	composition shingles (often high end), metal or tile roofing is often found, with hip or gable design (6 in 12 – 10 in 12)
Exterior Wall:	brick veneer or stone siding, wood siding
Windows:	16 – 20
Corners:	10 – 24
Rooms:	10 – 18 with ample walk-in closets or sliding door wardrobes, vaulted ceiling in foyer or entry
Heating:	central heat
Cooling:	central air
Floor Cover:	carpet, tile, terrazzo, hardwood, scored concrete
Interior Walls:	sheetrock, paneling, some wallpaper with hardwood or softwood baseboards and casings with mitered corners, crown molding
Cabinets:	ample cabinetry with natural wood-veneer finishes, large Pullman or vanity in bath areas; laminated plastic, granite, marble or ceramic tile countertops and splash
Doors:	very good quality hollow core or raised-panel hardwood veneer or enameled with good-quality hardware
Lighting:	good lighting, some recessed, indirect, and chandelier
Outlets:	ample
Baths:	3 – 5
Extras:	fireplace, cooking bar, Jacuzzi or hot tub, deck, swimming pool, outdoor kitchen, good to extensive landscaping

CLASS 10 "EXCELLENT" QUALITY

These are usually individually designed and are characterized by the high quality of workmanship, finishes, and appointments and the considerable attention to detail. These homes are representative of the upper class development. Good to excellent-quality materials are used throughout. These houses definitely exceed the minimum construction requirements of leading institutions, mortgage-insuring agencies and building codes. Great attention is given to architectural design in both refinements and detail. Interiors are well furnished, having high grade materials and components. Exteriors have good to excellent fenestration with ornamental materials of other refinements. Although residences at this quality level are inclusive of high-quality material and workmanship, and are somewhat unique in their design, these costs do not represent the highest cost in residential construction.

Size:	5300 and up square feet (original construction)
Foundation:	concrete slab, high end pier and beam
Roof:	high end composition shingles, metal, or tile are most common, with hip or gable design (6 in 12 – 10 in 12)
Exterior Wall:	brick veneer or stone siding, wood siding
Windows:	16 – 20
Corners:	10 – 24
Rooms:	10 – 18 with ample walk-in closets or sliding door wardrobes, vaulted ceiling in foyer or entry
Heating:	central heat
Cooling:	central air
Floor Cover:	carpet, tile, terrazzo, hardwood, scored concrete
Interior Walls:	sheetrock, paneling, some wallpaper with hardwood or softwood baseboards and casings with mitered corners, crown molding
Cabinets:	ample cabinetry with natural wood-veneer finishes, large Pullman or vanity in bath areas; laminated plastic, granite, marble or ceramic tile countertops and splash
Doors:	very good quality hollow core or raised-panel hardwood veneer or enameled with good-quality hardware
Lighting:	good lighting, some recessed, indirect, and chandelier
Outlets:	ample
Baths:	3 – 5
Extras:	fireplace, cooking bar, Jacuzzi or hot tub, deck, swimming pool, outdoor kitchen, good to extensive landscaping

2015 MASONRY SCHEDULE

M&S	LOW			FAIR			AVE			AVE +			GOOD					
	M1	M2	M3M	M3	M3P	M4M	M4	M4P	M5M	M5	M5P	M6M	M6	M6P	M7M	M7	M7P	M8M
400	53.05	70.74	79.58	88.42														
600	49.71	66.28	74.57	82.85	84.43	86.00	87.58	91.28	94.06	98.68	104.02	109.35	114.69	120.02	125.36	130.69		
800	47.30	63.06	70.95	78.83	79.96	81.10	82.23	85.55	89.25	92.19	98.61	105.02	111.44	117.86	124.27	130.69	134.21	137.73
1000	45.41	60.54	68.11	75.68	76.59	77.49	78.40	81.46	84.52	87.58	93.65	99.72	105.79	111.85	117.92	123.99	129.74	135.50
1200	43.87	58.49	65.80	73.11	73.89	74.67	75.45	78.32	81.18	84.05	89.86	95.67	101.48	107.29	113.10	118.91	126.36	133.80
1400	42.56	56.75	63.85	70.94	71.65	72.36	73.07	75.78	78.50	81.21	86.82	92.42	98.03	103.64	109.24	114.85	121.98	129.12
1600	41.45	55.26	62.17	69.08	69.75	71.32	71.08	73.67	76.27	78.86	84.30	89.73	95.17	100.61	106.04	111.48	118.37	125.25
1800	40.46	53.95	60.70	67.44	68.09	68.74	69.39	71.88	74.37	76.86	82.16	87.45	92.75	98.04	103.34	108.63	115.30	121.97
2000	39.59	52.79	59.39	65.99	66.63	67.28	67.92	70.32	72.72	75.12	80.30	85.47	90.65	95.82	101.00	106.17	112.65	119.14
2200	38.81	51.75	58.22	64.69	65.33	65.98	66.62	68.94	71.27	73.59	78.66	83.73	88.80	93.86	98.93	104.00	110.32	116.65
2400	38.11	50.81	57.16	63.51	64.16	64.82	65.47	67.72	69.98	72.23	77.20	82.18	87.15	92.12	97.10	102.07	108.25	114.44
2600	36.89	49.19	55.34	61.49	62.47	63.44	64.42	66.62	68.81	71.01	75.90	80.79	85.68	90.57	95.46	100.35	106.40	112.46
2800	35.86	47.81	53.78	59.76	61.00	62.24	63.48	65.62	67.75	69.89	74.71	79.52	84.34	89.15	93.97	98.78	104.72	110.65
3000	34.96	46.61	52.43	58.26	59.71	61.16	62.61	64.70	66.79	68.88	73.63	78.37	83.12	87.86	92.61	97.35	103.18	109.01
3200	34.16	45.55	51.25	56.94	58.58	60.23	61.87	63.90	65.92	67.95	72.63	77.31	81.99	86.67	91.35	96.03	101.76	107.50
3400	33.45	44.60	50.18	55.75	57.56	59.38	61.19	63.16	65.14	67.11	71.73	76.35	80.97	85.59	90.21	94.83	100.47	106.12
3600	32.82	43.76	49.23	54.70	56.99	59.29	61.58	63.17	64.76	66.35	70.91	75.46	80.02	84.58	89.13	93.69	99.26	104.82
3800	32.24	42.98	48.36	53.73	55.81	57.89	59.97	61.86	63.76	65.65	70.15	74.65	79.15	83.64	88.14	92.64	98.13	103.61
4000	31.70	42.27	47.56	52.84	55.03	57.23	59.42	61.27	63.11	64.96	69.41	73.86	78.32	82.77	87.22	91.67	97.08	102.49
4200							59.42	61.06	62.71	64.35	68.76	73.17	77.58	81.99	86.40	90.81	96.13	101.45
4400							59.42	60.86	62.29	63.73	68.12	72.50	76.89	81.27	85.66	90.04	95.27	100.49
4600							59.42	60.67	61.93	63.18	67.53	71.88	76.24	80.59	84.94	89.29	94.44	99.60
4800							59.42	60.49	61.56	62.63	66.96	71.30	75.63	79.96	84.30	88.63	93.68	98.74
5000							59.42	60.33	61.24	62.15	66.45	70.75	75.06	79.36	83.66	87.96	92.92	97.87
5200							59.42	60.17	60.93	61.68	65.95	70.22	74.50	78.77	83.04	87.31	92.20	97.09
5400							59.42	60.01	60.61	61.20	65.46	69.72	73.98	78.23	82.49	86.75	91.58	96.40
5600							59.42	59.87	60.33	60.78	65.00	69.22	73.44	77.65	81.87	86.09	90.86	95.62
5800							59.42	59.87	60.33	60.78	64.91	69.05	73.18	77.31	81.45	85.58	90.27	94.96
6000							59.42	59.87	60.33	60.78	64.83	68.87	72.92	76.97	81.01	85.06	89.68	94.29

2015 FRAME SCHEDULE

M&S	LOW				FAIR				AVE			AVE +			GOOD			
	F1	F2	F3M	F3	F3P	F4M	F4	F4P	F5M	F5	F5P	F6M	F6	F6P	F7M	F7	F7P	F8M
400	49.66	66.22	74.49	82.77														
600	44.80	59.74	67.20	74.67	77.21	79.74	82.28	85.22	87.43	91.11	95.96	101.75	107.55	113.34	119.14	120.19		
800	41.72	55.63	62.59	69.54	72.08	74.61	77.45	80.11	83.05	85.42	91.22	97.01	102.81	108.60	114.40	120.19	127.21	134.23
1000	39.53	52.70	59.29	65.88	68.42	70.95	73.98	76.45	78.92	81.39	86.86	92.34	97.81	103.28	108.76	114.23	123.24	132.24
1200	37.83	50.44	56.75	63.05	65.59	68.12	71.32	73.65	75.97	78.30	83.54	88.77	94.01	99.25	104.48	109.72	120.23	130.74
1400	36.47	48.62	54.70	60.78	63.32	65.85	69.16	71.38	73.60	75.82	80.87	85.92	90.97	96.02	101.07	106.12	116.16	126.21
1600	35.33	47.11	53.00	58.89	61.43	63.96	67.37	69.50	71.63	73.76	78.66	83.55	88.45	93.35	98.24	103.14	112.81	122.47
1800	34.37	45.82	51.55	57.28	59.82	62.35	65.84	67.90	69.95	72.01	76.78	81.55	86.32	91.08	95.85	100.62	109.96	119.30
2000	33.53	44.71	50.30	55.89	58.43	60.96	64.51	66.50	68.50	70.49	75.15	79.80	84.46	89.12	93.77	98.43	107.49	116.56
2200	32.80	43.73	51.20	54.66	57.20	59.73	63.34	65.28	67.21	69.15	73.71	78.27	82.84	87.40	91.96	96.52	105.34	114.15
2400	32.14	42.86	49.81	53.57	56.11	58.64	62.29	64.18	66.07	67.96	72.44	76.91	81.39	85.87	90.34	94.82	103.42	112.24
2600	31.55	42.07	48.66	52.59	55.13	57.66	61.34	63.19	65.04	66.89	71.29	75.69	80.09	84.49	88.89	93.29	101.70	110.30
2800	31.02	41.36	49.64	51.70	54.24	56.77	60.48	62.29	64.10	65.91	70.24	74.57	78.91	83.24	87.57	91.90	100.13	108.36
3000	30.53	40.70	48.17	50.88	53.42	55.95	59.70	61.47	63.25	65.02	69.29	73.56	77.83	82.09	86.36	90.63	98.70	106.77
3200	30.08	40.11	47.07	50.14	52.68	55.21	59.00	60.74	62.47	64.21	68.42	72.63	76.84	81.05	85.26	89.47	97.39	105.31
3400	29.67	39.56	46.15	49.45	51.99	54.52	58.35	60.04	61.72	63.41	67.58	71.74	75.91	80.07	84.24	88.40	96.19	103.97
3600	29.29	39.05	47.33	48.81	51.35	53.88	57.76	59.40	61.05	62.69	66.81	70.93	75.05	79.16	83.28	87.40	95.06	102.73
3800	28.93	38.58	46.04	48.22	50.76	53.29	57.18	58.80	60.41	62.03	66.10	70.18	74.25	78.32	82.40	86.47	94.01	101.56
4000	28.58	38.10	45.06	47.63	50.17	52.70	56.66	58.24	59.81	61.39	65.43	69.46	73.50	77.53	81.57	85.60	93.03	100.47
4200							56.66	58.04	59.42	60.80	64.80	68.80	72.80	76.80	80.80	84.80	92.12	99.45
4400							56.66	57.85	59.03	60.22	64.20	68.17	72.15	76.13	80.10	84.08	91.29	98.51
4600							56.66	57.67	58.69	59.70	63.65	67.62	71.60	75.58	79.55	83.38	90.50	97.63
4800							56.66	57.50	58.34	59.18	63.11	67.04	70.97	74.90	78.83	82.76	89.77	96.78
5000							56.66	57.35	58.03	58.72	62.62	66.53	70.43	74.33	78.24	82.14	89.04	95.93
5200							56.66	57.20	57.73	58.27	62.15	66.02	69.90	73.78	77.65	81.53	88.35	95.16
5400							56.66	57.05	57.43	57.82	61.68	65.55	69.41	73.27	77.14	81.00	87.74	94.49
5600							56.66	56.92	57.17	57.43	61.26	65.08	68.91	72.74	76.56	80.39	87.06	93.72
5800							56.66	56.92	57.17	57.43	61.18	64.92	68.67	72.41	76.16	79.90	86.48	93.07
6000							56.66	56.92	57.17	57.43	61.10	64.76	68.43	72.09	75.76	79.42	85.92	92.41

2015 RESIDENTIAL HIGH END SCHEDULE

M&S	VG	EX						EX +					
	R8	R8P	R9M	R9	R9P	R10M	R10	R10P	R11M	R11	R11P	R12M	R12
400													
600													
800	141.25												
1000	141.25												
1200	141.25	148.94	156.62	164.31	172.00	179.68	187.37						
1400	136.25	144.77	153.29	161.81	170.33	178.85	187.37						
1600	132.14	141.35	150.55	159.76	168.96	178.17	187.37	193.98	200.58	207.19	213.80	220.40	227.01
1800	128.64	137.66	146.68	155.70	164.72	173.74	182.76	189.32	195.88	202.44	208.99	215.55	222.11
2000	125.62	134.48	143.34	152.20	161.05	169.91	178.77	185.29	191.81	198.33	204.84	211.36	217.88
2200	122.97	131.85	140.73	149.62	158.50	167.38	176.26	182.58	188.90	195.22	201.53	207.85	214.17
2400	120.62	129.21	137.79	146.38	154.97	163.55	172.14	178.60	185.06	191.52	197.98	204.44	210.90
2600	118.51	126.98	135.45	143.92	152.39	160.86	169.33	175.77	182.20	188.64	195.08	201.51	207.95
2800	116.59	125.03	133.47	141.91	150.35	158.79	167.23	173.96	180.68	187.41	194.13	200.86	207.58
3000	114.84	123.11	131.38	139.65	147.92	156.19	164.46	170.86	177.26	183.67	190.07	196.47	202.87
3200	113.23	121.41	129.60	137.78	145.96	154.15	162.33	168.72	175.10	181.49	187.88	194.26	200.65
3400	111.76	119.86	127.96	136.06	144.15	152.25	160.35	166.72	173.10	179.47	185.84	192.22	198.59
3600	110.39	118.41	126.43	134.46	142.48	150.50	158.52	164.88	171.24	177.61	183.97	190.33	196.69
3800	109.10	117.05	125.01	132.96	140.91	148.87	156.82	163.17	169.52	175.87	182.22	188.57	194.92
4000	107.90	115.79	123.67	131.56	139.45	147.33	155.22	161.56	167.90	174.25	180.59	186.93	193.27
4200	106.77	114.59	122.42	130.24	138.06	145.89	153.71	160.04	166.38	172.71	179.04	185.38	191.71
4400	105.72	113.48	121.24	129.01	136.77	144.53	152.29	158.62	164.94	171.27	177.60	183.92	190.25
4600	104.75	112.46	120.16	127.87	135.58	143.28	150.99	157.31	163.63	169.95	176.26	182.58	188.90
4800	103.79	111.44	119.09	126.74	134.39	142.04	149.69	156.00	162.31	168.63	174.94	181.25	187.56
5000	102.83	110.44	118.06	125.67	133.28	140.90	148.51	154.82	161.12	167.43	173.74	180.04	186.35
5200	101.98	109.54	117.10	124.66	132.22	139.78	147.34	153.64	159.94	166.24	172.54	178.84	185.14
5400	101.23	108.74	116.24	123.75	131.25	138.76	146.26	152.56	158.85	165.15	171.45	177.74	184.04
5600	100.39	107.86	115.33	122.80	130.26	137.73	145.20	151.49	157.78	164.07	170.36	176.65	182.94
5800	99.65	107.08	114.51	121.94	129.36	136.79	144.22	150.51	156.79	163.08	169.37	175.65	181.94
6000	98.91	106.30	113.69	121.08	128.46	135.85	143.24	149.52	155.80	162.09	168.37	174.65	180.93
6200	98.28	105.62	112.97	120.31	127.65	135.00	142.34	148.62	154.90	161.18	167.45	173.73	180.01
6400	97.64	104.97	112.29	119.62	126.94	134.27	141.59	147.87	154.14	160.42	166.69	172.97	179.24
6600	97.64	104.82	112.00	119.18	126.35	133.53	140.71	146.98	153.25	159.53	165.80	172.07	178.34
6800	97.64	104.69	111.74	118.80	125.85	132.90	139.95	146.22	152.49	158.76	165.03	171.30	177.57
7000	97.64	104.53	111.42	118.32	125.21	132.10	138.99	145.29	151.60	157.90	164.20	170.51	176.81
7200	97.64	104.45	111.25	118.06	124.87	131.67	138.48	144.74	151.05	157.35	163.65	169.96	176.05
7400	97.64	104.35	111.05	117.76	124.47	131.17	137.88	144.14	150.40	156.66	162.92	169.18	175.44
7600	97.64	104.22	110.81	117.39	123.97	130.56	137.14	143.40	149.66	155.92	162.17	168.43	174.69
7800	97.64	104.20	110.75	117.31	123.86	130.42	136.97	143.23	149.48	155.74	162.00	168.25	174.51
8000	97.64	104.17	110.69	117.22	123.75	130.27	136.80	143.05	149.30	155.56	161.81	168.06	174.31

RESIDENTIAL IMPROVEMENT FEATURES Data Codes

The following codes are for field entry and most do not affect value directly.

The exceptions are as follows:

- **Brick and Frame (BF)** adds 2% to the frame schedule. This should be used as an "in between". Since the frame and masonry schedules converge at class 8, the BF code should not be used on anything higher than a class 7
- **Central Air & Heat** (see appropriate chart for cost new dollar per square foot adjustment)
- **Fireplaces** (see appropriate chart for dollar figure cost new per fireplace according to class)
- **Plumbing fixtures** (see appropriate chart for dollar per fixture cost new according to class)
- **Outdoor Kitchens** (see appropriate codes and cost new values)
- **Custom Fireplaces** are outdoor fireplaces, use appropriate code for the desired cost new value

ANGELINA COUNTY APPRAISAL DISTRICT										PROPERTY FIELD REVIEW CARD 2013										2013-D-49693-141483																																																																																																																																																																																																																																																																									
PROPERTY ID (ASD) / SERIAL / OBSERVATION										GENERAL, TOWER AND ADDRESS										OVERHEAD %																																																																																																																																																																																																																																																																									
PROPID: 40503 TYPE: Rndf DBL: AHD IDLEWOOD BLK 6 LOT 6.1 - N 110' & E 130' OF 5 REFID: 4960-330-006-005-01 REFID: 54241 REFID: RADRG3 PROP ARE: 0.0000 SCL: 1.0										CONFIDENTIAL 141483 100.00% EFFECTIVE ACRES: 0.0000										HS CAD 100% LAD 100% JAO 100%		IMPROVEMENT LARD MIT 70,500 MASONRY 6,440 FROD LOSE 77,000 APPRASED 77,000 RE CAP LOSE 0 REBROED 41,827 84,733																																																																																																																																																																																																																																																																							
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SALE # SALE TYPE RATIO R4 CO R4 LA REP EP / REP ST / REP CH / REP 04/13/2010 77,500 10 R CASH D VR 1,428 40.77 RESIDENTIAL RESIDENTIAL MADDUX LYNN EL WDA, 10287118 06/13/2005 0 04/29/2000 0										OWNER: MADDUX LYNN EL WDA, 10287118 MADDUX BUFORD SWD 2227 / 281 HAYES RICKEY D WID 1783 / 102																																																																																																																																																																																																																																																																																			
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MISC BWP STCD: AI 392.0 (E1000) Homewk: Y (100%) 2,100 Living Area: 0 </td> <td colspan="10"> <table border="1"> <thead> <tr> <th>CONSTR</th> <th>TYPE</th> <th>CLASS</th> <th>AREA</th> <th>EST PRICE</th> <th>EST COST</th> <th>EST VALUE</th> <th>EST COST</th> <th>EST VALUE</th> <th>EST COST</th> <th>EST VALUE</th> <th>EST COST</th> <th>EST VALUE</th> <th>EST COST</th> <th>EST VALUE</th> <th>EST COST</th> <th>EST VALUE</th> <th>EST COST</th> <th>EST VALUE</th> <th>EST COST</th> <th>EST VALUE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>RESIDENTIAL</td> <td>R</td> <td>3'</td> <td>1882</td> <td>648</td> <td>1</td> <td>1</td> <td>388</td> <td>388</td> <td>2</td> <td>1,200</td> <td>844</td> <td>106</td> <td>648</td> <td>788</td> <td>106</td> <td>648</td> <td>788</td> <td>106</td> <td>648</td> </tr> <tr> <td>2</td> <td>MISC BWP</td> <td>R</td> <td>3'</td> <td>392</td> <td>0</td> <td>1</td> <td>1</td> <td>988</td> <td>988</td> <td>7</td> <td>988</td> <td>988</td> <td>7</td> <td>988</td> <td>988</td> <td>7</td> <td>988</td> <td>988</td> <td>7</td> <td>988</td> </tr> </tbody> </table> </td> <td colspan="2"> <table border="1"> <thead> <tr> <th>CONSTR</th> <th>TYPE</th> <th>CLASS</th> <th>AREA</th> <th>EST PRICE</th> <th>EST COST</th> <th>EST VALUE</th> <th>EST COST</th> <th>EST VALUE</th> <th>EST COST</th> <th>EST VALUE</th> <th>EST COST</th> <th>EST VALUE</th> <th>EST COST</th> <th>EST VALUE</th> <th>EST COST</th> <th>EST VALUE</th> <th>EST COST</th> <th>EST VALUE</th> <th>EST COST</th> <th>EST VALUE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>RESIDENTIAL</td> <td>R</td> <td>3'</td> <td>1882</td> <td>648</td> <td>1</td> <td>1</td> <td>388</td> <td>388</td> <td>2</td> <td>1,200</td> <td>844</td> <td>106</td> <td>648</td> <td>788</td> <td>106</td> <td>648</td> <td>788</td> <td>106</td> <td>648</td> </tr> </tbody> </table> </td> </tr> <tr> <th colspan="10">RESIDENTIAL</th> <th colspan="10">RESIDENTIAL</th> <td colspan="2"></td> </tr> <tr> <td colspan="10"> RESIDENTIAL R SFT-SF3 AI Y (100%) SG 14200.00 SG 0.46 1.00 1.00 A 6,440 </td> <td colspan="10"></td> <td colspan="2"></td> </tr> </tbody> </table>										CLASS	TYPE	CLASS	AREA	EST PRICE	EST COST	EST VALUE	EST COST	EST VALUE	EST COST	EST VALUE	EST COST	EST VALUE	EST COST	EST VALUE	EST COST	EST VALUE	EST COST	EST VALUE	EST COST	EST VALUE	A	BA	BRAN AREA	R	887	1,200	94	1	200	200	1	150	150	150	150	150	150	150	150	150	150	B	CB	CHEROKEE	R	6'	26.6	1238	200	200	4	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	C	CH	OPEN BRICK PORCH	R	6'	120	1180	200	200	4	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	D	CH	REAR BRICK UTILITY	R	6'	58	3638	200	200	4	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	1. RESIDENTIAL STCD: AI 1,800.0 (2200) Homewk: Y (100%) 142,200 Living Area: 1,428 A. INS: SHS BENTAL UTILITY 1 2 658 110 1 1 988 988 7 988 988 B. SH: WOOD DECK R 3' 1882 648 1 1 388 388 2 1,200 844 106 648 788 2. 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C	CH	OPEN BRICK PORCH	R	6'	120	1180	200	200	4	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400																																																																																																																																																																																																																																																																									
D	CH	REAR BRICK UTILITY	R	6'	58	3638	200	200	4	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100																																																																																																																																																																																																																																																																									
1. RESIDENTIAL STCD: AI 1,800.0 (2200) Homewk: Y (100%) 142,200 Living Area: 1,428 A. INS: SHS BENTAL UTILITY 1 2 658 110 1 1 988 988 7 988 988 B. SH: WOOD DECK R 3' 1882 648 1 1 388 388 2 1,200 844 106 648 788 2. MISC BWP STCD: AI 392.0 (E1000) Homewk: Y (100%) 2,100 Living Area: 0										<table border="1"> <thead> <tr> <th>CONSTR</th> <th>TYPE</th> <th>CLASS</th> <th>AREA</th> <th>EST PRICE</th> <th>EST COST</th> <th>EST VALUE</th> <th>EST COST</th> <th>EST VALUE</th> <th>EST COST</th> <th>EST VALUE</th> <th>EST COST</th> <th>EST VALUE</th> <th>EST COST</th> <th>EST VALUE</th> <th>EST COST</th> <th>EST VALUE</th> <th>EST COST</th> <th>EST VALUE</th> <th>EST COST</th> <th>EST VALUE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>RESIDENTIAL</td> <td>R</td> <td>3'</td> <td>1882</td> <td>648</td> <td>1</td> <td>1</td> <td>388</td> <td>388</td> <td>2</td> <td>1,200</td> <td>844</td> <td>106</td> <td>648</td> <td>788</td> <td>106</td> <td>648</td> <td>788</td> <td>106</td> <td>648</td> </tr> <tr> <td>2</td> <td>MISC BWP</td> <td>R</td> <td>3'</td> <td>392</td> <td>0</td> <td>1</td> <td>1</td> <td>988</td> <td>988</td> <td>7</td> <td>988</td> <td>988</td> <td>7</td> <td>988</td> <td>988</td> <td>7</td> <td>988</td> <td>988</td> <td>7</td> <td>988</td> </tr> </tbody> </table>										CONSTR	TYPE	CLASS	AREA	EST PRICE	EST COST	EST VALUE	EST COST	EST VALUE	EST COST	EST VALUE	EST COST	EST VALUE	EST COST	EST VALUE	EST COST	EST VALUE	EST COST	EST VALUE	EST COST	EST VALUE	1	RESIDENTIAL	R	3'	1882	648	1	1	388	388	2	1,200	844	106	648	788	106	648	788	106	648	2	MISC BWP	R	3'	392	0	1	1	988	988	7	988	988	7	988	988	7	988	988	7	988	<table border="1"> <thead> <tr> <th>CONSTR</th> <th>TYPE</th> <th>CLASS</th> <th>AREA</th> <th>EST PRICE</th> <th>EST COST</th> <th>EST VALUE</th> <th>EST COST</th> <th>EST VALUE</th> <th>EST COST</th> <th>EST VALUE</th> <th>EST COST</th> <th>EST VALUE</th> <th>EST COST</th> <th>EST VALUE</th> <th>EST COST</th> <th>EST VALUE</th> <th>EST COST</th> <th>EST VALUE</th> <th>EST COST</th> <th>EST VALUE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>RESIDENTIAL</td> <td>R</td> <td>3'</td> <td>1882</td> <td>648</td> <td>1</td> <td>1</td> <td>388</td> <td>388</td> <td>2</td> <td>1,200</td> <td>844</td> <td>106</td> <td>648</td> <td>788</td> <td>106</td> <td>648</td> <td>788</td> <td>106</td> <td>648</td> </tr> </tbody> </table>		CONSTR	TYPE	CLASS	AREA	EST PRICE	EST COST	EST VALUE	EST COST	EST VALUE	EST COST	EST VALUE	EST COST	EST VALUE	EST COST	EST VALUE	EST COST	EST VALUE	EST COST	EST VALUE	EST COST	EST VALUE	1	RESIDENTIAL	R	3'	1882	648	1	1	388	388	2	1,200	844	106	648	788	106	648	788	106	648																																																																																																																																																															
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Refer to the *Observable Market Features Guide* for guidelines on how these may affect value

RESIDENTIAL IMPROVEMENT FEATURES

Data Codes

FOUNDATION

- CS CONCRETE SLAB
- PB PIER & BIEM
- CB CONCRETE BLOCK
- WP WOOD PIERS
- PC CONCRETE PIER

EXTERIOR WALL

- AB ASBESTOS SIDING
- AL ALUMINUM SIDING
- BV BRICK VENEER
- BF **BRICK & FRAME** (ADDS 2% TO FRAME SCHEDULE)
- CB CONCRETE BLOCK
- MS MASONITE SIDING
- ST STONE
- STU STUCCO
- V VINYL
- WF WOOD FRAME

INTERIOR FINISH

- PN PANELING
- SR SHEETROCK
- STU STUCCO (PLASTER)
- WP WALL PAPER

ROOF COVERING

- BU BUILT UP
- CI CORRIGATED SHEET IRON
- COMP COMPOSITION
- F FLAT
- M METAL
- ROLL ROLL COMPOSITION
- TILE TILE (CONCRETE AND CLAY)
- WS WOOD SHINGLE

RESIDENTIAL IMPROVEMENT FEATURES

Data Codes

FLOORING

- **CON** CONCRETE
- **CP** CARPET
- **HWD** HARDWOOD
- **SWD** SOFTWOOD (PINE)
- **TI** TILE (LINOLEUM)
- **TILE** TILE
- **TR** TILE (TERRAZZO)

OUTDOOR KITCHEN

- **OK1** \$ 4,679
- **OK2** \$12,505
- **OK3** \$28,675

CUSTOM FIREPLACE

- **CFP1** \$ 7,175
- **CFP2** \$10,010
- **CFP3** \$13,025

RESIDENTIAL IMPROVEMENT FEATURES

Data Codes

CENTRAL AIR & HEAT

CLASS	BASE	W/O CA	W/ CA	W/O CH	W/ CH
1	NONE	—	.76	—	.76
2	NONE	—	.76	—	.76
3	NONE	—	.76	—	.76
4	CACH	-.80	—	-.80	—
5	CACH	-.82	—	-.82	—
6	CACH	-.84	—	-.84	—
7	CACH	-.89	—	-.89	—
8	CACH	-.94	—	-.94	—
9	CACH	-.97	—	-.97	—
10	CACH	-.99	—	-.99	—
11	CACH	-1.00	—	-1.00	—
12	CACH	-1.02	—	-1.02	—

HEATING & COOLING CODES (ALL USE CA/CH PRICING)

1. EAC – CENTRAL ELECTRIC AC
2. ECH – CENTRAL ELECTRIC HEAT
3. GAC – CENTRAL GAS AC
4. CGH – CENTRAL GAS HEAT

RESIDENTIAL IMPROVEMENT FEATURES

Data Codes

FIREPLACES

Codes:

- P1** Steel (Prefabricated) Fireplace)
- M1** Masonry Fireplace
- V1** Direct-Vented (Gas)

CLASS	STEEL	MASONRY	VENTED
	CODE: P1	CODE: M1	CODE: V1
1	\$704	\$1,303	\$515
2	\$938	\$1,737	\$687
3	\$1,173	\$2,171	\$859
4	\$1,386	\$2,610	\$1,109
5	\$1,617	\$3,142	\$1,409
6	\$1,952	\$3,881	\$1,871
7	\$2,287	\$4,620	\$2,333
8	\$2,726	\$5,660	\$3,049
9	\$3,015	\$6,341	\$3,534
10	\$3,303	\$7,022	\$4,019
11	\$3,303	\$7,022	\$4,019
12	\$3,303	\$7,022	\$4,019

RESIDENTIAL IMPROVEMENT FEATURES

Data Codes

PLUMBING FIXTURES PER # OF BATHS

Baths	Fixtures
1	5
1.5	7
2	8,9
2.5	10,11
3	12,13
3.5	14,15
4	16,17
4.5	18,19

Examples:

1 bath house has:

- (1) sink in the kitchen
- (1) water heater
- (3) fixtures in bath (sink, tub, commode)
- (5) Total**

2 bath house has:

- (1) sink in the kitchen
- (1) water heater
- (3) fixtures in bath (sink, tub, commode)
- (3) fixtures in 2nd bath
- (8) Total**

Additionally, some baths have a separate sink and/ or separate shower stall

Also, the more bathrooms (and conversely, the higher the class of house) the more likelihood a house has more than 1 water heater

VALUE PER FIXTURE

CLASS	BASE FIXTURES (No Add/ Deduct)	+ / - PER FIXTURE (Add or Subtract From Base)
1	5	\$664
2	5	\$664
3	5	\$664
4	6,7	\$832
5	7,8	\$933
6	8,9	\$1056
7	9,10,11	\$1373
8	11,12	\$1694
9	12,13	\$1925
10	14,15	\$2156
11	15	\$2368
12	16	\$2580

Improvement Detail Adjustments

Data Codes

The following codes are for adjusting Improvement Detail Segments. These are "preset" codes, but the appraiser has discretion to modify segments for other causes using a percentage or a dollar amount.

- **2FL (Two Story)** factors the segment for the 2 story discount
 - (20% discount for area above another living area)
- **TW90 (Second Story 90%)** factors the segment for a living area over a non-living area (garage, porch, etc)
 - (10%)
- **ENCL (Enclosed Garage)** Standard discount for enclosed garage or comparable living area. The appraiser has discretion to deviate from this discount and use more, less or no adjustment.
 - (30%)

ANGELINA COUNTY APPRAISAL DISTRICT										PROPERTY FIELD REVIEW CARD 2014										2014-0-49693-141483									
PROPERTY ID AND LEGAL DESCRIPTION										OWNER ID, NAME AND ADDRESS										EXEMPTION		ENTER		VALUE METHOD		C 2012 VALUE		C 2014 VALUE	
PROP ID: 49693 TYPE: Real DBA: 4400 IDLEWOOD BLK B LOT 5.1, N 110' & E 130' OF 5 IND ID: 4400-330-006-006-01 REF ID: 49693 MTR: 723 EDGEWOOD CIR LUFKIN, TX 75904-7571 PROP USE: EASEMENT: EASE: 0 CDA: 0										CONFIDENTIAL 723 EDGEWOOD CIR LUFKIN, TX 75904-7571-23 141483 100.00%										HS		CAD 100% GAD 100% JAG 100% GCE 100%		IMPROVEMEN * 83,850 LAND * 6,440 MARKET * 90,290 PROD LOSS - 0 APPRISER - 90,290 RE CAP LOSS - 5,557 ASSESSED * 84,733		86,100		86,100	
REF ID: 49693 MTR: 723 EDGEWOOD CIR LUFKIN, TX 75904-7571 PROP USE: EASEMENT: EASE: 0 CDA: 0										MAP ID: 330 MAP NO: S.F.: N IMPROV ACRES: 0.0000																			
RETIRE: 31.380420 TOPOGRAPHY: -04.764455 ROAD ACCESS: CON NO: SURVEY CODES: UNIT REVISION:										GENERAL LAST APPR YR: 2011 CHP BARS YR: 2013 LAST RETP DATE: 01/22/2013 RETIRE DATE: LAST APPR: KS REED APPR: REEDV APPR: LAST APPR:										REMARKS / CHECK COMMANDS MA L13,U2,L8,D2,L20,L30,R46,D8,D22 130 U22,R12,D22,L12 121 ML13,U2,L8,D2,R6 124 MU22,U8,R12,D8,L12		CHECK FOR IMPROVEMENT BY							
BUILDING PERMITS PERMIT # TYPE RT SET VALUE APPR COL SET										SYSTEM APPROVAL DATA OR VAC SUR OFFERED VALS MO METHOD INC VALUE																			
TAX ADENT: ORDER BMR: USER ACCT:										PHONE: BIR BMR: RECORDER VALUE:																			
CASID DATE APPR STAGE COMMENTS										SALES COMMENTS																			
SALES DATA SALE DATE TYPE INFO REC DR LA SQFT SF 7 SQFT 1ST IMPR 2ND IMPR 3RD IMPR 4TH IMPR 5TH IMPR 6TH IMPR 7TH IMPR 8TH IMPR 9TH IMPR 10TH IMPR 04/13/2010 72,000 IQ R CASH 0 YR 1,420 60.77 RESIDENTIA RESIDENTIA MADDUX LYNN EL MDVL 00267118 06/13/2005 0 D D CASH 0 YR 1,420 60.77 RESIDENTIA RESIDENTIA MADDUX BUFORD SWD 2227 / 281 04/29/2003 0 D D CASH 0 YR 1,420 60.77 RESIDENTIA RESIDENTIA HAYES RICKY D WD 1753 / 102										IMPROVEMENT DATA IMPROV ID TYPE CLASS BLD AREA SFT PRICE SFTS BY SFTS BY YR CORR VALUE SUPR PYSR BDRN PERC COMP ADJ ADJ VALUE 1. RESIDENTIAL STCD: AI 1,800.0 (2007) HomeSite: Y (100%) 110,370 Living Area: 1,420 84,070 2. MISC IMP STCD: AI 312.0 (E1885) HomeSite: Y (100%) 2,470 Living Area: 0 1,080																			
1. RESIDENTIAL TYPE: R BLD: 1 CLS: 1 VAL: 8 SQ: 14300.00 SFT: 840 ADJ: 1.00 VAL: 8,400										2. MISC IMP TYPE: R BLD: 1 CLS: 1 VAL: 8 SQ: 14300.00 SFT: 840 ADJ: 1.00 VAL: 8,400																			

Observable Market Features Guide

Class Increment Adjustment + or - from Base Class

Class (Quality of Construction)	LOW 3	FAIR 4	AVE 5	GOOD 7	VG 8	EX 10
Foundation						
Concrete slab	+1	0	0	0	0	0
Pier & Beam	0	-1	-1	0	+1	0
Siding (Frame Schedule)						
Hardie-Plank siding	+1	+1	+1	0	0	0
Aluminum Siding	-1	-1	-2	-3	*	*
Vinyl Siding	+1	+1	0	*	*	*
Masonite siding	0	-1	-1	*	*	*
Asbestose siding	-1	-1	-2	*	*	*
Log	0	0	-1	*	*	*
Siding (Masonry Schedule)						
Stucco	0	0	0	0	0	0
Stone	+1	+1	+1	+1	+1	0
Dual Brick (Mix Match)	0	-1	-1	-1	-1	*
ROOFING						
Composition Shingle (Base)						
Corrugated Sheet Metal	-1	-1	-1	-1	*	*
Roll Composition Shingle	-1	-1	*	*	*	*
Flat/ Built Up (Or Low Roofline)	0	0	-1	-1	-1	-1
Wood Shingle	0	0	0	-1	-1	-1
Concrete Tile	0	0	0	0	-1	-1
Clay Tile	*	*	+1	+1	+1	0
Aluminum Shingle or High End Metal	*	*	+1	+1	+1	0
High End Composition (50 YR)	*	*	+1	+1	+1	0
DORMERS						
	+1	+1	+1	+1		
BATHS						
1 Bath	0	-1	-2	*	*	*
1.5 Baths	0	0	-1	*	*	*
2 Baths	+1	0	0	0	-1	*
BEDROOMS						
2 Bedroom (Excluding Townhouse)	0	0	-1	-2	*	*
SITE IMPROVEMENTS						
(Use Residential Site Improvement Class Adjustment)						
Landscaping						
Fencing						
Driveway						
Waterfall						
Gated Entrance						

2015 RESIDENTIAL APPURTENANCES

(50 YEAR LIFE)

121 Open Frame Porch

(Field Code: OFP)

111 Open Brick Porch

(Field Code: OBP)

Class	1	2	3	4	5	6	7	8	9	10	11	12
25	13.42	17.89	22.36	24.47	27.74	30.42	33.10	37.54	45.00	52.46	52.46	52.46
50	11.62	15.50	19.37	21.22	23.73	26.61	29.48	33.28	40.40	47.51	47.51	47.51
75	11.13	14.84	18.55	20.32	22.59	25.45	28.30	31.91	38.80	45.69	45.69	45.69
100	10.73	14.30	17.88	19.58	21.71	24.57	27.42	30.91	37.68	44.45	44.45	44.45
150	10.34	13.79	17.24	16.13	20.89	23.74	26.58	29.98	36.54	43.10	43.10	43.10
200	10.00	13.34	16.67	18.30	20.22	23.05	25.87	29.21	35.68	42.15	42.15	42.15
300	9.35	12.47	15.59	17.16	19.00	21.78	24.56	27.80	34.18	40.56	40.56	40.56

112 Enclosed Porch (Screened)

(Field Code: ESP)

Class	1	2	3	4	5	6	7	8	9	10	11	12
25	19.00	25.33	31.66	33.77	37.04	39.72	42.40	46.84	54.30	61.76	61.76	61.76
50	15.34	20.46	25.57	27.42	29.93	32.81	35.68	39.49	46.60	53.71	53.71	53.71
75	14.23	18.98	23.72	25.49	27.76	30.62	33.47	37.07	43.97	50.86	50.86	50.86
100	13.52	18.02	22.53	21.23	26.36	29.22	32.07	35.56	42.33	49.10	49.10	49.10
150	12.52	16.69	20.86	19.75	24.51	27.36	30.20	33.60	40.16	46.71	46.71	46.71
200	11.86	15.82	19.77	21.39	23.32	26.15	28.97	32.31	37.28	42.25	42.25	42.25
300	10.91	14.54	18.18	19.75	21.58	24.37	27.15	30.39	36.77	43.15	43.15	43.15

222 Enclosed Porch (Walled)

(Field Code: EWP)

Class	1	2	3	4	5	6	7	8	9	10	11	12
25	26.76	35.68	44.60	46.70	49.98	52.66	55.33	59.78	67.24	74.69	74.69	74.69
50	20.51	27.35	34.19	36.04	38.55	41.43	44.30	48.11	55.23	62.34	62.34	62.34
75	18.55	24.73	30.91	32.67	34.95	37.81	40.66	44.26	51.16	58.05	58.05	58.05
100	17.40	23.20	29.00	30.70	32.83	35.69	38.54	42.03	48.80	55.57	55.57	55.57
150	15.53	20.71	25.89	24.78	29.54	32.39	35.23	38.63	45.19	51.74	51.74	51.74
200	14.45	19.26	24.08	25.71	27.63	30.46	33.28	36.62	43.10	49.57	49.57	49.57
300	13.06	17.41	21.76	23.34	25.17	27.96	30.74	33.98	40.36	46.74	46.74	46.74

322 Enclosed Porch (Glass)

(Field Code: EGP)

Class	1	2	3	4	5	6	7	8	9	10	11	12
25	38.75	51.66	64.58	66.69	69.96	72.64	75.32	79.77	87.23	94.68	94.68	94.68
50	28.51	38.02	47.52	49.36	51.88	54.75	57.62	61.43	68.55	75.66	75.66	75.66
75	25.21	33.61	42.01	43.78	46.05	48.91	51.76	55.37	62.26	69.15	69.15	69.15
100	23.39	31.19	38.99	40.69	42.83	45.69	48.54	52.02	58.80	65.57	65.57	65.57
150	20.20	26.93	33.66	32.56	37.31	40.16	43.01	46.41	52.97	59.52	59.52	59.52
200	18.44	24.59	30.74	32.37	34.29	37.12	39.95	43.28	49.76	56.23	56.23	56.23
300	16.39	21.85	27.31	28.89	30.72	33.51	36.29	39.53	45.91	52.29	52.29	52.29

130 Carport (Field Code: CP)

Class	1	2	3	4	5	6	7	8	9	10	11	12
200	10.15	13.54	16.92	20.68	23.88	28.15	32.41	38.95	46.42	53.88	53.88	53.88
400	7.50	10.00	12.50	15.28	17.64	20.79	23.94	28.77	34.29	39.80	39.80	39.80
600	6.60	8.80	11.00	13.44	15.52	18.30	21.07	25.32	30.17	35.02	35.02	35.02
800	6.17	8.22	10.28	12.56	14.51	17.10	19.69	23.66	28.20	32.73	32.73	32.73
1000	5.89	7.86	9.82	12.00	13.86	16.34	18.81	22.61	26.94	31.27	31.27	31.27

131 Wood Deck (Field Code: WDDK)

Class	1	2	3	4	5	6	7	8	9	10	11	12
25	13.94	18.59	23.24	25.74	28.51	31.75	34.98	38.75	40.84	42.92	42.92	42.92
50	12.31	16.41	20.51	22.91	25.58	28.74	31.90	35.62	37.70	39.78	39.78	39.78
75	10.44	13.92	17.40	19.41	21.67	24.34	27.00	30.13	31.88	33.63	33.63	33.63
100	8.57	11.42	14.28	15.92	17.76	19.93	22.09	24.64	26.07	27.49	27.49	27.49
150	7.64	10.19	12.74	14.25	15.94	17.94	19.94	22.31	23.63	24.95	24.95	24.95
200	6.73	8.97	11.21	12.58	14.12	15.96	17.79	19.96	21.19	22.41	22.41	22.41
300	4.88	6.50	8.13	9.22	10.46	11.96	13.46	15.27	16.30	17.33	17.33	17.33

132 Canopy (Field Code: CNPY)

Class	1	2	3	4	5	6	7	8	9	10	11	12
200	8.23	10.98	13.72	15.07	16.63	19.37	22.10	24.54	32.21	39.87	39.87	39.87
400	6.08	8.10	10.13	11.13	12.29	14.31	16.33	18.13	23.79	29.45	29.45	29.45
600	5.35	7.14	8.92	9.79	10.81	12.59	14.37	15.95	20.94	25.92	25.92	25.92
800	5.00	6.66	8.33	9.15	10.10	11.77	13.43	14.91	19.57	24.22	24.22	24.22
1000	4.78	6.37	7.96	8.75	9.65	11.24	12.83	14.24	18.69	23.14	23.14	23.14

133 Concrete or Masonry Patio (Field Code: MP)

Class	1	2	3	4	5	6	7	8	9	10	11	12
25	3.43	4.57	5.71	6.15	6.64	7.24	7.84	8.58	9.07	9.56	9.56	9.56
50	3.11	4.14	5.18	5.60	6.06	6.63	7.19	7.90	8.36	8.82	8.82	8.82
75	3.03	4.04	5.05	5.46	5.90	6.45	7.00	7.70	8.15	8.59	8.59	8.59
100	2.95	3.94	4.92	5.31	5.76	6.29	6.82	7.49	7.93	8.36	8.36	8.36
150	2.90	3.86	4.83	5.23	5.65	6.19	6.72	7.38	7.82	8.25	8.25	8.25
200	2.85	3.80	4.75	5.14	5.56	6.09	6.62	7.28	7.71	8.13	8.13	8.13
300	2.74	3.66	4.57	4.95	5.38	5.89	6.40	7.06	7.48	7.90	7.90	7.90

134 Stone or Tile Patio (Field Code: TP)

Class	1	2	3	4	5	6	7	8	9	10	11	12
25	7.68	10.24	12.80	14.01	15.30	16.45	17.60	20.01	21.22	22.43	22.43	22.43
50	6.97	9.30	11.62	12.74	13.96	15.06	16.15	18.42	19.56	20.69	20.69	20.69
75	6.80	9.06	11.33	12.43	13.59	14.67	15.74	17.94	19.05	20.15	20.15	20.15
100	6.62	8.83	11.04	12.09	13.25	14.29	15.32	17.47	18.54	19.61	19.61	19.61
150	6.50	8.67	10.84	11.90	13.02	14.06	15.09	17.21	18.28	19.35	19.35	19.35
200	6.39	8.52	10.65	11.69	12.81	13.84	14.86	16.97	18.02	19.07	19.07	19.07
300	6.16	8.21	10.26	11.27	12.38	13.39	14.39	16.47	17.50	18.53	18.53	18.53

135 Masonry Stoop or Terrace (Field Code: STOOP)

Class	1	2	3	4	5	6	7	8	9	10	11	12
25	9.68	12.90	16.13	17.65	19.27	20.73	22.18	25.21	26.73	28.25	28.25	28.25
50	8.78	11.71	14.64	16.06	17.58	18.97	20.35	23.20	24.64	26.07	26.07	26.07
75	8.56	11.42	14.27	15.66	17.12	18.48	19.83	22.61	24.00	25.39	25.39	25.39
100	8.35	11.13	13.91	15.24	16.70	18.01	19.31	22.01	23.36	24.71	24.71	24.71
150	8.19	10.92	13.65	15.00	16.40	17.71	19.02	21.68	23.03	24.38	24.38	24.38
200	8.05	10.73	13.41	14.73	16.13	17.43	18.73	21.39	22.71	24.02	24.02	24.02
300	7.75	10.34	12.92	14.20	15.60	16.87	18.13	20.73	22.04	23.34	23.34	23.34

219 Finished Attic (Field Code: AT)

Class	1	2	3	4	5	6	7	8	9	10	11	12
Price	6.25	7.05	8.30	9.50	10.65	11.30	12.50	14.40	15.76	16.90	18.30	19.40

Basement (Field Code: L)

Class	1	2	3	4	5	6	7
L50	2.40	3.60	4.80	7.20	9.60	12.00	14.40
L55	2.40	3.60	4.80	7.20	9.60	12.00	14.40

113 Frame Garage (Field Code: FG)

Class →	1	2	3	4	5	6	7	8	9	10	11	12
200	13.15	17.54	21.92	24.93	29.67	35.48	41.28	50.06	58.39	66.71	66.71	66.71
400	10.54	14.06	17.57	20.97	24.18	28.29	32.39	38.88	43.52	48.15	48.15	48.15
600	9.65	12.87	16.09	19.65	21.34	25.27	29.19	35.23	39.92	44.60	44.60	44.60
800	9.37	12.49	15.61	18.16	20.13	23.72	27.31	32.94	37.39	41.83	41.83	41.83
1000	8.96	11.94	14.93	17.27	19.06	22.49	25.92	31.38	34.74	38.10	38.10	38.10

123 Brick Garage (Field Code: BG)

Class →	1	2	3	4	5	6	7	8	9	10	11	12
200	14.05	18.73	23.41	27.72	32.05	39.54	47.02	55.76	61.24	66.71	66.71	66.71
400	11.23	14.98	18.72	21.82	25.94	30.54	35.14	42.25	45.20	48.15	48.15	48.15
600	10.07	13.43	16.79	20.34	22.67	26.86	31.04	37.54	41.07	44.60	44.60	44.60
800	9.70	12.94	16.17	19.48	21.34	25.55	29.75	34.97	38.40	41.83	41.83	41.83
1000	9.47	12.63	15.79	19.15	20.09	24.03	27.97	33.13	35.62	38.10	38.10	38.10

114 Frame Utility (Field Code: FUTIL)

Class →	1	2	3	4	5	6	7	8	9	10	11	12
200	13.15	17.54	21.92	24.93	29.67	35.48	41.28	50.06	58.39	66.71	66.71	66.71
400	10.54	14.06	17.57	20.97	24.18	28.29	32.39	38.88	43.52	48.15	48.15	48.15
600	9.65	12.87	16.09	19.65	21.34	25.27	29.19	35.23	39.92	44.60	44.60	44.60
800	9.37	12.49	15.61	18.16	20.13	23.72	27.31	32.94	37.39	41.83	41.83	41.83
1000	8.96	11.94	14.93	17.27	19.06	22.49	25.92	31.38	34.74	38.10	38.10	38.10

123 Brick Utility (Field Code: BUTIL)

Class →	1	2	3	4	5	6	7	8	9	10	11	12
200	14.05	18.73	23.41	27.72	32.05	39.54	47.02	55.76	61.24	66.71	66.71	66.71
400	11.23	14.98	18.72	21.82	25.94	30.54	35.14	42.25	45.20	48.15	48.15	48.15
600	10.07	13.43	16.79	20.34	22.67	26.86	31.04	37.54	41.07	44.60	44.60	44.60
800	9.70	12.94	16.17	19.48	21.34	25.55	29.75	34.97	38.40	41.83	41.83	41.83
1000	9.47	12.63	15.79	19.15	20.09	24.03	27.97	33.13	35.62	38.10	38.10	38.10

2015 Depreciation Tables
(50 Year Life)

Condition	1	2	3	4	4.5	5	5.5	6	6.5	7	7.5	8
YR												
1	99	98	96	95	94	93	92	90	88	85	83	80
2	97	96	94	93	92	91	90	88	86	83	80	77
3	96	94	93	91	90	89	88	87	84	81	78	74
4	95	93	91	90	89	88	87	85	82	79	75	71
5	94	92	90	88	87	86	84	82	80	77	73	68
6	93	91	89	87	86	85	83	81	78	75	70	65
7	92	90	88	86	85	84	82	79	76	73	68	62
8	91	89	86	84	83	82	80	77	74	71	65	59
9	90	88	85	83	82	81	79	76	73	69	62	55
10	89	87	84	82	81	80	78	75	71	67	60	52
11	88	86	83	81	80	79	76	73	69	65	58	50
12	87	85	82	80	79	77	74	71	67	63	55	47
13	86	84	81	79	78	76	73	70	66	61	53	45
14	85	83	80	78	77	75	72	68	64	60	52	43
15	85	82	79	77	76	74	71	67	63	58	50	41
16	84	81	78	76	75	73	70	66	62	57	49	40
17	83	80	77	75	74	72	69	65	61	56	47	38
18	83	79	76	74	73	71	68	64	59	54	45	36
19	82	79	75	73	72	70	67	63	58	53	44	34
20	81	78	75	72	71	69	65	61	56	51	42	33
21	80	77	74	71	70	68	64	60	55	50	41	31
22	80	76	73	70	69	67	63	59	54	49	40	30
23	79	76	73	70	68	66	62	58	53	48	39	29
24	79	75	72	69	67	65	61	57	52	46	37	27
25	78	74	71	69	67	64	60	55	50	45	36	26
26	78	74	70	68	66	64	60	55	50	44	35	25
27	77	73	70	68	66	63	59	54	49	43	34	24
28	77	73	69	67	65	62	58	53	48	42	33	23
29	77	73	69	67	64	61	57	52	47	41	32	22
30	76	72	69	66	63	60	56	51	46	40	31	22
31	76	72	69	66	63	60	55	50	45	39	30	21
32	76	72	68	65	62	59	54	49	44	38	29	20
33	76	72	68	65	62	59	54	49	43	37	28	19
34	76	72	68	65	62	58	53	48	42	36	27	18
35	76	72	67	64	61	57	52	47	41	35	26	17
36	76	71	67	64	61	57	52	46	40	34	25	16
37	76	71	67	63	60	56	51	45	40	34	25	16
38	76	71	66	63	60	56	51	45	39	33	24	15
39	76	71	66	63	60	56	50	44	38	32	24	15
40	75	70	66	62	59	55	49	43	37	31	23	14
41	75	70	66	62	58	54	48	42	36	30	22	14
42	75	70	65	62	58	54	48	42	36	30	22	14
43	75	70	65	62	58	54	48	42	36	30	22	13
44	75	70	65	61	57	53	47	41	35	29	21	13
45	75	70	65	61	57	52	46	40	34	28	20	12
46	75	70	65	61	57	52	46	40	34	27	19	11
47	75	70	65	61	57	52	46	40	34	27	19	11
48	75	70	65	61	57	52	46	40	33	26	18	10
49	75	70	65	60	56	51	45	39	32	25	18	10
50	75	70	65	60	56	51	45	39	32	25	17	9

Condition Ratings

(Residential 50 year life)

- | | | |
|---|------------------|--|
| 1 | EXCELLENT | Like new. No items need any repair |
| 2 | VERY GOOD | All items are well maintained; many are in like new state |
| 3 | GOOD | Not all items are new, but all are in at least a satisfactory state |
| 4 | AVERAGE | It is apparent that some maintenance has been postponed. Some minor repairs and refinishing are needed |
| 5 | FAIR | Much repair, refinishing or overhauling is needed. Some items are in satisfactory state |
| 6 | POOR | Repair, refinishing and overhaul is needed throughout the structure |
| 7 | VERY POOR | Extensive rebuilding and refinishing would be required to make the structure sound |
| 8 | UNSOUND | The structure is at the point where it either needs to be torn down or rebuilt |

ABOVE AVERAGE CONDITION RATINGS BY CLASS

	CLASS 1	CLASS 2	CLASS 3	CLASS 4	CLASS 5	CLASS 6	CLASS 7	CLASS 8	CLASS 9	CLASS 10
1	1	1	1	1	1	1	1	1	1	1
2	1	1	1	1	1	1	1	1	1	1
3	2	1	1	1	1	1	1	1	1	1
4	2	2	1	1	1	1	1	1	1	1
5	2	2	1	1	1	1	1	1	1	1
6	2	2	2	1	1	1	1	1	1	1
7	3	2	2	2	1	1	1	1	1	1
8	3	2	2	2	2	1	1	1	1	1
9	3	2	2	2	2	2	1	1	1	1
10	3	3	2	2	2	2	2	1	1	1
11	3	3	2	2	2	2	2	2	1	1
12	3	3	2	2	2	2	2	2	2	1
13	3	3	2	2	2	2	2	2	2	2
14	3	3	3	2	2	2	2	2	2	2
15	3	3	3	2	2	2	2	2	2	2
16		3	3	2	2	2	2	2	2	2
17		3	3	3	2	2	2	2	2	2
18		3	3	3	2	2	2	2	2	2
19		3	3	3	3	2	2	2	2	2
20		3	3	3	3	2	2	2	2	2
21		3	3	3	3	3	2	2	2	2
22			3	3	3	3	2	2	2	2
23			3	3	3	3	3	2	2	2
24			3	3	3	3	3	2	2	2
25			3	3	3	3	3	3	2	2
26			3	3	3	3	3	3	2	2
27			3	3	3	3	3	3	3	2
28				3	3	3	3	3	3	2
29				3	3	3	3	3	3	3
30				3	3	3	3	3	3	3
31				3	3	3	3	3	3	3
32				3	3	3	3	3	3	3
33					3	3	3	3	3	3
34					3	3	3	3	3	3
35					3	3	3	3	3	3
36					3	3	3	3	3	3
37						3	3	3	3	3
38						3	3	3	3	3
39						3	3	3	3	3
40						3	3	3	3	3
41							3	3	3	3
42							3	3	3	3
43							3	3	3	3
44								3	3	3
45								3	3	3
46								3	3	3
47									3	3
48									3	3
49										3
50										3

Effective Age 2016

YR	1	2	3	4	5	6	7	8
2016	2016	2016	2016	2016	2016	2016	2016	2016
2015	2015	2015	2015	2015	2015	2015	2015	2014
2014	2015	2015	2014	2014	2014	2013	2013	2013
2013	2014	2014	2013	2013	2012	2012	2012	2011
2012	2014	2013	2013	2012	2011	2011	2010	2010
2011	2013	2013	2012	2011	2010	2010	2009	2008
2010	2012	2012	2011	2010	2009	2008	2007	2007
2009	2012	2011	2010	2009	2008	2007	2006	2005
2008	2012	2011	2010	2009	2008	2007	2006	2005
2007	2011	2010	2009	2008	2006	2006	2004	2004
2006	2011	2010	2009	2008	2006	2006	2004	2004
2005	2011	2010	2008	2007	2005	2004	2003	2002
2004	2010	2009	2008	2006	2004	2003	2002	2001
2003	2010	2009	2008	2006	2004	2003	2002	2001
2002	2010	2009	2008	2006	2004	2003	2002	2001
2001	2009	2008	2007	2005	2003	2002	2000	1999
2000	2009	2008	2007	2005	2003	2002	2000	1999
1999	2009	2008	2006	2004	2002	2000	1999	1997
1998	2009	2008	2006	2004	2002	2000	1999	1997
1997	2008	2007	2005	2003	2000	1999	1997	1996
1996	2008	2007	2005	2003	2000	1999	1997	1996
1995	2008	2006	2004	2002	1999	1998	1996	1994
1994	2008	2006	2004	2002	1999	1998	1996	1994
1993	2007	2006	2003	2001	1998	1997	1994	1993
1992	2007	2006	2003	2001	1998	1997	1994	1993
1991	2006	2005	2002	2000	1997	1995	1993	1991
1990	2006	2005	2002	2000	1997	1995	1993	1991
1989	2006	2004	2002	1999	1996	1994	1991	1990
1988	2006	2004	2002	1999	1996	1994	1991	1990
1987	2005	2003	2001	1998	1994	1993	1990	1988
1986	2005	2003	2001	1998	1994	1993	1990	1988
1985	2005	2003	2000	1997	1993	1991	1988	1987
1984	2005	2003	2000	1997	1993	1991	1988	1987
1983	2004	2002	1999	1996	1992	1990	1987	1985
1982	2004	2002	1999	1996	1992	1990	1987	1985
1981	2003	2001	1998	1995	1991	1989	1986	1983
1980	2003	2001	1998	1995	1991	1989	1986	1983
1979	2003	2001	1997	1994	1990	1987	1984	1982
1978	2003	2001	1997	1994	1990	1987	1984	1982
1977	2002	2000	1996	1993	1988	1986	1983	1980

Effective Age 2016

YR	1	2	3	4	5	6	7	8
1976	2002	2000	1996	1993	1988	1986	1983	1980
1975	2002	1999	1996	1992	1987	1985	1981	1979
1974	2002	1999	1996	1992	1987	1985	1981	1979
1973	2001	1999	1995	1991	1986	1984	1980	1977
1972	2001	1999	1995	1991	1986	1984	1980	1977
1971	2000	1998	1994	1990	1985	1982	1978	1976
1970	2000	1998	1994	1990	1985	1982	1978	1976
1969	2000	1997	1993	1989	1984	1981	1977	1974
1968	2000	1997	1993	1989	1984	1981	1977	1974
1967	1999	1996	1992	1988	1982	1980	1975	1973
1966	1999	1996	1992	1988	1982	1980	1975	1973
1965	1999	1996	1991	1987	1981	1978	1974	1971
1964	1999	1996	1991	1987	1981	1978	1974	1971
1963	1998	1995	1991	1986	1980	1977	1973	1970
1962	1998	1995	1991	1986	1980	1977	1973	1970
1961	1997	1994	1990	1985	1979	1976	1971	1968
1960	1997	1994	1990	1985	1979	1976	1971	1968
1959	1997	1994	1989	1984	1978	1974	1970	1966
1958	1997	1994	1989	1984	1978	1974	1970	1966
1957	1996	1993	1988	1983	1976	1973	1968	1965
1956	1996	1993	1988	1983	1976	1973	1968	1965
1955	1996	1992	1987	1982	1975	1972	1967	1963
1954	1996	1992	1987	1982	1975	1972	1967	1963
1953	1995	1992	1986	1981	1974	1971	1965	1962
1952	1995	1992	1986	1981	1974	1971	1965	1962
1951	1994	1991	1985	1980	1973	1969	1964	1960
1950	1994	1991	1985	1980	1973	1969	1964	1960
1949	1994	1990	1985	1979	1972	1968	1962	1959
1948	1994	1990	1985	1979	1972	1968	1962	1959
1947	1993	1989	1984	1978	1970	1967	1961	1957
1946	1993	1989	1984	1978	1970	1967	1961	1957
1945	1993	1989	1983	1977	1969	1965	1959	1956
1944	1993	1989	1983	1977	1969	1965	1959	1956
1943	1992	1988	1982	1976	1968	1964	1958	1954
1942	1992	1988	1982	1976	1968	1964	1958	1954
1941	1991	1987	1981	1975	1967	1963	1957	1952
1940	1991	1987	1981	1975	1967	1963	1957	1952
1939	1991	1987	1980	1974	1966	1961	1955	1951
1938	1991	1987	1980	1974	1966	1961	1955	1951
1937	1990	1986	1979	1973	1964	1960	1954	1948

Effective Age 2016

Effective age is a tool used to adjust older properties that have undergone a significant degree of upgrade for various causes. Usually, a home goes through some type of significant maintenance every 15-20 years. The most common situation that would warrant the use of effective age is an outdated home and a substantial amount of money is spent to improve it (This is often done in order to enhance the property owner's ability to resale the home). Another cause might be that the home suffered fire damage which would warrant an entire replacement of the interior.

The primary rule of thumb for using effective age should be updating of kitchens and/or baths, when it is evident. These historically have seen the most return in the marketplace. Simply replacing maintenance items such as the roof, central air unit, carpet or flooring is not in itself enough to adjust the effective age; rather, the appraiser should adjust the condition rating. However, in some cases the cumulative result of various upgrades outside of kitchens and baths would warrant adjusting the effective age.

The appraiser should understand that the table is a guide and that situations may dictate the necessity of curbing the effective year one way or the other depending on the scope of the improvements and their perceived effect on the resale of the home. A residence that has undergone a complete interior renovation would be at one end of the scope (higher), while a home with significant changes other than kitchen/bath upgrades would be at the other (lower).

2015 RESIDENTIAL YARD IMPROVEMENTS

30 Year Depreciation

RC1 Carport

Class	1	2	3	4	5	6	7	8	9	10	11	12
Price	7.80	8.80	10.40	11.90	13.30	14.10	15.60	18.00	19.70	21.10	22.90	24.30

RC2 Canopy

Class	1	2	3	4	5	6	7	8	9	10	11	12
Price	6.30	7.10	8.30	9.50	10.70	11.30	12.50	14.40	15.80	16.90	18.30	19.40

RC3 Canopy (Low End)

Class	1	2	3	4	5	6	7	8	9	10
Price	1.00	1.50	2.00	2.50	3.00	3.50	4.00	4.50	5.00	5.50

RS1 Frame Utility Shed

Class	1	2	3	4	5	6	7
Price	5.30	5.30	6.20	7.10	8.00	8.50	9.40

RS2 Metal Utility Shed

Class	1	2	3	4	5	6	7
Price	7.10	7.10	8.30	9.50	10.70	11.30	12.50

GH1 (Greenhouse- WD, FR, GL),

GH2 (Greenhouse- MTL, GL),

GH3 (Greenhouse- WD, FR, PLS)

Class	1	2	3	4	5	6	7
Price	8.88	8.88	10.44	12.00	13.20	14.40	15.60

Swimming Pools

Class	1	2	3	4	5	6	7
RP1 Plastic Liner	20.00	20.00	24.00	28.00	32.00	40.00	45.00
RP2 Prefab Vinyl	20.00	20.00	24.00	28.00	32.00	40.00	45.00
RP3 Concrete	20.00	20.00	24.00	28.00	32.00	40.00	45.00
RP4 Fiberglass	20.00	20.00	24.00	28.00	32.00	40.00	45.00
RP5 Gunite	20.00	20.00	24.00	28.00	32.00	40.00	45.00

AH1 Poultry Houses

Class	1	2	3	4	5	6	7
Price	1.90	1.90	2.10	2.40	3.00	3.40	4.00

2015 RESIDENTIAL YARD IMPROVEMENTS

Pole Barns

Class	1	2	3	4	5	6	7
AP1 Pole Bldg	2.20	2.20	2.40	2.70	3.40	4.10	4.60
AP2 Pole Bldg	2.20	2.20	2.40	2.70	3.40	4.10	4.60
AP3 Pole Bldg	2.20	2.20	2.40	2.70	3.40	4.10	4.60
AP4 Pole Bldg	2.20	2.20	2.40	2.70	3.40	4.10	4.60
AP5 Pole Bldg	2.20	2.20	2.40	2.70	3.40	4.10	4.60

RG1 Frame Detached Garage

Class	1	2	3	4	5	6	7	8	9	10	11	12
0 - 200	17.20	19.40	22.80	26.15	29.30	31.05	34.35	39.70	43.35	46.40	50.40	53.35
201 - 400	12.90	14.55	17.10	19.60	22.00	23.25	25.75	29.75	32.50	34.80	37.80	40.00
401 - 600	11.20	12.60	14.80	17.00	19.05	20.20	22.30	25.80	28.15	30.15	32.75	34.65
Over 600	9.50	10.65	12.55	14.40	16.10	17.10	18.90	21.80	23.85	25.50	27.70	29.35

RG2 Brick Detached Garage

Class	1	2	3	4	5	6	7	8	9	10	11	12
0 - 200	18.10	20.00	24.30	29.75	32.35	35.20	40.25	44.55	48.80	49.50	53.80	57.00
201 - 400	13.55	15.00	18.20	22.30	24.25	26.40	30.20	33.40	36.60	37.10	40.35	42.75
401 - 600	11.75	13.00	15.80	19.30	21.00	22.90	26.15	28.95	31.70	32.15	35.00	37.05
Over 600	9.95	11.00	13.35	16.35	17.80	19.35	22.15	24.50	26.85	27.20	29.60	31.35

Tennis Courts

Tennis Courts

Class	Price	Note for Data Entry
TC1 Asphalt	\$11,000	No class necessary for calculation
TC2 Concrete	\$11,000	
TC3 Clay	\$11,000	A number (any number) is required in area field

45 Year Depreciation

AD1 Dairy & Horse Barns

Class	1	2	3	4	5	6	7
Price	10.90	10.90	12.20	13.60	14.70	15.90	17.00

AX1 Prefabricated Steel Bldg

Class	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Price	5.70	5.70	6.40	7.10	7.70	8.30	8.90	10.10	11.50	12.90	14.23	15.40	16.40	17.80

DEPRECIATION TABLES

(Miscellaneous Yard Improvements)

30 Year Life

	E	G	A	F	P	U
0	100	100	100	100	100	100
1	97	97	96	96	96	95
2	93	93	93	92	91	87
3	90	89	88	87	85	78
4	86	86	84	82	78	69
5	83	82	80	77	72	60
6	80	78	76	72	66	52
7	77	75	72	67	60	45
8	73	71	68	63	54	39
9	70	68	64	58	50	34
10	68	64	60	54	45	30
11	65	61	56	50	41	26
12	62	58	53	47	37	23
13	59	55	50	43	34	21
14	57	53	47	40	31	19
15	55	50	44	37	29	17
16	52	48	42	35	26	15
17	50	45	40	33	24	14
18	48	43	37	30	22	12
19	46	41	35	29	21	11
20	44	39	33	27	19	10
21	42	37	32	25	18	10
22	41	36	30	24	17	9
23	39	34	28	22	15	8
24	38	32	27	21	14	8
25	36	31	26	20	14	7
26	35	30	24	19	13	6
27	34	28	23	18	12	6
28	32	27	22	17	11	6
29	31	26	21	16	11	5
30	30	25	20	15	10	5

DEPRECIATION TABLES

(Miscellaneous Yard Improvements)

45 Year Life

	E	VG	G	A	A/F	F	F/P	P	VP	U
0	100	100	100	100	100	100	100	100	100	100
1	99	99	99	99	99	99	99	99	99	98
2	99	98	98	98	98	98	97	97	97	97
3	98	98	97	97	97	96	96	96	96	95
4	97	97	97	96	96	95	95	94	94	94
5	97	96	96	95	95	94	94	93	93	92
6	96	95	95	94	93	93	92	92	91	91
7	95	95	94	93	92	92	91	90	90	89
8	94	94	93	92	91	90	90	89	88	88
9	94	93	92	91	90	89	88	88	87	86
10	92	91	91	89	88	87	86	85	84	83
11	92	91	90	88	87	86	85	83	82	81
12	91	90	89	87	86	84	83	82	81	80
13	90	89	88	86	84	83	81	80	79	78
14	89	88	86	84	82	81	79	78	77	75
15	88	86	85	83	81	79	77	76	74	73
16	87	85	84	81	79	77	75	74	72	71
17	86	84	83	80	77	75	74	72	70	68
18	85	83	81	78	76	74	72	70	68	66
19	84	82	80	77	74	72	70	68	66	64
20	83	81	79	75	73	70	68	66	63	61
21	81	79	77	74	71	68	66	63	61	59
22	80	78	76	72	69	66	64	61	59	57
23	79	77	75	70	67	64	61	59	56	54
24	78	75	73	68	65	62	59	56	53	50
25	77	74	72	67	63	60	57	54	51	48
26	76	73	70	65	62	58	55	52	49	46
27	74	72	69	64	60	56	53	50	47	43
28	73	71	68	62	58	54	51	48	44	41
29	72	69	66	61	57	53	49	45	42	39
30	71	68	65	59	55	51	47	43	40	36
31	70	67	64	58	53	49	45	41	38	34
32	69	66	63	56	52	47	43	39	36	32
33	68	64	61	54	49	45	41	37	33	29
34	66	63	59	52	47	42	38	34	30	26
35	65	62	58	51	46	41	36	32	27	23
36	64	60	57	49	44	39	34	30	25	21
37	63	59	55	48	42	37	32	28	24	20
38	62	58	54	46	41	35	30	25	23	20
39	62	57	53	45	40	34	29	24	22	20
40	61	57	52	44	38	33	28	23	21	20
41	60	56	52	43	37	32	26	21	21	20
42	59	55	51	42	36	30	25	20	20	20
43	59	54	50	41	35	29	25	20	20	20
44	58	54	49	40	34	28	24	20	20	20
45	58	53	49	40	33	27	24	20	20	20
46	57	53	48	39	33	27	23	20	20	20

2015 MANUFACTURED HOME RCN

	1	2	3M	3	4M	4
100	51.30	57.72	69.34	80.95	88.78	96.60
200	43.17	48.48	56.29	64.10	70.05	75.99
300	38.24	42.89	49.13	55.37	61.81	68.24
400	36.63	41.15	46.84	52.53	57.16	61.78
500	34.06	38.26	43.43	48.59	53.75	58.91
600	32.82	36.91	41.82	46.73	52.40	58.07
700	29.52	33.17	37.75	42.32	47.60	52.88
800	28.72	32.30	36.74	41.18	46.27	51.36
900	28.18	31.72	36.05	40.38	45.34	50.30
1000	26.39	29.84	33.93	38.02	42.76	47.49
1100	25.77	29.01	33.10	37.19	41.80	46.41
1200	24.59	27.67	31.65	35.63	40.09	44.54
1300	23.54	26.49	30.38	34.26	38.57	42.88
1400	23.19	26.11	29.95	33.79	38.04	42.28

	5M	5	6M	6	7M	7
100						
200						
300						
400	51.24	57.57	61.82	66.07		
500	47.24	53.08	58.17	63.26	71.18	79.09
600	44.62	50.14	54.54	58.94	66.32	73.69
700	42.31	47.54	51.47	55.40	62.26	69.11
800	40.24	45.21	48.97	52.72	59.24	65.76
900	39.47	44.35	48.21	52.07	58.39	64.70
1000	37.40	42.02	45.38	48.73	54.57	60.40
1100	35.91	40.35	43.55	46.75	52.41	58.06
1200	34.99	39.31	42.44	45.57	51.20	56.82
1300	34.54	38.81	42.00	45.18	50.80	56.42
1400	32.87	36.93	39.80	42.66	47.95	53.24
1500	31.93	35.88	38.66	41.44	46.61	51.78
1600	31.67	35.58	38.37	41.16	46.37	51.58
1700	29.73	33.40	35.94	38.47	43.25	48.02
1800	29.35	32.98	35.46	37.94	42.70	47.45
1900	29.14	32.74	35.21	37.67	42.48	47.28
2000	27.56	30.97	33.28	35.58	39.99	44.40
2100	26.90	30.22	32.47	34.72	39.04	43.35
2200	27.32	30.70	33.04	35.37	38.87	42.36
2300	25.75	28.93	31.06	33.18	37.27	41.35
2400	25.14	28.25	30.34	32.42	36.42	40.42
2500	24.99	28.08	30.19	32.30	36.19	40.07
2600	24.18	27.17	29.15	31.12	34.92	38.71
2700	23.63	26.55	28.49	30.43	34.15	37.87
2800	23.13	25.99	27.90	29.81	33.45	37.09

MODIFICATIONS TO MANUFACTURED HOMES

1	Central Heat & Air	+\$1,200
2	Fireplace	+\$ 750

Since classes 3 through 7 already include CACH in their cost new tables, these modifications are for classes 1 & 2 only

Attributes:

SM1	Screened Porch	\$ 6.00
SM2	Wd/Mtl/Glass Add	\$14.56
SM3	Covered Patio/ Carport	\$ 5.50
SM5	Wood Deck	\$ 6.50
SM6	Attached 1 st Story Frame	\$23.80
SM7	Open Frame Porch	\$ 5.75
SM8	Wood MH Cover	\$ 5.50
SM9	Metal MH Cover	\$ 5.58

DEPRECIATION TABLES

(Manufactured Housing)

30 Year Life (MHs Built Prior to 1995)

Method: **M94**

	E	G	A	F	P	U
0	100	100	100	100	100	100
1	98	98	98	93	93	91
2	97	97	97	91	88	83
3	96	96	95	88	84	78
4	95	94	93	85	80	73
5	94	93	91	83	75	68
6	92	91	89	80	70	63
7	90	88	86	76	65	58
8	88	86	84	72	61	54
9	86	84	82	68	56	50
10	83	81	79	63	52	46
11	80	78	76	61	50	44
12	78	76	74	59	48	42
13	75	73	71	57	46	40
14	72	70	68	55	44	38
15	70	68	65	53	42	36
16	66	64	61	50	40	34
17	63	61	58	48	38	32
18	59	57	54	46	36	30
19	56	54	51	44	34	28
20	51	49	47	42	32	26
21	47	45	43	40	30	24
22	44	42	40	38	28	22
23	41	39	37	34	26	21
24	38	36	34	30	25	20
25	35	33	31	28	24	19
26	33	31	28	25	23	18
27	30	28	25	23	22	17
28	28	26	23	22	21	16
29	27	25	22	21	19	15
30	26	24	21	20	18	14

DEPRECIATION TABLES

(Manufactured Housing)

45 Year Life (MHs Built From 1995 to Present)

Method: **M**

	E	VG	G	A	A/F	F	F/P	P	VP	U
0	100	100	100	100	100	100	100	100	100	100
1	99	99	99	99	99	99	99	99	99	98
2	99	98	98	98	98	98	97	97	97	97
3	98	98	97	97	97	96	96	96	96	95
4	97	97	97	96	96	95	95	94	94	94
5	97	96	96	95	95	94	94	93	93	92
6	96	95	95	94	93	93	92	92	91	91
7	95	95	94	93	92	92	91	90	90	89
8	94	94	93	92	91	90	90	89	88	88
9	94	93	92	91	90	89	88	88	87	86
10	92	91	91	89	88	87	86	85	84	83
11	92	91	90	88	87	86	85	83	82	81
12	91	90	89	87	86	84	83	82	81	80
13	90	89	88	86	84	83	81	80	79	78
14	89	88	86	84	82	81	79	78	77	75
15	88	86	85	83	81	79	77	76	74	73
16	87	85	84	81	79	77	75	74	72	71
17	86	84	83	80	77	75	74	72	70	68
18	85	83	81	78	76	74	72	70	68	66
19	84	82	80	77	74	72	70	68	66	64
20	83	81	79	75	73	70	68	66	63	61
21	81	79	77	74	71	68	66	63	61	59
22	80	78	76	72	69	66	64	61	59	57
23	79	77	75	70	67	64	61	59	56	54
24	78	75	73	68	65	62	59	56	53	50
25	77	74	72	67	63	60	57	54	51	48
26	76	73	70	65	62	58	55	52	49	46
27	74	72	69	64	60	56	53	50	47	43
28	73	71	68	62	58	54	51	48	44	41
29	72	69	66	61	57	53	49	45	42	39
30	71	68	65	59	55	51	47	43	40	36
31	70	67	64	58	53	49	45	41	38	34
32	69	66	63	56	52	47	43	39	36	32
33	68	64	61	54	49	45	41	37	33	29
34	66	63	59	52	47	42	38	34	30	26
35	65	62	58	51	46	41	36	32	27	23
36	64	60	57	49	44	39	34	30	25	21
37	63	59	55	48	42	37	32	28	24	20
38	62	58	54	46	41	35	30	25	23	20
39	62	57	53	45	40	34	29	24	22	20
40	61	57	52	44	38	33	28	23	21	20
41	60	56	52	43	37	32	26	21	21	20
42	59	55	51	42	36	30	25	20	20	20
43	59	54	50	41	35	29	25	20	20	20
44	58	54	49	40	34	28	24	20	20	20
45	58	53	49	40	33	27	24	20	20	20
46	57	53	48	39	33	27	23	20	20	20

**LOTS AND LAND
2015**

	LL1M	LL1	LL2M	LL2	LL3M	LL3	LL4M	LL4	LL5M	LL5	LL6M	LL6	LL7M	LL7
0.10	25,000	30,000	38,400	46,700	55,000	63,300	77,700	92,000	112,700	133,300	160,000	186,700	203,400	220,000
0.25	15,000	18,000	23,040	28,020	33,000	37,980	46,620	55,200	67,620	79,980	96,000	112,020	122,040	132,000
0.50	10,050	12,060	15,437	18,773	22,100	25,447	31,235	37,000	45,305	53,587	64,320	75,053	81,767	88,400
0.75	7,337	8,804	11,269	13,705	16,140	18,576	22,802	27,010	33,073	39,118	46,954	54,789	59,690	64,600
1.00	5,722	6,867	8,790	10,690	12,589	14,489	17,785	21,068	25,797	30,512	36,624	42,735	46,558	50,400
1.50	4,692	5,631	7,208	8,765	10,323	11,881	14,584	17,276	21,153	25,020	30,032	35,043	38,178	41,300
2.00	3,848	4,617	5,910	7,188	8,465	9,743	11,959	14,166	17,346	20,516	24,626	28,735	31,306	33,861
2.50	3,309	3,971	5,083	6,181	7,280	8,379	10,285	12,183	14,917	17,644	21,178	24,712	26,923	29,120
3.00	2,846	3,415	4,371	5,316	6,261	7,206	8,845	10,477	12,829	15,174	18,213	21,253	23,154	25,013
5.00	2,561	3,073	3,934	4,784	5,635	6,485	7,960	9,429	11,546	13,657	16,392	19,127	20,838	22,539
7+	2,305	2,766	3,541	4,306	5,071	5,837	7,164	8,487	10,391	12,291	14,753	17,215	18,754	20,285
10+	2,144	2,573	3,293	4,005	4,716	5,428	6,663	7,892	9,664	11,431	13,720	16,010	17,442	18,865
15+	2,037	2,444	3,128	3,804	4,480	5,157	6,330	7,498	9,191	10,859	13,034	15,209	16,570	17,922

	LL8M	LL8	LL8P	LL9M	LL9	LL9P	LL10M	LL10	LL10P	LL11M	LL11	LL11P	LL12M	LL12
0.10	243,400	266,700	295,350	324,000	381,200	427,350	473,500	565,700	601,550	637,400	709,000	777,600	846,200	983,300
0.25	146,040	160,020	177,210	194,400	228,700	256,400	284,100	339,420	360,930	382,440	425,400	466,560	507,720	589,980
0.50	97,847	107,213	118,731	130,248	153,242	171,795	190,347	227,400	241,818	256,235	285,018	312,595	340,172	395,287
0.75	71,428	78,266	86,674	95,081	109,000	123,977	138,953	166,000	176,526	187,051	208,063	228,195	248,326	288,559
1.00	55,714	61,047	67,605	74,163	85,000	96,692	108,384	129,480	137,690	145,900	162,289	177,992	193,694	225,076
1.50	45,685	50,059	55,437	60,814	69,700	79,288	88,875	106,174	112,906	119,638	133,077	145,953	158,829	184,562
2.00	37,462	41,014	45,441	49,867	57,154	65,016	72,877	87,062	92,583	98,103	109,123	119,682	130,240	151,341
2.50	32,217	35,301	39,094	42,886	49,152	55,913	62,674	74,874	79,622	84,369	93,846	102,926	112,006	130,153
3.00	27,707	30,359	33,621	36,882	42,271	48,086	53,900	64,391	68,474	72,557	80,708	88,517	96,325	111,932
5.00	24,936	27,323	30,259	33,194	38,044	43,277	48,510	57,952	61,627	65,301	72,637	79,665	86,693	100,739
7+	22,443	24,591	27,233	29,874	34,240	38,950	43,659	52,157	55,464	58,771	65,373	71,699	78,024	90,665
10+	20,872	22,870	25,327	27,783	31,843	36,223	40,603	48,506	51,582	54,657	60,797	66,680	72,562	84,318
15+	19,828	21,726	24,060	26,394	30,251	34,412	38,573	46,081	48,919	51,757	57,757	63,346	68,934	80,102

RURAL ACRES

	RA2	RA3	RA4	RA5	RA6	RA7	RA8	RA9	RA10	RA11	RA12
0.50	4800	6800	8800	10300	12700	15940	19700	24288	33900	42900	70,000
1.00	4000	5700	7300	8900	11100	13860	17160	21120	27500	35750	61,350
2.00	3300	5040	6380	7480	9250	11550	14300	17600	23000	28900	51,100
7.00	2800	4000	4750	5280	7480	9680	12100	14300	18400	22900	40,900
20.00	2400	3360	3800	4180	6380	8580	11000	13200	15000	18800	32,700
50.00	2100	2730	3000	3300	4950	7260	9680	11000	12200	15400	26,200
100.00	1800	2200	2500	2860	4180	4950	7590	9350	10000	12500	20,900
300.00	1500	1700	1760	2310	3630	4140	6325	6900	7500	9900	16,700
999999.00	1200	1420	1600	2200	2970	3800	4600	5175	7000	9000	12,000

CITY ACRES

	CA12	CA13	CA1	CA2	CA3	CA4	CA5	CA6	CA7
0.20	8400	10480	11400	13300	20000	26700	40000	53360	66700
0.40	7305	9530	10300	12100	18200	24300	36380	48500	60637
0.70	6350	8660	9370	11000	16500	22050	33075	44100	55125
1.00	5770	7875	8900	10500	15750	21000	31500	42000	52500
3.00	5200	6825	7600	9450	12600	19800	26250	36750	47250
7.00	4700	5775	6460	8500	10600	15750	21000	31500	42000
20.00	4000	4950	5800	7650	8460	12600	18900	26250	31500
50.00	3400	4200	4930	6800	7600	9450	15750	21000	26250
100.00	2900	3580	4440	6200	6850	8500	14100	18900	21000
999999.00	2700	3300	4000	5500	6400	7800	12000	15000	19000


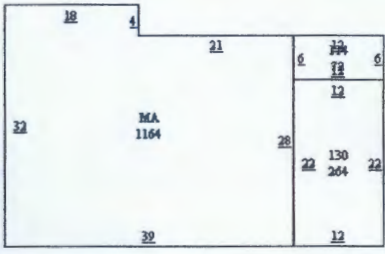
SUBDIVISION ACRES

	SD3	SD4	SD5	SD6	SD7	SD8	SD9	SD10	SD11	SD12
0.50	5,750	6,750	7,540	8,840	10,200	13,000	16,900	20,800	24,700	29,640
1.00	4,800	5,200	5,800	6,800	8,500	10,000	13,000	16,000	19,000	22,800
3.00	4,500	4,900	5,500	6,300	7,000	8,000	10,500	13,500	16,100	19,400
7.00	4,200	4,500	5,100	5,700	6,300	6,800	8,800	11,000	13,700	16,500
20.00	3,900	4,200	4,700	5,200	5,700	6,200	7,200	9,300	11,600	14,000
999999.00	3,500	3,800	4,200	4,800	5,200	5,700	6,500	8,000	9,900	11,900

CLASS 3 "LOW" QUALITY

Frequently mass produced houses where low-cost production is a primary consideration. These homes are built to minimum FmHA, FHA and VA standards. Designs are simple rectangular shapes, sash and doors are few and low cost, roof lines are plain and typically gable. Some will have minimum ornamentation such as shutters, brick skirts or window boxes. Although overall quality of materials and workmanship is below average, these houses are not substandard and will meet minimum construction requirements of lending institutions, mortgage insuring agencies and building codes. Interior finish is plain with few refinements. Design is from stock plans, and ornamentation is usually limited to the front elevation.

Size:	900 - 1200 square feet (original construction)
Foundation:	pier and beam, concrete block or concrete slab
Roof:	light composition shingles with gable ends, low roofline (3 in 12 - 4 in 12)
Exterior Wall:	inexpensive wood frame, vinyl or aluminum siding, moderate fenestration with inexpensive sash; front elevation may have inexpensive trim
Windows:	6 - 8 low to moderate cost
Corners:	6 - 8
Rooms:	4 - 6 with minimal to moderate closet space
Heating:	space heaters or stove, central heat
Cooling:	window units, central air
Floor Cover:	carpet, linoleum or wood floors
Interior Walls:	sheetrock or inexpensive paneling with plain baseboards and door facings
Cabinets:	inexpensive stock cabinets of paint grade wood or vinyl veneer, small Pullman or vanity in bath
Doors:	hollow core with low-cost hardware.
Lighting:	basic
Outlets:	basic
Baths:	1 - 1 ½
Extras:	none

PROPERTY IDENTIFICATION PROPID: 66790 TYPE: Real DEB: 8280 SUSSEX DOWNS BLK 13 LOT 1 OECID: 8280-390-013-001-00 REFID: 63810 SITE: 1200 TOM TEMPLE DR LUFKIN, TX 75904-6632 PROP USE: OEA: 0			OWNER/LESSEE INFORMATION ALLEN TOSHIA 116 REGISTER CT LUFKIN, TX 75901-7050 EFFECTIVE ACRES: 0.0000			MARKET VALUE 143714 100.00%			ASSESSMENT CAD 50% IMPROVEMENT 53,010 39,670 CLU 50% LAKOMET 8,897 8,800 JAC 50% MARKET 82,816 48,870 SLU 50% PROCLON 0 0 APPRAISED 82,816 48,870 NET CAP LOSE 0 0 ASSESSED 82,816 48,870																																																																																																																																																																							
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PROPID: 53736 TYPE: Real DEB: 5410 DAKWOOD BLK 1 LOT 6 OBJID : 6410-392-001-005-00 REFID1: 88045 REFID2 : R53736 BITEB : 1008 ROSS LUFK, TX 75001-4622 PROP USE: BIR: 0 UNITS : 0 OBA : 0 MRA: 0	HENRY GREGORY SHANE 21710 WILLOW SPUR CT APT 016 TOMBALL, TX 77375-3298-10 EFFECTIVE ACRES: 0.0000	137200		CADD 100% IMPROVEMENT 39,094 39,460 CLU 100% LAND MKT + 6,773 6,770 GAG 100% MARK BY = 45,867 46,220 JAG 100% PROD LOSS - 0 0 SLU 100% APPRAISED = 45,867 46,220 APPRAISED - 0 0 APPRAISED = 45,867 46,220																																																																																																																																																																																																																						
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DEVELOPMENT PERMITS DE IDBSE DT PERMIT# TYPE BY EST VALSE APPR BUILDER COMMENT OR VAD BDR OTHERNO BDR ESTPERSE TAXES RCJ METHOD IRC VALSE TAX AGENT: PROSE: CROSS BDR: SET BDR: LINKED ACCT: RECORD VALSE:	PICTURE 																																																																																																																																																																																																																									
SALES & DEED HISTORY SALE DT SALE TYPE RNO R# CD RES TERM LA BGR EP BGR 1ST IMPRY 2ND IMPRY ORATOR COMBID DEED DEED1FRO 04/17/2009 PRICE R CONV 0 YR 1,124 42.70 RESIDENTIA RESIDENTIA STRIPLING JASO WDV/L 00255186 05/18/2006 RESIDENTIA STRIPLING LORE DD 00255188 11/27/2001 I TINDALL MARGAR WDV/L 1401 / 214																																																																																																																																																																																																																										
RECORD: 1 BIRD: 6410 (100%) BIR: 39201 (100) BIR: BIRD: IMPROVEMENT VALSE/LOR LINDA AREA: 1.04 APPR/SP: 41.02 BAL/SP: 42.78 <table border="1"> <thead> <tr> <th>IF</th> <th>TYPE</th> <th>DESCR PRIOR</th> <th>W</th> <th>CLASS</th> <th>AREA</th> <th>BRT PRICE</th> <th>BITS BY</th> <th>BRT EFF YR</th> <th>COB.D</th> <th>VALUE DEPR</th> <th>PHYS</th> <th>DOOR</th> <th>FUNC</th> <th>COMP</th> <th>ADJ ADJ VALUE</th> <th>DESCR PRIOR</th> <th>BITS CODE</th> <th>VALUE</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>BA</td> <td>BAW AREA</td> <td>R</td> <td>F3W</td> <td>594.0</td> <td>69.73</td> <td>1938</td> <td>1938</td> <td>5</td> <td>59,770.00%</td> <td></td> <td></td> <td></td> <td></td> <td>0.50</td> <td>29,280</td> <td>WF</td> <td>0</td> </tr> <tr> <td>B</td> <td>132</td> <td>CANOPY</td> <td>R</td> <td>3FV</td> <td>265.0</td> <td>9.59</td> <td>1938</td> <td>1938</td> <td>5</td> <td>2,470.00%</td> <td></td> <td></td> <td></td> <td></td> <td>0.50</td> <td>1,240</td> <td>CF-TI</td> <td>0</td> </tr> <tr> <td>C</td> <td>114</td> <td>FRAME UTILITY</td> <td>R</td> <td>3FV</td> <td>193.0</td> <td>23.60</td> <td>1938</td> <td>1938</td> <td>5</td> <td>3,540.00%</td> <td></td> <td></td> <td></td> <td></td> <td>0.50</td> <td>1,770</td> <td>CB</td> <td>0</td> </tr> <tr> <td>D</td> <td>111</td> <td>OPEN FRAME PORCH</td> <td>R</td> <td>3FV</td> <td>103.0</td> <td>9.59</td> <td>1938</td> <td>1938</td> <td>5</td> <td>930.00%</td> <td></td> <td></td> <td></td> <td></td> <td>0.50</td> <td>465</td> <td>SR</td> <td>0</td> </tr> <tr> <td>E</td> <td>BA</td> <td>BAW AREA</td> <td>R</td> <td>F3W</td> <td>140.0</td> <td>66.21</td> <td>1995</td> <td>1995</td> <td>3</td> <td>8,160.79%</td> <td></td> <td></td> <td></td> <td></td> <td>0.75</td> <td>6,300</td> <td>SR</td> <td>0</td> </tr> <tr> <td colspan="3">1. RESIDENTIAL</td> <td>STCD: AI</td> <td>1,570.0</td> <td>1038</td> <td colspan="2">Homestead: Y (100%)</td> <td>75,860</td> <td colspan="2">Living Area: 1,124</td> <td colspan="2">39,220</td> <td colspan="7"></td> </tr> <tr> <td colspan="3">Misc: D</td> <td colspan="18"></td> </tr> <tr> <td>A</td> <td>R51</td> <td>SHED FR UTILITY</td> <td>I</td> <td>3'</td> <td>100.0</td> <td>6.42</td> <td>1990</td> <td>1990</td> <td>F</td> <td>610.20%</td> <td></td> <td></td> <td></td> <td></td> <td>0.20</td> <td>100</td> <td>COMP</td> <td>0</td> </tr> <tr> <td>B</td> <td>R51</td> <td>SHED FR UTILITY</td> <td>I</td> <td>3'</td> <td>100.0</td> <td>6.42</td> <td>1990</td> <td>1990</td> <td>F</td> <td>640.20%</td> <td></td> <td></td> <td></td> <td></td> <td>0.20</td> <td>130</td> <td>ECH</td> <td>0</td> </tr> <tr> <td colspan="3">2. MISC IMP</td> <td>STCD: AI</td> <td>190.0</td> <td>1090</td> <td colspan="2">Homestead: Y (100%)</td> <td>1,150</td> <td colspan="2">Living Area: 0</td> <td colspan="2">230</td> <td colspan="7"></td> </tr> </tbody> </table>	IF	TYPE	DESCR PRIOR	W	CLASS	AREA	BRT PRICE	BITS BY	BRT EFF YR	COB.D	VALUE DEPR	PHYS	DOOR	FUNC	COMP	ADJ ADJ VALUE	DESCR PRIOR	BITS CODE	VALUE	A	BA	BAW AREA	R	F3W	594.0	69.73	1938	1938	5	59,770.00%					0.50	29,280	WF	0	B	132	CANOPY	R	3FV	265.0	9.59	1938	1938	5	2,470.00%					0.50	1,240	CF-TI	0	C	114	FRAME UTILITY	R	3FV	193.0	23.60	1938	1938	5	3,540.00%					0.50	1,770	CB	0	D	111	OPEN FRAME PORCH	R	3FV	103.0	9.59	1938	1938	5	930.00%					0.50	465	SR	0	E	BA	BAW AREA	R	F3W	140.0	66.21	1995	1995	3	8,160.79%					0.75	6,300	SR	0	1. RESIDENTIAL			STCD: AI	1,570.0	1038	Homestead: Y (100%)		75,860	Living Area: 1,124		39,220									Misc: D																					A	R51	SHED FR UTILITY	I	3'	100.0	6.42	1990	1990	F	610.20%					0.20	100	COMP	0	B	R51	SHED FR UTILITY	I	3'	100.0	6.42	1990	1990	F	640.20%					0.20	130	ECH	0	2. MISC IMP			STCD: AI	190.0	1090	Homestead: Y (100%)		1,150	Living Area: 0		230													
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PROPERTY IDENTIFICATION		GENERAL INFORMATION		TAXES		IMPROVEMENTS		PROPERTY VALUE					
PROPID: 50178	TYPE: Real	DEA:	ROGERS WILLIE CARL ETUX BENNIE	04150	100.00%	CAD 100%	IMPROVEMENT	43,788	51,430				
0345 TATUM ADDN BLK 3 LOT 1		MAPID: 351	180 HICKORY HOLLOW RD			CLD 100%	LAND MKT	7,283	0,110				
OBID: 0345-351-003-001-00		MAPROO:	LUFKIN, TX 75904-4773-89			JAG 100%	MARKET	51,051	57,540				
REF ID: 03182	REF ID: R50178	TR: N				SLU 100%	PROD LOSE	0	0				
RTS: 1016 ANNETTE							APPRAISE	51,051	57,540				
PROP BE:	SSMET:						SB CAP LOSE	0	0				
DBA: 0	ERR: 0	UNTS: 0					ABEBEED	51,051	57,540				
GENERAL			REMARKS / REECS COMMENTS			REASON FOR IMPROVEMENT(S)							
OWNER:	LAST APPR YR: 2011	LAST APPR: CL	PARTIAL EFF AGE USED, UPDATES INCLUDE FLOORS, AC & WH										
POORAPPT:	CAP BARS YR:	REB APPR:											
ROAD ACCESS:	LAST ISSP DATE: 04/03/2012	REB APPR:											
COMBO:	BEST ISSP DATE:	LAST APPR:											
COND CODES:		VALUE APPR:											
REST REASON:		REST:											
BUILDER PERMITS			PICTURE			MAP							
ISSUE DT	PERMIT #	TYPE	EST VALUE	APPR	BUILDER	COMMENT							
INCOME APPROACH DATA													
GR VAC	BOR	OTHER INC	EX	EXPENSE	TAXES	MO	METHOD	IRC VALUE					
TAX ADERT:			PHONE:										
OWNERS SHRS:			EST SHRS:										
LINKED ACCE:			RECORDED VALUE:										
INSUR / ASS PROCEEDS													
CASEID	DATE	APPR STATUS	OWNER COMMENTS			STAFF COMMENTS							
SALES & DEED HISTORY													
DATE	SALE TYPE	PRICE	BOOK	RE CD	RE TERM	LA SQFT	SP / SQFT	1ST IMPRV	2ND IMPRV	ORIGTOR	COE ID	DEED	DEED BNO
00/17/2011			V		CONV 0 YR	1,108	51.37	RESIDENTIA	RESIDENTIA	BENDEL PAMELA	GWD	00261319	
04/06/2010								RESIDENTIA	RESIDENTIA	BENDEL PAMELA	WD	00260830	
03/31/2010								RESIDENTIA	RESIDENTIA	LANGFORD ABE L	AH	00260829	
IMPROVEMENT VALUATION										IMPROVEMENT DETAILS ADJUSTMENTS			
REASON: 1		REASON: 6545 (05%)	REASON: 56488 (88)	REASON: 1									
TYPE	DESCRIPTION	REASON	CLASS / SUB CLASS	AREA	UNIT PRICE	UNITS	UNIT PRICE	UNIT PRICE	UNIT PRICE	UNIT PRICE	UNIT PRICE	UNIT PRICE	UNIT PRICE
A	BA	BASE AREA	R	BCV	1,108.0	62.00	1988	1970	3	74,300.00%	0.65	49,000	
B	CB	CARPET	R	3P	192.0	10.76	1988	1970	3	2,070.00%	0.65	1,300	
C	CB	MASONRY UTILITY	R	3P	32.0	25.15	1988	1970	3	810.00%	0.65	530	
D	CB	OPEN BRICK PORCH	R	3P	80.0	9.11	1988	1970	3	730.00%	0.65	600	
1. RESIDENTIAL		STCD: AJ			1,472.0	1070		Homeste: N		77,340		Living Area: 1,168	51,430
NEW ROOF Msc: D													
LAB ADJUSTMENTS										PROXIMITY VALUATION			
LF	DESCRIPTION	TYPE	COL	CLS	TABLE	SC	RB	METH	DIMENSION	UNIT PRICE	ADJ	BASE ADJ	VAL BNC
1.	RESIDENTIAL	R			ALL2	A1	N	A	0.2665 AC	23,013.00	1.00	1.00	A
													0,110
													6,110



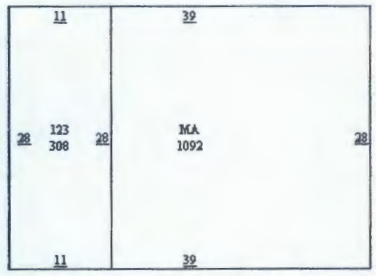
PROPID: 53733 TYPE: Real 5410 OAKWOOD BLK 1 LOT 2 OEDID: 5410-302-001-002-00 REFID: 58042 BTR: 1014 ROSS PROP BTR: 0 OEA: 0	OGA: MAPID: 302 MAPCO: 0 TR: N EFFRVE ACRES: 0.0000	LOPEZ FELIX D ETUX MARIA 804 N 1ST ST LUFKIN, TX 75001-3008-04 137312 100.00%	CAD 100% CLU 100% GAG 100% JAG 100% SLU 100% IMPROVEMENT 34,640 LANDMKT = 6,773 MARKET = 41,422 PROD LOSS = 0 APPRAISED = 41,422 SB CAP LOSS = 0 ABSEED = 41,422																																																																																																																																																																																																																																	
GENERAL SUBBER: LAST APPR YR: 2011 LAST APPR: CL TOPOGRAPHY: CAP BASS YR: 03/13/2003 ROAD ACCESS: LAST BFP DATE: 03/13/2003 CORNER: NEXT BFP DATE: ORDER CODES: LAND APPR: NEXT REASON: REST:		REMARKS / REASON COMMENTS MA U33,R33,D33,L10,U8,L11,D8,L12 111 MR12,U8,R11,D8,L11																																																																																																																																																																																																																																		
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RECORD: 1																																																																																																																																																																																																																																				
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PROPERTY IDENTIFICATION										GENERAL INFORMATION										SALES & DEED HISTORY										IMPROVEMENT VALUATION										LAND ADJUSTMENTS																													
PROPID: 54740 TYPE: Real DBA: 5620 PINEDALE DRIVE REVISED BLK 0 LOT 3 ORO ID : 5620-386-006-003-00 REFID: 58995 REFID: RS4740 SITE# : 805 SHERMELL ST LUFKIN, TX 75901-2547 PROP# : 805 SHERMELL ST LUFKIN, TX 75901-2547 OBA : 0 ERA: 0 UNITS : 0					MAPID: 380 MAPSCO: TR: N EFFECTIVE ACRES: 0.0000					CHAVEZ VIRGINIA MENDOZA 805 SHERMELL ST LUFKIN, TX 75901-2547-05 140463 100.00%					CAD 100% IMPROVEMENT 40,447 41,590 CLU 100% LAND MKT 6,878 8,880 JAG 100% MARKET 47,325 48,470 SLU 100% PROD LOSS 0 0 APPRAISED 47,325 48,470 NET CAP LOSS 0 0 ASSESSED 47,325 48,470					GENERAL MA U24,R42,D24,L42 111 MR29,D5,R8,U5,L8					REMARKS / SCHED COMMENTS 111 MR29,D5,R8,U5,L8					SKETCH FOR IMPROVEMENT #1 					BUILDING PERMITS PERMIT# TYPE ST EST VALUE APPR BUILDER COMMENT					INCOME APPROACH DATA GR VAC EDR OTHER INC EXPENSE TAXES INC METHOD INC VALUE					TAX AGENT: PHONE: ORDERS DEPT: SET SGT: UNKED ACCTS: RECORDED VALUE:					INQUIRY / ABB PROPERTIES CASEID DATE APPR STATUS OWNER COMMENTS STAFF COMMENTS					SALES & DEED HISTORY SALE DT SALE TYPE RATIO RES CD RES LA SQFT RP / SQFT 1ST IMPRY 2ND IMPRY GRANTOR COORD DEED DEED# 11/10/2009 R FHA 0 YR 1,008 50.00 RESIDENTIA RESIDENTIA WILLIAMS ROY J GWDV00282347 RESIDENTIA CASPER EDGER J Conv 7 RESIDENTIA UNKNOWN Conv 471 / 307					IMPROVEMENT VALUATION IMPROVEMENT VALUATION LIVED AREA: LMS APPROXGT: 42.00 BALANCEGT: 51.62 IMPROVEMENT DETAIL ADJUSTMENTS IMPROVEMENT FEATURES					LAND ADJUSTMENTS ADJ TYPE ADJ AMT ADJ % AG AD USE AG TABLE AG SBT PRC AG VALUE N 0.00 0				
RECORD 1 TYPE DESCRIPTION NETD CLASS/REBOL AREA UNIT PRICE UNITS STY UNIT RFF YR CORR. VALUE DEPR PAYS CODE FREQ COMP ADJ ADJ VALUE A BA MAIN AREA R F3W/ 1,000.0 61.18 1 1990 1990 6 61,670 00% 3ND 00% 00% 200 1. 111 OPEN FRAME PORCH R 3/ 60.0 8.89 1 1998 1998 6 528 00% Living Area: 1,008 40,330 RESIDENTIAL STCD: AI 1,048.0 1990 Homestead: N 62,070 A BC3 CANOPY LOWEND I 2/ 440.0 1.00 1 1 2011 2011 E 660 100% 1.00 660 2. MSC IMP STCD: AI 440.0 (E2011) Homestead: N 660 Living Area: 0										RECORD 2 LAD VALUATION LAD DESCRIPTION TYPE BOLL CLR TABLE BC HS METH OTHER BORS SBT PRC ADJ MAR ADJ VAL BRC NET VAL 1. RESIDENTIAL R A-L12M AI N A 0.3388 AC 20,300.48 1.00 A 6,880 6,880																																																											




PROPERTY / IMPROVEMENT INFORMATION				APPROVALS / MARKET VALUES				SALES & DEED HISTORY				IMPROVEMENTS / ADJUSTMENTS			
PROPID: 40217	TYPE: Residential	DEA:		MUNOZ SYLVIA	145345	HS		CAD 100%	IMPROVEMENT	41,028	41,320				
3480 CARMEL TERRACE BLK 2 LOT 18 - 18.3				104 HEMLOCK RD	100.00%			CLU 100%	LAND MKT	9,191	9,190				
OBOLID: 3-890-387-002-010-00				LUFKIN, TX 75001				CAG 100%	MARKET	60,810	60,510				
REFID: 40502	REFID: 540217	MAPID: 387						JAC 100%	PROD LOSE	0	0				
REFID: 40502	REFID: 540217	MAPROO: 387						SLU 100%	APPRAISED	60,810	60,510				
REFID: 40502	REFID: 540217	TR: N							RE CAP LOSE	0	0				
PROPBSE: 104 HEMLOCK RD LUFKIN, TX 75001-3320									ASSESSED	60,819	60,510				
PROPBSE: 104 HEMLOCK RD LUFKIN, TX 75001-3320															
OBID: 0	OBID: 0	UNITS: 0													
GENERAL				REMARKS / SKETCH COMMANDS				SKETCH FOR IMPROVEMENT #1							
UTILITIES:	LAST APPR YR: 2011	LAST APPR: CL		MA U28,R38,D28,L39											
TOFOORPST:	CAPABLE YR: 2012	RECD APPR:		T23 R11,U28,L11,D28											
ROAD ACCESS:	LAST TRSP DATE: 04/25/2012	RECD APPR:													
COMMO:	RECD TRSP DATE: 01/01/2013	LAST APPR:													
ORCP CODES:		LAST APPR:													
REASON: NEW ROOF		REASON:													
BUILDING PERMITS				PICTURE				IMPROVEMENT DETAIL ADJUSTMENTS							
PERMITS:	TYPE:	EST VALUE:	APPR:	BUILDER:	COMMENT:										
1 03/01/2011	A	0			ROOF										
INCOME APPROACH DATA				IMPROVEMENT DETAIL ADJUSTMENTS				IMPROVEMENT FEATURES							
GR VAC	EDR	OVERHEAD	EX	EXPENSE	TAXES	NOI	NETROD	NO VALUE							
TAX ADENT:				PHONE:				IMPROVEMENT DETAIL ADJUSTMENTS							
ORDER BGRF:															
LINKED ACES:															
INSURTY / ASSE PROTECTS				STAFF COMMENTS				IMPROVEMENT DETAIL ADJUSTMENTS							
CASEID:	DATE:	APPR:	STATUS:	OWNER COMMENTS:	STAFF COMMENTS:										
SALES & DEED HISTORY				IMPROVEMENT VALUATION				IMPROVEMENT DETAIL ADJUSTMENTS							
DATE:	SALE TYPE:	PRICE:	TERM:	LA BQFT:	SP / BQFT:	1ST IMPRV:	2ND IMPRV:	GRABTOR:	COBID:	DEED:	DEED INFO:				
11/21/2011	V	CASH	0 YR	1,092	45.70	RESIDENTIA	RESIDENTIA	BRADBURY ROLFE	GWD	00288941					
						RESIDENTIA	RESIDENTIA	SECRETARY OF H	Conv	305 / 871					
						RESIDENTIA	RESIDENTIA	FEDERAL NATION	Conv	391 / 881					
RECORD: 2				IMPROVEMENT VALUATION				IMPROVEMENT DETAIL ADJUSTMENTS							
TYPE:	DESCRIPTION:	AREA:	PRICE:	UNITS:	STY:	COOR:	DEPR:	PHYS:	ECON:	PERO:	COMP:	ADJ:	ADJ VALUE:		
A	MA	1,092.0	63.95	1970	1970	S	101.3054%					0.54	38,390		
B	T23	300.0	18.84	1970	1970	S	6.80054%					0.54	3,130		
1.	RESIDENTIAL	1,400.0	1970				76,530						41,320		
	Misc: 0														
RECORD: 2				LAND VALUATION				LAND ADJUSTMENTS							
TYPE:	DESCRIPTION:	AREA:	PRICE:	UNITS:	STY:	COOR:	DEPR:	PHYS:	ECON:	PERO:	COMP:	ADJ:	ADJ VALUE:		
1.	RESIDENTIAL	A-LL2	0.2298	AC			21,383.36	1.00		1.00	A	4,910			
2.	RESIDENTIAL	A-LL2	0.2000	AC			21,383.36	1.00		1.00	A	4,280			
													9,190		





PROPID: 51203 TYPE: Real DBA: LUFKIN FOUNDRY, BLOCK 1, LOT 13 OBDID: 4885-388-001-013-00 REFID: 55834 REFID: R51283 SITE: 520 TROUT ST PROP #BE: 0 OBA: 0	MAPID: 380 MAPRO: 0 TR: N EFFECTIVE ACRES: 0.0000	MOORS DEBORAH K 280 ANTIQUE LN LUFKIN, TX 75801-0512	32755 100.00%	CAD 100% IMPROVEMENT 30,400 30,830 CLU 100% LAND MKT = 7,137 7,140 GAG 100% MARKET = 37,833 37,970 JAC 100% PRODCR = 0 0 SLU 100% APPRAISED = 37,833 37,970 # CAP LOSS = 0 0 ABREDED = 37,833 37,970																																																																																																																																	
GENERAL DBLINES: LAST APPR YR: 2011 LAST APPR: CL TOPOGRAPHY: CAP BARR YR: # BDD APPR: ROAD ACCESS: LAST IMP DATE: 03/06/2003 # BDD APPR: CONNO: BERTIMP DATE: LAND APPR: OWNFCODES: VALUE APPR: BEST REASON: REST:		REMARKS / REVISION COMMAND MA U8,L23,U24,R36,D32,L13 130 MR13,MU14,R15,U18,L15,D18 111 L10,U8,R10,D8		SECTION FOR IMPROVEMENT #1 																																																																																																																																	
BUILDING PERMITS PERMIT # TYPE BY EST VALUE APPR BUILDER COMMENT		PICTURE 																																																																																																																																			
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INQUIRY / ASSESSMENTS CASEID DATE APPR REASON OWNER COMMENTS STAFF COMMENTS																																																																																																																																					
SALES & DEED HISTORY SALE DT SALE TYPE SGRD RE CD RE LA BPT SP / SQ FT 1ST IMPRY 2ND IMPRY GRANTOR COMBID DEED DEED INFO 02/04/2010 CONV'S YR 18,000 0.00 RESIDENTIA RESIDENTIA MOORS RONNIE M WD 00205182 01/10/2009 CONV'S YR 38.74 RESIDENTIA RESIDENTIA SMITH JOSHUA F WDLV 00251863 11/17/2004 RESIDENTIA RESIDENTIA BELL MELVIN D WD 2084 / 200																																																																																																																																					
RECORD: 1 #NO: 488 (100%) #NO: 388-001 (100) #RESE: IMPROVEMENT VALUE \$OR APPRSGFT: 80.33 SALESGFT: 82.74 IMPROVEMENT DETAIL ADJUSTMENTS IMPROVEMENT FEATURES																																																																																																																																					
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PROPERTY IDENTIFICATION				PROPERTY INFORMATION				SALES & DEED HISTORY				IMPROVEMENTS																																																
PROPID: 10017	TYPE: Real	DBA:		REYES JESUS ETUX LEANDRA	145147	HS	CAD 100%	IMPROVEMENT	45,407	46,740																																																		
ABS 0005 BONTON J. A. TRACT 00 ACRES .810				906 HYLANE ST	100.00%	OV85	CLU 100%	LAND MKT	8,682	8,680																																																		
OEID: 0005-350-000-000	MAPID: 350	MAPRO:		LUFKIN, TX 75904-5600			GAC 100%	MARKET	54,170	55,420																																																		
REFID: 18089	REFID: R10617	RF: N		EFFECTIVE ACRES: 0.0000			JAG 100%	PROD LOSS	0	0																																																		
BTM: 006 HYLANE ST LUFKIN, TX 75904-5600							SLU 100%	APPRAISED	54,170	55,420																																																		
PROP USE:	SECT:							HE CAP LOSS	0	0																																																		
ORA: 0	SRA: 0	SBT: 0						ABSEED	54,170	55,420																																																		
GENERAL				REMARKS / SEARCH COMMANDS				SEARCH FOR IMPROVEMENT #1																																																				
TRUER:	LAST APPR YR: 2011	LAST APPR: CL		MA U28,R40,D28,L40																																																								
TOPOGAPHY:	CAP BATH YR: 2011	SEID APPR:		130 U24,L14,D24,R14																																																								
ROAD ACCESS:	LAST INSP DATE: 03/05/2012	SEID APPR:		114 M24,L14,U4,R14,D4																																																								
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BY ISSUE DT	PERMIT#	TYPE	BT	EST VALUE	APPR	BUILDER	COMMENT					<table border="1"> <tr> <td>4</td> <td>4</td> <td>4</td> <td>4</td> <td>40</td> </tr> <tr> <td>14</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>24</td> <td>130</td> <td>24</td> <td>28</td> <td>MA</td> </tr> <tr> <td></td> <td>336</td> <td></td> <td></td> <td>1120</td> </tr> <tr> <td>14</td> <td></td> <td></td> <td></td> <td>40</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>6</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>100</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>150</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>6</td> </tr> </table>				4	4	4	4	40	14					24	130	24	28	MA		336			1120	14				40					6					100					150					6
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CASHID	DATE	APPR	STATUS	OWNER COMMENTS	STAFF COMMENTS																																																							
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SALE DT	SALE TYPE	RATIO	RR CD	RE TERM	LA BQF	RP BQF	SET IMPRV	2ND IMPRV	ORATOR	CONRD	DEED	DEED #	FO																																															
10/17/2011		V	CONVD	YR	1,120	53.57	RESIDENTIA	RESIDENTIA	INGLE LARRY P		WDVL	00285404																																																
12/22/2006		V					RESIDENTIA	RESIDENTIA	STANFORD CALEB		GWD	00223408																																																
03/18/1999									BAKER J P		WD	1199	7682																																															
RECORD: 1																																																												
LN	TYPE	DESCRIPOR	MTHD	CLASS	RECL AREA	UNIT PRICE	UNIT BTY	BUILT EFF YR	COND	VALUE DEPR	PHYS	BOON	FISIO	COMP	ADJ	ADJ VALUE																																												
A	BA	BAIN AREA	R	F3P/	1,120.0	69.78	1	1946	1975	4	65,960	64%			0.64	42,850																																												
B	330	CARPOT	R	3P/	336.0	10.76		1946	1975	4	3,620	64%			0.64	2,310																																												
C	114	FRAME UTILITY	R	3P/	66.0	23.60		1946	1975	4	1,260	64%			0.64	860																																												
D	111	OPEN FRAME PORCH	R	3P/	132.0	8.69		1946	1975	4	1,130	64%			0.64	730																																												
1.	RESIDENTIAL		STCD:	AJ	1,844.0	1975		Homesite: Y (100%)		73,020						46,740																																												
RECORD: 1																																																												
LN	DESCRIPOR	TYPE	KCI	CLE	TABLE	SO	RS	METH	DIMENBOOR	UNIT PRICE	ADJ	MASS ADJ	VAL SRC	UNIT VAL	ADJ	ADJ VALUE																																												
1.	RESIDENTIAL	R			A-LL2M	AJ	Y (100%)	A	0.8160 AC	10,640.00	1.00	1.00	A	8,680		8,680																																												



PROPERTY IDENTIFICATION				OWNER INFORMATION				VALUATION				IMPROVEMENTS													
PROPID: 26951	TYPE: Real	DEA:	KNIGHT PHILIP	143732			CAD 100%	IMPROVEMENT	22,007	28,310															
ABS 0127 BROOKSHER H. H. TRACT 79 - 79.1 ACRES 0.89			1105 N MARKET AVE	100.00%			CLU 100%	LAND MAR	6,885	8,880															
06010 : 0127-398-070-000-00	MAPID: 398		BOLIVAR, MO 65613				EPZ 100%	MARKET	28,992	35,190															
REFID: 32941	REFID: R26051						OAG 100%	PROD LOAN	0	0															
ADDR : 807 MYRTIE ST LUFKIN, TX 75901-1529	TP: N		EFFECTIVE ACRES: 0.8900				JAG 100%	APPRAISED	28,992	35,190															
PROP 88E:	8888MT:						SLU 100%	MS CAP LOAN	0	0															
ORA : 0	88A : 0							ASSESSED	28,992	35,190															
WRIT: 0																									
GENERAL				REMARKS / REEFY COMMENTS				REEFY FOR IMPROVEMENT #1																	
UTLTY: 2011	LAST APPR V: 2011	LAST APPR: CL	MA U32,R28,D32,L28																						
TOPOGRAPHY:	CAP 8888 V: 0	NEED APPR:	MA MR8,D8,R12,U8,L12																						
ROAD ACCESS:	LAST REEFY DATE: 04/11/2012	NEED APPR:																							
COMMO:	NEED REEFY DATE:	LAST APPR:																							
ORCHP CODES:		VAL 88 APPR:																							
NEED REASON:		RENT:																							
BUILDING PERMITS				PLOTS																					
ISSUE DT	PERMIT #	TYPE	EST VALUE	APPR	BUILDER	COMMENT																			
INCOME APPROACH DATA				TAXES																					
OR VAC	SDR	CHGR/IC	EX	EXPENSE	TAXES	ICI METHOD	ICI VALUE																		
TAX ADJST:				PROFE:																					
ORCHP 888E:				NEED 888E:																					
LINKED ACCTS:				RECONCILED VALUE:																					
INQUIRY / AFS PROCEEDS				STAFF COMMENTS																					
CASEID	DATE	APPR STATUS	OWNER COMMENTS	STAFF COMMENTS																					
SALES & DEED HISTORY				RECORDS																					
SALE DT	SALE TYPE	SALE PRICE	PR CD	RE TERM	LA SQFT	SP / SQFT	1ST IMPRV	2ND IMPRV	ORATOR	COMBO	DEED	DEED INFO													
03/04/2011	R	CASH	0 YR	900	42.41	RESIDENTIA	RESIDENTIA		GIBSON WANDA J	WD	00277901														
00/12/1999	I								BURKETT VERDY	WD	1231 / 157														
00/05/1998	I								BURKETT VERDY	PW	234 / 124														
RECORDS: 2				RECORDS: 1 (98)				RECORDS: 1 (98)				RECORDS: 1 (98)													
RE	TYPE	DESCRIPTION	MTD	CLAS	ARE	BL AREA	SMT PRCE	SMTS RTY	SMTS SFR YR	COND	VALR DEPR	PRV ECCR	PRC COMP	ADJ ADJ VALR	DESCR PRIOR	SMTS	CODE	VALR							
A	MA	MAIN AREA	R	F3M/	666.0		63.17	1	1982 1971	5	67,640 0%		0.05	25,200	Exterior Wall	1	WF	0							
B	MA	MAIN AREA	R	F3M/	12.0		63.17	1	1982 1971	5	3,800 0%		0.05	2,110	Flooring	1	TILE	0							
1.	RESIDENTIAL		STCD:	AI	368.0	1971	Homesite:	N	51,470		Living Area:	968	28,310	Foundation	1	PB	0								
														Interior Finish	1	SR	0								
														Plumbing	1	5	0								
														Roof Covering	1	COMP	0								
														HEATING	1	ST	0								
														COOLING	1	NONE	0								
																		0							
RECORDS: 3				RECORDS: 1 (98)				RECORDS: 1 (98)				RECORDS: 1 (98)													
RE	DESCRIPTION	TYPE	SOIL	CLS	TABLE	CO	88	NEIR	DIMENS	888E	SMT PRCE	ADJ	MASS	ADJ VAL	88C	SMT VAL	LR	ADJ TYPE	ADJ AMT	ADJ %	AO	AO 88E	AO TABLE	AO SMT PRC	AO VALR
1.	RESIDENTIAL	R			A-LL1	AI	N	A	0.4100 AC	7,736.00	1.00	1.00	A	3,170				N				N		0.00	0
2.	RESIDENTIAL	R			A-LL1	AI	N	A	0.4800 AC	7,736.00	1.00	1.00	A	3,710				N				N		0.00	0
																									6,880



PROPID: 53718 TYPE: Real DBA: 5395 OAKLAWN BLK 4 LOT 3 OEDID: 5395-350-004-003-00 REFID: 58028 REFID: R53718 ADDR: 105 NORRIS ST LUFKIN, TX 75904-5515 PROP SE: 0 SUBMT: 0 UNIT: 0 OBA: 0 NRA: 0 UNIT: 0		FRITH ROBERT K ETUX ALEY 105 NORRIS ST LUFKIN, TX 75904-5515 144466 100.00% EFFECTIVE ACRES: 0.0000		CAD 100% IMPROVEMENT 74,308 70,070 CLU 100% LAND MNT 0 0,217 6,220 CAC 100% MARKET 0 80,523 78,290 JAG 100% PROD LOSS 0 0 0 SLU 100% APPRAISED 0 80,523 78,290 HB CAP LOSS 0 0 0 ABBERSED 0 80,523 78,290	
GENERAL LAST APPR YR: 2011 LAST APPR: CL CAP BASE YR: NEED APPR: ROAD ACRES: LAST REPR DATE: 03/07/2012 REPR APPR: CONNO: LAND APPR: GRAD CODES: VALUE APPR: BEST REASON: REPR:		REMARKS / NOTES / COMMENTS 5% ECO FRO PREV FLOOD IN HSE MA U27,R44,D27,L44 130 L20,U20,R20,D20 124 MLJ20,L20,U7,R20,D7 133 MLJ27,MR20,U24,R12,D24,L12 MA ML2,MU27,U24,R22,D24,L22		SKETCH FOR IMPROVEMENT #1 	
BUILDING PERMITS PERMIT # TYPE ST EST VALUE APPR BUILDER COMMENT		PICTURE 			
INCOME APPROACH DATA OR YAC SDR OTHER IBC EX EXPENSE TAXES KCI METHOD IFC VALUE					
TAX ADJUST CHOSE BQFT: PHONE: UNKED ACCE: BQFT BQFT: RECORDED VALUE:					
REMARK / APPR COMMENTS CAREID DATE APPR STATUS OWNER COMMENTS STAFF COMMENTS					
SALES & DEED HISTORY SALE DT SALE TYPE SALES PRICE RR CD TRM LA SQFT SF/BQFT 1ST IMPRV 2ND IMPRV ORATION CORRID DEED DEED INFO 08/13/2011 3 V FHA 0 YR 1,716 45.88 RESIDENTIA RESIDENTIA LAWRENCE LINDA WDR-00281115 12/06/2008 3058 V RESIDENTIA HUDSON GORDON WDWL00223357 07/21/2008 3058 V RESIDENTIA GILBERT CHARLE GWD00216618					
RECORD: 1 SEQ: 626 (99%) SEQ: 646-656 (100) SUBSET: IMPROVEMENT VALUATOR: LIVING AREA: 1,716 APPRVAL: 44.46 SALE PRICE: 45.88 # TYPE DESCRIPTION RATIO CLASS/RECL AREA UNIT PRICE UNITS BUILT EFF YR CORR. VALUE DEPR PRTS SCOR FBSC COMP ADJ ADJ VALUE A BA BAMB AREA R 83P/ 1,190.0 67.08 1 1972 1998 4 71,200 10% 50% 0.63 44,900 B CO CARPORT R 3P/ 400.0 10.76 1 1972 1998 4 4,200 10% 50% 0.63 2,740 C CA MASONRY UTILITY R 3P/ 140.0 25.16 1 1972 1998 4 3,600 10% 50% 0.63 2,220 D CA FATIO CONC RETENING R 3P/ 280.0 3.11 1 1972 1998 4 900 10% 50% 0.63 880 E BA BAMB AREA R 83P/ 620.0 67.08 1 1971 1998 4 33,140 10% 50% 0.63 19,990 1. RESIDENTIAL STCD: AI 2,544.0 (E1972) Homesite: N 110,180 Living Area: 1,716 69,410 Misc: D A PSI SHED FR UTILITY I U 120.0 1.36 2005 2005 2 880 5% 0.75 880 2. MISC IMP STCD: AI 120.0 (E2007) Homesite: N 880 Living Area: 0 660					
RECORD: 1 SEQ: 626 (99%) SEQ: 646-656 (100) SUBSET: LAND VALUATOR: IMPRVAL: 44.46 CORRID: 2 IMPRVAL: 44.46 CORRID: 2 # DESCRPCON TYPE TYPE CLS TABLE NO RR MBRN CHENBICOR BMT PRICE ADJ MARS ADJ VAL BNC BMT VAL LF 1. RESIDENTIAL R A-L12M AI N A 0.2824 AC 22,015.04 1.00 1.00 A 6,220 6,220					
LAND ADJUSTMENTS ADJ TYPE ADJ AMT ADJ % AO AD USE AO TABLE AO UNIT PRO AD VALUE N 0.00 0					



CLASS 4 "FAIR" QUALITY

Frequently mass produced houses where low-cost production is a primary consideration. These homes are built to minimum FmHA, FHA and VA standards. Designs are simple rectangular shapes, sash and doors are few and low cost, roof lines are plain and typically gable. Some will have minimum ornamentation such as shutters, brick skirts or window boxes. Although overall quality of materials and workmanship is below average, these houses are not substandard and will meet minimum construction requirements of lending institutions, mortgage insuring agencies and building codes. Interior finish is plain with few refinements. Design is from stock plans, and ornamentation is usually limited to the front elevation.


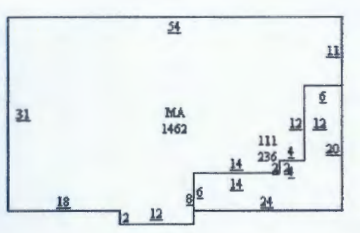
Size:	1200 – 1500 square feet (original construction)
Foundation:	concrete slab or pier and beam
Roof:	composition shingles with hip or gable design (3 in 12 – 5 in 12)
Exterior Wall:	brick veneer, wood frame siding, vinyl or aluminum siding, moderate fenestration with sash; front elevation may have some ornamentation
Windows:	7 – 9 low cost
Corners:	6 – 8
Rooms:	6 – 8 with moderate closet space
Heating:	central heat
Cooling:	central air
Floor Cover:	carpet, linoleum
Interior Walls:	sheetrock or inexpensive paneling with plain baseboards and door facings
Cabinets:	paint-grade wood or vinyl veneer with moderate cost laminated plastic countertops.
Doors:	doors are hollow core with moderate-cost hardware.
Lighting:	average
Outlets:	average
Baths:	1 ½ – 2 ½
Extras:	fireplace, swimming pool, minimal to moderate landscaping

PROPERTY ID AND LEGAL DESCRIPTION		OWNER ID, NAME AND ADDRESS		OWNER ID %	EXEMPT	ESTIM	VALMETHOD	C 2011 VALUE	C 2012 VALUE							
PROPID: 01501	TYPE: Real DBA:	ANDERSON JEFFREY K ETUX LEANNE	22422	100.00%		CAD 100%	IMPROVEMNT	75,592	78,310							
8996 WOODED ACRES #2 BLK 2 LOT 11		203 MCADAMS DR				CLU 100%	LANDMKT	13,832	13,830							
DBID : 8996-352-002-011-00	MAPID: 352	LUFKIN, TX 76001-8708-03				GPG 100%	MARKET	88,414	90,140							
REFID1: 05107	REFID2: R81501					LMS 100%	PRODLoss	0	0							
REFID3: 05107	REFID4: R81501					SLU 100%	APPRNSED	88,414	90,140							
STIR : 11 WOODHAVEN CT LUFKIN, TX 75904-4317	SP: N						BB CAP LOSS	0	0							
PROP USE:	SUBMIT:	EFFECTIVE ACRES: 0.0000					ASSESSED	88,414	90,140							
OEA : 0	WRA : 0															
GENERAL		PBIASER / REECH COMMAND			SKETCH FOR IMPROVEMENTS											
STATUS:	LAST APPR YR: 2011	LAST APPR: CL	MA MR19_U16_U2_U6_R50_D24_L50													
TOPOGRAPHY:	CAP BARS YR:	BBID APPR:	124 MU16_U6_R19_D6_L19													
ROAD ACCESS:	LAST APPR DATE: 11/28/2011	BBIDV APPR:	121 MR18_D4_R26_U4_L26													
COMING:	NEXT APPR DATE:	LAST APPR:	122 MU24_MR19_U12_R10_D12_L10													
ORDFP CODES:		VALS APPR:	130 D24_R18_U24_L18													
NEXT REASSE:		REBT:	MA U18_R19_D19_L19													
BUILT OR PERMIT		PICTURE														
ISSUE DT	PERMIT #	TYPE	ST	EST VALUE	APPR	BUILDER	COMBENT									
INCOME APPROACH DATA																
GR VAC	EDR	OTHERED	ED	EXPENSE	TAXES	NCI METHOD	INC VALUE									
TAX AGENT:		PICRE:														
ORDER BAPT:	REF BAPT:															
LINKED ACCT:	RECONCILED VALUE:															
INQUIRY / ARE PROCEEDS																
CAREID	DATE	APPR	STATUS	OWNER COMMENTS	STAFF COMMENTS											
SALES & DEED HISTORY																
DATE DT	SALE TYPE	RATIO	RR CD	RR TERM	LA BPT	EP / BAPT	1ST IMPRV	2ND IMPRV	ORATOR	COBID	DEED	DEED INFO				
11/28/2011	V	CONVD YR	1,542	55.77	RESIDENTIA	RESIDENTIA	WDDOLLEY THOMAS	GWDV00290700								
08/10/2005					RESIDENTIA	RESIDENTIA	WDDOLLEY THOMAS	SWD 2238 / 60								
12/15/1994							RICKS MELVIN C	WD 093 / 218								
RECORD: 1																
RECORD: 1	RECORD: 2	RECORD: 3	RECORD: 4	RECORD: 5	RECORD: 6	RECORD: 7	RECORD: 8	RECORD: 9	RECORD: 10	RECORD: 11	RECORD: 12	RECORD: 13				
TYPE	DESCRIPION	RECD	CLASS	RECD AREA	RECD PRICE	RECD STY	RECD EFF YR	RECD COND.	RECD VALS DEPR	RECD PRYS	RECD BCOE	RECD PRSC	RECD COMP	RECD ADJ	RECD VALS	
A	MA MAIN AREA	R	486/	1,233.0	63.97	1	1971 1994	3	12,520.77%					0.71	86,693	
B	MASONRY UTILITY	R	486/	114.0	33.79	1	1971 1994	3	3,510.77%					0.71	2,700	
C	121 OPEN BRICKPORCH	R	486/	104.0	11.85	1	1971 1994	3	1,960.77%					0.71	900	
D	122 ENCL BRICKPORCH	R	486/	120.0	15.80	1	1971 1994	3	2,520.77%					0.71	1,890	
E	130 CARPORT	R	486/	432.0	22.32	1	1971 1994	3	5,320.77%					0.71	4,100	
F	MA MAIN AREA	R	486/	342.0	63.17	1	1971 1994	3	20,630.77%	10%				0.54	11,250	
1.	RESIDENTIAL	STCD: AS		2,312.0	1994		Homesite: N		104,790						Living Area: 1,542	75,940
A	R51 GHED FR UTILITY	1	2'	192.0	6.49		1991 1991	G	1,000.39%	30%				0.35	370	
2.	MISC IMP	STCD: AS		132.0	1991		Homesite: N		1,050						Living Area: 0	370
RECORD: 1																
RECORD: 1	RECORD: 2	RECORD: 3	RECORD: 4	RECORD: 5	RECORD: 6	RECORD: 7	RECORD: 8	RECORD: 9	RECORD: 10	RECORD: 11	RECORD: 12	RECORD: 13				
LR DESCRIPION	TYPE	BOI	CLS	TABLE	BO BS	METS	DIMENSION	BPT PRICE	ADJ	MARS ADJ	VAL SRC	MET VAL				
1. RESIDENTIAL	R			ALL4	AS N	A	0.2324 AC	59,617.87	1.00	1.00	A	19,830				
LARD ADJUSTMENTS										PRECEDENTY VALS ADJ						
ADJ TYPE	ADJ AMT	ADJ %	AD	AD SEE	AD TABLE	AD BPT PRE	AD VALUE									
			N			0.00	0									


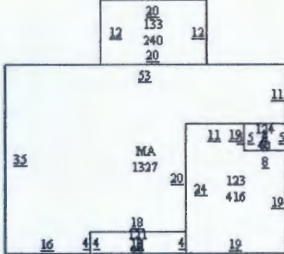


PROPERTY (U) AND (L) MAP NUMBER				OWNER (U) AND (L) ADDRESS				LIVABLE SQ FT		PERMITS		EASES		VALUATION		C 2011 VALUE		C 2012 VALUE																																																																																			
PROPID: 10802	TYPE: Real	DBA:		SMITH BRIAN T				143200						70,436		71,620																																																																																					
ABS 0005 BONTON J. A. TRACT 202, ACRES .003				908 WILDBRIAR DR				100.00%						12,050		12,000																																																																																					
OIDID: 0005-351-202-000-00				LUFKIN, TX 75904-4460-08										82,405		83,600																																																																																					
REFID1: 19171	REFID2: R10802	MAPID: 351												0		0																																																																																					
BTUS: 908 WILDBRIAR DR														82,405		83,600																																																																																					
PROFESS: 0	SUBJECT: 0	DATE: 0		EFFECTIVE ACRES: 0.0630										0		0																																																																																					
GENERAL				REMARKS / ERECH COMMENTS				ERECH FOR IMPROVEMENTS																																																																																													
BTUS: 908 WILDBRIAR DR	LAST APPR YR: 2011	LAST APPR: CL		MA MR20, U20, L20, U7, R64, D27, L21, U2, L4, D2, L19																																																																																																	
TOPOGRAPHY:	DAP BARS YR:	RECD APPR:		130 D10, L23, U16, R23, D6																																																																																																	
ROAD ACCESS:	LAST INSP DATE: 03/14/2012	RECD APPR:		121 MR39, U2, R4, D2, L4																																																																																																	
CONDO:	SENT INSP DATE:	LAST APPR:		112 MU27, R10, U12, L18, D12																																																																																																	
OROSP CODES:		VALUE APPR:		MA MU39, R10, U5, L18, D5																																																																																																	
NEXT REASON:		REAS:		MA MU8, U21, L23, D21, R23																																																																																																	
				MA U20, R20, D20, L20																																																																																																	
CHILDREN PERMITS				PICTURE				IMPROVEMENT FEATURER																																																																																													
ISSUE DT	PERMIT #	TYPE	BT EST VALUE	APPR	BUILDER	COMMENT					<table border="1"> <tr> <td>5</td> <td>11</td> <td>5</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>18</td> <td>18</td> <td>12</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>21</td> <td>21</td> <td>21</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>23</td> <td>23</td> <td>23</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>								5	11	5																		18	18	12																			21	21	21																			23	23	23																		
5	11	5																																																																																																			
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21	21	21																																																																																																			
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OR VAO	EDR	OTHER INC	ED	EST PERSE	TAXES	SCI METHOD	INC VALUE																																																																																														
TAX AGENT:				PHONE:																																																																																																	
OROSP RPT:				EST RPT:																																																																																																	
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SALES & DEED HISTORY																																																																																																					
SALE DT	SALE TYPE	RATIO	RE CD	RE TERM	LA BQT	SP / BQT	SET IMPRV	3RD IMPRV	ORATION	COBID	DEED	DEED INFO																																																																																									
11/19/2010	R	CONVD YR	1,720	40.51	RESIDENTIA	RESIDENTIA	HUTSON HERBERT	WDVL 00274589																																																																																													
05/31/1995							DURHAM CLAYTON	WD 588 / 173																																																																																													
06/01/1974							BOWEN ROBERT P	Conv 413 / 91																																																																																													
REMARKS:																																																																																																					
#	TYPE	DESCRIPTION	RECD CLASS	RECD AREA	EST PRICE	EST BT	ESTL EFF TR	COND.	VALUE DEPR	PRYS	SCOR	PERC COMP	ADJ ADJ VALUE																																																																																								
A	MA	MAIN AREA	R	488/	1,000.0	35.76	1958 1958 4		16,230.62%				0.00	45,730																																																																																							
B	130	CARPORT	R	488/	388.0	12.32	1958 1958 4		4,530.62%				0.00	2,730																																																																																							
C	121	OPEN BRICK PORCH	R	488/	80.0	11.88	1958 1958 4		90.62%				0.00	50																																																																																							
D	112	ENCLOSED FR PORCH	R	488/	216.0	14.76	1958 1958 4		3,900.62%				0.00	1,910																																																																																							
E	111	OPEN FRAME PORCH	R	488/	50.0	9.53	1958 1958 4		800.62%				0.00	530																																																																																							
F	MA	MAIN AREA	R	488/	483.0	35.76	1 1958 1958 4		36,930.62%			70%	0.42	11,210																																																																																							
G	MA	MAIN AREA	R	488/	400.0	35.76	1 1958 1958 4		22,300.62%			70%	0.42	9,370																																																																																							
1. RESIDENTIAL														STCD: AJ						2,895.0		1958		Homesite: Y (100%)		184,150		Living Area: 2,203		71,620																																																																							
A R52 SHED METAL UTILITY														STCD: AJ						120.0		1976		Homesite: Y (100%)		1,630		Living Area: 0		210																																																																							
REMARKS:																																																																																																					
#	DESCRIPTION	TYPE	SCI	CLS	TABLE	NO	BT	DIMENSION	EST PRICE	ADJ	BASE ADJ	VAL	SEC	NET VAL	LARD ADJUSTMENTS					PROGRESSIVITY VALUATOR																																																																																	
1.	RESIDENTIAL	R			A-LLM	AJ	Y(100%)	A	0.0630	AC	18,168.00	1.00	1.00	A	12,060																																																																																						
															ADJ TYPE					ADJ AMT					ADJ %																																																																												
															NO					NO REE					NO TABLE					NO EST PRE					AD VALUE																																																																		
															N															0.00					0																																																																		


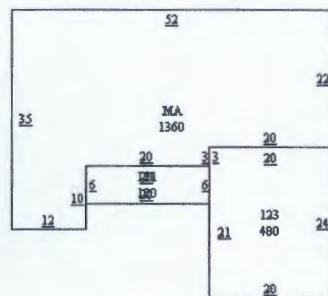


PROPERTY IDENTIFICATION		APPLICABLE TAXES		APPROPRIATE		ADDITIONAL		ADDITIONAL		ADDITIONAL									
PROPID: 70708	TYPE: Real	DEAL:	141260	100.00%	HS	CAD 100%	IMPROVEMENT	95,708	95,700	CLU 100%	LAND MKT	6,611	5,810						
5513 PARRISH BLK 1 LOT 1.2		STROM KENNETH E ETUX ELIZABETH	1108 HERMAN ST	100.00%		GAS 100%	MARKET	101,400	101,400	JAG 100%	PROD LOES	0	0						
OBID: 6613-360-001-002	MAPID: 360	LUFKIN, TX 75904-5528-08				SLU 100%	APPRaised	101,400	101,400		NE CAP LOES	0	0						
REFID: 70888	REFID: R70708						ADDED	101,400	101,400										
BTX: 1108 HERMAN LUFKIN, TX 75904-5528	TR: N	EFFECTIVE ACRES: 0.0000																	
PROP EST: 0	MR: 0	STRT: 0																	
OS: 0																			
GENERAL				REMARKS / SECTION COMMENTS				SCHEDULE FOR IMPROVEMENT #1											
UTILITIES:	LAST APPR YR: 2011	LAST APPR: KS	MA U31, R5-4, D11, L6, D12, L4, D2, L14, 08, L12, U2, L18																
TOPOGRAPHY:	CAP BLDG YR: 2011	MRD APPR:	111 MR30, U6, R14, U2, R4, U12, R0, D20, L24																
ROAD ACCESS:	LAST INSP DATE: 03/07/2012	MRD APPR:																	
CONDO:	REVISION DATE:	LAST APPR:																	
ORDINANCE:		VALUE APPR:																	
RENT READER:		INSET:																	
BUILDING PERMITS				PICTURE				SCHEDULE FOR IMPROVEMENT #1											
PERMITS	TYPE	EST VALUE	APPR	BUILDER	COMMENT														
INCOME APPROACH DATA																			
OR VAC	SDR	OSERINC	SDI	EXPENSE	TAXES	ICI	METHOD	INC VALUE											
TAX ADJUST:				PROCE:															
ORDER BQFT:				EST BQFT:															
LINKED ACCT:				RECORDED VALUE:															
CASEID				DATE				APPR STAGE				OWNER COMMENTS				STAFF COMMENTS			
SALES & DEED HISTORY																			
DATE	TYPE	BOOK	RECORD	RE	LA BQFT	RP / BQFT	1ST IMPRV	2ND IMPRV	ORATOR	CONTR	DEED	DEED BQFT							
03/05/2010	R	FNA	9 YR	1,462	89.08	RESIDENTIA	RESIDENTIA	RICHARDSON CLJ	GWDV00200054										
07/14/2004	V					RESIDENTIA	RESIDENTIA	KROMER CHARLES	WDM, 2015 / 280										
08/28/2001	V							HANCOCK CHRIST	WDM, 1423 / 31										
IMPROVEMENT VALUATION																			
NO	TYPE	DESCRIPTION	AREA	UNIT PRICE	1953 2001	2001 2001	2001 2001	2001 2001	2001 2001	2001 2001	2001 2001	2001 2001							
1.	A	RESIDENTIAL	1,462.0	65.98	95,708	95,708	95,708	95,708	95,708	95,708	95,708	95,708							
2.	A	CARPORT/UTILITY	384.0	13.80	5,310	5,310	5,310	5,310	5,310	5,310	5,310	5,310							
LINES ADJUSTMENTS																			
NO	ADJ TYPE	ADJ AMT	ADJ %	ADJ VALUE															
1.	N			0.00															




PROPID: 40208	TYPE: Real	DEA:	REGISTER DAMON L & REGISTER SYDNEY	141262	100.00%	CAD 100%	IMPROVEMENT 62,313	63,000				
CARMEL TERRACE, BLOCK 2, LOT 7			915 STAGECOACH DR									
OEOID : 3400-397-002-007-00			GEORGETOWN, TX 78628-2870-15									
REFID1: 46543			MAPID: 387									
REFID2 : 107 PALMETTO CT LUFKIN, TX 75901-3456			MPSOC:									
PROP 88:			TR: N									
OEA : 0			EFFECTIVE ACRES: 0.0000									
GENERAL			REMARKS / REECH COMMENTS			REMARKS / REECH COMMENTS						
UNITED: LAST APPR: 2011			LAST APPR: CL			MA U35,R53,D11,L19,D28,L19,D4,L16						
TOPOGRAPHY: CAP BDR VIE			BND APPR:			123 MR34,L24,R11,D5,R8,D19,L19						
ROAD ACCESS: LAST REP DATE: 09/15/2011			BND APPR:			124 MR45,MU19,R8,U5,L8,D5						
CORNER: BND REP DATE:			LARD APPR:			133 ML35,MR18,L12,R20,D12,L20						
ORCH P CODES: BND:			VALS APPR:			121 MR18,L4,R19,D4,L16						
NEXT REAR:			RENT:									
BY ISSUE DT PERMIT# TYPE BY EST VALUE APPR BUILDER COMMENT			PICTURE			SKETCH FOR IMPROVEMENT #1						
												
INCOME APPROACH DATA												
GR VAC SCR OVERSIC SCR EXPENSE TAXES NOI METHOD INC VALUE												
TAX ADJ: PHONE:												
ORIG SPT: SEE SPT:												
LINKED ACCT: RECORDED VALUE:												
MODIFY / ASSESSMENTS												
CABED DATE APPR STATUS OWNER COMMENTS STAFF COMMENTS												
SALES & DEED HISTORY												
SALE DT SALE TYPE BND RECD RES LA SQFT SP/SGFT 1ST IMPRV 2ND IMPRV GRANOR COBND DEED DEED INFO												
07/09/2010	R	CONF	YR	1,327	62.00	RESIDENTIA	RESIDENTIA	ALBRITTON JAME	EXD	00270116		
07/01/2010	R					RESIDENTIA	RESIDENTIA	ALBRITTON JAME	AH	00270114		
07/30/2008	R					RESIDENTIA	RESIDENTIA	MONROE SHARON	WD	00246442		
RECORD 3												
RECD: 2489 (100%) RECD: 257482 (0%) RECD: 257482 (0%) RECD: 257482 (0%)												
DESCRIPTION CLASS AREA UNIT PRICE UNIT BY VALUE DEPR YR COND VALUE DEPR FIVE SCOR F500 COMP ADJ ADJ VALUE												
A	MA	MAIN AREA	R	AM/	1,327.0	62.45	1975	1975	3	82,880.67%	0.67	95,630
B	123	GARAGE BRICK/MS	R	AM/	416.0	19.99	1975	1975	3	8,310.67%	0.67	5,670
C	124	MASONRY UTILITY	R	AM/	40.0	30.19	1975	1975	3	1,207.67%	0.67	330
D	133	PATIO CONC/CRETE/MS	R	AM/	240.0	3.31	1975	1975	3	180.67%	0.67	530
E	121	OPEN BRICK/PORCH	R	AM/	72.0	11.16	1975	1975	3	810.67%	0.67	540
1. RESIDENTIAL STCD: A4 2,895.0 1075 Homeste: Y (100%) 94,020 Living Area: 1,327 63,000												
Misc: 0												
RECORD 3												
RECD: 2489 (100%) RECD: 257482 (0%) RECD: 257482 (0%) RECD: 257482 (0%)												
LAND VALUATION (PRINCIPAL) (CAPITAL) (IMPROV) (TOTAL) (ADJUSTED) (ADJUSTED) (ADJUSTED)												
LAND ADJUSTMENTS												
PRECEDENT VALUATION												




PROPERTY IDENTIFICATION				GENERAL INFORMATION				APPROPRIATE				ASSESSMENT			
PROPID: 57127	TYPE: Real	DBA:		PEREZ CATHERINE M ETVMR VIDAL	141288	HS	CAD 100%	IMPROVEMENT	76,620	69,870					
5020 RUSHWOOD BLK 1 LOT 33				909 RUSHWOOD DR	100.00%		CLU 100%	LANDMET	10,134	16,130					
OID: 6020-350-001-033-00				LUFKIN, TX 75904-6519-00			GAD 100%	MARKET	82,764	80,100					
REFID: 61245	REFID: R57127	MAPID: 350					JAG 100%	PROD LOSS	0	0					
PROP # : 009 RUSHWOOD DR LUFKIN, TX 75901-5519	PROP # :	REF: N					GLU 100%	APPROVED	82,764	80,100					
PROP # :	REF: N	EFFCTIVE ACRES: 0.0000						BB CAP LOSS	0	0					
DBA : 0	REF: 0	UNITS : 0						ASSESSED	82,764	80,100					
GENERAL				REMARKS / REASON COMMENTS				REASON FOR IMPROVEMENT							
OWNER:	LAST APPR YR: 2011	LAST APPR: CL		MA U3,R20,U22,L52,D35,R12,U10,R20											
TOPOGRAPHY:	CAP BASS YR: 2011	REASON APPR:		123 U3,R20,D24,L20,U21											
ROAD ACCESS:	LAST INSP DATE: 03/07/2012	REASON APPR:		121 L20,D0,R20,U0											
COMB:	REASON DATE:	LAST APPR:													
OROSP CODES:	REASON DATE:	VALUE APPR:													
REASON:	REASON:	REASON:													
BUILDING PERMITS				PICTURE				REASON FOR IMPROVEMENT							
PERMIT #	TYPE	EST VALUE	APPR	BUILDER	COMMENT										
INCOME APPROACH DATA				REASON FOR IMPROVEMENT				REASON FOR IMPROVEMENT							
GR VAC	EDR	OTHER INC	EX	EXPENSE	TAXES	ICI	METHOD	INC VALUE							
TAX ADJUST:				PROVIDE:				REASON FOR IMPROVEMENT							
ORDER BIRTH:	ORDER BIRTH:	ORDER BIRTH:													
LINKED ACCT:	LINKED ACCT:	LINKED ACCT:													
INQUIRY / A/R PROTESTS				STAFF COMMENTS				REASON FOR IMPROVEMENT							
CASEID	DATE	APPR STATUS	OWNER COMMENTS	STAFF COMMENTS											
SALES & DEED HISTORY				REASON FOR IMPROVEMENT				REASON FOR IMPROVEMENT							
SALE DT	SALE TYPE	SALE PRICE	REASON	LA SQFT	SP / SQFT	1ST IMPRV	2ND IMPRV	GRATOR	COMED	DEED	DEED DT				
03/10/2010	R	CONVD YR	1,360	63.07	RESIDENTIA	RESIDENTIA	COWPEN PROPERTY	WDVL 00206150							
12/28/2005	R	CONVD YR	1,360	63.07	RESIDENTIA	RESIDENTIA	LINDSEY ADVANC	WD 00207302							
07/23/2004	R	CONVD YR	1,360	63.07	RESIDENTIA	RESIDENTIA	SHIRLEY STEPHE	WD 2020 / 224							
REASON: 1				REASON: 1				REASON: 1							
TYPE	DESCRIPTION	METHOD	CLASS	REASON	REASON	REASON	REASON	REASON	REASON	REASON	REASON	REASON	REASON	REASON	
A	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	
B	123	GARAGE BRICK/CONC	R	4/	480.0	19.98	1985	1985	4	9,580	68%	6,533			
C	121	OPEN BRICK/PORCH	R	4/	120.0	11.65	1985	1985	4	1,340	68%	910			
1.	RESIDENTIAL	STCD: A1	1,360.0	(E1086)	Homesite: Y (100%)	102,850	Living Area: 1,360	63,370							
REASON: 1				REASON: 1				REASON: 1							
TYPE	DESCRIPTION	METHOD	CLASS	REASON	REASON	REASON	REASON	REASON	REASON	REASON	REASON	REASON	REASON	REASON	
A0	A0	A0	A0	A0	A0	A0	A0	A0	A0	A0	A0	A0	A0	A0	
1.	RESIDENTIAL	R	A-LL4	A1 Y (100%)	A	0.3238 AC	49,827.30	1.00	1.00	A	16,130				




PROPID: 39467 TYPE: Real DEA: 3265 BRIARWOOD BLK 2 LOT 5 OEOID: 3265-300-002-005-00 REFID: 46840 REFID: R39467 BRN: 008 BURTON AVE LUFKIN, TX 75904-4002 PROP #BE: OBA: 0 ERA: 0 BRN: 0	HINES KENDALL 008 BURTON AVE LUFKIN, TX 75904-4002-08 142626 100.00% HS CAD 100% CLU 100% GAG 100% JAG 100% SLU 100% IMPROVEMENT LABD MKT = 66,104 MARKET = 64,400 PROD LOBB = 0 APPRAI BED = 64,400 RE CAP LOBB = 0 AREAS BED = 64,400 68,960 8,270 77,230 0 77,230 6,344 70,806
GENERAL STUBBER: TOPOGRAPHY: ROAD ACCESS: COM NO: ORDHP CODES: EST REASON: LAST APPR YR: 2011 CAP BARS YR: 2011 LAST RESP DATE: 09/19/2011 REST: N MA R14,U36,L14,U5,L21,D36,R18,U5,R3,D10 111 R4,D14,L4,U14 111 D16,L21,U21,R18,U5,R3,D10 113 MR14,MU36,L14,U5,R14,D5	REMARKS / REVISION COMMENTS REVISION FOR IMPROVEMENT #1
BUILDING PERMITS PERMITS TYPE ST EST VALUE APPR BUILDER COMMENT INCOME APPROACH DATA OVR VAC GDR OBERINC BX EXPENSE TAXES RCJ METHOD INC VALUE TAX AGENT: PHONE: ORDER BQFT: EST BQFT: UNKED ACCT: RECORDED VALUE: INQUIRY / ASSESSMENTS CASEID DATE APPR STATUS OWNER COMMENTS STAFF COMMENTS	PICTURE 
SALES & DEED HISTORY SALE OF SALE TYPE BORO RE CD RE LA BQFT SP / BQFT 1ST IMPRV 2ND IMPRV ORATOR COMBD DEED DEED INFO 08/11/2010 R CONV D YR 1,245 01.85 RESIDENTIA RESIDENTIA SANDERS GREGOR WDV.L.00270973 00/03/2004 I RESIDENTIA ROOT CONSTRUCT WD 1089 / 1 00/07/1995 I RESIDENTIA M M S S WD 588 / 859	IMPROVEMENT VALUATION LIVING AREA: 1,245 APPR BQFT: 62.86 BAL BQFT: 61.26 IMPROVEMENT DETAIL ADJUSTMENTS IMPROVEMENT FEATURES
SECTION: 1 BORO: 3265 (100%) RECD: 008-001 (100) BRN: 008 LARD VALUATION L1F DESCRIPOR TYPE BQFT CLR TABLE SC BR METH DIMEN BQFTS NET PRICE ADJ MARK ADJ VAL BND MKT VAL 1. RESIDENTIAL R ALLJW AI Y (100%) A 0.2307 AC 35,830.87 1.00 1.00 A 8,270	IMPROVEMENT DETAIL ADJUSTMENTS IMPROVEMENT FEATURES ADJ TYPE ADJ AMT ADJ % ADJ USE AD TABLE AD UNIT PRO AD VALUE N 0.00 0



PROPERTY IDENTIFICATION				APPLICANT INFORMATION				PROPERTY VALUE				IMPROVEMENT VALUE													
PROPID: 57127	TYPE: Real	DBA:		PEREZ CATHERINE M ETVR VIDAL	141288	HS	CAD 100%	IMPROVEMENT	76,620	00,070															
5020 RUSHWOOD BLK 1 LOT 33				000 RUSHWOOD DR	100.00%		CLU 100%	LABOR	16,134	16,130															
DEPID: 5020-350-001-033-00	REF ID: R57127	MAP ID: 350		LUFKIN, TX 75904-5519-09			CAC 100%	MARKET	02,754	06,100															
REF ID: 61245		MAP ID: 350					SLU 100%	PROD LOSS	0	0															
HTH: 000 RUSHWOOD DR LUFKIN, TX 75901-5519	SP: N							APPRABED	02,754	06,100															
PROP ID: 0	SR: 0	SR: 0	SR: 0	EFFECTIVE ACRES: 0.0000				HS CAP LOSS	0	0															
ORA: 0	ORA: 0	SR: 0	SR: 0					APPRABED	02,754	06,100															
GENERAL				REMARKS / EXISTING COMMENTS				CHECK FOR IMPROVEMENT #1																	
STATUS:	LAST APPR YR: 2011	LAST APPR: CL	MA	U3, R20, U22, L52, G35, R12, U10, R20																					
TOPOGRAFY:	CAP BASE YR: 2011	SR: 0	123	U3, R20, D24, L20, U21																					
ROAD ACCESS:	LAST RESP DATE: 03/07/2012	SR: 0	121	L20, D6, R20, U6																					
COMB:	EXT RESP DATE:	SR: 0																							
OROF CODES:	SR: 0	SR: 0																							
REASON:	SR: 0	SR: 0																							
BUILDER PERMITS				PICTURE				LAYOUT																	
PERMIT #	TYPE	BY	EST	VAL	APPR	BUILDER	COMMENT																		
INCOME APPROACH DATA																									
OR VAC	EDR	OVERHCO	EX	EXPER	TAXES	ICI	METHOD	INC VALUE																	
TAX AGENT:				PHONE:																					
OROF CODES:				SR: 0																					
LINKED ACCTS:				RECORDED VALUE:																					
INHERIT / ASB PROTECTS																									
CASE ID	DATE	APPR STATUS	OWNER COMMENTS	STAFF COMMENTS																					
SALES & DEED HISTORY																									
DATE	TYPE	PRICE	CD	TERM	LA	EGFT	EP	EGFT	1ST IMPRV	2ND IMPRV	ORATOR	COBID	DEED	DEED INFO											
03/10/2010	R	CONVD YR	1,300	63.07	RESIDENTIA	RESIDENTIA	COWPEN PROPERTY	WDM	00200150																
12/28/2005	R	CONVD YR	1,300	63.07	RESIDENTIA	RESIDENTIA	LINDSEY ADVANC	WD	00207392																
07/23/2004	R	CONVD YR	1,300	63.07	RESIDENTIA	RESIDENTIA	SHIRLEY STEPHE	WD	2020 / 224																
IMPROVEMENT VALUATION																									
NO	TYPE	DESCRIPTION	REID	CLASS	RECL	AREA	UNIT	PRICE	UNITS	STY	EST	EFF	YR	COND.	VAL	DEPR	PHYS	ECOR	FIBO	COMP	ADJ	ADJ	VAL	ADJ	VAL
A	MA	BAM AREA	R	U4		1,360.0	65.44	1985	1985	4	91,500	68%			91,500	68%					0.05	62,540			
B	123	GARAGE BRICK/MS	R	U		480.0	19.98	1985	1985	4	9,500	68%			9,500	68%					0.05	6,520			
C	121	OPEN BRICK/ROCH	R	U		123.0	11.18	1985	1985	4	1,240	68%			1,240	68%					0.05	910			
1.	RESIDENTIAL		STCD:	AJ		1,360.0	(E1986)	HomeSite:	Y	(100%)	102,650				Living Area:	1,360						63,970			
IMPROVEMENT DETAIL ADJUSTMENTS																									
NO	ADJ TYPE	ADJ AMT	ADJ %	DESCRIPTION	UNITS	CODE	VAL																		
				Exterior Wall	1	BV	0																		
				Fireplace	1	P1	2,134																		
				Flooring	1	CPTI	0																		
				Foundation	1	CS	0																		
				Interior Finish	1	SR-WP	0																		
				Plumbing	1	8	832																		
				Roof Covering	1	COMP	0																		
				HEATING	1	ECH	0																		
				COOLING	1	EAC	0																		
							2,968																		
PROXIMITY VALUATION																									
NO	ADJ TYPE	ADJ AMT	ADJ %	ADJ	ADJ	ADJ	ADJ	ADJ	ADJ	ADJ	ADJ	ADJ	ADJ	ADJ	ADJ	ADJ	ADJ	ADJ	ADJ	ADJ	ADJ	ADJ	ADJ	ADJ	ADJ
1.	RESIDENTIAL	R		ALL4	AJ	Y	(100%)	A	0.3238	AC	40,827.36	1.00	1.00	A											



PROPERTY ID AND LEGAL DESCRIPTION				OWNER ID, NAME AND ADDRESS				OWNER ID / %		EXEMPTION		EKTSES		VALUE METHOD		C 2011 VALUE		C 2012 VALUE					
PROPID: 31084 TYPE: Real DBA: ABS 0463 MCKINN & WILL, TRACT 29, ACRES .23 OEDID: 0403-340-029-000-00 REFID: 38040 REFID: R31084 NTHS: 105 W TULANE DR LUFKIN, TX 75001-7219 PROP 88E: 888888: 888888: 888888: OGA: 0 SER: 0 UNITS: 0				ROSS AMANDA K & ROSS JASON 105 W TULANE DR LUFKIN, TX 75001-7219-05 EFFECTIVE ACRES: 0.2300				141247 100.00%		HS		CAD 100% CLU 100% GAG 100% JAG 100% SLU 100%		IMPROVEMENT LAND INT + MARKET = PROD LOSE - APPRAISED = 88 CAP LOSE - ABSTRACTED =		73,221 11,672 84,893 0 84,893 0 84,893		74,020 11,670 85,690 0 85,690 0 85,690					
GENERAL				REMARKS # / B A E I C H COMBAS DS				SKETCH FOR IMPROVEMENT(S)															
UTILITIES: TOPOGRAPHY: ROAD ACCESS: COMING: ORDP CODES: NEXT REASON:				LAST APPR YR: 2011 CAP BARR YR: 2011 LAST TRIP DATE: 12/08/2011 NEXT TRIP DATE:				LAB APPR: CL HND APPR: SBDV APPR: LAND APPR: VALUE APPR: REST:				MA U20, L9, U8, R55, D28, L48 123 U20, L18, D20, R18 124 MLS, MU20, L9, U8, R9, D8 133 MU28, R20, U12, L20, D12 121 R24, D4, L24, U4											
BUILDING PERMITS				PICTURE																			
INCOME APPROACH DATA				TAX ADJUST				CASH & DEED HISTORY				IMPROVEMENT DETAIL ADJUSTMENTS				IMPROVEMENT FEATURES							
OR VAC EDR OTHER INC SQ EXPENSE TAXES PCI METHOD IFC VALUE				TAX ADJ: PROBE: ORDR BARR: KEY BARR: LINKED ACCT: RECONCILED VALUE:				SALE DT SALE TYPE BORO HX CD RB LA BFT SF / SQFT 1ST IMPRY 2ND IMPRY GRANTOR COMED DEED DEED INFO 03/02/2010 Q R FHA 0 YR 1,300 62.60 RESIDENTIA RESIDENTIA BRANSON JOANN WDVL 00265790 03/01/2010 RESIDENTIA RESIDENTIA BRANSON CLAREN AH 00265797 - 78 04/21/1995 9598 V NICHOLLS DAVID WDVL 1008 / 474				IMPROVEMENT TYPE ADJ AMT ADJ % A MA BAIN AREA R 6W 1,280.0 65.44 1976 1988 3 8,310.73% 0.73 64,580 B 123 GARAGE BRCKMNAS R 4 380.0 23.08 1976 1988 3 2,220.73% 0.73 6,885 C 124 BMSGRY UTILITY R 4 12.0 30.79 1976 1988 3 1,807.3% 0.73 1,628 D 133 PATIO CONCRETEBMS R 4 240.0 3.31 1976 1988 3 1,807.3% 0.73 580 E 121 OPEN BRCKPORCH R 4 96.0 11.18 1976 1988 3 1,070.73% 0.73 780				IMPROVEMENT FEATURES Exterior Wall 1 BV 0 Flooring 1 CP-TI 0 Foundation 1 CS 0 Interior Finish 1 SR-PN 0 Plumbing 1 7 0 Roof Covering 1 CAMP 0 HEATING 1 ECH 0 COOLING 1 EAC 0							
RECORD: 1				LARD VALUATOR				LARD ADJUSTMENTS				PRECEDENT VALUATOR											
1. RESIDENTIAL Miso: 0				LARD VALUATOR 1. RESIDENTIAL R ALLUM AI Y(100%) A 0.2300 AC 60,740.67 1.00 1.00 A 11,670				LARD ADJUSTMENTS ADJ TYPE ADJ AMT ADJ % N 0.00 0.00				PRECEDENT VALUATOR ADJ TYPE ADJ AMT ADJ % N 0.00 0.00											




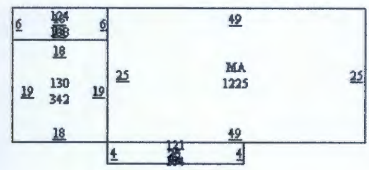
PROPID: 48899 TYPE: Real 4130 FOREST HILLS BLK 3 LOT 8 OBID: 4130-340-003-000-00 REFID: 51884 RTR# : 410 SUSAN ST LUFKIN, TX 75901-5907 PROP # : OBA : 0	DEA: MIPID: 340 MARECO: TR: N UBR : 0	HUTCHISON ANDREW S ETUX AMANDA R 410 SUSAN ST LUFKIN, TX 75901-5907-19 EFFY01EACREB: 0.0000	142764 100.00%	HS	CAD 100% CLU 100% GAG 100% JAC 100% SLU 100%	IMPROVEMENT * 59,826 LANDMKT 17,217 MARKET 73,843 PROD LOSS 0 APPRaised 73,843 N CAP LOSS 0 ABRESED 73,843	57,230 17,220 74,460 0 74,460 0 74,460																																																																																																																																																																																																																																	
GENERAL			REMARKS # / SETOR COMMAND			SKETCH FOR IMPROVEMENT #1																																																																																																																																																																																																																																		
34000: LAMT APPR YR: 2011 TOPOGRAPHY: CAP BASE YR: 2011 ROAD ACCESS: LAMT BSP DATE: 02/09/2012 CONNO: REST BSP DATE: ORDP CODES: NEXT REASON:	LAMT APPR: CL BSP APPR: BSP APPR: BSP APPR: BSP APPR: BSP APPR:	MA U20,L11,U10,R52,D28,L24,D2,L17 123 U20,L16,D28,R18 124 ML11,MU20,LS,U10,R8,D10 121 R17,D3,L17,US																																																																																																																																																																																																																																						
BUILDER PERMITS			PICTURE			SALES & DEED HISTORY																																																																																																																																																																																																																																		
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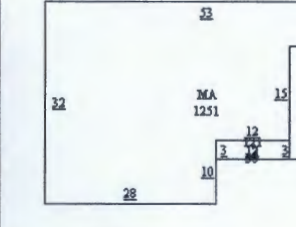


PROPERTY / ASSESSOR / SUBJECT										OFFICIAL / PUBLIC / ADDRESS										VALUATION / TAXES / RATES									
PROPID: 31081 TYPE: Real DEED: ABS 0403 MCKINN & WILL TRACT 26 ACRES .2204 OEOID: 0403-340-026-000-00 MAPID: 340 REFID: 30046 REFID: R31081 MAPSCO: SIT# : 203 KENTWOOD LUFKIN, TX 75901-5967 TR: N PROP #1: BSEMET: EFFECTIVE ACRES: 0.0000 OSA : 0 BSA: 0 UNITS : 0										FLEER DUANE J ETUX SHELLEY J 1703 JUNIPER LUFKIN, TX 75900-3558										0576 100.00% CAD 100% IMPROVEMENT 71,330 68,430 CLU 100% LAND MKT + 11,872 11,870 GAC 100% MARKET = 63,011 60,100 JAG 100% PROD LOSE = 0 0 SLU 100% APPRAISED = 63,011 60,100 HB CAP LOSE = 0 0 ABSEED = 63,011 60,100									
GENERAL										REMARKS / SKETCH COMMENTS										SKETCH FOR IMPROVEMENT #1									
UTILITIES: LAST APPR YR: 2011 LAST APPR: CL TOPOGRAPHY: CAP BARS YR: BSED APPR: ROAD ACCESS: LAST HESP DATE: 12/08/2011 HEDV APPR: COMBO: REST HESP DATE: LARO APPR: CROSS CODES: VALSE APPR: NEXT REBAR: REST:										MA MR20_U28,R44,U28,L44 121 MR20_D4,R24,U4,L24 132 MR20_MU28,R10,U10,L10,D10 MA R20,U21,L20,D21 124 MU21,R20,U7,L20,D7 RC2 D22,R20,U22,L20																			
BUILDER PERMITS										PICTURE																			
DE ISSUE DT PERMIT TYPE BY EST VALUE APPR BUILDER COMMENT																													
INCOME APPROACH DATA																													
OIR WAC EDR CRRERINC BR EXPENSE TAXES NOE METHOD IRC VALUE																													
TAX ADERT: PHONE:																													
ORCSI BQF: RET BQF:																													
LINKED ACCT: RECORDED VALUE:																													
INQUIRY / AFE PROTESTS																													
CASEID DATE APPE STATUS OWNER COMMENTS STAFF COMMENTS																													
SALES & DEED HISTORY																													
SALE DT SALE TYPE BORO REC CD RES LA BQF SF / BQF 1ST IMPRV 2ND IMPRV ORAUFOR COMED DEED DEED DFR 09/09/2011 DA V CONV 0 YR 1,232 64.12 RESIDENTIA RESIDENTIA MCCLESKEY DAV GWDV00284307 04/16/2003 3050 V NOTTLEMAN JOYC WD 1760 / 771 12/11/2001 I PW CAUSE / 6344																													
SECTION: 1										IMPROVEMENT VALUATOR										LIVING AREA: 1,652									
TYPE DESCR/PROB BSED CLASS/RECD AREA BMT PRICE UNITS BY BMT EFF YR COND. VALUE DEPR PYS SCOR FBSC COMP ADJ ADJ VALUE A BA MAIN AREA R 648/ 1,232.0 59.24 1975 1975 3 75,120.67% 0.67 50,330 C C32 OPEN BRCK/PORCH R 48/ 96.0 11.18 1975 1975 3 1,070.67% 0.67 720 D BA CANOPY R 48/ 100.0 9.83 1975 1975 3 980.67% 0.67 650 E BA MAIN AREA R 648/ 420.0 69.24 1 1975 1975 3 24,880.67% 70% 0.47 11,670 D I24 MASONRY UTILITY R 48/ 140.0 30.79 1975 1975 3 4,370.67% 0.67 2,850 F RC2 CANOPY I 48/ 440.0 9.83 1 1996 1996 F 4,330.67% 0.50 2,460										IMPROVEMENT DETAIL ADJUSTMENTS ADJ TYPE ADJ AMT ADJ % Exterior Wall 1 BV 0 Fireplace 1 P1 2,134 Flooring 1 CP-TI 0 Foundation 1 CS 0 Interior Finish 1 SR-PN 0 Plumbing 1 7 0 Roof Covering 1 COMP 0 HEATING 1 ECH 0 COOLING 1 EAC 0 2,134																			
SECTION: 1										LAXD VALUATOR										PROPOSED VALUATOR									
TYPE DESCR/PROB TYPE BCL CLS TABLE SO RES METH DMER/DOB BMT PRICE ADJ MAR ADJ VAL ERO MET VAL 1. RESIDENTIAL R ALL4M AI N A 0.2204 AC 60,871.07 1.00 1.00 A 11,670																													



PROPID: 64684	TYPE: Real	DBA:	JEFFREY YANCY KEVIN	22606	CAD 100%	IMPROVEMENT	62,888	54,540																				
5570 PICARDY PLACE BLK 2 LOT 2			139 STEPHENSON BROWN RD	100.00%	CLU 100%	LAB DMKT	+	10,248																				
OBID: 5570-351-002-002-00			LUFKIN, TX 75904-6847-30		CPG 100%	MARKET	=	63,134																				
REFID: 58850	REFID: R54684	MAPID: 351			JAG 100%	PROD LOB	-	0																				
REFID: 58850	REFID: R54684	MAPROD:			SLU 100%	APPRAISE	=	63,134																				
PROP 88E: 810 COPELAND ST LUFKIN, TX 75904-4048		WF: N				RECAP LOB	-	0																				
PROP 88E: 810 COPELAND ST LUFKIN, TX 75904-4048		WF: N				ASSESS	=	63,134																				
OBID: 0	IRA: 0	UNITS: 0	EFFECTIVE ACRES: 0.0000					64,790																				
GENERAL			REMARKS / NOTES / COMMENTS			DETAIL FOR IMPROVEMENT #1																						
UTILITIES:	LAST APPR YR: 2011	LAST APPR: CL	MA U25, R40, D25, L48																									
TOPOGRAPHY:	CAP BASIS YR:	REID APPR:	121 D4, R26, U4, L28																									
ROAD ACCESS:	LAST REFP DATE: 03/27/2012	REID APPR:	130 U10, L18, D10, R18																									
CONDO:	RETIERSP DATE:	LAND APPR:	124 MU10, L18, U0, R18, D0																									
ORONP CODES:		VALS APPR:																										
REASON:		RENT:																										
BUILDING PERMITS			REMARKS / NOTES / COMMENTS			DETAIL FOR IMPROVEMENT #1																						
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TAX ADJUST:																												
ORONP 88GT:	PRIME:			REASON:																								
LISTED ACCT:	REASONED VALUE:																											
INQUIRY / AIRE PRESENTS																												
CAREID	DATE	APPR	STATUS	OWNER COMMENTS	STAFF COMMENTS																							
SALES & DEED HISTORY																												
SALE DT	SALE TYPE	RATIO	RE CD	RE TERM	LA BGT	SP / BGT	INT IMPRV	3RD IMPRV	ORATOR	CONRD	DEED	DEED INFO																
09/30/2010	R	CONVO	YR	1,225	61.43	RESIDENTIA	RESIDENTIA	LITTLE JUSTIN	WDV L 00272650																			
09/05/2007	R					RESIDENTIA	RESIDENTIA	LITTLE JOAN	PW CAUSE / 7764																			
03/22/1994	I							LITTLE MACK L	WD 1012 / 7763																			
REASON: 1																												
IF	TYPE	DESCR	PRICE	ACR	CLASS	AREA	UNIT PRICE	UNIT	STY	COND.	VALUE	DEPR	PYTS	ECOR	PERC	COMP	ADJ	ADJ VALUE	IF	ADJ TYPE	ADJ AMT	ADJ %	DESCR	UNIT	CODE	VALUE		
A	MA	MAN AREA	1,225.0	63.57	R	484/	1,225.0	11.16	1963	1984	6	77,870	63%				0.63	49,050					Exterior Wall	1	BV	0		
B	121	OPEN BRICK PORCH	804.0	11.16	R	484/	804.0	12.32	1963	1984	6	4,240	63%				0.63	730					Flooring	1	CP-TI	0		
C	130	CARPORNT	342.0	12.32	R	484/	342.0	30.79	1963	1984	6	3,330	63%				0.63	2,650					Foundation	1	CS	0		
D	124	MASONRY UTILITY	805.0	30.79	R	484/	805.0		1963	1984	6						0.63	2,100					Interior Finish	1	SR-PN	0		
1.	RESIDENTIAL	Misc: D			STCD: AI		1,778.0	1984		Homosite: N		66,570												Plumbing	1	7	0	
																								Roof Covering	1	COMP	0	
																								HEATING	1	ECH	0	
																								COOLING	1	EAC	0	




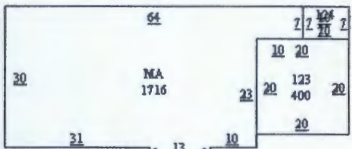
PROPERTY IDENTIFICATION				OWNER INFORMATION				VALUATION				REMARKS													
PROPID: 30706	TYPE: Real	DEA:		J J FAMILY PROPERTIES LLC	143968			CAO 100%	IMPROVEMENT	62,770	58,060														
3302 BROOKHOLLOW #8 BLK 1 LOT 2				6 MEDICAL CENTER BLVD	100.00%			C10 100%	LANDMKT	13,460	13,460														
OBID: 3302-352-001-002-00				LUFKIN, TX 75904				595 100%	MARKET	76,226	71,520														
REFID: 48173	REFID: R30706	MAPID: 352						JAG 100%	PRD LOB	0	0														
HTH: 106 BLUEBIRD		MAPRO: 352						SLU 100%	APPRaised	76,226	71,520														
PROFESS: 0	SEMIT: 0	EF: N		EFFECTIVE ACRES: 0.0000					RE CAP LOB	0	0														
OSB: 0	KRA: 0	SMIT: 0							ADDED	76,226	71,520														
GENERAL				REMARKS / SECTION COMMENTS				SECTION / IMPROVEMENT #1																	
BLTUE: 0	LAST APPR YR: 2011	LAST APPR: CL		MA R28,U10,R12,U15,R13,U7,L33,D32																					
TOPOGRAPHY:	CAP DATE YR:	SEED APPR:		123 MR40,MJ7,R13,U18,L13,D18																					
ROAD ACCESS:	LAST INSP DATE: 11/08/2011	SEED APPR:		121 MR28,MJ7,R12,U3,L12,D3																					
CORNER:	NEXT INSP DATE:	LAST APPR:																							
ORDER CODES:		VALUE APPR:																							
NEXT REASON:		REB:																							
BUILDER PERMITS				PICTURE				SECTION / IMPROVEMENT #1																	
BY ISSUE DT	PERMIT #	TYPE	EST VALUE	APPR	BUILDER	COMMENT																			
INCOME APPROACH DATA																									
OR VAC	BOR	OTHER INC	BOI	EXPENSE	TAXES	BOI METHOD	INC VALUE																		
TAX AGENT:				PHONE:																					
ORDER B BGP:				REY BGP:																					
LINKED ACCT:				RECORDED VALUE:																					
PROPERTY / ASSESSOR																									
CAREID	DATE	APPR STATUS	OWNER COMMENTS	STAFF COMMENTS																					
SALES & DEED HISTORY																									
DATE	SALE TYPE	RATIO	RE CD	RE	LA BFT	SP / BFT	1ST IMPRV	2ND IMPRV	ORATOR	COMBID	DEED	DEED INFO													
02/10/2011	R	CASH	0	YR	1,251	55.10	RESIDENTIA	RESIDENTIA	CLARK DARWIN K		GWD	00277153													
02/13/1997	V								MOREHEAD MORRI		WD	1092 / 145													
02/12/1997	I								REGISTER JOE L		DC	1092 / 138													
IMPROVEMENT DETAIL ADJUSTMENTS																									
IMPNO: 1	SEED: 3322 (100%)	REID: 32482 (98)	REBSE:	LAND VALUATOR				IMPNO AREA: 1261	APPREBFT: 67.0	SALBSEFT: 66.16	IMPROVEMENT DETAIL ADJUSTMENTS		IMPROVEMENT FEATURES												
IMPNO: 1	TYPE	DESCRIPOR	MTRD	CLASS	RECLAREA	SMT PRICE	SMIT BTY	SMIT EFF TR	CORR	VALUE DEPR	PRYS	SCOR	FRNG	COMP	ADJ	ADJ VALUE	IF	ADJ TYPE	ADJ AMT	ADJ %	DESCRIPOR	SMIT	CODE	VALUE	
	A	BA	MAIN AREA	R	F4B/	1,251.0	62.26	1983	1983	4	80,802.67%				0.67	54,170					Exterior Wall	1	BF	0	
	B	123	GARAGE BRCKRMAS	R	4/	234.0	23.08	1983	1983	4	5,402.67%				0.67	3,620					Fireplace	1	P1	2,134	
	C	121	OPEN BRCKPCH	R	4/	35.0	11.18	1983	1983	4	402.67%				0.67	270					Flooring	1	CP-TI	0	
	1.	RESIDENTIAL		STCD: A1		1,521.0	1983	Homesite: N		86,650						58,060					Foundation	1	CS	0	
		Msc: D																			Interior Finish	1	SR-FN	0	
																					Plumbing	1	S	832	
																					Roof Covering	1	COMP	0	
																					HEATING	1	ECH	0	
																					COOLING	1	EAC	0	
																								2,966	
LAND ADJUSTMENTS																									
IMPNO: 1	SEED: 3322 (100%)	REID: 32482 (98)	REBSE:	LAND VALUATOR				IMPNO: 0	Comment: 0	IMPNO AREA: 0.0000	CB VTRC: 0	LAND ADJUSTMENTS		PROBCHGNT VALUATOR											
IMPNO: 1	TYPE	DESCRIPOR	TYPE	COL	CLB	TABLE	SC	RE	MTR	DMGR BROS	SMT PRICE	ADJ	MASS ADJ	VAL BRC	MKT VAL	ADJ	ADJ TYPE	ADJ AMT	ADJ %	AD ADJ	AD TABLE	AD SMT	PRO	AD VALUE	
	1.	RESIDENTIAL	R			ALL4	AJ	N	A	0.1980 AC	67,957.33	1.00	1.00	A	13,460						N			0.00	0



CLASS 5 "AVERAGE" QUALITY

Usually mass produced houses that will meet or exceed the minimum construction requirements of lending institutions, mortgage insuring agencies and building codes, and generally exceeds FHA design and specifications. Roof slopes will increase, as well as overhangs and complexity of roof style. . By most standards, the quality of materials and workmanship is acceptable, but does not reflect custom craftsmanship. Cabinets, doors, hardware, and plumbing are usually stock items. Architectural design will include ample fenestration and some ornamentation on the front elevation. The house shapes will be rectangular to "L" shaped with some corners or indentions that add to the cost.

Size:	1500 – 1700 square feet (original construction)
Foundation:	concrete slab
Roof:	composition shingles with hip or gable design (4 in 12 – 6 in 12)
Exterior Wall:	brick veneer or stone siding, wood siding
Windows:	10 – 14
Corners:	8 – 14
Rooms:	7 – 10 with moderate to ample closet space
Heating:	central heat
Cooling:	central air
Floor Cover:	carpet, tile, hardwood, scored concrete
Interior Walls:	sheetrock, paneling, some wallpaper with stock baseboards and casings
Cabinets:	pre-finished plywood with Pullman or vanity in bath; laminated plastic or ceramic tile countertops
Doors:	medium grade, hollow-core with standard-grade hardware
Lighting:	moderate to good
Outlets:	ample
Baths:	2 – 3
Extras:	fireplace, Jacuzzi or hot tub, deck, swimming pool, moderate landscaping

PROPERTY ID AND LEGAL DESCRIPTION				UNIVERSAL ARMS AND ADDRESS				UNIVERSAL UTM		REMARKS		FUTURE VALUE		CURRENT VALUE									
PROFID: 61448	TYPE: Real	DEA:		MUIR NICHOLAS GILES			132100	HS			100.00%			106,246	108,880								
6895 WOODED ACRES BLK 3 LOT 8				1507 WILDBRIAR DR				100.00%						15,765	15,760								
OBJID : 6895-352-003-008-00				LUFKIN, TX 75904-4379-07										122,001	124,840								
REFID: 85144	REFID: R61448	IMPID: 352												0	0								
REFID: 1507 WILDBRIAR DR LUFKIN, TX 75904-4379		IMPID: N												122,001	124,840								
PROP # : 0	SUBMIT: 0													0	0								
OBJA : 0	OBJB : 0	UNITS : 0												122,001	124,840								
GENERAL				REMARKS / SUBJECT COMMENTS				SKETCH FOR IMPROVEMENT #1															
OWNER:	LAST APPR YR: 2011	LAST APPR: CL		MA	U2,L31,U30,R64,D7,L10,D23,L10,D2,L13																		
TOPOGRAPHY:	CAP BASH YR: 2011	RESD APPR:		123	MR23, MU5, R20, U20, L20, D20																		
ROAD ACCESS:	LAST RESP DATE: 11/18/2011	RESDV APPR:		124	MR33, MU25, R10, U7, L10, D7																		
COMBIC:		LAND APPR:																					
ORIGP CODES:		VALD APPR:																					
NEXT REASON:		RENT:																					
BUILDING PERMITS				PICTURE				SKETCH FOR IMPROVEMENT #1															
ISSUE DT	PERMIT#	TYPE	EST VALUE	APPR	BUILDER	COMMENT																	
INCOME APPROACH DATA																							
OPR VAC	BOR	OTHER INC	EQI	EXPENSE	TAXES	NOI	METRIC	NOI	VALUE														
TAX AGENT:		PROFE:																					
GROSS RENT:		RENT RENT:																					
LINKED ACCT:		RECORDED VALUE:																					
INHERIT / ASSE PROPERTIES				OWNER COMMENTS				STAFF COMMENTS															
CASEID	DATE	APPR	STATUS	OWNER COMMENTS		STAFF COMMENTS																	
SALES & DEED HISTORY																							
DATE	TYPE	PRICE	BOOK	PAGE	RECORD	LA. SFT	EP / SFT	EST. IMPRV	2ND IMPRV	ORAXOR	COMBID	DEED	DEED1FO										
05/07/2010	R		FHA	0	YR	1,710	72.84	RESIDENTIA	RESIDENTIA	BASHAM WESLEY		GW/DV00267004											
02/25/2005								RESIDENTIA		STANDRIDGE JIM		GW/DV2138	7274										
03/20/2000		158		V						MILNER MIKE ET		WD	1255	7216									
RECORD: 1	RESD: 68% (100%)	RESD: 68.4% (100)	RESD: 68.4%	RESD: 68.4%		IMPROVEMENT VALUATION			LIVEABLE AREA: 1,716	APPROX: 72.84	BALDWIN: 72.84	IMPROVEMENT DETAIL ADJUSTMENTS			IMPROVEMENT FEATURS								
DESCRIPT	TYPE	CLASS	AREA	UNIT PRICE	UNIT BTY	UNIT EFF YR	COBID	VALUE	DEPR	PRYS	EQOR	FRIC	COMP	ADJ	ADJ VALUE		ADJ TYPE	ADJ AMT	ADJ %	DESCRIPT	UNIT	CODE	VALUE
A	MA	MAIN AREA	1,716.0	75.70		1989	1991	132,500	10%				0.75	99,550		Exterior Wall	1			BV		0	
B	123	GARAGE	1,100.0	25.00		1989	1991	10,000	10%				0.75	1,530		Fireplace	1			M1		2,885	
C	124	MASONRY	33.00	33.00		1989	1991	2,340	10%				0.75	1,760		Flooring	1			CP-TI		0	
1.	RESIDENTIAL	STCD: A1	2,186.0	1991	Homestead: Y (100%)	145,170										Foundation	1			CS		0	
																Interior Finish	1			SR-PN		0	
																Plumbing	1			8		0	
																Roof Covering	1			COMP		0	
																HEATING	1			ECH		0	
																COOLING	1			EAC		0	
																						2,885	
LAB ADJUSTMENTS																PROBORITY VALUATION							
LAB ADJ TYPE	ADJ AMT	ADJ %	ADJ REB	ADJ TABS	ADJ SFT PRIC	ADJ VALUE																	
N					0.00	0																	



PROPERTY TO BE USED LOCAL DISCOUNT				UNIVERSAL BIDDING ADJUSTMENTS				OFFERED TO / %				BID OFFERS				VALUES / METHOD				C / 2011 BALS				C / 2012 BALS																			
PROPID: 58274 TYPE: Real DEB: 0101 SOUTH RIDGE II BLK1 LOT 58.2 - 58.1 ,N2 OF 50 OBDID : 0101-352-001-058-02 REFID1: 02327 REFID : R58274 WTR : 1004 WOODLAND PROP USE: OBA : 0												HARRIS JOSHUA REID ETUX JULIE E 1004 WOODLAND DR LUFKIN, TX 75904 NAPID: 352 NARPOD: TP: N EFFECTIVE ACRES: 0.3430												143988 100.00%				CAD 101% CLU 102% GAO 103% JAG 104% SLU 105%				IMPROVEMENT LAND BENT * 124,368 MARKET * 10,812 PROD LOSS - 140,878 APPRAISED - 0 B & CAP LOSS - 140,878 ASSESSED - 140,878				124,368 10,812 140,700 0 0 140,700				124,368 10,812 140,700 0 0 140,700			
GENERAL UTILITIES: LAST APPR YR: 2011 LAST APPR: CL TOPOGRAPHY: CAP BASS YR: BSOV APPR: ROAD ACCESS: LAST BSP DATE: 11/10/2011 BSOV APPR: CONNO: BENT BSP DATE: LAED APPR: ORNGP CODES: VALUE APPR: NEXT REASON: REIT:												REMARKS / B & BICH COMMENTS MA U15,L2,U37,R28,D16,R17,D9,L8,D21,L15,U2,L4,D8,L16 121 MR16,MU3,U6,R4,D5,L4 123 MR16,MU8,MR4,MD2,MR15,MU21,MR8,D13,R22,U22,L22,D9 124 MR16,MU8,MR4,MD2,MR15,MU21,MR8,MU9,U7,R22,D7,L22 121 MU15,ML2,MU37,MR29,MD9,D7,R17,U7,L17												SKETCH FOR IMPROVEMENT #1 																			
BUILDING PERMITS PERMIT # TYPE ET EST VALUE APPR BUILDER COMMENT												PHOTOS 																															
INCOME APPROACH DATA OPR VAC BOR OTHER INC BOR EXPENSE TAXES NOI METROD INC VALUE												TAX AGENT: PHONE: ORIG B BQRT: B ET BQRT: LINKED ACCT: RECORDED VALUE:																															
ISSUES / A/R PROTESTS CASEID DATE APPR STATUS OWNER COMMENTS STAFF COMMENTS												SALES & DEED HISTORY SALE DT SALE TYPE RATIO RE CD RE LA BQRT BP / BQRT 1ST IMPRV 2ND IMPRV ORATOR COMED DEED DEED INFO 04/21/2011 V FHA 0 YR 1,700 82.94 RESIDENTIA RESIDENTIA BA & CR INVEST WOR- 00279400 06/02/2010 F CONV 0 YR 1,700 80.00 RESIDENTIA RESIDENTIA SECRETARY OF H SWD 00298716 10/16/2009 R RESIDENTIA RESIDENTIA CITIMORTGAGE I GWD 00264785																															
RECORD: 1 # TYPE DESCRIPTION MFRD CLASS/BLK AREA BMT PRICE #MTR STY BMT EFF YR COND. VALUE DEPR PYS SCOR PERC COMP ADJ ADJ VALUE A MA MAIN AREA R BSV/ 1,000 13.41 1991 1991 2 141,230 78% 0.78 110,540 B 121 OPEN BRICK PORCH R SP/ 200 22.21 1991 1991 2 240 78% 0.78 190 C 123 GARAGE BRICKWAS R SP/ 600 21.14 1991 1991 2 30,520 78% 0.78 8,210 D 124 MASONRY UTILITY R SP/ 150 33.48 1991 1991 2 5,160 78% 0.78 4,020 E 121 OPEN BRICK PORCH R SP/ 150 22.21 1991 1991 2 1,450 78% 0.78 1,130 1. RESIDENTIAL STCD: AI 2,477.0 (E1092) Homeste: Y (100%) 158,050 Living Area: 1,700 124,090												IMPROVEMENT VALUATION LIVING AREA: 1,700 APPRAISAL: 32.74 SALES PRICE: 82.94				IMPROVEMENT DETAIL ADJUSTMENTS ADJ TYPE ADJ AMT ADJ % DESCRIPTION BMT CODE VALUE Exterior Wall 1 BV 0 Fireplace 1 M1 2,885 Flooding 1 CP 0 Foundation 1 CS 0 Interior Finish 1 SR 0 Plumbing 1 12 3,732 Roof Covering 1 COMP 0 HEATING 1 ECH 0 COOLING 1 EAC 0 6,817																											
RECORD: 1 # DESCRIPTION TYPE BCL CLE TABLE BC RE MTR DIMENSIONS BMT PRICE ADJ MTR ADJ VAL BIC MET VAL 1. RESIDENTIAL R ALL4 AI Y(100%) A 0.2340 AC 48,429.00 1.00 1.00 A 11,330 LT 58.2 2. RESIDENTIAL R ALL4 AI Y(100%) A 0.1000 AC 48,429.00 1.00 1.00 A 5,280 LT 58.1 18,610												LAND ADJUSTMENTS ADJ TYPE ADJ AMT ADJ % ADJ BEE AD TABLE AD BMT PRC AD VALUE N 0.00 0 N 0.00 0				PROBENEFIT VALUATION AD VALUE 0																											


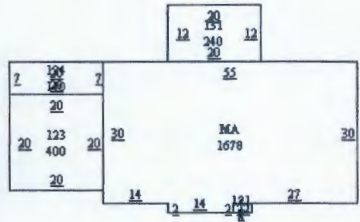


PROPID: 44631 TYPE: Real DBA: 3726 CROWN COLONY SEC V-A BLK 4 LOT 3 OBJID : 3726-318-004-003-00 REFID: 40788 REFID : R44631 SUB : 1204 AUGUSTA DR LUFKIN, TX 75901-7432 PROP BBE: OBA : 0 HRA : 0 UNITS : 0	BARRETT JIM J ETUX KATHY 906 CHAMPIONS DR LUFKIN, TX 75901-7208-00 MAPID: 318 MAPCO: TF: N EFFECTIVE ACRES: 0.0000	88894 100.00%	<table border="1"> <tr><td>CAD 100%</td><td>IMPROVEMENT</td><td>94,553</td><td>104,870</td></tr> <tr><td>CLU 100%</td><td>LARD MET</td><td>31,131</td><td>31,130</td></tr> <tr><td>GAG 100%</td><td>MARKET</td><td>125,884</td><td>138,000</td></tr> <tr><td>JAG 100%</td><td>PROD LOSE</td><td>0</td><td>0</td></tr> <tr><td>SLU 100%</td><td>APPRaised</td><td>125,884</td><td>138,000</td></tr> <tr><td></td><td>NET CAP LOSE</td><td>0</td><td>0</td></tr> <tr><td></td><td>ASSERBED</td><td>125,884</td><td>138,000</td></tr> </table>	CAD 100%	IMPROVEMENT	94,553	104,870	CLU 100%	LARD MET	31,131	31,130	GAG 100%	MARKET	125,884	138,000	JAG 100%	PROD LOSE	0	0	SLU 100%	APPRaised	125,884	138,000		NET CAP LOSE	0	0		ASSERBED	125,884	138,000																																																																																																																																																																																																																																																		
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GENERAL DTBBER: LAST APPR YR: 2011 LAST APPR: CL TOPOGRAPHY: CAP BASIS YR: REED APPR: ROAD ACCESS: LAST REEP DATE: 10/04/2011 REED APPR: COM NO: REESTIP DATE: LARD APPR: GROUP CODES: VALS APPR: NEXT REASON: REET:		REBARRE / RESECH COMMANDS MA R10,U49,L16,D2,L21,D43,R17,U9,R5,D6,R5,D7 L23 ML10,D21,R20,U21,L20 L21 ML27,MU47,R21,U2,R16,U10,L37,D12																																																																																																																																																																																																																																																																															
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SALES & DEED HISTORY <table border="1"> <thead> <tr> <th>DATE DT</th> <th>SALE TYPE</th> <th>RATIO</th> <th>PK CD</th> <th>RE TERM</th> <th>LA SQFT</th> <th>SP / SQFT</th> <th>1ST IMPRV</th> <th>2ND IMPRV</th> <th>ORATOR</th> <th>CONVD</th> <th>DEED</th> <th>DEED INFO</th> </tr> </thead> <tbody> <tr> <td>08/12/2011</td> <td>V</td> <td>CONVD</td> <td>YR</td> <td></td> <td>1,603</td> <td>84.84</td> <td>RESIDENTIA</td> <td>RESIDENTIA</td> <td>ADJ PARTNERSHI</td> <td></td> <td>WDVL 00283375</td> <td></td> </tr> <tr> <td>09/20/2004</td> <td>V</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>RESIDENTIA</td> <td>RESIDENTIA</td> <td>DRYNAMKA JOHN</td> <td></td> <td>DWD 2055 / 312</td> <td></td> </tr> <tr> <td>11/01/1985</td> <td>I</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>COVEY CLAIRE W</td> <td></td> <td>WD 810 / 238</td> <td></td> </tr> </tbody> </table>				DATE DT	SALE TYPE	RATIO	PK CD	RE TERM	LA SQFT	SP / SQFT	1ST IMPRV	2ND IMPRV	ORATOR	CONVD	DEED	DEED INFO	08/12/2011	V	CONVD	YR		1,603	84.84	RESIDENTIA	RESIDENTIA	ADJ PARTNERSHI		WDVL 00283375		09/20/2004	V						RESIDENTIA	RESIDENTIA	DRYNAMKA JOHN		DWD 2055 / 312		11/01/1985	I								COVEY CLAIRE W		WD 810 / 238																																																																																																																																																																																																																											
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PROPERTY ID AND LEGAL DESCRIPION				OWNER ID, NAME AND ADDRESS				OWNER ID %		EXEMPTION		ENTIRE		VALUATION METHOD		C 2011 VALUE		C 2012 VALUE																	
PROP ID: 58216 TYPE: Real DBA: 8191 SOUTH RIDGE II BLK 1 LOT 1 OBD ID: 8191-352-001-001-00 REF ID: 62269 REF ID: R58216 MAP ID: 352 MAP DOC: MAP: N PROP USE: 202 BENDING OAK DR LUFKIN, TX 75904-4842 SUBMKT: 0 OBA: 0 NRA: 0 UNITS: 0				COX GILMORE COTTON ETUX MARYE 202 BENDING OAK ST LUFKIN, TX 75904-4842-02 EFFECTIVE ACRES: 0.0000				141894 100.00%		HS 0V65		CAD 100% CLU 100% GAG 100% JAG 100% SLU 100%		IMPROVEMENT LAND MNT MARKET PROD LOSS APPRAISED RECAP LOSS ABSEED		113,547 16,820 120,367 0 120,367 0 120,367		120,150 15,820 135,970 0 135,970 0 135,970																	
GENERAL DTREE: LAST APPR YR: 2011 LAST APPR: CL TOPOGRAPHY: CAP BARS YR: 2011 #BRO APPR: ROAD ACCESS: LAST TRSF DATE: 11/10/2011 #BRO APPR: COMMO: NEXT TRSF DATE: LAND APPR: GROUP CODES: VALUE APPR: NEXT REASON: REST:				REMARKS / SECTION COMBINATION MA R22,U40,L14,O10,L19,U10,L16,D39,R27,D4 123 M5,MU4,L22,D23,R22,U23 121 L5,U4,R5,D4 121 M9,MJ30,L19,U10,R10,D10				SEEK FOR IMPROVEMENT #1 																											
BUILDING PERMITS PERM# TYPE BT EST VALUE APPR BUILDER COMMENT				PICTURE 																															
INCOME APPROACH DATA OR YAO BOR OTHER ID BN EXPENSE TAXES NOI METHOD IFC VALUE																																			
TAX ADJUST: PROCE: GROSS SGT: NET SGT: LINKED ACCT: RECORDED VALUE:																																			
INSURTY / AFE PROCEEDS CASH ID DATE APPR STATUS OWNER COMMENTS STAFF COMMENTS																																			
SALES & DEED HISTORY																																			
SALE DT 05/27/2010 10/17/2008 04/07/2008		SALE TYPE R V V		RATIO CASH 058 358		RE CD YR 0 0 0		LA SGT 1,062 81.88 RESIDENTIA		SP / SGT 81.88 RESIDENTIA		1ST IMPRV RESIDENTIA		2ND IMPRV RESIDENTIA		ORATION DOTSON JUDITH PARKER MINNIE SHANKS DARRELL		COBID GWD 00268707 GWD/V00220719 GWD 00219588		DEED GWD 00268707 GWD/V00220719 GWD 00219588		DEED DT 05/27/2010 10/17/2008 04/07/2008													
RECORD: 1																																			
# TYPE DESCRIPTION A MA MAIN AREA C 123 GARAGE BRICKWAS C 121 OPEN BRICK PORCH D 121 OPEN BRICK PORCH 1. RESIDENTIAL A#0 Misc: D		INTD CLASS/RECL AREA R BR/ 1,622.0 R SF 605.0 R SF 20.0 R SF 190.0		EST PRICE 76.95 21.74 12.21 12.21		#INTS EST 1982 1988 2 1982 1988 2 1982 1988 2 1982 1988 2		COORD. 2 2 2 2		VALUE DEPR 129,600 84% 11,000 84% 240 84% 2,300 84%		PRIVS SCOR 0.84 0.84 0.84 0.84		FRIC COMP 0.84 0.84 0.84 0.84		ADJ ADJ VALUE 108,750 9,240 210 1,980		IMPROVEMENT VALUE 143,020 Living Area: 1,662 120,150		IMPROVEMENT DEPR ADJUSTMENTS ADJ TYPE ADJ AMT ADJ % 0.84 0.84 0.84 0.84		IMPROVEMENT FEATURES DESCRIPOR #INTS CODE VALUE Exterior Wall 1 BV 0 Fireplace 1 MI 2,885 Flooring 1 CP-TI 0 Foundation 1 CS 0 Interior Finish 1 SR-PN 0 Plumbing 1 8 0 Roof Covering 1 COMP 0 HEATING 1 ECH 0 COOLING 1 EAC 0 2,885													
RECORD: 1																																			
LA DESCRIPION 1. RESIDENTIAL		TYPE R		COL A-LL4		TABLE AI Y (100%)		SC # A		#RETS 0.3122 AC		#RETS 50,871.84		ADJ 1.00		VAL BRG 1.00		A 15,820 15,820		ADJ TYPE N		ADJ AMT 0.00		ADJ % 0		AO 0		AO SGT 0		AO TABLE 0.00		AO INT PRO 0		AO VALUE 0	



PROPID: 39708 TYPE: Real DBA: 3269 BROOKHOLLOW #5 BLK 2 LOT 7 DEEDID: 3299-352-002-007-00 REFID1: 48085 REFID2: R39708 MAPID: 352 MAPSCO: WTR: 7 RED OAK LN LUFKIN, TX 75804-5348 PROP USE: OBA: 0 NRA: 0 UNITS: 0		BRIEDEN GIELA PETTY EMR OTIS G 7 RED OAK LN LUFKIN, TX 75804-5348-07 EFFECTIVE ACRES: 0.0000		142484 100.00%		CAD 100% CLU 100% GAG 100% LAC 100% SLU 100%		IMPROVEMENT LANDMKT + 116,852 100,870 MARKET = 133,113 126,130 FROD LCRS = 0 0 APPRAISED = 133,113 126,130 BE CAP LCRS = 0 0 ASSESSED = 133,113 126,130			
GENERAL UTILITIES: TOPOGRAPHY: ROAD ACCESS: COM NO: GROUP CODES: NEXT REASON:		LAST APPR YR: 2011 CAP BASIS YR: LAST REFP DATE: 10/28/2011 REFINREP DATE: VALUE APPR: REBT:		CL MA U2, L14, U30, R55, D30, L27, D2, L14 123 ML14, MU5, L20, U20, R20, D20 124 ML14, MU28, L20, U7, R20, D7 121 MR14, U2, R4, D2, L4 131 MU32, U12, R20, D12, L20		REBASIS # 2 REBRC COMBAS MA U2, L14, U30, R55, D30, L27, D2, L14 123 ML14, MU5, L20, U20, R20, D20 124 ML14, MU28, L20, U7, R20, D7 121 MR14, U2, R4, D2, L4 131 MU32, U12, R20, D12, L20		BATCH FOR IMPROVEMENT #1			
BUILDING PERMITS PERMIT# TYPE BT EST VALUE APPR SUIJLDR COMMENT		PICTURE 									
RECORD APPROVAL DATA OR YAD EOR OTHER INC BOI EXPENSE TAXES RC1 METHOD INC VALUE		TAX AGENT: ORCER RQFT: PROBE: LINKED ACCT: REF RQFT: RECONCILED VALUE:		INQUIRY / ARE PROBERTS CASEID DATE APPR STATUS OWNER COMMENTS STAFF COMMENTS							
SALES & DEED HISTORY SALE DT SALE TYPE RASO R# CD R# TERM LA RQFT RP / RQFT 1ST RSPRV 2ND RSPRV ORATOR COMED DEED DEED INFO		07/09/2010 R CONV D YR 1,078 74.40 RESIDENTIA RESIDENTIA GUEVARAMARITZ WDV.L 00270028 10/31/2007 1ST R D YR 1,078 71.51 RESIDENTIA RESIDENTIA CONFIDENTIAL WDV.L 00238713 10/24/2002 I R D YR 1,078 71.51 RESIDENTIA RESIDENTIA SAUCIER ELLIS WD 1656 /214									
RECORD: 1 R# TYPE DESCRPION METH CLASS/RECL AREA EST PRICE UNITS ESTY ESTRT EFF YR COND VALUE DEPR PRYS REOS PRNO COMP ADJ ADJ VALUE		IMPROVEMENT VALS A MA MAIN AREA R RES/ 1,670.0 76,02 1 1976 1976 2 130,450 726		LIVED AREA: 1,678 B 123 GARAGE BRCKRMAS R 57 400.0 25.10 1976 1976 2 10,040 726 C 124 BAGONRY UTILITY R 57 140.0 33.88 1976 1976 2 4,880 726 D 121 OPEN BRCKPORCH R 57 80 12.21 1976 1976 2 100 726 E 131 WOOD DECK R 57 240.0 10.19 1976 1976 2 2,480 726 F 132 CANOPY R 57 480.0 11.07 2007 1976 2 4,870 726		APPRASMT: 74.97 SALESQFT: 74.40		IMPROVEMENT DETAIL ADJUSTMENTS ADJ TYPE ADJ AMT ADJ %		IMPROVEMENT FEATURES DESCRPION UNITS CODE VALUE Exterior Wall 1 BV 0 Fireplace 1 M1 2,885 Flooring 1 CP, T 0 Foundation 1 CS 0 Interior Finish 1 SR-PN 0 Plumbing 1 8 0 Roof Covering 1 COMP 0 HEATING 1 ECH 0 COOLING 1 EAC 0 2,885	
RECORD: 1 L# DESCRPION TYPE SOL CLR TABLE BC HS MBR DIMENSION EST PRICE ADJ MASS ADJ VAL ERC MET VAL		LAND VALS 1. RESIDENTIAL R ALL4 AI N A 0.3287 AC 40,470.64 1.00 1.00 A 10,200		LAND ADJUSTMENTS ADJ TYPE ADJ AMT ADJ %		PROBEMTY VALS AO AO BBE AO TABLE AO EST PRC AO VALUE N 0.00 0		ADJ FOR CUL DE SAC; CORRECTED SIZE PER ARCVIEW (400) 16,260 0			




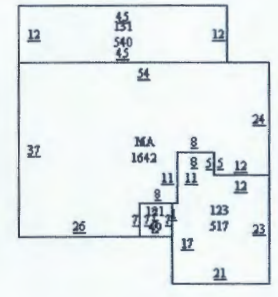
PROPID: 57122 TYPE: Real DBA: 5020 RUSHWOOD BLK 1 LOT 28 OBOID : 5920-350-001-028-00 REFID1: 61240 REFID2: R57122 MAPID: 350 MAPCO: 1 BITU : 807 RUSHWOOD DR LUFKIN, TX 75904-5630 PROP USE: SUBMKT: TP: N OBA : 0 NRA: 0 UNITS : 0 EFFECTIVE ACRES: 0.0000		YURCHICK JEFFREY C ETUX CAROLYN D 807 RUSHWOOD DR LUFKIN, TX 75904-5630-07 141406 100.00%		HS CAD 100% CLU 100% GAG 100% JAC 100% SLU 100%		IMPROVEMENT 86,178 103,260 LAND MKT 13,792 13,790 MARKET 100,970 117,050 PROD LOSS 0 0 APPRAISED 100,970 117,050 NB CAP LOSS 0 0 AMBEREED 100,970 117,050																			
GENERAL UTILITIES: LAST APPR YR: 2011 LAST APPR CL: MA U59,R16,D31,R10,U10,R24,D16,L20,D18,L14,U2,L4,D6,L12 TOPOGRAPHY: CAP BAMB YR: 2011 NBD APPR: 123 MR30,U22,R20,D22,L20 ROAD ACCESS: LAST INSP DATE: 03/07/2012 NBD APPR: 122 MU59,MR16,MD21,R10,D10,L10,U10 COMMO: NBD INSP DATE: LABD APPR: 121 MR12,MU6,R4,U2,L4,D2 GROUP CODES: NBD APPR: VALD APPR: 131 MU38,MR37,U16,R12,D16,L12 NEXT REBOR: NEXT:		REMARKS / REEVAL COMMENTS		SKETCH FOR IMPROVEMENT #1 																					
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INCOME APPROACH DATA OPI VAC BOR OTHER INC BOR EXPENSE TAXES NOI NETROD INC VALUE																									
TAX AGENT: PHONE: ORDER SOFT: EST MORT: LINKED ACCTS: RECORDED VALUE:																									
INSURTY / A/R'S PROPERTIES CAREID DATE APPR STATUS OWNER COMMENTS STAFF COMMENTS																									
SALES & DEED HISTORY																									
SALE DT	SALE TYPE	RABO	RE CD	RE TERM	LA SQFT	SP/BOPT	1ST IMPRV	2ND IMPRV	GRATOR	COMBID	DEED	DEED INFO													
04/07/2010		R	FHA	D Y R	1,816	71.18	RESIDENTIA	RESIDENTIA	JOHNSON DERRON	WDVL	00208602														
01/15/2010							RESIDENTIA	RESIDENTIA	JOHNSON DERRON	WD	00204695														
12/07/2009							RESIDENTIA	RESIDENTIA	JOHNSON DONALD	PW	00203238														
RECORD: 1								IMPROVEMENT VAL BASE		LIVABLE AREA: LA IN		APPROXPT: 73.42		SALESQFT: 71.18											
#	TYPE	DESCRIPTION	MTRD	CLASS	RECL AREA	UNIT PRICE	UNIT BY	BUILT EFF YR	COND.	VALUE DEPR	PRYS	ECON	FINC	COMP	ADJ	ADJ VALUE	#	ADJ TYPE	ADJ AMT	ADJ %	DESCRIPTION	UNIT	CODE	VALUE	
A	MA	MAIN AREA	R	BS	1,576.0	76.64		1984 1984 3		126,870 70%					0.70	89,600					Exterior Wall	1	BV	0	
B	123	GARAGE BRICKWAS	R	SF	440.0	21.74		1984 1984 3		9,570 70%					0.70	6,700					Fireplace	1	MI	2,885	
C	122	ENCL BRICK PORCH	R	SF	100.0	18.27		1984 1984 3		1,830 70%					0.70	1,280					Flooring	1	CP-TI	0	
D	121	OPEN BRICK PORCH	R	SF	80.0	12.21		1984 1984 3		100 70%					0.70	70					Foundation	1	CS	0	
E	131	WOOD DECK	R	SF	192.0	11.19		2007 2007 3		1,980 91%					0.91	1,780					Interior Finish	1	SR-PN	0	
F	114	FRAME UTILITY	R	SF	192.0	30.33		1994 2000 3		6,000 83%					0.83	4,830					Plumbing	1	S	0	
1.		RESIDENTIAL	STCD:	AI	2,348.0	(E1085)		Homestead: Y (100%)		145,850						Living Area: 1,816					Roof Covering	1	COMP	0	
		Misc: D																			HEATING	1	ECH	0	
																					COOLING	1	EAC	0	
																								2,885	
RECORD: 1								LAND VAL BASE		IRR VAL BASE		IRR AMT c. 2,885		CH VNG c. 0											
LF	DESCRIPTION	TYPE	COL	CL	TABLE	BO	RE	MTRD	DIMENSIONS	UNIT PRICE	ADJ	MASK	ADJ	VAL	BRG	MKT VAL	LF	ADJ TYPE	ADJ AMT	ADJ %	AO	AO BBE	AO TABLE	AO UNIT PRG	AO VALUE
1.	RESIDENTIAL	R			A-LL4	AI	Y (100%)	A	0.2238 AC	81,627.73	1.00	1.00	A	13,790		13,790						N		0.00	0



PROPERTY IDENTIFICATION				APPLICANT INFORMATION				VALUATION				IMPROVEMENTS															
PROPID: 30604	TYPE: Real	DEA:		HAYES DAVID ETUX CAROL 3 TRAILWOOD CT LUFKIN, TX 75904-4313-03				4815	100.00%																		
3206 BROOKHOLLOW #2 BLK 1 LOT 27																											
REF ID: 3206-352-001-027-00																											
REF ID: 46983	REF ID: R39004																										
REF ID: 1409 SLEEPY HOLLOW DR LUFKIN, TX 75904-4801																											
PROP USE: 0	SUBMIT: 0																										
ORA: 0	MRA: 0																										
GENERAL				REMARKS / REPAIR COMMENTS				REMARKS FOR IMPROVEMENT #1																			
UTILITIES:	LAST APPR YR: 2011	LAST APPR: CL		MA U9,L5,U21,R62,D28,L34,D2,L23 123 MU9,ML5,U21,L21,D21,R21																							
TOPOGRAPHY:	CAP BARS YR:																										
ROAD ACCESS:	LAST REPAIR DATE: 10/28/2011																										
COMING:	REPAIR DATE:																										
OROSP CODES:																											
NEXT REASON:																											
BUILDING PERMITS				PICTURE				SKETCH FOR IMPROVEMENT #1																			
PERMIT#	TYPE	EST VALUE	APPR	BUILDER	COMMENT																						
INCOME APPROACH DATA																											
OR VAC	BOR	OTHER INC	BOI	EXPENSE	TAXES									BOI	METHOD	INC VALUE											
TAX AGENT:																											
OROSP DEPT:																											
LINKED ACCT:																											
INVEST / ASSET PROTECTS																											
CASE ID	DATE	APPR STATUS	OWNER COMMENTS			STAFF COMMENTS																					
SALES & DEED REPORT																											
SALE DT	SALE TYPE	RATIO	RR CD	RR TERM	LA DEPT	SP / DEPT	1ST IMPRV	2ND IMPRV	ORATOR	COMED	DEED	DEED INFO															
03/18/2011	R	CASH	0	YR	1,007	03.35	RESIDENTIA	RESIDENTIA	HOLLAND MICHAEL	GWD	00278380																
07/07/2006	R						RESIDENTIA	RESIDENTIA	HOLLAND JOYCE	GD	00215896																
07/07/2006	R						RESIDENTIA	RESIDENTIA	HOLLAND MICHAEL	CGD	00246223																
RECORD: 1																											
#	TYPE	DESCR	PROB	MTRD	CLASS	AREA	NET PRICE	SETS	BY	EST EFF YR	COND.	VALUE	DEPR	PRYS	BOOR	PERC	COMP.	ADJ	ADJ VALUE	IF	ADJ TYPE	ADJ AMT	ADJ %	DESCR	PROB	CODE	VALUE
A	MA	MAIN AREA		R	MS	1,47.0	75.44	1	1969	1969	3	134,880	66%					0.65	97,640					Exterior Wall	1	BV	0
A	GA	GARAGE	BRICK/MS	R	G	441.0	21.74	1	1969	1969	3	9,600	66%					0.65	6,200					Fireplace	1	MI	2,885
1.	RESIDENTIAL			STCD	AJ	2,165.0	1969					144,270							93,770					Flooring	1	CP	0
																								Foundation	1	CS	0
																								Interior Finish	1	SR-PN	0
																								Plumbing	1	S	0
																								Roof Covering	1	COMP	0
																								HEATING	1	ECH	0
																								COOLING	1	EAC	0
																									2,885		
RECORD: 1																LARD ADJUSTMENTS				PRIORITY VALUATION							
IF	DESCRIPTION	TYPE	COL	CLB	TABLE	BO	RR	NETW	DIMENSIONS	NET PRICE	ADJ	MASS	ADJ	VAL SRC	NET VAL	IF	ADJ TYPE	ADJ AMT	ADJ %	AD	AD REE	AD TABLE	AD NET PRO	AD VALUE			
1.	RESIDENTIAL	R			A-LL4	AJ	N	A	0.3168 AC	50,336.06	1.00	1.00	A	15,950									0.00				
CORRECTED SIZE PER KJ (ARCVIEW) 3.00																											
																				15,950							



PROPERTY IDENTIFICATION				OWNER INFORMATION				VALUATION				REMARKS																
PROPID: 44822	TYPE: Real	DBA:		HENSLEY MARTY J	141901	HS	CAD 100%	IMPROVEMENT	101,133	127,810																		
3747 CROWN COLONY SEC IX BLK 3 LOT 13				21 WALDEN CT	100.00%		CLU 100%	LANDMKT	24,004	24,000																		
OBID: 3747-318-003-013-00				LUFKIN, TX 75901-7404			GAG 100%	MARKET	125,137	151,810																		
REFID: 60050	REFID: R44822	MAPID: 318					JAG 100%	PROD LOSE	0	0																		
STUB: 21 WALDEN CT LUFKIN, TX 75901-7404		REF: N					SLU 100%	APPRAISED	125,137	151,810																		
PROPID: 0	PROPID: 0	RENT: 0		EFFECTIVE ACRES: 0.0000				HS CAP LOSE	0	13,959																		
ORA: 0	ORA: 0	RENT: 0						ADDED	125,137	137,851																		
GENERAL				REMARKS / REVISION COMMENTS				REASON FOR IMPROVEMENT #1																				
UNITES:	LAST APPR YR: 2011	LAST APPR: CL		REMEASURED 9/11																								
TOPOGRAPHY:	CAP BASIS YR: 2011	REID APPR:		MA L12,U5,L8,D11,L8,D7,L26,U37,R54,D24																								
ROAD ACCESS:	LAST TRIP DATE: 06/27/2011	REID APPR:		123 L12,U5,L8,D11,L1,D17,R21,U23																								
CONING:	RENT TRIP DATE:	LAST APPR:		121 MD6,ML21,U7,D7,R7,U7																								
GROUP CODES:		VALS APPR:		131 ML24,ML9,U12,L45,D12,R45																								
NEXT REASON:		RENT:																										
BUILDING PERMITS				PICTURE																								
ISSUE DT	PERMIT #	TYPE	ST	EST VALUE	APPR	BUILDER	COMMENT																					
INCOME APPROACH DATA																												
OR VAC	GOR	OTRERIC	EXI	EXPENSE	TAXES	NCI	METHOD	INC VALUE																				
TAX ADJUST:				PHONE:																								
GROSS INCF:				NET INCF:																								
LINKED ACCT#:				RECORDED VALUE:																								
INQUIRY / A/R PROCEEDS																												
CASEID	DATE	APPR	STATUS	OWNER COMMENTS	STAFF COMMENTS																							
SALES & DEED HISTORY																												
SALE DT	SALE TYPE	PRICED	RE CD	RM	LA BOFF	SP / INSP	SETMPPV	2ND MPPV	GRANTOR	COBID	DEED	DEED INFO																
06/17/2010	R	CONVD YR	1,347	111.47	RESIDENTIA	RESIDENTIA	TERRY FRANCIS	WDVL 00200318																				
06/06/2002	I						SABINE INVESTM	WDVL 1633 / 204																				
PRECED: 1				IMPROVEMENT VALUATION				LIVING AREA: 1,642				APPROX: 22.33				SALE/RENT: 9.144												
#	TYPE	DESCRIPTION	METH	CLAS	AREA	EST PRICE	ESTS	ESTY	ESTL	EFF YR	COND	VALUE	DEPR	PYR	ECON	FUNC	COMP	ADJ	ADJ VALUE	#	ADJ TYPE	ADJ AMT	ADJ %	DESCRIPTION	ESTS	CODE	VALUE	
A	BA	MAIN AREA	R	MS/	1,642.0	16.32			2002	2002	2	127,810.00%						0.88	112,360						1	BV	D	
B	123	GARAGE BRICK/MAS	R	S/	611.0	21.74			2002	2002	2	11,240.00%						0.88	9,860						1	P1	D	2,355
C	121	OPEN BRICK/PORCH	R	S/	49.0	12.21			2002	2002	2	600.00%						0.88	530						1	CP-TI	D	
D	131	WOOD DECK	R	S/	540.0	10.19			2002	2002	2	6,000.00%						0.88	4,940						1	CS	D	
1.	RESIDENTIAL		STCD: AI		2,748.0	(E2003)	HomeSite: Y (100%)		145,010			Living Area: 1,642													1	SR	D	
																									1	8	D	
																									1	COMP	D	
																									1	ECH	D	
																									1	EAC	D	
																												2,355
PRECED: 1				LAND VALUATION				LIVING AREA: 1,642				APPROX: 22.33				SALE/RENT: 9.144												
LN	DESCRIPTION	TYPE	SCL	CLS	TABLE	BO	MS	METH	DIMENSIONS	EST PRICE	ADJ	MAS	ADJ	VAL	PRO	MET VAL												
1.	RESIDENTIAL	R			ALLSM	AI	Y (100%)	A	0.2406 AC	66,170.67	1.00	1.00	A	24,000		24,000												



PROPID: 09380 TYPE: Real DEB: ABS 0025 MAGANO J., TRACT 524.1.5 ACRES .75 OCCID: 0025-341-024-001-05 REFID: 84444 REFID: R09380 RTR: 240 SAMMILL RD TX PROP SRE: SRE MET: ODA: 0 NRA: 0 NRE: 0		ALFORD BARBARA ANN & PRESSLEY DUSTIN COLE 142883 240 SAMMILL LN 100.00% LUFKIN, TX 75804-0688-40 MAPID: 341 MAPNO: 0 TR: N EFFECTIVE ACRES: 0.7500		CAD 100% IMPROVEMENT 150,477 150,000 GAG 100% LAND MKT 13,800 13,800 JAG 100% MARKET 104,277 104,400 SHD 100% PROD LOES 0 0 APPRAISED 104,277 104,400 RE CAP LOES 0 0 ASSESSED 104,277 104,400																									
GENERAL UTILITIES: TOPOGRAPHY: ROAD ACCESS: CORNER: ORDIN CODES: NEXT REAROR:		REMARKS / RESEC CORRECTIONS MA L22, D2, L5, D10, L12, U1, L11, U40, R3xU3, R5, R3xD3, D2, R4xD4 R12, U8, R22, D20 123 L22, D23, R22, U23 121 MD2, ML22, L5, D8, R5, U8 121 MU22, ML22, U8, L16, D2, R4xD4, R12		SKETCH FOR IMPROVEMENT #1 																									
BUILDER PERMITS PERMIT# TYPE ST EST VALUE APPR BUILDER COMMENT		PICTURE 																											
INCOME APPROACH DATA OR VAC BDR OTHER INC EXPENSE TAXES RCI METHOD IRO VALUE																													
TAX AGENT: PHONE: ORDER SUFF: REF SUFF: LINKED ACCT: RECORDED VALUE:																													
INQUIRY / A/R PROTESTS CASEID DATE APPR STATUS OWNER COMMENTS STAFF COMMENTS																													
SALES & DEED REPORT																													
SALE DT	SALE TYPE	RASO	RE CD	RE TERM	LA SQFT	SP / SQFT	1ST IMPRV	2ND IMPRV	ORATOR	COMED	DEED	DEED INFO																	
08/23/2010	RESIDENTIAL								BARRERA DANIEL		WDR-00271335																		
01/14/2010	RESIDENTIAL								THOMAS MICHAEL		WDVL-00284360																		
11/20/2007	RESIDENTIAL								ALLEN LEONARD		SWD-00239454																		
RECORD: #						RECD: 0026 (100%)		RECD: 0026 (100%)		RECD: 0026 (100%)		RECD: 0026 (100%)																	
#	TYPE	DESCRIPTION	RECD	CLASS	RECD AREA	EST PRICE	ESTS	BY	ESTL	EFF YR	COND.	VALUE	DEPR	PHY	ECOR	FUNC	COMP	ADJ	ADJ VALUE	IF	ADJ TYPE	ADJ AMT	ADJ %	DESCR	PRIOR	ESTS	CODE	VALUE	
A	MA	MAIN AREA	R	RES	1,664.0	16.14	1	1	2010	2010	1	130,900.99%						0.99	129,610					Foundation	1	CS	0		
B	123	GARAGE BRCKPORCH	R	5'	305.0	21.74	1	1	2010	2010	1	11,000.99%						0.99	10,890					Exterior Wall	1	BV	0		
C	121	OPEN BRCKPORCH	R	5'	30.0	12.21	1	1	2010	2010	1	370.99%						0.99	360					Interior Finish	1	SR	0		
D	121	OPEN BRCKPORCH	R	5'	88.0	12.21	1	1	2010	2010	1	1,070.99%						0.99	1,000					Flooring	1	CP, T	0		
1. RESIDENTIAL						STCD: A1		2,288.0 (E2010)		Homesite: N		149,360		Living Area: 1,664		141,520													
A RSI RURAL SITE IMPROVE						R 5'		1.0 (E2010)		Homesite: N		8,680 100%		1.00		8,680													
2. RESIDENTIAL						STCD: A1		1.0 (E2010)		Homesite: N		8,680		Living Area: 0		8,680													
RECORD: #						RECD: 0026 (100%)		RECD: 0026 (100%)		RECD: 0026 (100%)		RECD: 0026 (100%)		RECD: 0026 (100%)		RECD: 0026 (100%)		RECD: 0026 (100%)		RECD: 0026 (100%)		RECD: 0026 (100%)		RECD: 0026 (100%)		RECD: 0026 (100%)		RECD: 0026 (100%)	
LF	DESCR	PRIOR	TYPE	COL	CL	TABLE	CO	SS	MER	ORIENT	OB	EST PRICE	ADJ	MASS	ADJ	VAL	BRD	MKT VAL	LF	ADJ TYPE	ADJ AMT	ADJ %	AO	AD SEE	AO TABLE	AO EST PRIOR	AD VALUE		
1.	RESIDENTIAL		R			A \$D10	A1	N	A	0.7500 AC		18,400.00	1.00	1.00	A		13,800	13,800					N			0.00	0		



PROPID: 57135 TYPE: Real DBA: 5920 RUSHWOOD BLK 1 LOT 41 OBID : 5920-350-001-041-00 REFID : 01253 REFID : R57135 RTB : 1001 RUSHWOOD DR LUFKIN, TX 75904-5542 PROP USE: RESMKT: OSA : 0 WRA: 0 BRN : 0		BUXTON CHARLES WESLEY 215 LOST PINES CIR LUFKIN, TX 75901-9953-15 55206 100.00%		CAD 100% IMPROVEMENT 90,488 102,320 CLU 100% LANDMKT = 14,463 14,460 CAC 100% MARKET = 104,951 116,780 JAG 100% PROD LOSE - 0 0 SLU 100% APPRAISED = 104,951 119,780 APPR LOSE - 0 0 ASSESSED = 104,951 116,780																																																																																																																																																																																																																																																													
GENERAL UTILITIES: LAST APPR YR: 2011 LAST APPR: CL TOPOGRAPHY: CAP BASIS YR: NRD APPR: ROAD ACCESS: LAST IESP DATE: 03/07/2012 NRDY APPR: CONDO: NEST IESP DATE: NRD APPR: ONCP CODES: VALUE APPR: NEXT REARER: WEST:		REBARER / REBAR COMMANDS MA U30,R13,D4,R39,D32,L52 121 MR16,U3,R4,D3,L4 133 MR13,MU32,R17,U10,L17,D10 123 MR13,MU36,L33,U29,R33,D26		SEARCH FOR IMPROVEMENT #1 																																																																																																																																																																																																																																																													
BUILDING PERMITS PERMIT# TYPE ST EST VALUE APPR BUILDER COMMENT		PICTURE 																																																																																																																																																																																																																																																															
INCOME APPROACH DATA OR VAD BOR OTHER INC BOR EXPENSE TAXES BO MESHOD IFO VALUE																																																																																																																																																																																																																																																																	
TAX AGENT: PROBE: ORDB BGRF: NET BGRF: LINKED ACCT#: RECONCILED VALUE:																																																																																																																																																																																																																																																																	
INQUIRY / ASB PROTECTS CASEID DATE APPR STATUS OWNER COMMENTS STAFF COMMENTS																																																																																																																																																																																																																																																																	
SALES & USED HISTORY SALE DT SALE TYPE RAZO RH CD RE LA SQFT SP / SQFT 1ST MPVY 2ND MPVY ORATOR COMBID DEED DEED INFO 06/17/2010 R CASH D YR 1,716 66.14 RESIDENTIA RESIDENTIA ROLJON RAYMON GWD 00269218 07/22/1994 V 358 W BALCH DESTRY L WDWL 976 / 311 04/15/1991 I 395 I FLOWERS DENNIS WDWL 832 / 233																																																																																																																																																																																																																																																																	
RECORD: 1 #REQ: 5928 (100%) #REQ: 55-556 (100) #REQ: IMPROVEMENT VALUATOR LTRNO AREA: 17.16 APPR/SQFT: 62.36 BALANCE: 66.14 IMPROVEMENT DEGR L ADJUSTMENTS IMPROVEMENT FEATURES																																																																																																																																																																																																																																																																	
<table border="1"> <thead> <tr> <th>#</th> <th>TYPE</th> <th>DESCRIPOR</th> <th>REQD</th> <th>CLASS/BUCL</th> <th>AREA</th> <th>EST PRICE</th> <th>BRN</th> <th>ESTY</th> <th>ESTLT</th> <th>EFF YR</th> <th>COND.</th> <th>VALUE</th> <th>DEPR</th> <th>PHYS</th> <th>ECON</th> <th>FUNC</th> <th>COMP</th> <th>ADJ</th> <th>ADJ VALUE</th> <th>#</th> <th>ADJ TYPE</th> <th>ADJ AMT</th> <th>ADJ %</th> <th>DESCRIPOR</th> <th>BRN</th> <th>CODE</th> <th>VALUE</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>MA</td> <td>MAIN AREA</td> <td>R</td> <td>RES/</td> <td>1,163.0</td> <td>19.32</td> <td>1983</td> <td>1983</td> <td>4</td> <td></td> <td>100.00%</td> <td>156,180.67%</td> <td>0.67</td> <td>100</td> <td></td> <td></td> <td></td> <td>0.67</td> <td>91,320</td> <td>1</td> <td></td> <td></td> <td></td> <td>Exterior Wall</td> <td>1</td> <td>SV</td> <td>0</td> </tr> <tr> <td>B</td> <td>121</td> <td>OPEN BRCK/PORCH</td> <td>R</td> <td>SP/</td> <td>12.0</td> <td>12.21</td> <td>1983</td> <td>1983</td> <td>4</td> <td></td> <td>100.00%</td> <td>80.67%</td> <td>0.67</td> <td>100</td> <td></td> <td></td> <td></td> <td>0.67</td> <td>100</td> <td>1</td> <td></td> <td></td> <td></td> <td>Flooring</td> <td>1</td> <td>CP-TI</td> <td>0</td> </tr> <tr> <td>C</td> <td>133</td> <td>PATD CONCRETE/MAS</td> <td>R</td> <td>SP/</td> <td>170.0</td> <td>3.73</td> <td>1983</td> <td>1983</td> <td>4</td> <td></td> <td>100.00%</td> <td>630.67%</td> <td>0.67</td> <td>430</td> <td></td> <td></td> <td></td> <td>0.67</td> <td>430</td> <td>1</td> <td></td> <td></td> <td></td> <td>Foundation</td> <td>1</td> <td>CS</td> <td>0</td> </tr> <tr> <td>D</td> <td>123</td> <td>GARAGE BRCK/MAS</td> <td>R</td> <td>SP/</td> <td>650.0</td> <td>16.42</td> <td>1983</td> <td>1983</td> <td>4</td> <td></td> <td>100.00%</td> <td>16,800.67%</td> <td>0.67</td> <td>10,600</td> <td></td> <td></td> <td></td> <td>0.67</td> <td>10,600</td> <td>1</td> <td></td> <td></td> <td></td> <td>Interior Finish</td> <td>1</td> <td>SR-PN</td> <td>0</td> </tr> <tr> <td>I.</td> <td></td> <td>RESIDENTIAL</td> <td>STCD: A1</td> <td></td> <td>2,756.0</td> <td>1983</td> <td></td> <td></td> <td></td> <td></td> <td>Homesite: N</td> <td>152,690</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>102,320</td> <td>1</td> <td></td> <td></td> <td></td> <td>Plumbing</td> <td>1</td> <td>S</td> <td>0</td> </tr> <tr> <td></td> <td></td> <td>Misc: D</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>1</td> <td></td> <td></td> <td></td> <td>Roof Covering</td> <td>1</td> <td>COMP</td> <td>0</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>1</td> <td></td> <td></td> <td></td> <td>HEATING</td> <td>1</td> <td>ECH</td> <td>0</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>1</td> <td></td> <td></td> <td></td> <td>COOLING</td> <td>1</td> <td>EAC</td> <td>0</td> </tr> </tbody> </table>						#	TYPE	DESCRIPOR	REQD	CLASS/BUCL	AREA	EST PRICE	BRN	ESTY	ESTLT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE	#	ADJ TYPE	ADJ AMT	ADJ %	DESCRIPOR	BRN	CODE	VALUE	A	MA	MAIN AREA	R	RES/	1,163.0	19.32	1983	1983	4		100.00%	156,180.67%	0.67	100				0.67	91,320	1				Exterior Wall	1	SV	0	B	121	OPEN BRCK/PORCH	R	SP/	12.0	12.21	1983	1983	4		100.00%	80.67%	0.67	100				0.67	100	1				Flooring	1	CP-TI	0	C	133	PATD CONCRETE/MAS	R	SP/	170.0	3.73	1983	1983	4		100.00%	630.67%	0.67	430				0.67	430	1				Foundation	1	CS	0	D	123	GARAGE BRCK/MAS	R	SP/	650.0	16.42	1983	1983	4		100.00%	16,800.67%	0.67	10,600				0.67	10,600	1				Interior Finish	1	SR-PN	0	I.		RESIDENTIAL	STCD: A1		2,756.0	1983					Homesite: N	152,690							102,320	1				Plumbing	1	S	0			Misc: D																		1				Roof Covering	1	COMP	0																					1				HEATING	1	ECH	0																					1				COOLING	1	EAC	0
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PROPID: 44420 TYPE: Real OBA: 3720 CROWN COLONY #4 BLK 3 LOT 6 MFDID : 3720-319-003-005-00 REFID: 46080 REFID : R44428 SITE : 1508 CHAMPIONS DR LUFKIN, TX 75901-7418 PROP USE: OBA : 0 SRA: 0 SITE : 0	TURNER DEE A ETUX BARBARAL 1508 CHAMPIONS DR LUFKIN, TX 75904-4046 98272 100.00 % MAPID: 318 MAPBOOK: RF: N EFFECTIVE ACRES: 0.0000	<table border="1"> <tr><td>CAD 100%</td><td>IMPROVEMNT</td><td>102,210</td><td>108,580</td></tr> <tr><td>CLU 100%</td><td>LARD MNT</td><td>26,012</td><td>26,010</td></tr> <tr><td>GAG 100%</td><td>MARK ET</td><td>128,231</td><td>134,590</td></tr> <tr><td>JAG 100%</td><td>PROD LOBB</td><td>0</td><td>0</td></tr> <tr><td>SLU 100%</td><td>APPRAISED</td><td>128,231</td><td>134,590</td></tr> <tr><td></td><td>RE CAP LOBB</td><td>0</td><td>0</td></tr> <tr><td></td><td>ARMERED</td><td>128,231</td><td>134,590</td></tr> </table>	CAD 100%	IMPROVEMNT	102,210	108,580	CLU 100%	LARD MNT	26,012	26,010	GAG 100%	MARK ET	128,231	134,590	JAG 100%	PROD LOBB	0	0	SLU 100%	APPRAISED	128,231	134,590		RE CAP LOBB	0	0		ARMERED	128,231	134,590																																																																																																																																																																														
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PROPERTY / LAND DATA DESCRIPTION										OFFICIAL RECORD NUMBER					OFFSET/STORY			EXEMPTION		EXEMPTION		EXEMPTION		EXEMPTION																	
PROPID: 68167	TYPE: Real	DBA:	WINSTON LAWD & CATTLE LTD							130487	CAD 100%	IMPROVEMENT	108,848	104,290	CLU 100%	LANDMKT	+	14,000	14,700	JAD 100%	MARRET	=	123,544	118,990	SLU 100%	FROD LOAN	=	0	0	APPRaised	=	123,544	118,990	HE CAP LOAN	=	0	0	ASSESSED	=	123,544	118,990
0190 SOUTH RIDGE BLK 1 LOT 21.2 - 22, 3 FT OF 21			MAPID: 350	PO BOX 2350							100.00%																														
OCID: 8190-360-001-022-00	REFID: 62223	REFID: R58167	MAPBCO:	LUFKIN, TX 76002-2350-60																																					
PROF BSE: 2001 HANKS			TR: N	EFFECTIVE ACRES: 0.0000																																					
GENERAL										REMARKS / CHECK COMMENTS										SECTION FOR IMPROVEMENT #1																					
UNITES:			LAST APPR YR: 2011	LAST APPR: CL	MA U29,R27,U4,R16,D4,R18,D3,L6,D8,L12,U3,L15,D3,L28																																				
TOPOGRAPHY:			CAP BASH YR:	ENDD APPR:	121 MR28,U3,R15,D3,L16																																				
ROAD ACCESS:			LAST TRP DATE: 04/25/2012	ENDD APPR:	123 MR01,MU6,U23,R20,D23,L20																																				
COMMO:			NEXT TRP DATE:	LAST APPR:	131 MU33,MR33,R10,D4,R6,U12,L16,D8																																				
OROS P CODES:			NEXT TRP DATE:	LAST APPR:																																					
NEXT REASON:			NEXT REASON:																																						
BUILDING PERMITS										PICTURE																															
PERMIT #	TYPE	EST VALUE	APPR	BUILDER	COMMENT																																				
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SALE DT	SALE TYPE	RATIO	RR CD	RR TERM	LA SGRF	BP / SGRF	1ST PRVY	2ND PRVY	GRATOR	COMBD	DEED	DEED INFO																													
09/29/2011		V	CASH	0 YR	1,752	08.90	RESIDENTIA	RESIDENTIA	BARNETT KENNET	GWD	00284987																														
RECORD: 1										RECORD: 1																															
LN	TYPE	DESCRIPTION	MTD	CLASS	SUBCLASS	AREA	UNIT PRICE	UNITES	BUILT	EFF YR	COND.	VALUE	DEPR	PRYS	ECON	FROD	COMP	ADJ	ADJ VALUE	LN	ADJ TYPE	ADJ AMT	ADJ %	DESCRIPOR	UNITES	CODE	VALUE														
A	MA	MAIN AREA	R	MSV		1,752.0	78.99	1978	1978	3	141,283.69%	0.68	96,070	1	BV	0				1	EXTERIOR WALL	1	MI	2,885																	
B	121	OPEN BRICK PORCH	R	SW		45.0	12.21	1978	1978	3	960.69%	0.68	370	1	CP-TI	0				1	FLOORING	1	CS	0																	
C	123	GARAGE BRICK/MS	R	SW		80.0	21.74	1978	1978	3	10,000.69%	0.68	6,800	1	SR-PN	0				1	FOUNDATION	1	CS	0																	
D	131	WOOD DECK	R	SW		152.0	61.89	1978	1978	3	1,600.69%	0.68	1,030	1	PLUMBING	0				1	ROOF COVERING	1	COMP	0																	
1.	RESIDENTIAL		STCD: A1			2,405.0	1078	Homesite: N				153,380		Living Area: 1,752							1	HEATING	1	ECH	0																
RECORD: 1										RECORD: 1																															
LN	DESCRIPOR	TYPE	COL	CL	TABLE	SO	BB	METH	DESCRIBOR	UNIT PRICE	ADJ	MAS	ADJ	VAL	FRO	MET VAL	LN	ADJ TYPE	ADJ AMT	ADJ %	NO	NO BSE	AD TABLE	NO BRT PRO	AD VALUE																
1.	RESIDENTIAL	R			A-LL4	A1	N	A	0.1053 AC	53,343.00	1.00	1.00	A	8,820							N			0.00	0																
	LT 22																				N			0.00	0																
2.	RESIDENTIAL	R			A-LL4	A1	N	A	0.1102 AC	53,343.00	1.00	1.00	A	5,980							N			0.00	0																
	LT 21.2																																								



PROPID: 82551 TYPE: Real DBA: 4323 HAY'S WOOD BLK 1 LOT 28 OSID: 4323-360-001-028-00 REFID: 72200 REFID: R82551 BTR: 804 LINDSEY LN LUFKIN, TX 75901-5099 PROP BTR: BTR: N OBR: 0 BTR: 0	PHILPOTT KATHERINE 904 LINDSEY LN LUFKIN, TX 75904-5099 EFFCTIVE ACRES: 0.0000	144103 100.00 %	<table border="1"> <tr><td>CAD</td><td>100%</td><td>IMPROVEMENT</td><td>133,451</td><td>130,340</td></tr> <tr><td>CLU</td><td>100%</td><td>LAND MKT</td><td>16,048</td><td>16,950</td></tr> <tr><td>GRD</td><td>100%</td><td>MARKET</td><td>160,300</td><td>168,290</td></tr> <tr><td>JAC</td><td>100%</td><td>PROD LOSE</td><td>0</td><td>0</td></tr> <tr><td>SLU</td><td>100%</td><td>APPRAISED</td><td>160,300</td><td>168,290</td></tr> <tr><td></td><td></td><td>NET CAP LOSE</td><td>0</td><td>0</td></tr> <tr><td></td><td></td><td>ASSESSED</td><td>160,300</td><td>168,290</td></tr> </table>	CAD	100%	IMPROVEMENT	133,451	130,340	CLU	100%	LAND MKT	16,048	16,950	GRD	100%	MARKET	160,300	168,290	JAC	100%	PROD LOSE	0	0	SLU	100%	APPRAISED	160,300	168,290			NET CAP LOSE	0	0			ASSESSED	160,300	168,290																																																																																																																													
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PROGRESSIVE VALUATION																																																																																																																																																																			




CLASS 6 "AVERAGE PLUS" QUALITY

Usually mass produced houses that will meet or exceed the minimum construction requirements of lending institutions, mortgage insuring agencies and building codes, and generally exceeds FHA design and specifications. Roof slopes will increase, as well as overhangs and complexity of roof style. . By most standards, the quality of materials and workmanship is acceptable, but does not reflect custom craftsmanship. Cabinets, doors, hardware, and plumbing are usually stock items. Architectural design will include ample fenestration and some ornamentation on the front elevation. The house shapes will be rectangular to "L" shaped with some corners or indentions that add to the cost.

Size:	1800 – 2100 square feet (original construction)
Foundation:	concrete slab
Roof:	composition shingles with hip or gable design (5 in 12 – 8 in 12)
Exterior Wall:	brick veneer or stone siding, wood siding
Windows:	12 – 16
Corners:	8 – 16
Rooms:	7 – 12 with ample closet space
Heating:	central heat
Cooling:	central air
Floor Cover:	carpet, tile, hardwood, scored concrete
Interior Walls:	sheetrock, paneling, some wallpaper with stock baseboards and casings, crown molding
Cabinets:	pre-finished plywood with Pullman or vanity in bath; laminated plastic, granite, marble or ceramic tile countertops
Doors:	medium grade, hollow-core with standard-grade hardware
Lighting:	moderate to good
Outlets:	ample
Baths:	2 ½ – 3 ½
Extras:	fireplace, Jacuzzi or hot tub, deck, swimming pool, outdoor kitchen, good landscaping

PROPID: 44501 TYPE: Real DEB: 3726 CROWN COLONY SEC V-A BLK 6 LOT 22 OBDID: 3726-318-006-022-00 REPID1: 40627 REFID2: R44501 BTRF: 540 AUGUSTA DR LUFKIN, TX 75901-7434 PROP USE: BUBMKT: ORA: 0 KRA: 0 BTRF: 0		MYERS MATTHEW R ETUX BRITINY 540 AUGUSTA DR LUFKIN, TX 75901-7434 144164 100.00% EFFCTVE ACRES: 0.0000		H/S CAD 100% CLU 100% GAG 100% JAG 100% SLU 100%		IMPROVEMENT LAND MKT = 140,028 139,820 MARKET = 164,037 163,830 PROD LOSS = 0 0 APPRAISED = 164,037 163,830 NR CAP LOSS = 0 0 ASSESSED = 164,037 163,830																		
GENERAL UTILITIES: LAST APPR YR: 2011 LAST APPR: CL TOPOGRAPHY: CAP BLDG YR: 2012 ESD APPR: ROAD ACCESS: LAST INSP DATE: 10/04/2011 ESDY APPR: CORNER: NEXT INSP DATE: LAST APPR: ORFP CODES: VALUE APPR: NEXT REARER: REST:				REMARKS / REASON COMMANDS MA U34,R34,U3,R10,D3,R13,D36,L14,U2,L14,U11,L11,D11,L18 121 MR18,MU6,U6,R11,D6,L11 133 MU34,MR13,U12,R21,D12,L21 123 R18,D24,L14,U2,L8,U22,R4				CHECK FOR IMPROVEMENT #1 																
BUILDING PERMITS PERMIT# TYPE BT EST VALUE APPR BUILDER COMMENT				PICTURE 																				
INCOME APPROACH DATA OR VAC BOR OTHER INC BOR EXPENSE TAXES RCI METHOD INC VALUE																								
TAX AGENT: PHONE: ORDER BQPT: REF BQPT: LINKED ACCT: RECORDED VALUE:																								
CAREID DATE APPR STATUS OWNER COMMENTS STAFF COMMENTS																								
SALES & DEED HISTORY																								
SALE DT	SALE PRICE	TYPE	RATIO	RK CD	RR TERM	LA RGFT	SP/RGFT	1ST INPRV	3RD INPRV	GRATOR	COBID	DEED	DEED INFO											
05/16/2011		V	FHA	D	YR	1,875	91.47	RESIDENTIA	RESIDENTIA	KEELING GARY L		GWDV00280169												
12/10/1993	095	I								RODNEY MOORE H		WD 946	7887											
06/30/1993		I								SABINE INVESTM		WDVL 924	7616											
RECORD: 1								IMPROVEMENT VALUATION		LIVING AREA: 1,875		APPROXPT: 27.85		SALESBQPT: 9.147										
#	TYPE	DESCRIPOR	MTD	CLASS	UNCL	AREA	BMT PRICE	BMTS	BTY	BUILT	EFF YR	COND.	VALUE	DEPR	PRYS	BOOR	FREQ	COMP	ADJ	ADJ VALUE				
A	MA	MAIN AREA	R	RG/		1,875.0	94.99	1993	1993	2		100	162,800	79%					0.79	129,760				
B	121	OPEN BRCK/PORCH	R	G/		65.0	13.25	1993	1993	2			860	79%					0.79	650				
C	133	RATIO CONCRETE/BIAS	R	G/		252.0	3.93	1	1993	1993	2		990	79%					0.79	780				
D	123	GARAGE BRCK/HWAS	R	G/		512.0	23.70		1993	1993	2		12,580	79%					0.79	9,960				
1. RESIDENTIAL			STCD: A1			2,705.0	(E1994)	Homestead: Y (100%)					178,390		Living Area: 1,875					139,820				
RECORD: 1								LAND VALUATION		IRR VALU: 0		Caprate: 0		IRR Area: 0.000		CI VALU: 0		LAND ADJUSTMENTS		PRODCRITY VALUATION				
LF	DESCRIPOR	TYPE	COL	CLS	TABLE	RC	RS	MTS	DESCRIPTOR	BMT PRICE	ADJ	MAR	ADJ	VAL	PRC	MT VAL	ADJ	ADJ TYPE	ADJ AMT	ADJ %	AD ADJ	AD TABLE	AD BMT PRC	AD VALUE
1.	RESIDENTIAL	R			A-LUM	AJ	Y (100%)	A		0.2250	AC	100,282.87	1.00	1.00	A	24,010						N	0.00	0



PROPERTY ID AND LEGAL DESCRIPTION				OWNER ID, NAME AND ADDRESS				OWNER ID / %		EXEMPTIONS		ESTREES		VALUE METHOD		C 2011 VALUES		C 2012 VALUES												
PROPID: 82533	TYPE: Real	DBA:		WEST PAULA G			7722				CAD 100%	IMPROVEMENT	124,287	137,000																
4323 HAYS WOOD BLK 1 LOT 10				1703 JANA DR				100.00%				CLU 100%	LABORRY	10,003	10,000															
OBDID : 4323-350-001-010-00				LUFKIN, TX 75904-5070-03								GAG 100%	MARKET	141,260	153,000															
REFID1: 72188	REFID2: R82533	MAPID: 350		EFFECTIVE ACRES: 0.0000								JAG 100%	PROD LOSS	0	0															
REFID1: 72188	REFID2: R82533	MAPID: 350										SLU 100%	APPRAISED	141,250	153,000															
BITUB : 1703 JANA DR LUFKIN, TX 75904-5670													RE CAP LOSS	0	0															
PROPUSE: #SUBMKT: #REMARKS: #REMARKS: #REMARKS:													ABSEED	141,250	153,000															
ORA : 0 #RA: 0 #RTE : 0																														
GENERAL				REMARKS / RESEARCH COMMENTS				RESEARCH FOR IMPROVEMENT #1																						
UTILITIES: LAST APPR YR: 2011 LAST APPR: CL				MA L13,U6,L4,D2,L13,D4,L16,U46,R17,D10,R40,D7,L12,D22,R1,D6																										
TOPOGRAPHY: CAP BARS YR:				121 ML13,U6,L4,D2,L1,D4,R5																										
ROAD ACCESS: LAST REPT DATE: 03/06/2012				123 ML16,R20,U29,L9,D7,L12,D22,R1																										
CORNER: LAST REPT DATE:				RS1 ML46,MU4,U10,L5,D10,R6																										
OROSP CODES: LAST APPR: VALS APPR:																														
BEST REASON: REPT:																														
BUILDING PERMITS				PICTURE																										
PERM#	TYPE	ST	EST VALUE	APPR	OWNER	COMMENT																								
INCOME APPROACH DATA																														
OPR VAC	BOR	OTHER INC	BOI	EXPENSE	TAXES	ROI METHOD	ROI VALUE																							
TAX ADJUST:				PHONE:																										
OROSP BOPF:				REPT BOPF:																										
LINKED ACCTS:				RECORDED VALUE:																										
INVENTORY / ARE PICKETS																														
CAREID	DATE	APPR STATUS	OWNER COMMENTS	STAFF COMMENTS																										
SALES & DEED HISTORY																														
SALE DT	SALE TYPE	RASO	RE CD	RE TERM	LA SQFT	SP / SQFT	1ST IMPRV	ORAXTOR	OWNID	DEED	DEED DT	DEED #	DEED %																	
05/21/2010	R	FHA	D	YR	1,750	91.53	RESIDENTIA	RESIDENTIA	INGLE DALE PAT	WDVL	00288416																			
12/18/1995	V								BILLY HORTON B	WD	1038	/	867																	
05/22/1995	I								HAYS WOOD L C	WD	1011	/	707																	
REGION: 1								IMPROVEMENT VALUATION				IMPROVEMENT DETAIL ADJUSTMENTS				IMPROVEMENT FEATURES														
NO	TYPE	DESCRIPTION	METH	CLASS	SQ AREA	UNIT PRICE	UNIT RTY	BUILT	EFF YR	COND.	VALUE	DEPR	PRTS	BOOR	FUNC	COMP	ADJ	ADJ VALUE	NR	ADJ TYPE	ADJ AMT	ADJ %	DESCRIPTION	UNIT	CODE	VALUE				
A	MA	MAIN AREA	R	RM/	1,885.0	91.30	1	1995	1995	2	165,000	01%					0.81	126,280					Exterior Wall	1	BV	0				
B	121	OPEN BRICKPORCH	R	6M/	30.0	13.25		1995	1995	2	370	01%					0.81	300					Fireplace	1	P1	2,574				
C	121	GARAGE BRICKWAS	R	6M/	535.0	23.10		1995	1995	2	12,440	01%					0.81	10,000					Flooring	1	CP	0				
D	RS1	SHED FR UTILITY	I	4/	60.0	7.35		1999	1999	G	440	00%					0.58	280					Foundation	1	CS	0				
1.		RESIDENTIAL	STCD: A1		2,498.0	(E1000)		Homesite: N			163,240				Living Area: 1,885		0.58	137,000					Interior Finish	1	SR	0				
		FLATTED SQ FTG, 1885 PER MLS 6/10																					Plumbing	1	B	0				
																							Roof Covering	1	COMP	0				
																							HEATING	1	ECH	0				
																							COOLING	1	EAC	0				
																											2,574			
REGION: 1								LAND VALUATION				LAND ADJUSTMENTS				PRIORITY VALUATION														
NO	DESCRIPTION	TYPE	SCAL	CLS	TABLE	BO	RR	MEIR	DIMENSION	UNIT PRICE	ADJ	MAR	ADJ	VAL INC	NET VAL	NO	ADJ TYPE	ADJ AMT	ADJ %	AD	AD BSE	AD TABLE	AD UNIT PRIC	AD VALUE						
1.	RESIDENTIAL	R			A-LL5M	A1	N	A	0.2514 AC	67,475.12	1.00	1.00	A	16,960							N			0.00						



PROPID: 44848 TYPE: Real DBA: 3747 CROWN COLONY SEC IX BLK 3 LOT 39 REFID: 3747-318-003-039-00 REFID: 60076 REFID: R44848 MAPID: 318 MAPCO: MAPNO: 4103 CHAMPIONS DR LUFKIN, TX 75901-7705 PROP USE: RES BKT: 0 UNITS: 0 GBA: 0 KRA: 0	ALMAND BOB D ETUX CAROLYN P 4103 CHAMPIONDR LUFKIN, TX 75901 61591 100.00% HS 0V65 CAD 100% CLU 100% GAG 100% JAG 100% SLU 100%	IMPROVEMENT LAND MET * 163,786 160,040 MARKET * 27,307 27,400 * 191,183 187,440 PROD LOSS - 0 D APPRAISED * 101,183 187,440 ** CAP LOSS - 0 D ADDED * 191,183 187,440		
GENERAL LART APPR YR: 2011 LART APPR: CL CAP BMR YR: 2012 BBD APPR: LART INSP DATE: 09/27/2011 BBDV APPR: BENTINSP DATE: LARD APPR: ORDF CODES: VALB APPR: NEXT REASON: REAT:	REMARKS / RESOR COMMENTS MA U24,R22,U22,L26,D10,L10,D6,L32,D28,R7,D2,R39 123 MU2,R22,U22,L22,D22 121 U2,R5,D7,4,L51,U7,4,R7,D2,R39 121 ML49,MU30,R32,U6,L32,D0	REASON FOR IMPROVEMENT #1 		
BUILDING PERMITS PERMIT# TYPE RT EST VALUE APPR BUILDER COMMENT	PICTURE 			
INCOME APPROXIMATE DATA OP VAC BOR OTHER INC BCI EXPENSE TAXES BCI METHOD INC VALUE				
TAB ADERT: PHONE: ORDER BQFT: # SET BQFT: LINKED ACCTS: RESCHEDULED VALUE:				
INSURTY / ARE PROPERTIES CASEID DATE APPR STATUS OWNER COMMENTS STAFF COMMENTS				
SALES & DEED HISTORY SALE DT SALE TYPE RATIO RE CD RE TERM LA SEFT SP / BQFT 1ST IMPRY 2ND IMPRY ORATOR COM BID DEED DEED INFO				
07/11/2011 04/19/2004 12/27/2001	V V V	CASH D YR 1,974 98.78 RESIDENTIA RESIDENTIA	SALDANA GERARD GREENWALD DARL JOINER EDDIE E	GWD 00282016 GWDV1963 / 194 GWDV1507 / 70
RECORD: 1 SUBD: 3747 (100%) BBD: 3-12-21 (100%) BBER:	IMPROVEMENT VALUATION LIVED AREA: 1974 APPRVAL: 84.86 BAL BQFT: 88.78	IMPROVEMENT DETAIL / ADJUSTMENTS IMPROVEMENT FEATS RES	IMPROVEMENT FEATS RES DESCR PROR BMTS CODE VALUE Exterior Wall 1 BV 0 Flooring 1 CP-TI 0 Foundation 1 CS 0 Interior Finish 1 SR-PN 0 Plumbing 1 11 2,112 Roof Covering 1 COMP 0 HEATING 1 ECH 0 COOLING 1 EAC 0 2,112	
RECORD: 1 SUBD: 3747 (100%) BBD: 3-12-21 (100%) BBER:	LAND VALUATION LIVED AREA: 1974 APPRVAL: 84.86 BAL BQFT: 88.78	LAND ADJUSTMENTS ADJ TYPE ADJ AMT ADJ %	PRIORITY VALUATION ADJ ADJ BBE AD TABLE AD BMT PRO AD VALUE N 0.00 0	
RECORD: 1 SUBD: 3747 (100%) BBD: 3-12-21 (100%) BBER:	RECORD: 1 SUBD: 3747 (100%) BBD: 3-12-21 (100%) BBER:	RECORD: 1 SUBD: 3747 (100%) BBD: 3-12-21 (100%) BBER:	RECORD: 1 SUBD: 3747 (100%) BBD: 3-12-21 (100%) BBER:	



PROPID: 44413 TYPE: Real OEA: 3720 CROWN COLONY #4 BLK 2 LOT 13 OESID: 3720-319-002-013-00 REFID1: 40661 REFID2: R44413 BUID: 1005 CHAMPIONS DR LUFKIN, TX 75901-7413 PROPRIETOR: OEA: 0 OEA: 0		WATERMAN DUANE F ETUX SUSAN 1005 CHAMPIONS DR LUFKIN, TX 75901-7413 144901 100.00% EFFECTIVE ACRES: 0.0000		HS CAD 100% CLU 100% GAC 100% JCD 100% SLU 100%		IMPROVEMENT LAND MKT * 94,016 182,100 MARKET * 30,280 30,270 124,285 182,460 PRD LOSS - 0 0 APPRAISED - 124,285 182,460 US CAP LOSS - 0 0 ASSESSED - 124,285 182,460										
GENERAL ESTATES: LAST APPR YR: 2011 LAST APPR: CL TOPOGRAPHY: CAP BARS YR: 2012 REVD APPR: ROAD ACCESS: LAST REP DATE: 10/04/2011 REVD APPR: CONNO: LAST APPR: ORDR CODES: VALUE APPR: REPT REASON: REPT:		REMARKS / SERVICE COMMENTS PER MLS 9/11 BEAUTIFULLY UPDATED AND RENOVATED 3/2 CUSTOM MA U72,R31,D28,L14,D28,R22,D16,L23,U4,L4,D4,L12 123 MU10_MR30,R23,U23,L23,D23 133 MU10_MR17,U5,R22,D5,L22 121 MR12,U4,R4,D4,R2,D3,L8,U3,R2		SERVICE FOR IMPROVEMENT BY 												
BUILDING PERMITS PERMIT# 11-0510 TYPE RRA A BLDGR 7,000 DATE 04/13/2011		PICTURE 														
INCOME APPROACH DATA GPR VAC BOR OTHER INC ECI EXPENSE TAXES ECI METHOD INC VALUE																
TAX AGENT: ORDER SORT: LINKED ACCTS:		PICKE: NET SORT: RECONCILED VALUE:														
INQUIRY / AGENCY COMMENTS CAREID DATE APPR STATUS OWNER COMMENTS STAFF COMMENTS																
SALES & DEED HISTORY																
SALE DT	SALE TYPE	SALE PRICE	SALE CD	RE CD	RE TERM	LA GRFT	SP/GRFT	1ST PRVY	2ND PRVY	ORATOR	CONRD	DEED	DEED IRO			
09/01/2011			V	CONVD	YR	1,052	97.69	RESIDENTIA	RESIDENTIA	VANDERLEEST AL		GWD	00284193			
10/28/2010								RESIDENTIA	RESIDENTIA	SANDLIN LAWREN		AH	00273723			
10/28/2010			R	CONVD	YR	1,052	64.04	RESIDENTIA	RESIDENTIA	SANDLIN MARIE		WDVL	00273724			
RECORD: 1								IMPROVEMENT VALUATION		LIVING AREA: LMG		APPROXPT: 98.47		SALRPT: 97.87		
TYPE	DESCRIPTOR	MTRD	CLASS	AREA	UNIT PRICE	UNIT STY	UNIT EFF YR	COND.	VALUE	DEPR	PRY	ECON	FUNC	COMP	ADJ	ADJ VALUE
A	BA MAIN AREA	R	RES	1,922.0	84.29	1981	1998	2	167,800.84%			0.94			0.94	140,850
B	123 GARAGE BRICK/MS	R	GF	529.0	23.70	1981	1998	2	12,540.84%			0.94			0.94	10,530
C	130 PATIO CONCRETE/MS	R	GF	110.0	3.93	1981	1998	2	430.84%			0.94			0.94	360
D	121 OPEN BRICK/FORCH	R	GF	40.0	13.25	1981	1998	2	530.84%			0.94			0.94	460
1. RESIDENTIAL		STCD: AI		2,631.0	1698	Homestead: Y (100%)			181,180							152,190



PROPID: 44831 TYPE: Real DBA: 3747 CROWN COLONY SEC IX BLK 3 LOT 22 OBDID : 3747-318-003-022-00 REFID1: 50050 REFID2: R44831 WTRB : 3 WALDEN CT LUFKIN, TX 75901-7404 PROP USE: SUBMKT: WTRB: N ORA : 0 WTRB: 0 WTRB : 0		KARN DUANE W ETUX KIMBERLY 3 WALDEN CT LUFKIN, TX 75901-7404 143715 100.00% EFFECTIVE ACRES: 0.0000		CAD 100% IMPROVEMENT 148,000 144,050 CLU 100% LAND MKT + 25,336 25,340 OAS 100% MARKET + 174,946 169,390 JCS 100% PRCD LOES - 0 0 SLU 100% APPRASED - 174,946 169,390 SE CAP LOES - 0 0 ASSESSD - 174,946 169,390																		
GENERAL UTILITY: LAST APPR YR: 2011 LAST APPR: CL TOPOGRAPHY: CAP BASH YR: SUBD APPR: ROAD ACCESS: LAST INSP DATE: 09/27/2011 SUBD APPR: COMBO: NEXT INSP DATE: LABD APPR: OROWP CODES: VALUE APPR: NEXT REASON: REBT:		REMARKS / REVISION COMMENTS MA U1,L1,U6,L20,U27,R5,U3,R18,D3,R33,D40,L20,U11,L5,D5,L10 121 D3,R16,U6,L5,D5,L10 123 U1,L1,U6,L20,D21,R21,U14		REASON FOR IMPROVEMENT #1 																		
PERMITS PERMIT # TYPE ST EST VALUE APPR BUILDER COMMENT		PICTURE 																				
INCOME APPROACH DATA OR VAO BOR OTHER IFC BOR EXPENSE TAXES NOI METHOD IBC VALUE																						
TAX ADERT: PWOR: ORDER BQPT: NET BQPT: LINKED ACCT: RECORDED VALUE:																						
INQUIRY / A/R PROBLEMS CASEID DATE APPR STATUS OWNER COMMENTS STAFF COMMENTS																						
SALES & DEED HISTORY																						
DATE	SALE TYPE	RATIO	RR CD	RR TERM	LA BQPT	SP / BQPT	1ST BQPT	2ND BQPT	GRATOR	COBID	DEED	DEED IN FO										
03/02/2011	RESIDENTIAL	V	VA	0 YR	1,012	88.52	RESIDENTIA	RESIDENTIA	DURBIN LAUREN		GWDV00277806											
03/28/2006	RESIDENTIAL	V					RESIDENTIA	RESIDENTIA	MILLS SHANNON		GWDV00211150											
07/11/2003	RESIDENTIAL	V							WHEELER JAMES		WD 1800 / 281											
RECORD: 1																						
NO	TYPE	DESCRIPOR	MIND CLASS/BLK AREA	NET PRICE	NETS BTY	NET EFF YR	COND.	VALUE DEPR	PRYS	SOON	FUNO	COMP	ADJ	ADJ VALUE	IN	ADJ TYPE	ADJ AMT	ADJ %	DESCRIPOR	NETS	CODE	VALUE
A	MA	MAIN AREA	R 86'	1,912.0	94.95	1996 1996	2	164,440 82%					0.82	134,840					Exterior Wall	1	BV	0
B	121	OPEN BRICK PORCH	R 6'	70.0	13.25	1996 1996	2	530 82%					0.82	760					Floorspace	1	CP	0
C	123	GARAGE BRICK/BLAS	R 6'	435.0	23.10	1996 1996	2	113,310 82%					0.82	8,600					Foundation	1	CS	0
1.	RESIDENTIAL		STCD: A1	2,417.0	(E1907)	Homestead: N		175,660						Living Area: 1,912					Interior Finish	1	SR	0
																			Plumbing	1	S	0
																			Roof Covering	1	COMP	0
																			HEATING	1	ECH	0
																			COOLING	1	EAC	0
																						2,574




PROPID: 50727 TYPE: Real OBA: 8485 TRAILWOOD VILLAGE BLK 1 LOT 36 OBDID: 8485-362-001-030-00 REFID: 83682 REPID: R69727 BTRB: 108 TRAILWOOD CIR LUFKIN, TX 75904-4331 PROP ID: 0 BTRM: 0 OBA: 0 BTR: 0			GOATES RICHARD W 108 TRAILWOOD CIR LUFKIN, TX 75904-4331 MAPID: 362 MAPDOC: WF: N EFFECTIVE ACRES: 0.0000			144271 100.00%			CAD CLU 102% IMPROVEMENT 137,837 154,700 GAG 102% LANDMKT + 18,884 18,888 JAG 102% MARKET * 160,821 173,380 SLU 102% PRODOB * 0 0 APPRBEED * 160,821 173,380 NC CAP 108 * 0 0 ASSEBEE * 166,821 173,380		
GENERAL UTILITIES: LAST APPR YR: 2011 LAST APPR: CL TOPOGRAPHY: CAP BARS YR: BTRD APPR: ROAD ACCESS: LAST IRRP DATE: 11/16/2011 BTRDV APPR: COMBO: BTR IRRP DATE: LAST APPR: GROUP CODER: VALUE APPR: NEXT REBAR: BTR:			REBAR 9 / 8 BTRD COMBND MA U2, L12, U40, R15, D12, R30, U12, R12, D40, L12, D2, L33 123 MR28, MU52, R21, U24, L21, D24 121 MR32, MU42, R12, U10, L12, D10 121 MR4, D4, R25, U4, L25 132 MU78, MR28, U10, R21, D10, L21			BTRD FOR IMPROVEMENT #1					
BUILDING PERMITS BTR IRRP DT PERMIT # TYPE BT EST VALUE APPR BTRD COMMENT			PICTURE 								
INCOME APPROACH DATA OP YAC BOR OTHER INC BCI EXPENSE TAXES FCI METHOD LNC VALUE			TAX ADERT: PHONE: ORDR B BGR: BTR BGR: LINKED ACCT: RECORDED VALUE:			IRREG / AIR PROTEST CASE ID DATE APPR STATUS OWNER COMMENTS STAFF COMMENTS					
SALES & DEED HISTORY SALE DT SALE TYPE RATIO RA CD RE TERM LA BGR EP / BGR 1ST BTRV 2ND BTRV ORATION COMBID DEED DEED INFO			06/06/2011 V FHA D YR 1,088 88.89 RESIDENTIA RESIDENTIA CRAIG DAMD B WDV L 00280816 08/23/2005 058 V RESIDENTIA CALFEE RUBEN F WDV L 2243 / 65 07/02/2002 I RESIDENTIA GRIMM DAVID M WD 1597 / 205			RECORD: 1 BTRD: 8488 (189%) BTRD: 862482.2 (1) BTRD: IMPROVEMENT VALUE BTRD: LIVING AREA: 3,177 APPRBEED: 73.28 SALE BGR: 77.81					
RECORD: 1 BTRD: 8488 (189%) BTRD: 862482.2 (1) BTRD: IMPROVEMENT VALUE BTRD: LIVING AREA: 3,177 APPRBEED: 73.28 SALE BGR: 77.81			IMPROVEMENT DETAIL ADJUSTMENTS # DESCRPION # BTR CODE VALUE A MA MAIN AREA R 867 2,217.0 86.45 1 1976 1976 2 152,580.72% 0.72 136,880 B 123 GARAGE BRICKW/AG R 67 804.0 20.70 1 1976 1976 2 11,980.72% 0.72 9,600 C 121 OPEN BRICK PORCH R 67 128.0 13.25 1 1976 1976 2 1,580.72% 0.72 1,180 D 121 OPEN BRICK PORCH R 67 100.0 13.25 1 1976 1976 2 1,300.72% 0.72 960 E 132 CANOPY R 37 336.0 8.59 2 2005 1976 2 2,880.72% 0.72 2,080			IMPROVEMENT FEATURES # DESCRPION # BTR CODE VALUE Exterior Wall 1 BV 0 Fireplace 1 MI 3,146 Flooring 1 CP 0 Foundation 1 CS 0 Interior Finish 1 SR-PN 0 Plumbing 1 S 0 Roof Covering 1 COMP 0 HEATING 1 ECH 0 COOLING 1 EAC 0 3,146					
RECORD: 1 BTRD: 8488 (189%) BTRD: 862482.2 (1) BTRD: LAND VALUATION BTRD: LIVING AREA: 3,177 APPRBEED: 73.28 SALE BGR: 77.81			LAND ADJUSTMENTS # DESCRPION TYPE BCI CLR TABLE BC # BTRD DIMEN BTRD BTRD PRICE ADJ MASS ADJ VAL BTRD BTRD VAL # ADJ TYPE ADJ AMT ADJ % AO AO BTR AO TABLE AO BTR PRC AO VALUE 1. RESIDENTIAL R A-L4 A1 N A 0.5111 AC 38,556.00 1.00 1.00 A 18,680 ADJ FOR SHAPE, CORRECTED SIZE PER ARCVIEW 400 18,680			PRECEDENT VALUATION AO AO BTR AO TABLE AO BTR PRC AO VALUE N 0.00 0					



PROPID: 87261 3300 BROOKHOLLOW #15 BLK 1 LOT 16 OEBID: 3300-353-001-016-00 REFID: 74350 SITE: 111 HONEYSUCKLE LN LUFKIN, TX 75904-5399 PROP# : ORA : 0	TYPE: Real DBA: MAPID: 353 MAPSCO: REFID: R87261 WF: N SUBMIT: ORR: 0 ORR: 0 ORR: 0	BAREMICHAEL L ETUX ELLEN 111 HONEYSUCKLE CT LUFKIN, TX 75904-5399-11 EFFORVE ACRES: 0.0000	142520 100.00%	CAD 100% CLU 100% GAG 100% JAG 100% SLU 100%	IMPROVEMENT LAND MKT + 148,694 MARKET = 28,293 PROD LOSS - 176,987 APPROVED - 0 RECAP LOSS - 176,987 REBBERED - 0 176,987	148,694 28,293 176,987 0 176,987 0 176,987	
GENERAL		REMARKS / RECORD COMMENTS		SEARCH FOR IMPROVEMENT #1			
BUILTYR: LAST APPR YR: 2011 TOPOGRAPHY: CAP BUIL YR: ROAD ACRES: LAST BHP DATE: 11/29/2011 COMMO: NEXT BHP DATE: ORDER CODE: LABD APPR: NEXT SEARCH:		MA U15,R32,D4,R11,U4XR4,R20,D35,L13,U4,L23,U3,L8,L1,U6,L12,U2,L2,U0,L9 123 D30,R23,U17,L1,U5,L12,U2,L2,U0,L9 121 MR31,MD16,R23,D4,L23,U4 121 MU15,MR32,D4,R11,R4DU4,L16					
BY ISSUE DT PERMIT# TYPE ET EST VALUE APPR BUILDER COMMENT INCOME APPROACH DATA GR VAO EOR OTHER INC EC EXPENSE TAXES RC METHOD IBC VALUE TAX ADJST: PRICE: ORDER BQFT: EST BQFT: UNKED ACRES: RECONCILED VALUE:							
CABBED DATE APPR STATUS OWNER COMMENTS STAFF COMMENTS SALES & DEED HISTORY SALE DT SALE TYPE RATIO RE CD RE LA BQFT SP/BQFT 1ST IMPRV 2ND IMPRV ORATOR COMBD DEED DEED INFO 08/03/2010 R CONV D YR 1,806 06.00 RESIDENTIA RESIDENTIA ADAMS BRIAN LE GWD 00270739 08/30/2008 HINEMAN MICHAEL GWD 00218840 08/30/2008 DREAM HOMES & GWDV00218841							
RECORD: 1 # TYPE DESCRICOR MEND CLASS/BL AREA UNIT PRICE BMTS BTY BUILT EFF YR COND. VALUE DEPR PYS BOON FREQ COMP ADJ ADJ VALUE A MA MAIN AREA R 68M/ 1,806.0 82.06 2005 2005 2 160,710 92% 0.52 136,710 B 123 GARAGE BRICKMAS R 68M/ 569.0 23.70 2005 2005 2 13,680 92% 0.52 12,410 C 121 OPEN BRICKPORCH R 68M/ 52.0 13.26 2005 2005 2 1,220 92% 0.52 1,120 D 121 OPEN BRICKPORCH R 68M/ 52.0 13.26 2005 2005 2 680 92% 0.52 630		IMPROVEMENT VALUATION UNRES AREA: LTR APPRWF: B.Z.S. SALES/SPFT: M.B.S. 1. RESIDENTIAL STCD: A1 2,919.0 (E2007) Homesite: N 166,170 Living Area: 1,806 152,870		IMPROVEMENT DETAIL ADJUSTMENTS # ADJ TYPE ADJ AMT ADJ % DESCRICOR BMTS CODE VALUE Exterior Wall 1 BV 0 Fireplace 1 P1 2,574 Flooring 1 CP, T 0 Foundation 1 CS 0 Interior Finish 1 SR 0 Plumbing 1 8 0 Roof Covering 1 COMP 0 HEATING 1 ECH 0 COOLING 1 EAC 0 2,574			
RECORD: 1 LE DESCRICOR TYPE BCI CLE TABLE RC #B BMTS OTHER CODES UNIT PRICE ADJ MASS ADJ VAL BRC UNIT VAL 1. RESIDENTIAL R A-LL5 A1 N A 0.3281 AC 71,047.04 1.00 1.00 A 23,580 23,580		LAND VALUATION (FR UNRES COND) (FR RES) (FR UNRES COND) (FR RES) 1. RESIDENTIAL R A-LL5 A1 N A 0.3281 AC 71,047.04 1.00 1.00 A 23,580 23,580		LAND ADJUSTMENTS ADJ TYPE ADJ AMT ADJ % ADJ SEE ADJUSTABLE ADJ UNIT PRICE ADJ VALUE N 0.00 0 0			



PROPID: 80557 3726 CROWN COLONY SEC V A BLK 1 LOT 8 3726-318-001-008-00 REFID1: 71340 STUB : 635 AUGUSTA DR LUFKIN, TX 75801-7400 PROP #BE: 0 OBA : 0	TYPE: Real DEA: MAPID: 318 MAPRO: TR: N EFFECTIVE ACRES: 0.0000	HENDERSON DANIA 635 AUGUSTA DR LUFKIN, TX 75801-7400-35 141400 100.00%	HS CAD 100% CLU 100% CAC 100% JGD 100% SLU 100%	IMPROVEMENT LAND MIT + 155,190 MARKET = 30,053 PROD LOSS - 0 APPRAISED = 185,252 RECAP LOSS - 0 ASSESSED = 185,252	152,420 30,050 182,470 0 182,470 0 182,470
GENERAL		REBARS / SECTOR COMMENTS		SEARCH FOR IMPROVEMENTS	
BUILDER: LAST APPR YR: 2011 POPGRAPHY: CAP BASIS YR: 2011 ROAD ACCESS: LAST INSP DATE: 10/04/2011 CONDO: BERTHSP DATE: BIRTH CODES: BEST REASON:		MA U40.5,R12.5,D4,R18,U4,R26.5,D34.5,L22.5,D2,L12,U4,L9,D8 L13.5 121 MU40.5,MR12.5,U4,R18,D8,L18,U4 121 MR13.5,MU2,U6,R9,D6,L9 123 MR34.5,MU0,R22.5,D22.5,L22.5,U22.5		MA 1981.5 123 506.25 22.5	
BUILDING PERMITS		PICTURE			
PERMIT# TYPE BT EST VALUE APPR BUILDER COMMENT GRI VAC BOR OTHER IBO BOI EXPENSE TAXES BOI METHOD IBO VALUE TAX AGENT: PHONE: GROSS SQFT: NET SQFT: UNKED ACRES: RECORDED VALUE:					
INQUIRY / A/RD PRECETS		SALES & DEED HISTORY		IMPROVEMENT DETAIL ADJUSTMENTS	
CASEID DATE APPR STATUS OWNER COMMENTS STAFF COMMENTS		SALE DT SALE PRICE SALE TYPE RANK CD RE CD RE TERM LA SQFT SP / SQFT 1ST IMPRV 2ND IMPRV ORATOR COMBID DEED DEED INFO 03/26/2010 01/16/2007 05/02/2005 R FHA D YR 1,081 90.88 RESIDENTIA RESIDENTIA WATSON TARA AN WDMA.00260602 RESIDENTIA WILKS ASHTON P WDMA.0024211 RESIDENTIA BROOKS SHERRY GWDV2176 / 340		IMPROVEMENT VALUATOR LIVING AREA: 1981.5 APPR SQFT: 92.11 SALE SQFT: 92.54	
RECORD: 1		RECORD: 1		RECORD: 1	
TYPE DESCR PRIOR MTRD CLASS RECL AREA BMT PRICE BMT BTY BMT EFF TR COND VALUE DEPR PYS BOOR FURC COMP ADJ ADJ VALUE A MA MAIN AREA R INV 1,981.0 84.83 1 1987 1987 2 189,040.83% 0.83 140,330 B 121 OPEN BRICK PORCH R 6' 144.0 13.25 1987 1987 2 1,910.83% 0.83 1,690 C 121 OPEN BRICK PORCH R 6' 64.0 13.25 1987 1987 2 1,210.83% 0.83 590 D 123 GARAGE BRICKWAS R 6' 505.0 23.70 1987 1987 2 11,880.83% 0.83 9,380		IMPROVEMENT FEATURES Exterior Wall 1 BV 0 Fireplace 1 P1 2,574 Flooring 1 CP-TI 0 Foundation 1 CS 0 Interior Finish 1 SR-PN 0 Plumbing 1 8 0 Roof Covering 1 COMP 0 HEATING 1 ECH 0 COOLING 1 EAC 0 2,574			
RECORD: 1		RECORD: 1		RECORD: 1	
L# DESCR PRIOR TYPE BCL CLS TABLE RC RE BMT OMR BORS BMT PRICE ADJ MARK ADJ VAL BPC MKT VAL LP ADJ TYPE ADJ AMT ADJ % AD AD BEE AD TABLE AD BMT PRC AD VALUE 1. RESIDENTIAL R ALLGM AI Y (100%) A 0.3740 AC 80,182.88 1.00 1.00 A 30,050 N 0.00 0		LAB D ADJUSTMENTS LAB D ADJUSTMENTS LAB D ADJUSTMENTS		PROXIMITY VALUATOR PROXIMITY VALUATOR PROXIMITY VALUATOR	



PROPID: 44839 TYPE: Real DEA: 3747 CROWN COLONY SEC IX BLK 3 LOT 30 OROID : 3747-318-003-030-00 REFID1: 60087 REFID2: R44839 SITE : 4413 CHAMPIONS DR LUFKIN, TX 75901 PROPID: SUBMIT: W: N ODA : 0 MRA: 0 UNITS : 0		MCCLINTON KENNETH R JR ETUX RETHA 4413 CHAMPIONS DR LUFKIN, TX 75901-7757-13 141846 100.00% EFFECTIVE ACRES: 0.0000		HS CAD 100% CLU 100% GAD 100% JAG 100% SLU 100%		IMPROVEMENT 141,895 141,490 LANDMET * 25,928 25,930 MARKET * 107,593 107,420 PRO LOSS - 0 0 APPROVED * 107,593 107,420 RECAP LOSS - 0 0 ABSEED * 107,593 107,420																																																																																																																																																																																																																																																																																				
GENERAL UTILITIES: LAST APPR: 2011 LAST APPR: CL TOCOPRINT: CAP BASIS FR: 2011 BUD APPR: ROAD ACCESS: LAST REPT DATE: 09/27/2011 BUDY APPR: COMD: NERTISSP DATE: LAST APPR: ORCHP CODES: VALUE APPR: NEXT RECOR: REPT:				REMARKS / RECOR COMMAND MA U5, L5, U4, L14, U6, L7, U18, R19, U1T, R33, D46, L15, U2, L11 123 ML5, U9, L21, D20, R21, U11 121 U5, L5, D5, R5 124 ML19, MU9, U6, L7, D6, R7 121 MU33, ML26, U11, R19, D11, L19 131 MU33, ML26, L8, U21, R27, D19, L19, D11		BLKIDS FOR IMPROVEMENT #1 																																																																																																																																																																																																																																																																																				
BUILDING PERMITS PERM# TYPE ST EST VALUE APPR BUILDER COMMENT 1 08/28/2011 11-1184 RRA A 0,900				PICTURE 																																																																																																																																																																																																																																																																																						
INCOME APPROACH DATA OR VAC BOR OTHER INC BOR EXPENSE TAXES NOI METHOD IBO VALUE																																																																																																																																																																																																																																																																																										
TAX AGENT: PHONE: ORCHP BQPT: REF BQPT: LINKED ACCTS: RECORDED VALUE:																																																																																																																																																																																																																																																																																										
INQUIRY / A/RG PROTECTS CARRID DATE APPR STATUS OWNER COMMENTS STAFF COMMENTS																																																																																																																																																																																																																																																																																										
SALER'S SALES HISTORY SALE DT SALE TYPE RASO RR CD TR LA SQFT SP / SQFT 1ST IMPRV 2ND IMPRV ORATOR CORRID DEED DEED INFO 04/23/2010 R VA D YR 1,853 89.04 RESIDENTIA RESIDENTIA LAWRENCE CHARL GWDV00207557 06/05/2008 R CONVD YR 1,853 88.51 RESIDENTIA RESIDENTIA HUNT GEORGE L WDV1.00244428 06/29/2007 158 V 1,853 79.87 RESIDENTIA RESIDENTIA VALGORA CHARLE GWDV00231887																																																																																																																																																																																																																																																																																										
RECORD: 1 #BUD: 8747 (100%) #BDC: 81641 (100%) #BUBST: IMPROVEMENT VALSAROR LIVED AREA: LBS APPRPGPT: 96.86 SALBQPT: 81.84 IMPROVEMENT DETAIL ADJUSTMENTS IMPROVEMENT FEATURES																																																																																																																																																																																																																																																																																										
<table border="1"> <thead> <tr> <th>TYPE</th> <th>DESCRIPTION</th> <th>MTD</th> <th>CLASS</th> <th>RECH AREA</th> <th>UNIT PRICE</th> <th>#BETS</th> <th>BTY</th> <th>SMIT EFF YR</th> <th>COED</th> <th>VALUE</th> <th>DEPR</th> <th>PAYS</th> <th>ECOR</th> <th>FRSO</th> <th>COMP</th> <th>ADJ</th> <th>ADJ VALUE</th> <th>ADJ TYPE</th> <th>ADJ AMT</th> <th>ADJ %</th> <th>DESCR PRICE</th> <th>#BETS</th> <th>CODE</th> <th>VALUE</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>MA</td> <td>MAIN AREA</td> <td>R</td> <td>868/</td> <td>1,853.0</td> <td>81.85</td> <td>1</td> <td>1996</td> <td>1999</td> <td>-3</td> <td>153,800</td> <td>92%</td> <td></td> <td></td> <td></td> <td>0.82</td> <td>126,150</td> <td></td> <td></td> <td></td> <td>Exterior Wall</td> <td>1</td> <td>EV</td> <td>0</td> </tr> <tr> <td>B</td> <td>123</td> <td>GARAGE BRK/MS</td> <td>R</td> <td>68/</td> <td>420.0</td> <td>23.70</td> <td></td> <td>1996</td> <td>1999</td> <td>-3</td> <td>9,900</td> <td>92%</td> <td></td> <td></td> <td></td> <td>0.82</td> <td>8,160</td> <td></td> <td></td> <td></td> <td>Fireplace</td> <td>1</td> <td>F1</td> <td>2,574</td> </tr> <tr> <td>C</td> <td>121</td> <td>OPEN BRK/PORCH</td> <td>R</td> <td>68/</td> <td>25.0</td> <td>13.25</td> <td></td> <td>1996</td> <td>1999</td> <td>-3</td> <td>300</td> <td>92%</td> <td></td> <td></td> <td></td> <td>0.82</td> <td>270</td> <td></td> <td></td> <td></td> <td>Flooring</td> <td>1</td> <td>CF</td> <td>0</td> </tr> <tr> <td>D</td> <td>124</td> <td>MASONRY UTILITY</td> <td>R</td> <td>68/</td> <td>42.0</td> <td>36.43</td> <td></td> <td>1996</td> <td>1999</td> <td>-3</td> <td>1,530</td> <td>92%</td> <td></td> <td></td> <td></td> <td>0.82</td> <td>1,260</td> <td></td> <td></td> <td></td> <td>Foundation</td> <td>1</td> <td>CS</td> <td>0</td> </tr> <tr> <td>E</td> <td>121</td> <td>OPEN BRK/PORCH</td> <td>R</td> <td>68/</td> <td>259.0</td> <td>13.25</td> <td></td> <td>1996</td> <td>1999</td> <td>-3</td> <td>2,770</td> <td>92%</td> <td></td> <td></td> <td></td> <td>0.82</td> <td>2,270</td> <td></td> <td></td> <td></td> <td>Interior Finish</td> <td>1</td> <td>SR</td> <td>0</td> </tr> <tr> <td>F</td> <td>131</td> <td>WOOD DECK</td> <td>R</td> <td>68/</td> <td>359.0</td> <td>11.39</td> <td></td> <td>1996</td> <td>1999</td> <td>-3</td> <td>4,000</td> <td>92%</td> <td></td> <td></td> <td></td> <td>0.82</td> <td>3,340</td> <td></td> <td></td> <td></td> <td>Plumbing</td> <td>1</td> <td>8</td> <td>0</td> </tr> <tr> <td>1.</td> <td>RESIDENTIAL</td> <td></td> <td>STCD: AI</td> <td></td> <td>2,307.0</td> <td>(E1097)</td> <td></td> <td>Homesite: Y (100%)</td> <td></td> <td>172,350</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>141,430</td> <td></td> <td></td> <td></td> <td>Roof Covering</td> <td>1</td> <td>COMP</td> <td>0</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>HEATING</td> <td>1</td> <td>ECH</td> <td>0</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>COOLING</td> <td>1</td> <td>EAC</td> <td>0</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>2,574</td> </tr> </tbody> </table>								TYPE	DESCRIPTION	MTD	CLASS	RECH AREA	UNIT PRICE	#BETS	BTY	SMIT EFF YR	COED	VALUE	DEPR	PAYS	ECOR	FRSO	COMP	ADJ	ADJ VALUE	ADJ TYPE	ADJ AMT	ADJ %	DESCR PRICE	#BETS	CODE	VALUE	A	MA	MAIN AREA	R	868/	1,853.0	81.85	1	1996	1999	-3	153,800	92%				0.82	126,150				Exterior Wall	1	EV	0	B	123	GARAGE BRK/MS	R	68/	420.0	23.70		1996	1999	-3	9,900	92%				0.82	8,160				Fireplace	1	F1	2,574	C	121	OPEN BRK/PORCH	R	68/	25.0	13.25		1996	1999	-3	300	92%				0.82	270				Flooring	1	CF	0	D	124	MASONRY UTILITY	R	68/	42.0	36.43		1996	1999	-3	1,530	92%				0.82	1,260				Foundation	1	CS	0	E	121	OPEN BRK/PORCH	R	68/	259.0	13.25		1996	1999	-3	2,770	92%				0.82	2,270				Interior Finish	1	SR	0	F	131	WOOD DECK	R	68/	359.0	11.39		1996	1999	-3	4,000	92%				0.82	3,340				Plumbing	1	8	0	1.	RESIDENTIAL		STCD: AI		2,307.0	(E1097)		Homesite: Y (100%)		172,350							141,430				Roof Covering	1	COMP	0																						HEATING	1	ECH	0																						COOLING	1	EAC	0																									2,574
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PROPID: 30881 TYPE: Real DBA: 3303 BROOKHOLLOW #9 BLK 1 LOT 40 OEOID: 3303-362-001-040-00 REFID: 40258 REFID: R39881 ITEM: 1508 CHERRY HILL DR LUFKIN, TX 75904-5314 PROP USE: SUBMKT: OSA: 0 NPA: 0 UNITS: 0		CABRERA STEFANIE 1508 CHERRY HILL DR LUFKIN, TX 75904-5314-08 141898 100.00% EFFCTVE ACRES: 0.0000		HS CAD 100% CLU 100% CAG 100% JAG 100% SLU 100%		IMPROVEMENT 129,652 138,700 LAND MKT 18,040 18,050 MARKET 147,701 156,810 PROD LOES 0 0 APPRAISED 147,701 156,810 NET CAP LOES 0 0 ASSESSED 147,701 156,810																						
GENERAL UTILITIES: LAST APPR YR: 2011 LAST APPR: CL TOPOGRAPHY: CAP BLDG YR: 2011 SUBD APPR: ROAD ACCESS: LAST INSP DATE: 11/08/2011 SUBD APPR: CONDO: KERT INSP DATE: LAND APPR: GROUP CODES: VALUE APPR: NEXT REASON: REIT:		REMARKS / REASON COMMAND MA U18,L11,U7,R11,U28,R21,D24,R14,D19,R7,D8,L4,D3,L3,D11 L10,U4,L4,U8,L21 121 D8,R21,U8,L21 123 L22,U25,R11,D7,R11,D18 121 MU29,MR21,R14,U4,L14,D4 131 MU33,MR21,R14,D4,R8,U24,L20,D20		SECTION FOR IMPROVEMENT #1 																								
BUILDING PERMITS PERMIT# TYPE RT EST VALUE APPR BUILDER COMMENT		PICTURE 																										
INCOME APPROVAL DATA OR VAC BOR OTHER INC BOR EXPENSE TAXES BCI NETWOD IBO VALUE																												
TAX AGENT: PROCE: ORDER BQFT: RET BQFT: LINKED ACCTS: RECORDED VALUE:																												
LIBRARY / A/R PRIORITIES CAREID DATE APPR STATUS OWNER COMMENTS STAFF COMMENTS																												
SALES & DEED HISTORY																												
SALE DT	SALE TYPE	RATIO	RR CD	RR TERM	1A BQFT	SP / BQFT	1ST IMPRV	2ND IMPRV	ORATOR	CORRID	DEED	DEED INFO																
05/28/2010	R	CONVD	YR		1,813	84.94	RESIDENTIA	RESIDENTIA	GREER GEORGE M		WDL 00289540																	
06/08/2007	58	✓			1,813	78.12	RESIDENTIA	RESIDENTIA	WILLIAMS JACK		GWDV00230460																	
06/02/2006	58	✓					RESIDENTIA		MORRIS HUBERT		GWD 00214914																	
RECORD: 1								IMPROVEMENT VALUATION		IMPROVEMENT DETAIL ADJUSTMENTS		IMPROVEMENT FEATURES																
#	TYPE	DESCRIPTION	RECD	CLASS	SECT	AREA	UNIT PRICE	UNITS	EFF YR	COND.	VALUE	DEPR	PRYS	ECOR	FUNC	COMP	ADJ	ADJ VALUE	#	ADJ TYPE	ADJ AMT	ADJ %	DESCRIPTION	RECD	CODE	VALUE		
A	MA	MAIN AREA	R	RES/		1,813.0	82.00		1998	1998	3	152,870.01%					0.91	129,652										
B	121	OPEN BRICKPORCH	R	68/		126.0	13.25		1998	1998	3	1,670.01%					0.91	1,260										
C	123	GARAGE BRICKWAS	R	68/		473.0	23.70		1998	1998	3	11,210.01%					0.91	9,080										
D	121	OPEN BRICKPORCH	R	68/		86.0	13.25		1998	1998	3	7,400.01%					0.91	600										
E	131	WOOD DECK	R	68/		424.0	11.30		1998	1998	3	4,800.01%					0.91	3,910										
1. RESIDENTIAL STCD: AI 2,852.0 (E1988) Homestead: Y (100%) 171,520 Living Area: 1,813 138,760																												
RECORD: 1								LAND VALUATION		LAND ADJUSTMENTS		PROGRESSIVITY VALUATION																
#	DESCRIPTION	TYPE	BCI	CL	TABLE	CO	RE	METH	AMOUNT	UNIT PRICE	ADJ	MASS ADJ	VAL BNC	NET VAL	#	ADJ TYPE	ADJ AMT	ADJ %	AD	AD USE	AD TABLE	AD BEST PRC	AD VALUE					
1.	RESIDENTIAL	R			A-LL4	AI	Y (100%)	A	0.4263 AC	42,436.16	1.00	1.00	A	18,050					N			0.00	0					



PROPID: 02835 TYPE: Real DBA: 3308 BROOKHOLLOW #14 BLK 1 LOT 13 OEDID: 3308-353-001-013-00 REFID1: 72300 REFID2: R82835 MAPID: 353 MAPSCO: SITUS: 1607 JUNIPER LN LUFKIN, TX 76904-5374 TR: N PROPERS: OBR: 0 NRA: 0 UNITS: 0 EFFECTIVE ACRES: 0.0000	BOYD BRANDON H ETUX JERRI K 1507 JUNIPER LN LUFKIN, TX 76904-5374	144683 100.00%	HS CAD 100% CLU 100% GAG 100% JAG 100% SLU 100%	IMPROVEMENT 148,580 161,070 LAKEMT + 25,809 21,340 MARKET = 174,189 183,310 PROCLIBS - 0 0 APPRAISED = 174,189 183,310 NB CAP LOSS = 0 0 ABREED = 174,189 183,310										
GENERAL BUILDER: LAST APPR YR: 2011 LAST APPR: CL TOPOGRAPHY: CAP BASH YR: 2012 NBD APPR: ROAD ACCESS: LAST INSP DATE: 11/20/2011 NBDV APPR: COMING: NEXT INSP DATE: LAND APPR: DROPS CODES: VALUE APPR: NEXT REACH: REPT:		REMARKS / BRICK COMPANDE MA U9,L14,U7,L8,U23,R19,D8,R16,U8,R2,U1,R11,D1,R2,D46,L16 U3,L11,U4,L4 123 U9,L14,U7,L8,D28,R20,U12 121 R4,D4,R11,D2,L16,U8 121 ML39,ML1,D8,R16,U8,L16		SKETCH FOR IMPROVEMENT #1 										
BUILDING PERMITS PERMIT # TYPE ET EST VALUE APPR BUILDER COMMENT		PICTURE 												
INCOME APPROACH DATA OR VAC BDR OTHER I/O EQ EXPENSE TAXES NOI METHOD I/O VALUE														
TAX AGENT: PHONE: DROPS BGF: EST BGF: LINKED ACCT: RECORDED VALUE:														
INSURTY / A/RN PICTURES CABRID DATE APPR STATUS OWNER COMMENTS STAFF COMMENTS														
SALES & DEED HISTORY														
SALE DT 07/28/2011 03/02/2007 10/10/1995	SALE TYPE V V I	RATIO 1.58 1.58 1.58	R# CD FHA D YR FHA D YR I	R# 2,095 2,095 2,095	LA BQFT 88.28 2,095 69.98	SP / BQFT 2.095 69.98 69.98	1ST IMPRV RESIDENTIA RESIDENTIA	2ND IMPRV RESIDENTIA RESIDENTIA	ORATOR BELSCHNER JERE HOPSON RONALD AINSWORTH DUNC	COMB D GWDV00282705 WDWL00226221 WD 1030 / 612	DEED DEED INFO			
RECORD: 1														
# TYPE DESCRIPTION A MA MAIN AREA B 123 GARAGE BRICKWAS C 121 OPEN BRICKPORCH D 121 OPEN BRICKPORCH E MA MAIN AREA	MTD CLASS R R R R	CLASS MGR/ 6P/ 6P/ 6P/ MGR/	AREA 1,760.0 652.0 45.0 129.0 325.0	UNIT PRICE 85.55 23.70 13.25 13.25 85.55	UNITS 1 3 3 3 1	1ST EFF YR 1995 2002 3 1995 2002 3 1995 2002 3 1995 2002 3 1995 2002 3	COND. 3 3 3 3 3	VALUE DEPR 157,030 85% 10,950 85% 610 85% 1,700 85% 28,130 85%	LIVING AREA: 2,095 APPR BQFT: 67.82 SALES BQFT: 2,095	IMPROVEMENT VALUE 1E 2FL 0	IMPROVEMENT FEATS PER EXTERIOR WALL 1 BV 0 FIREPLACE 1 P1 2,574 FLOORING 1 CP 0 FOUNDATION 1 CS 0 INTERIOR FINISH 1 SR 0 PLUMBING 1 11 2,112 ROOF COVERING 1 COMP 0 HEATING 1 ECH 0 COOLING 1 EAC 0	VALUE 0 2,574 0 0 0 2,112 0 0 0 4,688		
1. RESIDENTIAL STCD: A1 2,721.0 (E1906) Homesite: Y (100%) 198,420 Living Area: 2,095 161,970 BONUS ROOM CONFIRMED PER MLS PHOTOS 11/11; UPDATED KITCHEN PER MLS														
RECORD: 1														
LE DESCRIPTION 1. RESIDENTIAL	TYPE R	BCL A LL5	CLE AI Y (100%)	TABLE A	NO SE A	METR 0.2764 AC	DIMENSION 77,212.16 1.00	UNIT PRICE 1.00	ADJ 1.00	ADJ VAL 21,340	BCL A	MET VAL 21,340	LAND ADJUSTMENTS ADJ TYPE ADJ AMT ADJ % N	PROXIMITY VALUATION ADJ BSE AD TABLE AD BNT PNC AD VALUE 0.00 0




PROPID: 10738 TYPE: Real DBA: ABS 0005 BONTON J. A. TRACT 100 ACRES .35 QEDID: 0005-351-100-000-00 REFID: 10107 REFID: R10738 SITUS: 1219 REEN DR LUFKIN, TX 75904-4414 PROP USE: RESIDENTIAL DBA: 0 NRA: 0 UNITS: 0			AMERINE DOROTHY EVELYN 1219 REEN DR LUFKIN, TX 75904-4414-10 EFFECTIVE ACRES: 0.3500			122663	100.00%	HS 0V05	CAD 100% CLU 100% GAG 100% JAG 100% SLU 100%	IMPROVEMENT 118,671 128,120 LAND NET + 10,024 10,020 MARKET = 128,695 138,120 PROD LOSE - 0 0 APPRAISED = 128,695 138,120 RECAP LOSE - 0 0 ABSESSD = 128,695 138,120
GENERAL: LATEST APPR YR: 2011 LAST APPR: CL CAP BAMB YR: 2011 BOND APPR: ROAD ACCESS: LAST REPR DATE: 03/12/2012 BOND APPR: CORNER: NEXT REPR DATE: LAND APPR: DRNGP CODES: VALUE APPR: NEXT REPR: REPR:			REMARKS / CHECK COMMANDS: MA L28,D5,L25,U60,R10,D10,R28,D12,R6,D23 124 MU23,R16,U4,L21,D4,R8 123 MU27,R16,U18,L21,D18,R6 124 ML9,MU35,L3,U10,R3,D10 121 ML9,MU35,L25,U10,R25,D10 121 L28,D5,R28,U5			CHECK FOR IMPROVEMENT #1 				
BUILDING PERMITS: PERMIT # TYPE DT EST VALUE APPR BUILDER COMMENT OR VAC BOR OTHER IBC ECI EXPENSE TAXES RCI METHOD IBC VALUE TAX ADENT: PROHE: OWNER SHPT: NET SHPT: LINKED ACCT: RECONCILED VALUE:			INCOME APPROVAL DATA: OR VAC BOR OTHER IBC ECI EXPENSE TAXES RCI METHOD IBC VALUE			PICTURE: 				
CANCELED DATE APPR STATUS OWNER COMMENTS STAFF COMMENTS			SALES & DEED HISTORY: SALE DT SALE TYPE RABO RR CD RS LA SQFT SP / BQFT 1ST IMPRV 2ND IMPRV GRANTOR CORRID DEED DEED INFO 05/21/2010 R CASH D YR 2,098 64.30 RESIDENTIA RESIDENTIA HILL KENNETH B GWD 00268422 07/01/1978 R CASH D YR 1 I 1800 64.30 RESIDENTIA RESIDENTIA HACKNEY DAN Conv 476 / 828			IMPROVEMENT VALUATION: 177,430.00% LIVING AREA: 2,098 APPROPRIATE: 64.30 BALANCE: 84.30 IMPROVEMENT DETAIL ADJUSTMENTS: IMPROVEMENT FEATURES: Exterior Wall 1 BV 0 Fireplace 1 MI 3,146 Flooring 1 CP-TI 0 Foundation 1 CS 0 Interior Finish 1 SR-PN 0 Plumbing 1 S 0 Roof Covering 1 COMP 0 HEATING 1 ECH 0 COOLING 1 EAC 0 3,146				
RECORD: 1 RABO: 0004 (100%) RR CD: 04-00-1 (000) RS TERM: STCD: A1 IMPROVEMENT VALUATION: 197,660 LIVING AREA: 2,098 APPROPRIATE: 64.30 BALANCE: 128,100			RECORD: 1 RABO: 0004 (100%) RR CD: 04-00-1 (000) RS TERM: STCD: A1 IMPROVEMENT VALUATION: 197,660 LIVING AREA: 2,098 APPROPRIATE: 64.30 BALANCE: 128,100			RECORD: 1 RABO: 0004 (100%) RR CD: 04-00-1 (000) RS TERM: STCD: A1 IMPROVEMENT VALUATION: 197,660 LIVING AREA: 2,098 APPROPRIATE: 64.30 BALANCE: 128,100				



PROPERTY ID AND / MARK DESCRIPTION				UNIFORMED BASIC AREA NUMBER				UNIFORMED ZONE				IMPROVEMENT				C 2011 VALUE		C 2012 VALUE								
PROPID: 55206	TYPE: Real	DEA:		CARRINGTON TRAMS 2307 HANKS ST LUFKIN, TX 75904-6451				144783	100.00%	HS	OV05	CAD 100% CLU 100% GAG 100% GLU 100%	IMPROVEMENT LANDMNT * MARKET * PROD LOSE - APPROVED * # CAP LOSE - ABBERED *	131,814	146,130	13,827	13,830	146,841	158,960							
0181 SOUTH RIDGE II BLK 1 LOT 78	REFID: 62347	REFID: R58296	REFID: 62347	MAPID: 352	MAPSCO:	WF: N																				
2307 HANKS ST LUFKIN, TX 75904-6451	PROP USE:	SUBMKT:	DEA: 0	IRA: 0	ENR: 0																					
GENERAL				REMARKS / RECOR COMBAND				RECOR FOR IMPROVEMENT #1																		
UTILITIES:	LAST APPR YR: 2011	LAST APPR: CL	MA U30,L4,U14,L12,U10,R24,D20,R37,D34,L45																							
POORAPRY:	CAP BARS YR: 2011	# BND APPR:	121 D6,R46,U0,L46																							
ROAD ACCESS:	LAST INSP DATE: 11/14/2011	# BNDV APPR:	123 MU6,U22,L10,U4,L0,D26,R22																							
CONDO:	LAST INSP DATE:	LAST APPR:	124 MU30,ML4,U14,L12,D14,R12																							
GROUP CODES:	LAST APPR:	VALS APPR:	124 MU30,ML4,U14,L12,D14,R12																							
NEXT REASON:	RENT:																									
BUILDING PERMITS				PICTURE																						
ISSUE DT	PERMIT#	TYPE	ST	EST VALUE	APPR	BUILDER	COMMENT																			
INCOME APPROACH DATA																										
OP	VAC	EDR	OTER INC	ECI	EXPENSE	TAKES	RCI	METHOD	INC VALUE																	
TAX AGENT:	PRICE:																									
ORDER SORT:	SET SORT:																									
LINKED ACCT:	RECORDED VALUE:																									
INQUIRY / ARE PROPERTIES																										
CASEID	DATE	APPR	STATUS	OWNER COMMENTS	STAFF COMMENTS																					
SALES & DEED HISTORY																										
SALE DT	SALE TYPE	RATIO	RR CD	RR TERM	LA SORT	SP / SORT	1ST IMPRY	2ND IMPRY	ORATOR	COR BID	DEED	DEED INFO														
09/28/2011							RESIDENTIA	RESIDENTIA	CARRINGTON TRA		RMD	00284019														
08/12/2011							RESIDENTIA	RESIDENTIA	BLAKE DAVID GL		GWD	00283467														
07/31/2001							RESIDENTIA	RESIDENTIA	WAGNER GREGORY		WDVL	1439 / 78														
RECORD: 1																										
#	TYPE	DESCRIPTION	MTHD	CLASS	USCL	AREA	UNIT PRICE	UNIT BY	UNIT EFF FR	CORR	VALUE DEPR	PRYS	ECOR	FUNC	COMP	ADJ	ADJ VALUE	#	ADJ TYPE	ADJ AMT	ADJ %	DESCRIPTION	UNIT	CODE	VALUE	
A	MA	MAIN AREA	R	MS		1,906.0	84.71		1991 1991 3		165,600 75%					0.75	124,240					Exterior Wall	1	BV	0	
B	121	OPEN BRICK PORCH	R	6F		270.0	13.25		1991 1991 3		3,600 75%					0.75	2,680					Fireplace	1	M1	3,140	
C	123	GARAGE BRICK WMS	R	6F		500.0	23.70		1991 1991 3		12,000 75%					0.75	9,000					Flooring	1	CP	0	
D	124	MASONRY UTILITY	R	6F		160.0	35.43	1	1991 1991 3		6,120 75%					0.75	4,590					Foundation	1	CS	0	
E	124	MASONRY UTILITY	R	6F		160.0	35.43	1	1991 1991 3		6,120 75%					0.75	4,590					Interior Finish	1	SR	0	
1.	RESIDENTIAL		STCD: A1			3,020.0	(E1002)		Homesite: Y (100%)		193,320						145,130					Plumbing	1	10	1,058	
																						Roof Covering	1	COMP	0	
																						HEATING	1	ECH	0	
																						COOLING	1	EAC	0	
																									4,202	
RECORD: 1																										
LS	DESCRIPTION	TYPE	COL	CLS	TABLE	CO	RR	METH	DIMENSIONS	UNIT PRICE	ADJ	MASK	ADJ	VAL	BRG	MKT VAL		LF	ADJ TYPE	ADJ AMT	ADJ %	AD	AD BBE	AD TABLE	AD UNIT PRC	AD VALUE
1.	RESIDENTIAL	R			A-LL4	AJ	Y (100%)	A	0.2443 AC	60,508.40	1.00	1.00	A			13,830						N			0.00	0



PROFILE: 44204 TYPE: Real 3710 CROWN COLONY #2 BLK 2 LOT 10 GEOID: 3710-349-002-010-00 REFID: 46504 BTR# : 6306 CHAMPIONS DR PROP USE: 0 ORCA : 0		DBA: MAPID: 349 MAPNO: TR: N BRN# : 0		SPECIAL: GEORGE FRANKSH ETUX MERRIN 5306 Champions Drive LUFKIN, TX 75601-2536 143713 100.00% EFFECTIVE ACRES: 0.0000		CAD 100% CLU 100% GAG 100% JAG 100% SLU 100%		IMPROVEMENT VALUE: 130,954 LAND MKT : 27,123 MARKET : 158,077 PROD LOAN : 0 APPRAISED : 158,077 NET CAP LOAN : 0 ASSESSED : 158,077	
GENERAL BRN# : 0 BRN# : 0		REMARKS / ESCR COMBANDS MA U15,L1,U18,R50,D41,L23,U8,L26 121 D5,R26,U5,L26 123 U16,L23,D23,R23,U8 133 MU15,ML1,MU18,U10,R41,D10,L41		ESCR FOR IMPROVEMENT #1					
UTILITIES: TOPOGRAPHY: ROAD ACCESS: COMBID: ORCA CODES: NEXT REASSESS:		LAST APPR YR: 2011 CAP BASIS YR: LAST REAPP DATE: 04/25/2012 NEXT REAPP DATE: REST:		LAST APPR: CL ESCR APPR: LAST APPR: VALS APPR:					
BUILDING PERMITS DE ISSUE DT PERMIT # TYPE EST VALUE APPR BUILDER COMMENT		INCOME APPROACH DATA OR YAO BOR OTHER INC ECI EXPENSE TAXES NOI NET INC IBO VALUE		TAX AGENT: ORCA BSGP: LINKED ACCT: INQUIRY / AUSE PROTESTS CAMEID DATE APPR STATUS OWNER COMMENTS STAFF COMMENTS				SALES & DEED HISTORY SALE DT SALE TYPE PRICE RAZO CD RR CD TERM CONVY YR LA SQFT SP / SQFT 1ST IMPRV 2ND IMPRV GRATOR COMBID DEED DEED INFO	
03/03/2011 J R CONVY YR 1,810 82.40 RESIDENTIA RESIDENTIA WONG JAMES M & KIMBRO JOE N J WDWL 00277801 01/21/1999 058 V 1,810 82.40 RESIDENTIA RESIDENTIA WONG JAMES M & KIMBRO JOE N J WDWL 1101 / 331 08/02/1992 495 I 1,810 82.40 RESIDENTIA RESIDENTIA RODNEY MOORE H WDWL 684 / 411		IMPROVEMENT VALUATION IMPROVEMENT VALUATION: 130,954 LIVING AREA: 1,819 APPROPRIATE: 22.87 SALES/66FT: 23.48		IMPROVEMENT DETAIL ADJUSTMENTS IMPROVEMENT FEATURES DESCR PRIOR Exterior Wall 1 BV 0 Fireplace 1 P1 2,574 Flooring 1 CP 0 Foundation 1 CS 0 Interior Finish 1 SR 0 Plumbing 1 S 0 Roof Covering 1 COMP 0 HEATING 1 ECH 0 COOLING 1 EAC 0 2,574					
RESID: 1 SSED: 27.12 (155%) SRED: 5.12-5.1 (155%) SREEST:		LAND VALUATION 1. RESIDENTIAL R ALLM A1 N A 0.3044 AC 99,102.08 1.00 1.00 A 27,120 27,120		IMPROVEMENT VALUATION 1. RESIDENTIAL R ALLM A1 N A 0.3044 AC 99,102.08 1.00 1.00 A 27,120 27,120		LAND ADJUSTMENTS ADJ TYPE ADJ AMT ADJ % N 0.00 0		IMPROVEMENT VALUATION ADJ TYPE ADJ AMT ADJ % N 0.00 0	



CLASS 7 "GOOD" QUALITY

These may be mass produced in above-average residential developments or built for an individual owner (custom). These homes are typical of the upper middle class or move-up type development. Good-quality standard materials are used throughout. These houses generally exceed the minimum construction requirements of leading institutions, mortgage-insuring agencies and building codes. Some attention is given to architectural design in both refinements and detail. Interiors are well furnished, usually with having good-quality wallpaper or wood paneling. Exteriors have good fenestration with ornamental materials of other refinements

Size:	2100 – 3100 square feet (original construction)
Foundation:	concrete slab
Roof:	composition shingles with hip or gable design (6 in 12 – 10 in 12)
Exterior Wall:	brick veneer or stone siding, wood siding
Windows:	14 – 18
Corners:	10 – 20
Rooms:	8 – 14 with ample walk-in closets or sliding door wardrobes, vaulted ceiling in foyer or entry
Heating:	central heat
Cooling:	central air
Floor Cover:	carpet, tile, terrazzo, hardwood, scored concrete
Interior Walls:	sheetrock, paneling, some wallpaper with hardwood or softwood baseboards and casings with mitered corners, crown molding
Cabinets:	ample cabinetry with natural wood-veneer finishes, large Pullman or vanity in bath areas; laminated plastic, granite, marble or ceramic tile countertops and splash
Doors:	good quality hollow core with attractive hardware
Lighting:	good lighting, some recessed, indirect, and possibly chandelier
Outlets:	ample
Baths:	2 ½ – 3 ½
Extras:	fireplace, cooking bar, Jacuzzi or hot tub, deck, swimming pool, outdoor kitchen, good to extensive landscaping

PROPID: 44804 TYPE: Real DBA: 3730 CROWN COLONY SEC V-A BLK 1 LOT 2 OHIDP: 3730-318-001-002-00 REFID: 40940 REFID0: R44804 STIR: 121 CROWN COLONY DR LUFKIN, TX 75901-7711 PROPRI: 0 SUBMKT: DBA: 0 NRA: 0 UNIT: 0		GRAVES MELBA J 121 CROWN COLONY DR LUFKIN, TX 75901-7711 MAPID: 318 MAPCO: TR: N EFFECTIVE ACRES: 0.0000		145180 100.00%		CAD 100% IMPROVEMENT 178,513 180,500 CLU 100% LAND MKT 47,288 47,270 GAD 100% MARKET 225,781 227,770 JAG 100% PROD LOSE 0 0 SLU 100% APPRAISED 225,781 227,770 NB CAP LOSE 0 0 ABBEHEED 225,781 227,770	
UTILITIES: TOPOGRAPHY: HOWD ACCESS: COMNO: ORCHP CODES: NEXT REABOS:		GENERAL LAST APPR YR: 2011 CAP BAS YR: LAST INSP DATE: 10/05/2011 NEXT INSP DATE: REST:		REMARKS / REEOR COMMANDS MA L36,U57,R20,D10,R7,D2,R4,D4,R2,D8,R17,U2,R8,D2,R4,D20 ,L12,D8,L9,U8,L8,D13 123 U13,R8,D8,R9,U8,R12,D30,L10,D2,L7,U2,L10,U17 121 D7,L36,U7,R35		SKETCH FOR IMPROVEMENT #1 	
BUILDING PERMITS PERMIT# TYPE RT EST VALUE APPR BUILDER COMMENT		PICTURE 					
INCOME APPROACH DATA GR VAC EDR OTHER INC BCI EXPENSE TAXES BCI METHOD INO VALUE							
TAX AGENT: ORCHP SOFT: LINKED ACCTS:		PROJE: RET SOFT: RECONCILED VALUE:					
INQUIRY / ARE PACKETS CASEID DATE APPR STATUS OWNER COMMENTS STAFF COMMENTS							
SALES & DEED HISTORY SALE DT SALE TYPE RATIO PR CD PR LA SQFT SP / SQFT 1ST INPRV 2ND INPRV ORATOR COORD DEED DEED INFO							
10/27/2011 04/19/2000 10/22/1987		V I I		CONV/D YR 2,425 92.78 RESIDENTIA RESIDENTIA		KARNS JANICE W KARNS CHARLES SABINE INVESTM WDWL 00285808 PW CAJUSE / 5908 WD 702 / 795	
RECORD: 1 SUBD: 5788 (100%) SUBD: 516-8 LC (18) SUBSET:		IMPROVEMENT VALUATION IMPROV AREA: 2,425 APPR/SOFT: 92.78 SALES/SOFT: 92.78		IMPROVEMENT DETAIL ADJUSTMENTS IMPROVEMENT FEATURES		IMPROVEMENT FEATURES DESCRIP PRICE QUANTITY CODE VALUE Exterior Wall 1 BV 0 Fireplace 1 MI 3,870 Flooring 1 CR-TI 0 Foundation 1 CS 0 Interior Finish 1 SR 0 Plumbing 1 12 1,373 Roof Covering 1 COMP 0 HEATING 1 ECH 0 COOLING 1 EAC 0 5,243	
RECORD: 1 SUBD: 5788 (100%) SUBD: 516-8 LC (18) SUBSET:		LAND VALUATION IMPR VMT: 8 Oppost: 8 IMPR Area: 2.8888 CH VMT: 8		LAND ADJUSTMENTS ADJ ADJ TYPE ADJ AMT ADJ %		PRIORITY VALUATION AD AD USE AD TABLE AD BMT PCD AD VALUE	
1. RESIDENTIAL R A-LL8 AI N A 0.3308 AC 142,977.28 1.00 1.00 A 47,270 47,270						0.00 0	



PROPERTY ID	REAL DESCRIPTION	OFFICIAL NAME AND ADDRESS	OFFICED / %	APPROPRIATE	RECORDS	IMPROVEMENTS	U 2011 VALUE	U 2010 VALUE	
PROPID: 75997	TYPE: Real DBA: 3728A CROWN COLONY SEC V-B-1 BLK 1 LOT 4	BILLINGSLEY MICHAEL T ETUX ANNE I 712 PINE VALLEY DR LUFKIN, TX 75901-7497	146151 100.00%		CAD 100% CLU 100% GAG 100% JAG 100% SLU 100%	IMPROVEMENT LANDMKT MARKET PROVIDER APPRAISED RECAP ICRS ABSTRACTED	173,776 46,859 219,635 0 219,635 0 238,010	187,220 60,790 238,010 0 238,010 0 238,010	
REFID: 06002 REFID: R75897 MAPID: 318 MAPROD: MAPROD: MAPROD: MAPROD: MAPROD: MAPROD:			EFFECTIVE ACRES: 0.0000						
GENERAL URTYPE: LABR APPR YR: 2011 LABR APPR: CL TOPOGRAPHY: CAP BABS YR: ROAD ACCESS: LABRIMP DATE: 01/05/2012 LABD APPR: COMBO: LABRIMP DATE: ORCIP CODES: LABR APPR: NEXT REASON: REBT:			REMARKS / REECH COMMENTS MA U8,R7,U30,R12,U8,R19,D5,R30,D39,L13,U2,L10,U4,L24,D8 L21 121 MR21,MU4,U4,R24,D4,L24 121 MU8,MR7,MU30,U8,R12,D8,L12 123 D22,L2,D4,R17,U3,R8,U23,L23		REECH FOR IMPROVEMENT #1 				
BUILDING PERMITS PERMIT # TYPE ST EST VALUE APPR BUILDER COMMENT (Table with columns for permit details)			PHOTO 						
INCOME APPROACH DATA GR VAO EOR OTHER INCO SCI EXPENSE TAXES SCI METHOD IBO VALUE			TAX ADJUST: ORIG'S BQPT: PWOR: URTYPE ACCT: REBT BQPT: RECORDED VALUE:						
INQUIRY / AIRE PROTESTS CAREID DATE APPR STATUS OWNER COMMENTS STAFF COMMENTS			SALES & DEED HISTORY SALE DT SALE TYPE PRICE CD R# CD R# TERM LA BQPT SF / BQPT 1ST IMPRIV 2ND IMPRIV GRANTOR CONRD DEED DEED# FO		IMPROVEMENT DETAIL ADJUSTMENTS			IMPROVEMENT FEATURES	
10/17/2011 V CASH D YR 2,358 00.00 RESIDENTIA RESIDENTIA RICHTER RALPH GWD 00285524 05/17/1998 I I RANDALL DAVID WD 1068 / 510 06/16/1993 I 095 I SLACK ROBERT E WDL 934 / 411			IMPROVEMENT VALUATION LIVABLE AREA: 2,885 APPROPRIATE: 996.64 SALES BQPT: 89.66		ADJ TYPE ADJ AMT ADJ % ADJ TYPE ADJ AMT ADJ %			DESCR PRIOR AMTS CODE VALUE Exterior Wall 1 BV 0 Flooring 1 CP 0 Foundation 1 CS 0 Interior Finish 1 SR 0 Plumbing 1 11 0 Roof Covering 1 COMP 0 HEATING 1 ECH 0 COOLING 1 EAC 0	
RECORD: 1 TYPE DESCR PRIOR MTRD CLASSN SCL AREA S EST PRICE AMTS BTY BUILT EFF YR CONRD. VALUE DEPR PYS EOR FSC COMP ADJ ADJ VALUE			RECORD: 1 TYPE DESCR PRIOR MTRD CLASSN SCL AREA S EST PRICE AMTS BTY BUILT EFF YR CONRD. VALUE DEPR PYS EOR FSC COMP ADJ ADJ VALUE		RECORD: 1 TYPE DESCR PRIOR MTRD CLASSN SCL AREA S EST PRICE AMTS BTY BUILT EFF YR CONRD. VALUE DEPR PYS EOR FSC COMP ADJ ADJ VALUE			RECORD: 1 TYPE DESCR PRIOR MTRD CLASSN SCL AREA S EST PRICE AMTS BTY BUILT EFF YR CONRD. VALUE DEPR PYS EOR FSC COMP ADJ ADJ VALUE	
1. RESIDENTIAL R A L L B P AI N A 0.3123 AC 162,621.80 1.00 1.00 A 50,790			1. RESIDENTIAL R A L L B P AI N A 0.3123 AC 162,621.80 1.00 1.00 A 50,790		1. RESIDENTIAL R A L L B P AI N A 0.3123 AC 162,621.80 1.00 1.00 A 50,790			1. RESIDENTIAL R A L L B P AI N A 0.3123 AC 162,621.80 1.00 1.00 A 50,790	



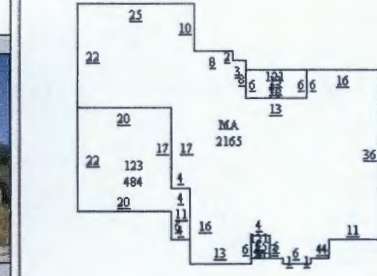
PROPERTY ID AND LEGAL DESCRIPTION				OWNER ID, NAME AND ADDRESS				OWNER ID %		EXEMPTIONS		ENTERIES		VALUE METHOD		C 2011 VALUE		C 2012 VALUE	
PROP ID: 87723 TYPE: Real DEB: 3746 CROWN COLONY SEC VIII-B BLK 1 LOT 14 REBID: 3746-319-001-014-00 REF ID: 74011 REF ID: R87723 MAP ID: 318 STU: 108 MISSION HILLS DR LUFKIN, TX 75901-7704 TR: N PROP USE: SUBMT: UNITS: 0 ORA: 0 ERA: 0 UNITS: 0				RODEN JOSHUA & PHILLIPS LEN 108 MISSION HILLS DR LUFKIN, TX 75901-7704 EFFECTIVE ACRES: 0.0000				144905 100.00%				CAD 100% CLU 100% GAG 100% JAG 100% SLU 100%		IMPROVEMENT LAND MT MARKET PROD LOSE APPRAISED NR CAP LOSE ASSESSED		0 36,531 36,531 0 36,531 0 36,531		240,320 36,530 278,850 0 278,850 0 278,850	
GENERAL SUBMIT: LAST APPR YR: 2011 LAST APPR: CL TOPOGRAPHY: CAP BASH YR: BRD APPR: MA L30,U30,R27,D9,R13,D5,R18,U10,R18,D40,L6,D2,L13,U10,L10 ROAD ACCESS: LAST RECD DATE: 04/09/2012 BRD APPR: 123 D14,R1,D12,L27,U26,R26 CONNO: RENTRESP DATE: LARD APPR: 121 MD11,MR15,R10,U5,L10,D5 ORDP CODES: VALRE APPR: 121 MU10,MR10,R19,U5,L18,D5 NEXT REASON: REKT:				REMARKS / SECTION COMMANDS MA L30,U30,R27,D9,R13,D5,R18,U10,R18,D40,L6,D2,L13,U10,L10 D8,L16,U14 123 D14,R1,D12,L27,U26,R26 121 MD11,MR15,R10,U5,L10,D5 121 MU10,MR10,R19,U5,L18,D5				SKETCH FOR IMPROVEMENT #1 											
BUILDING PERMITS PERMIT# TYPE ST EST VALUE APPR BUILDER COMMENT				PICTURE 															
INCOME APPROACH DATA OR VAC BOR OTHER IFC BOI EXPENSE TAXES NOI METHOD IBC VALUE																			
TAX ADJUST: PHONE: PROBE: SET BQFF: RECORDED VALUE:																			
INQUIRY / A/RIS PRECISE: CASE ID DATE APPR STATUS OWNER COMMENTS STAFF COMMENTS																			
SALES & RECD HISTORY SALE DT SALE TYPE PRICE R3CD R4CD R5 TERM LA SQFT SF / SQFT 1ST IMPRV 2ND IMPRV ORATOR COM BID DEED DEED INFO 08/22/2011 R CONV D YR 0 0.00 RESIDENTIAL CLEVELAND JIMM WDWL 00283025 03/01/2011 L-LO CONV D YR 0 0.00 SABINE INVESTM SWDV00277011 08/05/1998 I SABINE INVESTM P C / 139A																			
REGION: 1 # BLD: 2746 (100%) # BLD: 2746 (100%) # BLD: 2746 (100%) # BLD: 2746 (100%) IMPROVEMENT VALUATION LIVING AREA: 2,349 APPR BQFF: 117.26 SALE BQFF: 116.32 TYPE DESCR PRIOR MFRD CLASS B BCL AREA UNIT PRICE # BTR #TY #BLT EFF TR CORL VALUE DEPR PHYS ECON PRSC COMP ADJ ADJ VALUE A MA MAIN AREA R RT/ 2,349.0 91.00 1 1 2011 2011 1 222,420 100% B 123 GARAGE BRICK/MAS R T/ 698.0 22.93 1 1 2011 2011 1 15,780 100% C 121 OPEN BRICK PORCH R T/ 90.0 15.11 1 1 2011 2011 1 760 100% D 121 OPEN BRICK PORCH R T/ 90.0 15.11 1 1 2011 2011 1 1,360 100% 1. RESIDENTIAL STCD: AJ 3,177.0 (E2011) Homesite: Y (100%) 240,320 Living Area: 2,349 240,320																			
REGION: 1 # BLD: 2746 (100%) # BLD: 2746 (100%) # BLD: 2746 (100%) # BLD: 2746 (100%) LARD VALUATION IFR VMT C: 5 Oppost: 5 IFR A/R: 5 BLD: 5 OR VMT C: 5 1. RESIDENTIAL R A-LRBM AJ N A 0.2479 AC 147,363.00 1.00 1.00 A 36,530 ADJ ADJ VALUE N 0.00 0																			



PROPERTY IDENTIFICATION				OWNER/LEGAL ADDRESS				APPROXIMATE		EXEMPTIONS		VALUATION		L-2011 VALUES											
PROPID: 10013	TYPE: Real	DBA:		COLE JAMES J		142908		HS		CAD 100%	IMPROVEMENT	207,781	221,420												
ABS 0005 BONTON J. A., TRACT 372, ACRES .514				1103 SOUTHWOOD DR		100.00%				CLU 100%	LANDMKT	11,187	11,180												
SEID: 0005-351-372-000-00				LUFKIN, TX 75904-4509-03						GAD 100%	MARKET	218,068	232,610												
REFID1: 10278	REFID2: R10013	MAPID: 351								JAC 100%	PROD ICR	0	0												
REFID1: 10278	REFID2: R10013	MAPID: 351								SLV 100%	APPRISED	218,068	232,610												
STREET: 1103 SOUTHWOOD DR LUFKIN, TX 75904-4509	WP: N			EFFECTIVE ACRES: 0.5140							REC CAP ICR	0	0												
PROP USE:	SUBMIT:										ADDED	218,068	232,610												
ORA: 0	MRA: 0	BRTE: 0																							
GENERAL				REMARKS / BLOCK COMMENTS				BLOCK FOR IMPROVEMENT #1																	
STREET:	LAST APPR YR:	2011	LAST APPR:	CL	MA	U34,L8,U43,R18,D43,R25,U43,R16,D43,L4,D34,L21,U4,L7,D4																			
TOPOGRAPHY:	CAP BAMB YR:	2011	IBND APPR:		L10																				
ROAD ACCESS:	LAST TRIP DATE:	03/23/2012	IBND APPR:		121	MR10,U4,R7,D4,L7																			
COMES:	IBND TRIP DATE:		LABD APPR:		121	MR34,MR10,U8,R25,D8,L25																			
OROB CODES:	VAL E APPR:		REBT:		130	MR47,MU14,R20,U20,L20,D20																			
REBT REASON:																									
BUILDING PERMITS				PICTURE																					
PERM#	TYPE	BT	EST VALUE	APPR	BUILDER	COMMENT																			
INCOME APPROACH DATA																									
OPR VAC	EDR	OTHER ICR	ECI	EXPENSE	TAXES	ICI					METHOD	IBC VALUE													
TAX ADERT: PROBE: UNKED ACCT: RECORDED VALUE:																									
INDEMNITY / ARIE PROCEEDS				STAFF COMMENTS																					
CASEID:	DATE:	APPR	STATUS:	OWNER COMMENTS:	STAFF COMMENTS:																				
SALES & DEED HISTORY																									
SALE DT	SALE TYPE	RATIO	RE CD	TRM	LA BGT	SP / BGT	1ST MPRY	2ND MPRY	GRANTOR	COMID	DEED	DEED INFO													
09/29/2010	R	FHA	0	YR	3,032	75.53	RESIDENTIA	RESIDENTIA	LOWERY STACEY		GWDV00272020														
05/26/2009	R	CONVD	YR	3,032	73.55	RESIDENTIA	RESIDENTIA	TUCKER JACK W			WDR- 00266466														
04/01/1973	I								BARRETT JOHN G		Conv 308 / 613														
RECORD: 1																									
TYPE	DESCRIPTION	MTRD	CLAS	AREA	EST PRICE	ESTS	BT	BUILT	EFF YR	COND.	VALUE	DEPR	PRYS	ECOM	PERC	COMP	ADJ	ADJ VALUE	ADJ TYPE	ADJ AMT	ADJ %	DESCRIPTION	ESTS	CODE	VALUE
A	BA MAIN AREA	R	BT/	3,032.0	85.20	1	1972	1991	3		285,230	75%					0.75	159,923				1	SV	0	
B	121 OPEN BRCKPORCH	R	T/	28.0	15.11		1972	1991	3		420	75%					0.75	320				1	MI	3,870	
C	121 OPEN BRCKPORCH	R	T/	200.0	15.11		1972	1991	3		3,020	75%					0.75	2,270				1	CP-TI	0	
D	130 CARPORT	R	T/	400.0	15.15		1972	1991	3		6,600	75%					0.75	4,850				1	CS	0	
1.	RESIDENTIAL	STCD:	AI	3,560.0	1901					Homesite: Y (100%)	275,130							206,360				1	SR-PN	0	
A	RP5 POOL/GUNITE	I	6/	640.0	41.40	1	1985	1985	0		22,300	68%					0.68	10,730				1	IO	0	
2.	MISC. IMPROVEMENT	STCD:	AI	540.0	1905					Homesite: Y (100%)	22,360							10,730				1	COMP	0	
A	123 GARAGE/BRCKHMS	R	6/	240.0	27.32	1	1972	1972	3		6,560	66%					0.66	4,330				1	ECH	0	
3.	RESIDENTIAL	STCD:	AI	240.0	1972					Homesite: Y (100%)	6,360							4,330				1	EAC	0	
BATHHOUSE CLASSED/GARAGE																									
RECORD: 1																									
LR	DESCRIPTION	TYPE	COL	CLS	TABLE	CO	RS	MTRD	DIMENSIONS	EST PRICE	ADJ	MASS	ADJ	VAL	PERC	MKT VAL	ADJ	ADJ TYPE	ADJ AMT	ADJ %	AD	AD ESTS	ADTABLE	AD EST PRC	AD VALUE
1.	RESIDENTIAL	R			A-L13M	AJ	Y (100%)	A	0.5140 AC	21,704.00	1.00	1.00	A			11,190					N			0.00	0



PROPERTY (D AD) LEGAL DESCRIPOR				OWNER ID, NAME AND ADDRESS		OWNER ID %	EXEMPTION	EXTR	VALUE METHOD	C 2011 VALUE	C 2012 VALUE														
PROPID: 82800	TYPE: Real	DEA:		VELLA/DOOR JOSE K ETUX VALSAMMA & JOSE KOSHY	141436	100.00%	DP	CAD 100%	IMPROV/BRENT	166,020	172,070														
3308 BROOKHOLLOW #14 BLK 1 LOT 47				1804 JUNIPER LN			HS	CLU 100%	LANDMKT	24,051	20,030														
OCID: 3308-363-001-047-00				LUFKIN, TX 75004-5372-04				GAG 100%	MARKET	190,080	193,000														
REFID: 72340	REFID: R82800	MAP ID: 363						SLU 100%	PROG LOSS	0	0														
STUS: 1804 JUNIPER LN LUFKIN, TX 75004-5372		TRF: N		EFFECTIVE ACRES: 0.2314					APPRAISED	190,080	193,000														
PROFUSE:	SUBMKT:								NET CAP LOSS	0	0														
GBA: 0	IRA: 0	UNITS: 0							ABSEES	190,080	193,000														
GENERAL				REMARKS / REVISION COMMENTS				SKECH FOR IMPROVEMENT #1																	
ESTRFR:	LAST APPR YR: 2011	LAST APPR: CL	MA	U16, L4, U17, L20, U22, R25, D10, R8, D2, R3, D8, R13, U6, R16, D36																					
TOPOGRAPHY:	CAP BASIS YR: 2011	REED APPR:		, L11, D4, L4, D1, U6, U1, L3, U5, L4, D6, L13																					
ROAD ACCESS:	LAST INSP DATE: 11/29/2011	REED APPR:	123	MU5, L4, U6, L20, U22, R20, D17, R4, D11																					
CONNO:		LAST APPR:	121	MU1, MR13, U5, R4, D5, L4																					
CONP CODES:		VALS APPR:	121	MU35, MR12, U6, R13, D6, L13																					
TEXT REASON:		RENT:																							
BUILDING PERMITS				PICTURE																					
PERM ID	PERMIT	TYPE	RT	EST VALUE	APPR	BUILDER	COMMENT																		
INCOME APPROACH DATA																									
OP YAC	GOR	OTHER IBC	EX	EXPENSE	TAXES	EX METHOD	IRC VALUE																		
TAX ADERT:				PHONE:																					
ORDR BQFT:				NET BQFT:																					
LINKED ACCTS:				RECORDED VALUE:																					
INSMY / ARE PROTECTS				STAFF COMMENTS																					
CASE ID	DATE	APPR STATUS	OWNER COMMENTS																						
SALES & DEED HISTORY																									
SALE DT	SALE TYPE	RS30	RECD	RE	LA BQFT	SP / BQFT	1ST BPRV	2ND BPRV	ORATOR	COMB	DEED	DEED ID													
03/26/2010	R		CONVO	YR	2,165	87.76	RESIDENTIA	RESIDENTIA	WARD MATTHEW B		WVD/L	00206885													
03/10/2006	V						RESIDENTIA	RESIDENTIA	HORDOFA FIREW		GWDV/D	00213781													
03/10/2006							RESIDENTIA	RESIDENTIA	PRLAP INC		CWDV/D	00213781													
RECORD: 1																									
NO	TYPE	DESCRIPOR	MTRD	CLASS	INCL	AREA	UNIT PRICE	UNIT	BTY	SBLY	EFF YR	COND.	VALUE	DEPR	FNYS	BOOK	PERC	COMP	ADJ	ADJ VALUE	DECR	PROB	UNIT	CODE	VALUE
A	MA	MAIN AREA	R	MTM/		2,165.0	87.23	1995	1995	2			195,300	82%				0.82		161,010	Exterior Wall	1	BV	0	
B	123	GARAGE BRICKWAS	R	TM/		494.0	21.07	1995	1995	2			13,100	82%				0.82		10,740	Fireplace	1	P1	3,170	
C	121	OPEN BRICKPORCH	R	TM/		20.0	15.11	1995	1995	2			300	82%				0.82		250	Flooring	1	CP	0	
D	121	OPEN BRICKPORCH	R	TM/		75.0	15.11	1995	1995	2			1,180	82%				0.82		970	Foundation	1	CS	0	
1.	RESIDENTIAL		STCD: A1			2,747.0	(E1907)	Homeste: Y (100%)					210,930							172,970	Interior Finish	1	SR	0	
																					Plumbing	1	10	0	
																					Roof Covering	1	COMP	0	
																					HEATING	1	ECH	0	
																					COOLING	1	EAC	0	
																									3,170
RECORD: 1																									
LR	DESCRIPOR	TYPE	COL	CLR	TABLE	SO	RE	NETS	DIMENSION	NET PRICE	ADJ	MARK	ADJ	VAL	BRC	NET VAL	LR	ADJ TYPE	ADJ AMT	ADJ %	AO	AD BSE	AD TABLE	AD NET PRO	AD VALUE
1.	RESIDENTIAL	R			A-L15	A1	Y (100%)	A	0.2314 AC	96,572.00	1.00	1.00	A			20,030					N			0.00	0



PROPERTY ID AND LEGAL DESCRIPTION				OWNER ID, NAME AND ADDRESS				OWNER ID / %		EXEMPTIONS		EXEMPT		VALUATION METHOD		C 2011 VALUE		C 2012 VALUE																																																									
PROP ID: 87245 TYPE: Real DEB: 3747A CROWN COLONY SEC IX-A BLK 2 LOT 8B 3747A CROWN COLONY SEC IX-A BLK 2 LOT 8B RECID: 3747A-318-002-08B-00 REF ID: 74334 REF ID: R87245 MAP ID: 318 MAP CO: 4006 CHAMPIONS DR LUFKIN, TX 75901-7408 MAP CO: 4006 CHAMPIONS DR LUFKIN, TX 75901-7408 PROP USE: SUB MKT: TRF: N ORA: 0 MRA: 0 UNIT: 0				MCCALLUM CHARLES R SR 4006 CHAMPIONS DR LUFKIN, TX 75901-7408 EFFECTIVE ACRES: 0.0000				20729 100.00%		HS OV65		CAD 100% CLU 100% GAG 100% JAG 100% SLU 100%		IMPROVEMENT LAND MKT MARKET PROD LOBB APPRAISED RECAP LOBB ARREARED		86,436 30,216 118,852 0 118,852 0 118,852		105,010 30,220 135,230 0 135,230 0 135,230																																																									
GENERAL				REMARKS / REECH COMMENTS				REKETCH FOR IMPROVEMENT #1																																																																			
DTREE: LAST APPR YR: 2011 LAST APPR: CL TOPOGRAPHY: CAP BARS YR: 2012 RECD APPR: ROAD ACCESS: LAST TRIP DATE: 09/27/2011 RECD APPR: COMMO: LAST TRIP DATE: LAST APPR: ORDER CODE: FV_AV VALU APPR: NEXT REASON: REST:				MA L11,D1,L13,D21,L15,D12,R12,O3,R20,U20,R7,U17 MA MD6,R6,D15,L4,U4,L2,U11 123 MR6,D22,R22,U22,L22 121 MD17,L7,D6,R7,U0 MA ML11,MD1,ML13,MD6,L8,U0,L16,D21,R24,U15 121 MD37,ML27,ML29,ML12,U12,U9,D12,R9 MA MD17,L7,D4,R7,U4																																																																							
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PROP ID: 44627 TYPE: Real DEA: 3730 CROWN COLONY SEC M-A-BLK 2 LOT 16 DECD: 3730-318-002-018-00 REF ID: 49803 REF ID: R44027 MAP ID: 318 REF ID: 207 WINGED FOOT DR LUFKIN, TX 75601-7709 MAP CO: N PROP USE: SUBMKT: EFF ACRES: 0.0000 OSA: 0 ERA: 0 ENTS: 0				RALEY GINIAD 207 WINGED FOOT DR LUFKIN, TX 75601-7709-07				142826 100.00%	HS		CAD 100% CLU 100% GAG 100% SLU 100%	IMPROVEMENT LAND MT MARKET PROD LOB APPRAISED HB CAP LOB ASSESSED	224,406 43,897 268,293 0 268,293 0 268,293	235,820 43,890 279,710 0 279,710 0 279,710																																																																																																																																																					
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UTILITIES: LAST APPR YR: 2011 LAST APPR: CL TOPOGRAPHY: CAP BASE YR: 2011 EBD APPR: ROAD ACCESS: LAST INSP DATE: 10/05/2011 EBDV APPR: CORNO: EBD INSP DATE: ORG CODES: VALS APPR: EXT REAROR: REBT:				MA U22,L26,U13,R87,D37,L18,U2,L18,U5,L7,D3,L18 123 U22,L26,D24,R28,U2 121 MR18,U3,R7,D3,L7 131 MU35,ML3,R11,U22,R9,U8,L36,D18,R16,D10 132 MU35,ML3,U10,L16,D10,R19 132 MU35,MRS,R20,U22,L11,L9,D22																																																																																																																																																															
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07/20/2006	V	109.73	RESIDENTIAL	RESIDENTIAL	DONALD WILLIAM	WD	00218526																																																																																																																																																												
RECORDS: 1				IMPROVEMENT VALUATOR				LIVING AREA: 2,482				APPROX: 132.42				SALE/BQFT: 132.68																																																																																																																																																			
<table border="1"> <thead> <tr> <th>NO</th> <th>TYPE</th> <th>DESCRIPTION</th> <th>MIND</th> <th>CLASS</th> <th>SECL</th> <th>AREA</th> <th>UNIT</th> <th>PRICE</th> <th>ESTD</th> <th>ESTY</th> <th>ESTL</th> <th>EFF YR</th> <th>COND.</th> <th>VALUE</th> <th>DEPR</th> <th>PHYR</th> <th>BOOR</th> <th>PRC</th> <th>COMP</th> <th>ADJ</th> <th>ADJ VALUE</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>MA</td> <td>MAIN AREA</td> <td>R</td> <td>TRF</td> <td></td> <td>2,488.0</td> <td>34.12</td> <td>1985</td> <td>2000</td> <td>2</td> <td>243,530.00%</td> <td></td> <td></td> <td>243,530.00%</td> <td></td> <td></td> <td></td> <td></td> <td>0.85</td> <td>208,440</td> </tr> <tr> <td>B</td> <td>I23</td> <td>GARAGE BRICK/MAS</td> <td>R</td> <td>TRF</td> <td></td> <td>624.0</td> <td>22.93</td> <td>1985</td> <td>2000</td> <td>2</td> <td>14,310.00%</td> <td></td> <td></td> <td>14,310.00%</td> <td></td> <td></td> <td></td> <td></td> <td>0.85</td> <td>12,310</td> </tr> <tr> <td>C</td> <td>I21</td> <td>OPEN BRICK PORCH</td> <td>R</td> <td>TRF</td> <td></td> <td>21.0</td> <td>15.11</td> <td>1985</td> <td>2000</td> <td>2</td> <td>320.00%</td> <td></td> <td></td> <td>320.00%</td> <td></td> <td></td> <td></td> <td></td> <td>0.85</td> <td>270</td> </tr> <tr> <td>D</td> <td>I31</td> <td>WOOD DECK</td> <td>R</td> <td>TRF</td> <td></td> <td>680.0</td> <td>12.73</td> <td>1985</td> <td>2000</td> <td>2</td> <td>8,280.00%</td> <td></td> <td></td> <td>8,280.00%</td> <td></td> <td></td> <td></td> <td></td> <td>0.85</td> <td>7,120</td> </tr> <tr> <td>E</td> <td>I32</td> <td>CANOPY</td> <td>R</td> <td>TRF</td> <td></td> <td>160.0</td> <td>12.94</td> <td>1985</td> <td>2000</td> <td>2</td> <td>2,070.00%</td> <td></td> <td></td> <td>2,070.00%</td> <td></td> <td></td> <td></td> <td></td> <td>0.85</td> <td>1,780</td> </tr> <tr> <td>F</td> <td>I32</td> <td>CANOPY</td> <td>R</td> <td>TRF</td> <td></td> <td>440.0</td> <td>12.94</td> <td>1985</td> <td>2000</td> <td>2</td> <td>5,690.00%</td> <td></td> <td></td> <td>5,690.00%</td> <td></td> <td></td> <td></td> <td></td> <td>0.85</td> <td>4,900</td> </tr> </tbody> </table>				NO	TYPE	DESCRIPTION	MIND	CLASS	SECL	AREA	UNIT	PRICE	ESTD	ESTY	ESTL	EFF YR	COND.	VALUE	DEPR	PHYR	BOOR	PRC	COMP	ADJ	ADJ VALUE	A	MA	MAIN AREA	R	TRF		2,488.0	34.12	1985	2000	2	243,530.00%			243,530.00%					0.85	208,440	B	I23	GARAGE BRICK/MAS	R	TRF		624.0	22.93	1985	2000	2	14,310.00%			14,310.00%					0.85	12,310	C	I21	OPEN BRICK PORCH	R	TRF		21.0	15.11	1985	2000	2	320.00%			320.00%					0.85	270	D	I31	WOOD DECK	R	TRF		680.0	12.73	1985	2000	2	8,280.00%			8,280.00%					0.85	7,120	E	I32	CANOPY	R	TRF		160.0	12.94	1985	2000	2	2,070.00%			2,070.00%					0.85	1,780	F	I32	CANOPY	R	TRF		440.0	12.94	1985	2000	2	5,690.00%			5,690.00%					0.85	4,900												
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1. RESIDENTIAL				STCD: A1				4,383.0 (E1997)				Homesite: Y (100%)				274,200				Living Area: 2,482				235,820																																																																																																																																											
RECORDS: 1				LARD VALUATOR				LIVING AREA: 2,482				APPROX: 132.42				SALE/BQFT: 132.68																																																																																																																																																			
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PROPERTY ID AND LEGAL DESCRIPTION				OWNER ID, NAME AND ADDRESS				OWNER ID / %		EXEMPTION		EXEMPT		VALUATION METHOD		C 2011 VALUE		C 2012 VALUE								
PROPID: 39858 TYPE: Real DBA: 3303 BROOKHOLLOW #0 BLK 1 LOT 17 OBOID: 3303-352-001-017-00 REFID: 46235 REFID: R39858 MAPID: 352 MAPSCO: 1404 CHERRY HILL DR LUFKIN, TX 75004-5303 PROP USE: RESIDENTIAL OBA: 0 WRA: 0 SRTS: 0				TIEMAN TROY A 1404 CHERRY HILL DR LUFKIN, TX 75004-5303 EFFRIVE ACRES: 0.0000				144775 100.00%				CAD 100% CLU 120% GAC 100% JAC 100% SLU 100%		IMPROVEMENT LAND MKT MARKET PROD LOSS APPRAISED SS CAP LOSS ASSESSED		140,540 18,083 167,823 0 167,823 0 167,823		164,370 18,080 182,450 0 182,450 0 182,450								
GENERAL BUILDT: LAST APPR YR: 2011 LAST APPR: CL TOPOGRAPHY: CAP BAMB YR: NEW APPR: ROAD ACCESS: LAST REFP DATE: 11/08/2011 NEW APPR: COMWO: NEXT REFP DATE: LAND APPR: ORCH POODER: VALUE APPR: REST REAROR: REBT:				REMARKS / EJECT COMMENTS EFF AGE BASED ON NEW PLUMBING FIXTURES MA L12,U2,L11,U38,R12,D6,R20,U17,R31,D30,L22,D19,L12,U4,L6 D6 121 U8,R6,D4,R1,D2,L7 121 ML23,ML40,MR12,D6,R20,U6,L20 123 MR18,U21,R22,D21,L22				SKETCH FOR IMPROVEMENT #1 																		
BUILDING PERMITS PERMIT # TYPE ST EST VALUE APPR BUILDER COMMENT				PICTURE 																						
INCOME APPROACH DATA GR VAO BOR OTHER INC GR EXPENSE TAXES RCY METHOD INC VALUE																										
TAX ADERT: ORDER BQPT: PHORE: LINKED ACCT#: RET BQPT: REDUCED VALUE:																										
INQUIRY / AFE PROCBTS CASE ID DATE APPR STATUS OWNER COMMENTS STAFF COMMENTS																										
SALES & DEED HISTORY																										
DATE	SALE TYPE	RATIO	RR CD	RR TERM	LA BQPT	SP / BQPT	1ST IMPRV	2ND IMPRV	ORATION	COMBID	DEED	DEED #	PRICE													
08/12/2011	V	FHA	0	YR	2,107	82.39	RESIDENTIA	RESIDENTIA	JOHNSON CORY M	WDV	00283377															
08/12/2011							RESIDENTIA	RESIDENTIA	TIEMAN TROY A	CWDV	00284188															
06/25/2009		L-RE	CONVD	YR	2,107	70.91	RESIDENTIA	RESIDENTIA	FILLA GLENN P	WDV	00257888															
IMPROVEMENT DETAIL ADJUSTMENTS																										
NO	TYPE	DESCR	PROCE	UNIT	CLAS	AREA	UNIT PRICE	UNIT STY	UNIT EFF YR	COND	VALUE DEPR	PRYS	SCOR	PRNC	COMP	ADJ	ADJ VALUE	IM	ADJ TYPE	ADJ AMT	ADJ %	DESCR	PROCE	UNIT	CODE	VALUE
A	MA	MAIN AREA		R	BTM/	2,197.0	89.94		1990	1990	2	196.67	77%			0.77	162,500					Exterior Wall		1	BV	0
C	121	OPEN BRICK PORCH		R	T8/	36.0	15.11		1990	1990	2	670	77%			0.77	440					Fireplace		1	P1	3,170
C	121	OPEN BRICK PORCH		R	T8/	120.0	15.11		1990	1990	2	1,810	77%			0.77	1,400					Flooring		1	CP	0
D	123	GARAGE BRICK/MAS		R	T8/	462.0	21.07		1990	1990	2	12,518	77%			0.77	9,630					Foundation		1	CS	0
1.	RESIDENTIAL			STCO: AI		2,817.0	(E1901)	Homesite: N				213,460					164,370					Interior Finish		1	SR	0
																						Plumbing		1	11	0
																						Roof Covering		1	COMP	0
																						HEATING		1	ECH	0
																						COOLING		1	EAC	0
																										3,170
PROXIMITY VALUATOR																										
LE	DESCRIPTION	TYPE	SC1	CLS	TABLE	SC	SE	NETR	DWGR	EXONR	EST PRICE	ADJ	BASE ADJ	VAL	SRC	NET VAL	LF	ADJ TYPE	ADJ AMT	ADJ %	AO	AO USE	AO TABLE	AO EST PRICE	AO VALUE	
1.	RESIDENTIAL	R		ALL4	AI	N	A	0.4283	AC		42,210.70	1.00	1.00	A		18,080					N			0.00	0	
																									0	
																									0	



PROPERTY IDENTIFICATION				OWNER/LEGAL INFORMATION				APPROVALS				VALUATION				2011 VALUES				2012 VALUES															
PROPID: 44701 TYPE: Real DBA: 3747 CROWN COLONY SEC IX BLK 1 LOT 6 OEBID: 3747-319-001-005-00 REFID: 00019 REFID: R44701 SITE: 107 AUGUSTA DR LUFKIN, TX 75901-7400 PROP USE: SUBMKT: TR: N OEA: 0 ERA: 0 ENTS: 0				KHAN NAAZ F ETUX SABHAN 107 AUGUSTA DR LUFKIN, TX 75901-7400-07 EFFECTIVE ACRES: 0.0000				141408 100.00%				HS CAD 100% CLU 100% GAG 100% JAG 100% SLU 100%				IMPROVEMENT LARDMKT + 208,704 MARKET + 38,790 PROD LOSS - 0 APPRAISED + 247,503 BB CAP LOSS - 0 ABSEESD = 247,503				208,704 38,790 0 247,503 0 247,503				204,120 38,800 0 242,920 0 242,920											
GENERAL												REMARKS / REVISION COMMENTS								REVISION FOR IMPROVEMENT #1															
BUILDER: LAST APPR YR: 2011 LARD APPR: CL TOPOGRAPHY: CAP BANN YR: 2011 REVD APPR: ROAD ACCESS: LARD INSP DATE: 09/27/2011 REVD APPR: CONDO: LARD INSP DATE: LARD APPR: ORDP CODES: FV_AV VALS APPR: BEST REAS: REST:				MA U9.6,L5,U6.4,R5,U12,R46.5,D21.6,L16.6,D6.4,L29.9 133 MR29.9,MU2,R16.6,U26,R8,D34,L24.6,U8 123 MU4,M5,L10.8,U24,R24.6,D12,L5,D12 121 MR10,D4,R8,U4,L8 121 MR29.9,R16.6,U2,L16.6,D2 MA MR29.9,MU2,U4.4,R16.6,D4.4,L16.6 MA U9.6,L5,U6.4,R5,U12,R46.5,D21.6,L16.6,D6.4,L29.9																															
BUILDING PERMITS												PERMITS								PHOTOS															
PERMIT# TYPE ST EXT VALUE APPR BUILDER COMMENT OR VAD FOR OTHER INFO FOR EXPENSE TAXES FOR METHOD IBO VALUE																																			
TAX AGENT: PHONE: ORDBS BQFT: SET BQFT: LINKED ACCTS: RECORDED VALUE:												15887 / AFB PROXIES CABBID DATE APPR STATUS OWNER COMMENTS STAFF COMMENTS																							
SALES & DEED HISTORY												SALE DT SALE TYPE RATIO RY CD RE LA BQFT RP / BGF 1ST IMPRV 2ND IMPRV ORATOR COMBID DEED DEED INFO 03/31/2010 V CONV 0 YR 2,527 0.00 RESIDENTIA RESIDENTIA GODD'SPEED DARW GWDV00260029 03/30/2010 R CONV 0 YR 2,527 04.18 RESIDENTIA RESIDENTIA KHAN NAAZ F ET D 00260031 12/29/2005 358 V RESIDENTIA WALKER ELA BE WDV1.DOC / 00207554																							
IMPROVEMENT VALUATION												LIVING AREA: 3,637								APPROXIMATE: 54.32								SALDRGHT: 54.32							
IMPROVEMENT VALUATION TYPE DESCRIPOR METH CLASS/RECL AREA BRN PRICE ENTS STY SALT EFF YR CORL VALUE DEPR PSTR BOOR FWRC COMP ADJ ADJ VALUE A BA MAIN AREA R BT/ 1,227.0 69.60 1 1993 2003 2 117,500 85% 0.89 104,960 B 133 PATD CONCRETE/MAS R TF 404.0 4.24 1993 2003 2 17,100 85% 0.89 1,630 C 123 GARAGE BRICK/MAS R TF 530.0 27.07 1993 2003 2 14,360 85% 0.89 12,770 D 121 OPEN BRICK PORCH R TF 33.0 15.11 1993 2003 2 600 85% 0.89 430 E 121 OPEN BRICK PORCH R TF 33.0 15.11 1993 2003 2 600 85% 0.89 440 F BA MAIN AREA R BT/ 73.0 67.82 1993 2003 2 6,410 85% 0.89 5,710 G BA MAIN AREA R BT/ 1,227.0 69.60 1 2 1993 2003 2 100,940 85% 0.71 78,280												1. RESIDENTIAL STCD: AJ 3,526.0 (E1994) Homesite: Y (100%) 251,320 Living Area: 2,527 204,120								IMPROVEMENT DETAIL ADJUSTMENTS ADJ TYPE ADJ AMT ADJ % DESCRIPOR ENTS CODE VALUE 10 2FL 0 Exterior Wall 1 BV 0 1 Fireplace 1 WI 3,870 1 Flooring 1 CP 0 1 Foundation 1 CS 0 1 Interior Finish 1 SR 0 1 Plumbing 1 14 4,110 1 Roof Covering 1 COMP 0 1 HEATING 1 ECH 0 1 COOLING 1 EAC 0 7,880															
LAND VALUATION												LARD ADJUSTMENTS								PREDICTABILITY VALUATION															
LARD VALUATION TYPE COL CLR TABLE SO RE METH DIMENSION BRN PRICE ADJ MAR ADJ VAL ERC MET VAL 1. RESIDENTIAL R A-LLB A1 Y (100%) A 0.1045 AC 199,470.00 1.00 1.00 A 38,800												ADJ TYPE ADJ AMT ADJ % AO AO BBS AO TABLE AO BRN AO VALUE N 0.00 0								AO AO BBS AO TABLE AO BRN AO VALUE 0															



PROPERTY ID AND LEGAL DESCRIPTION				OWNER ID, NAME AND ADDRESS				OWNER I.O.%		EXEMPTIONS		ESTREES		VALUATION METHOD		C 2011 VALUE		C 2012 VALUE																																																																																																																																																									
PROPID: 88090 TYPE: Real DBA: 8400 TIMBER COVE PHASE 1-B BLK 1 LOT 3 DECD: 8400-340-001-003-00 REFID: 74720 REFID: R88090 MAPID: 340 MAPSCO: MAP: N NITUS: 103 PARK PLACE PROP USE: OSB: 0 MRA: 0 UNIT: 0				BAGGETT ALYCE ANNE 103 PARK PL LUFKIN, TX 75901-5982-03 EFFECTIVE ACRES: 0.0000				20899 100.00%				CAD 100% CLU 100% GAG 100% JAG 100% SLU 100%		IMPROVEMENT LAND MKT MARKET PRCD LOB APPRAISED NB CAP LOB ASSESSED		169,786 25,600 195,286 0 195,286 0 199,820		174,320 25,600 199,820 0 199,820 0 199,820																																																																																																																																																									
GENERAL				REMARKS / SECTION COMMENTS				SEEK FOR IMPROVEMENT #1																																																																																																																																																																			
UTILITIES: TOPOGRAPHY: ROAD ACCESS: CONDO: ORCHP CODES: BEST REASON:				LAST APPR YR: 2011 CAP BARS YR: LAST INSP DATE: 02/21/2012 SENT INSP DATE: VALU APPR: REIT:				CL MA D8,R5,D12,R24,D1,R3,D7,L3,D6,L17,D6,L40,D2,L18,U32,R11 U8,R35 123 D8,R5,D12,R22,U10,L2,U10,L25 131 ML26,L11,D8,R11,U8																																																																																																																																																																			
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05/15/2002										CARD-MILES ENT	WD	1574 / 144																																																																																																																																																															
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<table border="1"> <thead> <tr> <th>NO</th> <th>TYPE</th> <th>DESCRIPTION</th> <th>METH</th> <th>CLASS/USCL</th> <th>AREA</th> <th>UNIT PRICE</th> <th>AMT</th> <th>STY</th> <th>EFF YR</th> <th>CORR</th> <th>VALUE DEPR</th> <th>PYTS</th> <th>SCOR</th> <th>PERC</th> <th>COMP</th> <th>ADJ</th> <th>ADJ VALUE</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>MA</td> <td>MAIN AREA</td> <td>R</td> <td>MTM</td> <td>2,214.0</td> <td>89.81</td> <td>200,000</td> <td>2</td> <td>2000</td> <td>2</td> <td>199,800</td> <td>96%</td> <td>96%</td> <td>0.82</td> <td></td> <td>0.82</td> <td>163,200</td> </tr> <tr> <td>B</td> <td>123</td> <td>GARAGE BRICK/MAS</td> <td>R</td> <td>TBM</td> <td>400.0</td> <td>27.07</td> <td>10,928</td> <td>2</td> <td>2000</td> <td>2</td> <td>12,400</td> <td>96%</td> <td>96%</td> <td>0.82</td> <td></td> <td>0.82</td> <td>10,170</td> </tr> <tr> <td>C</td> <td>131</td> <td>WOOD DECK</td> <td>R</td> <td>TBM</td> <td>60.0</td> <td>12.73</td> <td>763</td> <td>2</td> <td>2000</td> <td>2</td> <td>1,120</td> <td>96%</td> <td>96%</td> <td>0.82</td> <td></td> <td>0.82</td> <td>920</td> </tr> </tbody> </table>				NO	TYPE	DESCRIPTION	METH	CLASS/USCL	AREA	UNIT PRICE	AMT	STY	EFF YR	CORR	VALUE DEPR	PYTS	SCOR	PERC	COMP	ADJ	ADJ VALUE	A	MA	MAIN AREA	R	MTM	2,214.0	89.81	200,000	2	2000	2	199,800	96%	96%	0.82		0.82	163,200	B	123	GARAGE BRICK/MAS	R	TBM	400.0	27.07	10,928	2	2000	2	12,400	96%	96%	0.82		0.82	10,170	C	131	WOOD DECK	R	TBM	60.0	12.73	763	2	2000	2	1,120	96%	96%	0.82		0.82	920	STCD: AJ 2,762.0 (E2001) Homesite: N 213,370 Living Area: 2,214 174,320				<table border="1"> <thead> <tr> <th>NO</th> <th>ADJ TYPE</th> <th>ADJ AMT</th> <th>ADJ %</th> <th>DESCRIPTION</th> <th>AMT</th> <th>CODE</th> <th>VALUE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td></td> <td></td> <td></td> <td>Exterior Wall</td> <td>1</td> <td>BV</td> <td>0</td> </tr> <tr> <td>1</td> <td></td> <td></td> <td></td> <td>Fireplace</td> <td>1</td> <td>P1</td> <td>3,170</td> </tr> <tr> <td>1</td> <td></td> <td></td> <td></td> <td>Flooring</td> <td>1</td> <td>CF-TI</td> <td>0</td> </tr> <tr> <td>1</td> <td></td> <td></td> <td></td> <td>Foundation</td> <td>1</td> <td>CS</td> <td>0</td> </tr> <tr> <td>1</td> <td></td> <td></td> <td></td> <td>Interior Finish</td> <td>1</td> <td>SR</td> <td>0</td> </tr> <tr> <td>1</td> <td></td> <td></td> <td></td> <td>Plumbing</td> <td>1</td> <td>10</td> <td>0</td> </tr> <tr> <td>1</td> <td></td> <td></td> <td></td> <td>Roof Covering</td> <td>1</td> <td>COMP</td> <td>0</td> </tr> <tr> <td>1</td> <td></td> <td></td> <td></td> <td>HEATING</td> <td>1</td> <td>ECH</td> <td>0</td> </tr> <tr> <td>1</td> <td></td> <td></td> <td></td> <td>COOLING</td> <td>1</td> <td>EAC</td> <td>0</td> </tr> <tr> <td colspan="7"></td> <td>3,170</td> </tr> </tbody> </table>				NO	ADJ TYPE	ADJ AMT	ADJ %	DESCRIPTION	AMT	CODE	VALUE	1				Exterior Wall	1	BV	0	1				Fireplace	1	P1	3,170	1				Flooring	1	CF-TI	0	1				Foundation	1	CS	0	1				Interior Finish	1	SR	0	1				Plumbing	1	10	0	1				Roof Covering	1	COMP	0	1				HEATING	1	ECH	0	1				COOLING	1	EAC	0								3,170
NO	TYPE	DESCRIPTION	METH	CLASS/USCL	AREA	UNIT PRICE	AMT	STY	EFF YR	CORR	VALUE DEPR	PYTS	SCOR	PERC	COMP	ADJ	ADJ VALUE																																																																																																																																																										
A	MA	MAIN AREA	R	MTM	2,214.0	89.81	200,000	2	2000	2	199,800	96%	96%	0.82		0.82	163,200																																																																																																																																																										
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PROPERTY IDENTIFICATION				APPLICANT INFORMATION				PROPERTY DATA				ASSESSMENT DATA													
PROPID: 87271	TYPE: Real	DRG:		KHAN ADNAN ETUX KHARRUN 1808 LOBLOLLY LN LUFKIN, TX 75904-5392-08				143482	100.00%	HS	CAD 100%	IMPROVEMENT	206,481	213,540											
3309 BROOKHOLLOW #16 BLK 1 LOT 26											CLU 100%	LANDMNT	36,570	20,030											
REFID: 3309-353-001-020-00											GAG 100%	MARLET	243,051	233,570											
REFID: 74360	REFID: R87271	MAFID: 353	MAPECO:								JAC 100%	PROD LOB	0	0											
REFID: 1808 LOBLOLLY LN	LUFKIN, TX 75904-5392	WF: N									SLU 100%	APPRNSED	243,051	233,570											
PROP #:	SUBMT:			EFFECTIVE ACRES: 0.0000								EE CAP LOB	0	0											
OR: 0	ERA: 0	EMTS: 0										ASSESED	243,051	233,570											
GENERAL				REMARKS / REVISIONS				SKETCH FOR IMPROVEMENT #1																	
STATUS:	LABT APPR YR: 2011	LABT APPR: CL	MA	U30, R18, U7, U30R3, R6, R30D3, D7, R17, R19, D35, L8, D5, L11, U5																					
TOPOGRAPHY:	CAP BASH YR: 2012	ENH APPR:	L4, L7, D2, L12, L1, U7, L23																						
ROAD ACCESS:	LABT REF DATE: 11/29/2011	ENH APPR:	123 D23, R24, U10, L1, U7, L23																						
CONING:	RENTINP DATE:	LABT APPR:	121 MR30, MD7, D1, R7, U3, L7, D2																						
ORBIT CODES:		VALS APPR:	121 MU30, MR30, R17, U10, L17, D3, D7																						
ENH REASON:		REB:																							
BUILDING PERMITS				PICTURE																					
ISSUE DT	PERMIT#	TYPE	EST VALUE	APPR	BUILDER	COMMENT																			
INCOME APPROACH DATA																									
OP VAC	BOR	OTHER INC	BOI	EXPENSE	TAXES	BOI METHOD					IBO VALUE														
TAX AGENT:				PHONE:																					
OWNERS SHPT:				SET SHPT:																					
LINKED ACCTS:				RECORDED VALUE:																					
ESGRT / ARE PROTECTS				STAFF COMMENTS																					
CASEID	DATE	APPR STATUS	OWNER COMMENTS																						
SALES & DEED HISTORY																									
SALE DT	SALE TYPE	PRIC	RAND	RH CD	RE TERM	LA SPT	EP / SPT	SETMTRV	2SDMTRV	GRATOR	COESID	DEED	DEED DNO												
01/19/2011	R	2,387	05.10	RESIDENTIA	RESIDENTIA	YANCEY JEREMY	GWDV00276350																		
01/19/2011	R	2,387	05.10	RESIDENTIA	RESIDENTIA	KHAN ADNAN ETU	D 00276352																		
09/07/2005	R	2,387	05.10	RESIDENTIA	RESIDENTIA	ALAMO MANUEL T	GWDVDOC / 00203557																		
RECORD: 1																									
LARD VALUATION				IMPROVEMENT VALUATION				LARD ADJUSTMENTS				IMPROVEMENT DETAIL ADJUSTMENTS													
MP	TYPE	DESCRIPTION	MTRD	CLASS	INCL AREA	UNIT PRICE	UNIT STY	UNIT EFF YR	COND.	VALUE DEPR	PRYS	BOOR	FUNC	COMP	ADJ	ADJ VALUE	MP	ADJ TYPE	ADJ AMT	ADJ %	DESCRIPTION	UNIT	CODE	VALUE	
A	MA	MAIN AREA	R	BT	2,387.0	30.68	2004	2004	2	219,620.90%					0.90	197,660					Exterior Wall	1	BV	0	
B	123	GARAGE BRICK/PORCH	R	TF	545.0	27.07	2004	2004	2	14,750.90%					0.90	13,280					Fireplace	1	P1	3,170	
C	121	OPEN BRICK/PORCH	R	TF	21.0	15.11	2004	2004	2	320.90%					0.90	290					Flooring	1	CP, T	0	
D	121	OPEN BRICK/PORCH	R	TF	170.0	15.11	2004	2004	2	2,610.90%					0.90	2,310					Foundation	1	CS	0	
1.	RESIDENTIAL	STCD: AI			3,123.0	(E2005)	Homestead: Y (100%)			237,260						213,540					Interior Finish	1	SR	0	
BPM410 404 \$146,569 CONC \$LAB,WD FR, BRK VNR:																									
RECORD: 1												LARD ADJUSTMENTS				PRODECRVY VALUATION									
MP	DESCRIPTION	TYPE	COL	CLS	TABLE	NO	SE	MTR	DIMENSION	UNIT PRICE	ADJ	MARS	ADJ	VAI	ERC	MKT VAL	MP	ADJ TYPE	ADJ AMT	ADJ %	AO	AO USE	AO TABLE	AO UNIT PRIC	AO VALUE
1.	RESIDENTIAL	R			A-LLS	AJ	Y (100%)	A	0.2303 AC	86,980.87	1.00	1.00	A			20,030					N			0.00	0



PROPERTY IDENTIFICATION				APPLICANT INFORMATION				VALUATION				REMARKS												
PROPID: 88702	TYPE: Real	DBA:		KHAN SIMAB ETUX HUMA	143881			CAD 100%	IMPROVEMENT	264,739	250,870													
3310 BROOKHOLLOW #16 BLK 1 LOT 21				1708 LOBLOLLY LANE	100.00%			CLU 100%	LANDMKT	37,042	20,300													
DEED ID: 3310-363-001-021-00				LUFKIN, TX 75904				GAG 100%	MARKET	301,781	271,170													
REF ID: 75092	REF ID: R88762	MAP ID: 363						JAG 100%	PROD LOB	0	0													
SITE: 1708 LOBLOLLY LN TX		WF: N						SLU 100%	APPRAISED	301,781	271,170													
PROP USE:	SUBMIT:			EFFEIVE ACRES: 0.0000					HS CAP LOB	0	0													
ORA: 0	MRA: 0	UNIT: 0							ASSESSED	301,781	271,170													
GENERAL				REMARKS / REVISION COMMENTS				REASON FOR IMPROVEMENT #1																
STATUS:	LAST APPR YR: 2011	LAST APPR: CL		FLATED SFT ON MA PER MLS (2803)																				
TOPOGRAPHY:	CAP BANS YR:	SEED APPR:		MA U46.R30.D6.R13.U13.R18.D60.L17.U12.L8.D2.L7.U1.L8.D4.L25																				
ROAD ACCESS:	LAST INSP DATE: 11/29/2011	SEEDV APPR:		123 D21.R9.D2.R22.U27.L8.D4.L25																				
CONDO:	MENTHSP DATE:	LAST APPR:		121 MU46.MR12.U15.R31.D21.L13.U8.L18																				
ORDIN CODES:	MENTHSP DATE:	VALSE APPR:		121 MU3.MR38.U2.R6.D6.L7.U4.R1																				
RENT REASON:	RENT:																							
BUILDING PERMITS				PICTURE				SITE PLAN																
ISSUE DT	PERMIT #	TYPE	ST	EST VALUE	APPR	ORDER	COMMENT																	
INCOME APPROACH DATA																								
OR VAC	BOR	OTHER INC	BOI	EXPENSE	TAXES	ROI	METHOD					INC VALUE												
TAX ADERT: ORDRS BQPT: LINKED ACCT: PHONE: SET BQPT: RECONCILED VALUE:																								
ISSUES / ARE PROTESTS				STAFF COMMENTS																				
CASE ID	DATE	APPR	STATUS	OWNER	COMMENTS																			
SALES & DEED HISTORY																								
DATE	PRICE	SALE TYPE	ORIG	RE CD	RE TERM	LA SQFT	SP / SQFT	1ST IMPRV	2ND IMPRV	ORATION	CONTRD	DEED	DEED INFO											
02/28/2011		A	R	OWNED	YR	2,808	90.72	RESIDENTIA	RESIDENTIA	KARNATI SUDHEE	WDVA	D0277600												
06/13/2001		V								ALAMO EDUARDO	WD	1414	F105											
06/21/2000		I								KING JAMES L	WD	1270	F295											
REASON: 1																								
NO	TYPE	DESCRIPTION	METH	CLASS/USE	SCL AREA	UNIT PRICE	ENTS	STY	BLT EFF YR	COND	VALUE DEPR	PRYS	BOOR	PERC	COMP	ADJ	ADJ VALUE	IMPROVEMENT DETAIL	ADJ	ADJ %	DESCRIPTION	ENTS	CODE	VALUE
A	MA	MAIN AREA	R	RTF	2,853.0	91.22	1	2000	2000	2	266,410.00%	0.85	229,110					Exterior Wall	1	BV	0			
B	123	GARAGE BRICKWAG	R	TRF	1,193.0	22.93	2	2000	2000	2	16,480.00%	0.85	14,180					Fireplace	1	MI	3,870			
C	121	OPEN BRICKPORCH	R	TRF	543.0	15.11	2	2000	2000	2	8,210.00%	0.85	7,060					Flooring	1	CP-TI	0			
D	121	OPEN BRICKPORCH	R	TRF	403.0	15.11	2	2000	2000	2	6,030.00%	0.85	5,240					Foundation	1	CS	0			
1.	RESIDENTIAL		STCD: AI		4,165.0	(E2001)		HomeSite: Y (100%)			231,710		Living Area: 2,863					Interior Finish	1	SR	0			
																		Plumbing	1	12	1,373			
																		Roof Covering	1	COMP	0			
																		HEATING	1	ECH	0			
																		COOLING	1	EAC	0			
																								5,249
REASON: 1																								
NO	DESCRIPTION	TYPE	SCL	CLR	TABLE	SC	RE	METH	DIMENSION	ENT PRICE	ADJ	MASS	ADJ	VAL BRC	MKT VAL	ADJ	ADJ TYPE	ADJ AMT	ADJ %	AD	AD BSE	AD TABLE	AD ENT PRO	AD VALUE
1.	RESIDENTIAL	R			ALL5	AI	Y (100%)	A	0.2556 AC	70,408.64	1.00	1.00	A	20,300	20,300						N		0.00	0



PROPERTY ID AND LEGAL DESCRIPTION				OWNER ID, NAME AND ADDRESS				OWNER ID / %		EMPLOYEE		ESTIMATE		VALUATION		C 2011 VALUE		C 2012 VALUE																																																																																																																									
PROP ID: 88704 TYPE: Real DBA: 3310 BROOKHOLLOW #16 BLK 1 LOT 23 OED ID: 3310-383-001-023-00 REF ID: 75084 REF ID: R88704 MAP ID: 363 MAP SCO: 1703 LOBLOLLY LN LUFKIN, TX 75904-5300 PROP USE: BUBMKT: BUBMKT: BUBMKT: BUBMKT: OBA: 0 BBA: 0 BUBMKT: 0				MILLER MARGARET J 1703 LOBLOLLY LN LUFKIN, TX 75904-5300 EFFECTIVE ACRES: 0.0000				144103 100.00%		HS OV05		CAD 100% CLU 100% GAG 100% JAC 100% SLU 100%		IMPROVEMENT LAB MKT + MARKET = PROD LOSE - APPRAISED = RES CAP LOSE - ADDED =		221,001 44,076 268,576 0 268,576 0 281,700		221,001 24,650 281,700 0 281,700 0 281,700																																																																																																																									
GENERAL				REMARKS / REVISIONS				SEARCH FOR IMPROVEMENT #1																																																																																																																																			
BUBMKT: LAST APPR YR: 2011 LAST APPR: CL TOPOGRAPHY: GAP BAMB YR: 2012 BUBMKT APPR: ROAD ADDRESS: LAST INSP DATE: 11/20/2011 BUBMKT APPR: COMMO: BUBMKT INSP DATE: LARD APPR: ORDER CODES: VALS APPR: BEST REASON: REBT:				MA L24,D6,L12,U2,L8,L3,D5,L10,U5,L8,U35,R18,R17,U7,U9,R30 D47 123 L24,D6,D17,R24,U23 121 MD6,ML36,U2,L8,D3,R8,U1 121 ML30,ML31,L17,U7,R17,D7																																																																																																																																							
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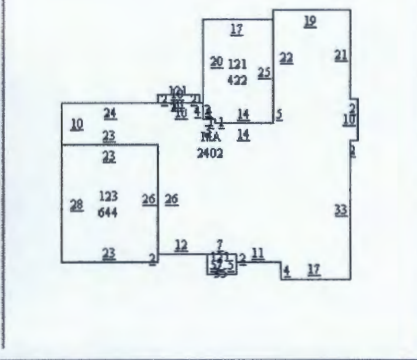
PROPID: 30851 TYPE: Real DEB: 3303 BROOKHOLLOW #9 BLK 1 LOT 10 REFID: 46228 REFID: R30851 SUBP: 1605 LITTLE HOLLOW DR LUFKIN, TX 75904-5317 PROP: 1605 LITTLE HOLLOW DR LUFKIN, TX 75904-5317 OBR: 0 SUBMKT: 0 UNIT: 0	BROADWAY PHILLIP M ETUX BRENDA 1605 LITTLE HOLLOW DR LUFKIN, TX 75904-5317-05 MAPID: 352 MAPCO: TR: N EFFECTIVE ACRES: 0.0000	10013 100.00% HS CUB 100% CLU 100% GAG 100% JAG 100% SLU 100%	IMPROVEMENT LAND MKT * 224,530 216,680 MARKET * 263,337 245,490 PROCLD * 0 0 APPRAISED * 263,337 245,490 HCAP LOB * 0 0 ASSESSED * 263,337 245,490																																																																																																																																																																																																																																																																							
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PROPID: 44051 TYPE: Real DBA: 3730 CROWN COLONY SEC V-A BLK 3 LOT 19 GEOID: 3730-318-003-019-00 REFID: 40887 REFID: R44051 MAPID: 318 MAPSCO: UNIT: 214 WINGED FOOT DR LUFKIN, TX 75001-7740 WP: N PROP USE: SUBMKT: EFFECTIVE ACRES: 0.0000 OBA: 0 WRA: 0 UNIT: 0				BENNER LINDA KERVITSKY 214 WINGED FOOT DR LUFKIN, TX 75001-7740-14				131113 100.00%		HS		CAD 100% IMPROVEMENT CLU 100% LAND MKT GAG 100% MARKET JAG 100% PROD LOSE SLU 100% APPRAISED BB CAP LOSE ABSEED		154,957 26,073 181,030 0 181,030 0 181,030		160,780 26,070 186,850 0 186,850 0 186,850																																																																																																																																																																															
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REICR	TYPE	DESCRIPTION	MTHD	CLASS	AREA	UNIT	PRICE	UNIT	BTY	BUILT	EFF	YR	COND.	VALUE	DEPR	PHYS	ECON	PRIC	COMP	ADJ	ADJ	VALUE	IF	ADJ	TYPE	ADJ	AMT	ADJ	%	DESCRIPTION	UNIT	CODE	VALUE																																																																																																																																																														
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PROPERTY IDENTIFICATION				GENERAL INFORMATION				VALUATION				IMPROVEMENTS			
PROPID: 75887	TYPE: Real	DEA:		ROBERTSON CASEY ETUX RENEE	141952	HS	CLU 100%	IMPROVEMENT	226,803	237,660					
3728A CROWN COLONY SEC V-B-1 BLK 1 LOT 13				707 PINE VALLEY DR				100.00%				LANDMKT = 39,148			
REFID: 3728A-318-001-013-00				LUFKIN, TX 75901-7496-07								MARKET = 265,761			
REFID: 80082				EFFECTIVE ACRES: 0.0000								PROD LOBB = 0			
REFID: R75887												APPROVED = 265,761			
REFID: 707 PINE VALLEY DR LUFKIN, TX 75901-7498												N# CAP LOBB = 0			
PROP USE: SUBMKT: 0												AREAS = 265,761			
OBA: 0												278,810			
GENERAL				REMARKS / SECTIONS COMMANDS				SECTION FOR IMPROVEMENT #1							
BUILDER: LAST APPR YR: 2011				WALK AROUND 8/11											
TOPOGRAPHY: CAP BAMB YR: 2011				MA U26, L23, U10, R24, R10, D4, R3, D1, R14, U5, U22, R19, D21, R2, D10											
ROAD ACCESS: LAST REAPP DATE: 04/26/2012				L2, D33, L17, U4, L11, U2, L7, L12											
CONDO: BERTHSP DATE:				123 U26, L23, D28, R23, U2											
ORDN CODES: BERTHSP DATE:				121 MR12, D5, R7, U5, L7											
BENT REASON: REB:				121 MU36, MR11, D4, R3, D1, R14, U25, L17, D20											
BUILDING PERMITS				PERMITS				PERMITS				PERMITS			
OR VAC				BOR				OTHER I/O				BOR			
TAX ADJST:				PHONE:				PHONE:				PHONE:			
ORDN BQFT:				RET BQFT:				RET BQFT:				RET BQFT:			
UNREQ ACCTS:				RECORDED VALUE:				RECORDED VALUE:				RECORDED VALUE:			
CASEID				DATE				APPR STATUS				OWNER COMMENTS			
SALES & DEED HISTORY				SALES & DEED HISTORY				SALES & DEED HISTORY				SALES & DEED HISTORY			
06/10/2010				01/16/2004				10/21/2003							
1. RESIDENTIAL				STCD: A1				3,500.0 (E2002)				Homestead: Y (100%)			



PROPERTY ID AND LEGAL DESCRIPTION				OWNER ID, NAME AND ADDRESS				OWNER ID / %		EXEMPTIONS		ESTES		VALUE METHOD		C 2011 VALUE		C 2012 VALUE																																																																																		
PROP ID: 11077 TYPE: Real DBA: ABS 0005 BONTON J. A. TRACT 40 ACRES .50 GEOID : 0005-352-040-000-00 REF ID: 10420 REF ID: R11077 MAP ID: 362 MAP CO: 100 BENDING OAK TR: N PROP USE: SUBMKT: SUBMKT: 0 ORA : 0 NRA: 0 UNITS : 0				POPE JOHN P ETUX PAULA 106 BENDING OAK LUFKIN, TX 75004 EFFORIVE ACRES: 0.5000				143710 100.00%		CAD 100% CLU 100% GAG 100% JAG 100% SLU 100%		IMPROVEMENT LAND MKT MARKET PROD LOSE APPRAISED NR CAP LOSE ABSEBRED		143,296 10,700 163,002 0 163,002 0 163,002		153,610 19,710 173,320 0 173,320 0 173,320																																																																																				
GENERAL				REMARKS / REASON COMMENTS				SEARCH FOR IMPROVEMENT #1																																																																																												
BUILDTIME: LAST APPR YR: 2011 LAST APPR: CL TOPOGRAPHY: CAP BLDG YR: BLDG APPR: ROAD ACCESS: LAST INSP DATE: 04/25/2012 BLDG APPR: CONNO: BENT INSP DATE: LAST APPR: ORDP CODES: VALS APPR: NEXT REASON: REAT:				MA L36,D13,L15,U5,U9,D10,L17,U9,L5,U11,R5,U15,R11,U13,R20 D3,R12,D10,R34,D17 123 ML11,D21,L25,U21,R25 121 ML12,ML17,L22,U14,R22,D14 121 ML51,MD8,L9,D5,R9,U5																																																																																																
BUILDING PERMITS				PICTURE																																																																																																
PERMIT# TYPE BT EST VALUE APPR BUILDER COMMENT																																																																																																				
INCOME APPROACH DATA																																																																																																				
OR YAC BOR OTHER I/O BOI EXPENSE TAXES BOI METHOD INC VALUE																																																																																																				
TAX ADERT: PHONE:																																																																																																				
GROSS INCF: NET INCF:																																																																																																				
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INSUR / ARE PROTECTS																																																																																																				
CASE ID DATE APPR STATUS OWNER COMMENTS STAFF COMMENTS																																																																																																				
SALES & DEED HISTORY																																																																																																				
SALE ID SALE TYPE BARGO RR CD RE TERM LA SQFT SP / BGF 1ST IMPRV 2ND IMPRV ORATOR COB BID DEED DEED ID FO																																																																																																				
03/04/2011 V CASH 0 YR 2,317 73.28 RESIDENTIA RESIDENTIA SMITH WINNIE S GWD 00277833 06/01/1998 I PW CAUSE / 6302 12/01/1978 I J & S DEVELOPM Conv 484 / 196																																																																																																				
SECTION: 1				SECTION: 1				SECTION: 1				SECTION: 1				SECTION: 1																																																																																				
IMPROVEMENT VALUATION LIVING AREA: 2,317 APPRSGFT: 745B BALDNGFT: 73.28				IMPROVEMENT DETAIL ADJUSTMENTS IMPROVEMENT FEATURES																																																																																																
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NO	TYPE	DESCRIPTION	MTHD	CLASS	EST. AREA	UNIT PRICE	AMT	EFF YR	COND.	VALUE DEPR	PRTS	ECOR	FIBRO	COMP	ADJ	ADJ VALUE																																																																																				
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1. RESIDENTIAL R A-LL4 A1 N A 0.5000 AC 33,400.00 1.00 1.00 A 19,710																																																																																																				



PROPERTY ID AND LEGAL DESCRIPTION				OWNER ID, NAME AND ADDRESS				OWNER ID / %		EXEMPTIONS		EXEMPT		VALUE METHOD		C 2011 VALUES		C 2012 VALUES			
PROPID: 39794	TYPE: Real	DBA:		SHARRER EDWARD A ETUX KARINA			142484				CAD 100%	IMPROVEMENT	273,755	263,140							
3301 BROOKHOLLOW #7 BLK 1 LOT 43				330 MCGUIRE RD				100.00%				CLU 100%	LAND MKT	32,331	32,330						
DEED ID: 3301-352-001-043-00				LUFKIN, TX 75001-2108								GAG 100%	MARKET	306,086	295,470						
REF ID: 46171	REF ID: R39794	MAP ID: 352		EFFORTIVE ACRES: 0.0000								JAG 100%	PROD LOSS	0	0						
SITE: 1208 LIVE OAK LN LUFKIN, TX 75004-4218												SLU 100%	APPRAISED	306,086	295,470						
PROP USE: SUBMNT:													RE CAP LOSS	0	0						
ORA: 0													ABSEED	306,086	295,470						
MRA: 0																					
MNTS: 0																					
GENERAL				REMARKS / SKETCH COMMENTS				SKETCH FOR IMPROVEMENT #1													
LAST APPR YR: 2011				LAST APPR: CL				GARAGE ENCLOSED													
TOPOGRAPHY: CAP BALB YR:				RECD APPR:				MA U55,R26,D17,R4,D8,R56,D23,L30,D7,L25,U5,L5,D5,L26													
ROAD ACCESS: LAST TRIP DATE: 11/08/2011				RECD APPR:				MA MR56,MJ7,MR30,MJ23,L22,U36,R16,D5,R6,D30													
CONNO: LAST TRIP DATE:				LAND APPR:				121 MR26,U5,R5,D5,L5													
ORIG P CODES: SUBMNT: VALUE APPR:				RECD APPR:				124 MR98,MJ86,L6,U5,R8,D5													
ORIG REAR: REAR:				RECD APPR:				131 MU55,MR26,D17,R4,D8,R34,U25,L28													
BUILDING PERMITS				PERMITS				PICTURE													
ISSUE DT	PERMIT #	TYPE	EST VALUE	APPR	BUILDER	COMMENT															
INCOME APPROACH DATA																					
GM VAC	EDR	OWNER ID	ESC	EXPENSE	TAXER	RCI METHOD					INC VALUE										
TAX ADJST:				PROBE:																	
ORIG REAR:				REAR:																	
LINKED ACCTE:				RECORDED VALUE:																	
INHERIT / ARIE PROTESTE				STAFF COMMENTS																	
CASID	DATE	APPR STATUS	OWNER COMMENTS	STAFF COMMENTS																	
SALES & DEED HISTORY																					
SALE DT	SALE TYPE	RATIO	FM CD	HH	LA ACFT	SP / ACFT	1ST IMPRV	2ND IMPRV	ORATOR	COMED	DEED	DEED INFO									
06/29/2010	R	FMHA 0 YR	3.027	102.09	RESIDENTIA	RESIDENTIA	KISTLER ROBERT				01WDV00268731										
05/03/1998	I				RESIDENTIA	RESIDENTIA	KISTLER B O				WD 721 / 399										
					RESIDENTIA	RESIDENTIA	DUNCAN R H				Conv 404 / 772										
RECORD: 1																					
TYPE DESCRIPTION		RECD	CLASS/BLK/AREA	UNIT PRICE	UNIT STY	UNIT EFF TR	COND.	VALUE DEPR	PRYS	SCON	FRSC	COMP	ADJ	ADJ VALUE	DECRPCH	UNIT	CODE	VALUE			
A	MA MAIN AREA	R	MT/	3,027.0	1	1973 1973	2	269,760 71%					0.71	193,720	Exterior Wall	1	BV	0			
B	MA MAIN AREA	R	MT/	740.0	1	1973 1973	2	61,970 71%			70%		0.50	30,300	Fireplace	1	MI	3,870			
C	121 OPEN BRICKPORCH	R	T/	25.0	15.11	1973 1973	2	360 71%					0.71	270	Flooring	1	CP-TI	0			
D	124 MASONRY UTILITY	R	T/	30.0	41.66	1973 1973	2	1,260 71%					0.71	880	Foundation	1	CS	0			
E	131 WOOD DECK	R	T/	919.0	12.73	1997 1973	2	11,690 71%					0.71	8,300	Interior Finish	1	SR-PN	0			
F	121 OPEN BRICKPORCH	R	T/	330.0	15.11	1997 1997	2	4,960 83%					0.83	4,140	Plumbing	1	15	5,492			
G	113 FRAMEGARAGE	R	T/	1,020.0	19.96	1997 1997	2	19,960 83%					0.83	16,560	Roof Covering	1	COMP	0			
1. RESIDENTIAL		STCD: A1		6,090.0	1073	Homeste: N		357,390						244,190	HEATING	1	ECH	0			
A RPS POOLGUNITE		I	6/	300.0	41.40	1997 1997	0	30,120 63%					0.63	17,660	COOLING	1	EAC	0			
B RPS POOLGUNITE		I	6/	64.0	41.40	1997 1997	0	2,680 63%					0.63	1,410							
2. MSC IMP		STCD: A1		664.0	(E1998)	Homeste: N		33,770						18,360				9,382			
FOGL L SHAPED																					
RECORD: 1																					
LAND VALUATOR		IMPROV: B		OWNER: B		IMPROV: B		OR PHE: B		LAND ADJUSTMENTS		PRIORITY VALUATOR									
LA DESCRIPTION	TYPE	COL	CLS	TABLE	SO BE	MEAS	DIMENSIONS	UNIT PRICE	ADJ	MASS ADJ	VAL INC	RET VAL	LA ADJ TYPE	ADJ AMT	ADJ %	AD AD USE	AD TABLE	AD UNIT PNC	AD VALUE		
1. RESIDENTIAL	R	A	LLSM	A1	N	A	1.6587 AC	20,742.14	1.00	1.00	A	32,330	N					0.00	0		
CORRECTED SIZE PER ARCVIEW (400)																					
												32,330									



PROPERTY ID AND LEGAL DESCRIPTION		OWNER ID, NAME AND ADDRESS		OWNER ID %	EXEMPTION	ENTITIES	VALUATION METHOD	C 2011 VALUE	C 2012 VALUE																			
PROPID: 30032	TYPE: Real	DEA:	GARVIN ROBERT M JR & FINCH CHRIS		144890			138,513	160,910																			
3297 BROOKHOLLOW #3 BLK 1 LOT 7		7 PINEMONT PL		100.00%		CAD 100% IMPROVEMENT		20,534	20,530																			
OBID: 2307-352-001-007-00		MAPID: 352	LUFKIN, TX 75904-4207			CLU 100% LAND MAR		159,047	181,440																			
REFID: 40011	REFID: R30032	MAPBOOK:				GAD 100% MARKET		0	0																			
REFID: 40011	REFID: R30032	MAPBOOK:				SLU 100% PROD LOSS		150,047	181,440																			
SITE : 7 PINEMONT PL LUFKIN, TX 75904-4207		WF: N						0	0																			
PROP USE:		EFFEIVE ACRES: 0.0000						150,047	181,440																			
OEA : 0	KRA : 0	UNITS : 0						0	0																			
GENERAL					REMARKS & REASON COMMENTS			SKECH FOR IMPROVEMENT #1																				
ENTITIES:	LAST APPR YR:	2011	LAST APPR:	CL	MA U26,R48,D26,L21,U2,L7,D2,L20																							
TOPOGRAFY:	CAP BARS YR:		SEED APPR:		121 MR10,D5,R35,U5,L35																							
ROAD ACCESS:	LAST APPR DATE:	10/28/2011	SEED APPR:		123 MR48,M05,R22,U20,L22,D20																							
CORRIG:	SEED APPR DATE:		SEED APPR:		MA MR48,MU15,R12,U0,L12,D9																							
ORCH CODES:	FV_AV		SEED APPR:		124 MR48,MU15,MR12,U0,R10,D0,L10																							
BEST REASON:			RENT:		MA U26,R48,D26,L21,U2,L7,D2,L20																							
BUILDING PERMITS																												
IN 1888 DI	PERMIT #	TYPE	BT	EST VALUE	APPR	BUILDER	COMMENT																					
INCOME APPROACH DATA					PICTURE																							
OR VAC	BOR	OWNER I/O	ECI	EXPENSE	TAXES	ICI	METHOD	INC VALUE																				
TAX ADJST:					PHONE:																							
ORCH B INPT:					NET BQPT:																							
LINKED ACCTS:					RECORDED VALUE:																							
INDEMN / AISE PROVISIONS																												
CASEID	DATE	APPR STATUS	OWNER COMMENTS		STAFF COMMENTS																							
SALES & DEED HISTORY																												
SALE DT	SALE TYPE	RABO	PK CD	RE TERM	LA SQFT	SP / SQFT	1ST IMPRV	3RD IMPRV	OWNER	COBID	DEED	DEED I/O																
08/30/2011	V	CONV	0	YR	2,670	73.37	RESIDENTIA	RESIDENTIA	TYSON H MCHAE	GWDV00284177																		
06/02/2005	V	RES	0	YR			RESIDENTIA	RESIDENTIA	MCCARTY BRYAN	WDLV.2182	/ 312																	
REGION: 1																												
TYPE DESCRIPTION		INTD	CLAS	RECL	AREA	UNIT PRICE	ENITE	ETY	BUILT	EFF YR	COORD.	VALUE	DEPR	PRYS	BOOR	FREQ	COMP	ADJ	ADJ VALUE	IF	ADJ TYPE	ADJ AMT	ADJ %	DESCRIPTOR	ENITE	CODE	VALUE	
A	MA MAIN AREA	R	MTM/		1,234.0	95.04	1	1972	1987	3		103,907.2%	0.72	79,880					0.72	79,880	1F	2FL	0		Exterior Wall	1	BV	0
B	121 OPEN BRICKPORCH	R	TM/		175.0	15.11	1	1972	1987	3		2,640.72%	0.72	1,900					0.72	1,900					Fireplace	1	M2	4,765
C	123 GARAGE BRICKWAS	R	TM/		440.0	27.07	1	1972	1987	3		11,910.72%	0.72	8,680					0.72	8,680					Flooring	1	CP-TI	0
D	124 MAIN AREA	R	MTM/		109.0	95.04	1	1972	1987	3		9,280.72%	0.72	6,680					0.72	6,680					Foundation	1	CS	0
E	124 MASONRY UTILITY	R	TM/		30.0	41.65	1	1972	1987	3		3,760.72%	0.72	2,700					0.72	2,700					Interior Finish	1	SR-FN	0
F	MA MAIN AREA	R	MTM/		1,234.0	95.04	1	2	1972	1987	3	105,103.72%	0.58	61,160					0.58	61,160					Plumbing	1	11	0
1. RESIDENTIAL		STCD: AJ		3,281.0		1987	Homestead: N		244,700		Living Area: 2,576		160,310															
Misc: 0																												
REGION: 1										LARD ADJUSTMENTS																		
LN	DESCRIPTION	TYPE	COL	CLS	TABLE	NO	HS	MR	OWNER WORK	ENIT PRICE	ADJ	MASS ADJ	VAL	ERC	NET VAL	IF	ADJ TYPE	ADJ AMT	ADJ %	AD	AD USE	AD TABLE	AD ENIT PRD	AD VAL				
1.	RESIDENTIAL	R			A-LL4	A1	N	A	0.7834 AC	26,211.76	1.00	1.00	A		20,530					N			0.00	0				



PROPERTY IDENTIFICATION				APPLICANT INFORMATION				PROPERTY DATA				VALUATION				
PROJID: 87207	TYPE: Real	DBL:		RIAZ MUHAMMAD SALEEM		145442		CAD 100%	IMPROVEMENT	188,024	188,980					
3309 BROOKHOLLOW #16 BLK 1 LOT 22				1606 LOBLOLLY LN		100.00%		CLU 100%	LAND MT	36,565	20,020					
OBID : 3309-353-001-022-00				LUFKIN, TX 75904-6388				GAG 100%	MARKET	226,489	209,000					
REFID : 74358	REFID : R87207	MAPID: 353						SLU 100%	PROD LOSS	0	0					
BTU : 1606 LOBLOLLY LN	LUFKIN, TX 75904-6388	WP: N							APPROVED	226,489	209,000					
PROP # : 0	SUBMKT: 0	EFFECTIVE ACRES: 0.0000							NE CAP LOSS	0	0					
ORA : 0	NRA: 0	UNIT : 0							ASSESSED	226,489	209,000					
GENERAL				REMARKS / SKETCH COMMENTS				SKETCH FOR IMPROVEMENT #1								
ESTABLISH:	LAST APPR YR: 2011	LAST APPR: CL		MA L12,U6,L5,D6,L4,D20,R3,D1,D6,L7,D8,L10,L2,U8,L6,D7,L2,L10												
TOPOGRAPHY:	CAP BAMB YR:	# BND APPR:		,U6,L12,U37,R19,D3,D7,R17,U7,R6,U16,R25,D6,R1,D7,L1,D9												
ROAD ACCESS:	LAST IRRP DATE: 11/29/2011	# BNDV APPR:		123 L12,U6,L5,D6,L4,D20,R3,D1,R16,U21												
COMMO:	NEXT IRRP DATE:	LAST APPR:		121 ML31,ML6,L17,D7,R17,U7												
ORDN CODES:		VALR APPR:		121 MD35,ML35,L2,U8,L6,D7,L2,D3,R10,U2												
NEXT REASON:		RENT:														
BUILDING PERMITS				PICTURE												
ISSUE DT	PERMIT #	TYPE	EST VALUE	APPR	BUILDER	COMMENT										
NO RECORDS FOUND																
INCOME APPROACH DATA																
OP YAC	EDR	OTHER INC	EDR	EXPENSE	TAXES	NOI							METHOD	IBC VALUE		
TAX ADJUST:																
ORDER BDRFT:	PHONE:			PHONE:												
LINKED ACCTS:	UNRECORDED VALUE:			RECORDED VALUE:												
ISSUES / ASSESSMENTS				STAFF COMMENTS												
CAREID	DATE	APPR	STATUS	OWNER	COMMENTS	STAFF	COMMENTS									
SALES & DEED HISTORY																
SALE DT	SALE TYPE	RATIO	RK CD	RS	LA SQFT	SP / SQFT	1ST IMPRV	2ND IMPRV	GRATOR	COBID	DEED	DEED DFO				
12/16/2011	V	CONVD	YR	2,172	99.22	RESIDENTIA	RESIDENTIA	BRENT ROLAND I	WDR-00287300							
05/02/2003	V							ANSWORTH-DUNC	WDVL 1755 / 345							
09/03/2002	I							YAUPON DEVELOP	WD 1658 / 304							
RECORD: 1																
TYPE DESCRIPOR				METHOD CLASS/BL AREA				IMPROVEMENT VALUE				LIVING AREA: 2,172				
A	MA	MAIN AREA	R	7M/	2,172.0	89.17	2003	2003	2	196,750	89%	0.89	175,150			
B	123	GARAGE BRICKWAS	R	7M/	469.0	27.07	2003	2003	2	12,670	89%	0.89	11,280			
C	121	OPEN BRICKPORCH	R	7M/	159.0	15.11	2003	2003	2	1,880	89%	0.89	1,680			
D	121	OPEN BRICKPORCH	R	7M/	70.0	15.11	2003	2003	2	900	89%	0.89	800			
1. RESIDENTIAL				STCD: A1				2,823.0 (E2004)				Homesite: N 212,030 Living Area: 2,172 188,980				
RECORD: 3																
LAND VALUE				TERRACE: B				CAPITAL: B				LIV AREA: 2,172				
LA DESCRIPOR	TYPE	COL	CLS	TABLE	SO	#	METH	DIMENSIONS	NET PRICE	ADJ	MASS ADJ	VAL INC	NET VAL			
1. RESIDENTIAL	R			A-LL5	A1	N	A	0.2208 AC	87,137.33	1.00	1.00	A	20,020			
LAND ADJUSTMENTS													PRODCREMTY VALUE			
NO ADJUSTMENTS													AD ADJ TYPE ADJ AMT ADJ %			
NO ADJUSTMENTS													AD ADJ TYPE ADJ AMT ADJ %			



PROP ID: 39870 TYPE: Real DBA: 3303 BROOKHOLLOW #9 BLK 1 LOT 20 ODCID: 3303-362-001-029-00 REF ID: 40247 REF ID: R39870 STP: 1511 CHERRY HILL DR LUFKIN, TX 75904-6335 WP: N PROP #BE: SUBMKT: OBA: 0 NRA: 0 ENTS: 0		WESTBURY EDMOND PAUL ETUX NANCY 1511 CHERRY HILL DR LUFKIN, TX 75904 144230 100.00% EFFECTIVE ACRES: 0.0000		CAD 100% CLU 100% GAC 100% JAG 100% SLU 100%		IMPROVEMENT 169,308 195,900 LAND MKT + 17,718 17,720 MARKET = 187,026 213,620 PROD LOSS = 0 0 APPRAISED = 187,026 213,620 GR CAP LOSS = 0 0 ASSESSED = 187,026 213,620																																		
GENERAL BUILDER: LAST APPR YR: 2011 LAST APPR: CL TOPOGRAPHY: CAP BASH YR: BND APPR: ROAD ACCESS: LAST REPR DATE: 11/08/2011 BREV APPR: CORNER: REPR DATE: LAND APPR: ORCP CODES: FV,AV VALUE APPR: NEXT REASON: REPR:				REMARKS / SPEC COMMENTS																																				
BUILDING PERMITS PERMIT # TYPE ST EST VALUE APPR BUILDER COMMENT																																								
INCOME APPROACH DATA GR VAC BOR OTHER INC ECI EXPENSE TAXES RCI METHOD INC VALUE																																								
TAX ADERT: PHONE: OWNER SHPT: NET SHPT: UNKED ACCTS: RECORDED VALUE:																																								
INQUIRY / ASSESSMENTS CASE ID DATE APPR STATUS OWNER COMMENTS STAFF COMMENTS																																								
SALES & DEED HISTORY																																								
DATE	SALE PRICE	TYPE	RATIO CD	RR CD	RS TERM	LA SGT	SP / SGT	1ST IMPRV	2ND IMPRV	GRANTOR	CONRD	DEED	DEED #																											
05/31/2011		V	FHA	D	YR	3,030	70.75	RESIDENTIA	RESIDENTIA	ABELDT BUFORD		GWDV00280674																												
04/23/1987		I								MURPHY GREGORY		WD 070 / 277																												
REGION: 1 # SEC: 003 (100%) # BH: 263-002 (100) # SUB ST:								IMPROVEMENT VALUATION LIVING AREA: 287 APPR SFT: 78.28 BALR SFT: 78.74		IMPROVEMENT DETAIL ADJUSTMENTS		IMPROVEMENT FEATURES																												
#	TYPE	DESCR	PROF	MIND	CLASS	SECT	AREA	UNIT	PRICE	#	STY	BLT	EFF	YR	COND.	VALUE	DEPR	PHYS	SCOR	FUNC	COMP	ADJ	ADJ	VALSE	#	ADJ	TYPE	ADJ	AMT	ADJ	%	DESCR	PROF	#	STY	CODE	VALSE			
A	BA	MAIN AREA		R	BT		475.0		85.16	1	1983	1983	2			44,800	13%					0.73		32,760	1B		TW90	0					Exterior Wall		1	BV		0		
B	BA	MAIN AREA		R	BT		1,847.0		85.16	1	1983	1983	2			159,140	13%					0.65		104,660	1G	2FL	0						Fireplace		1	MI		3,870		
C	123	GARAGE	BRICK/MS		R	T/	675.0		22.93	1	1983	1983	2			15,680	13%					0.73		11,200				0					Flooring		1	CP, T		0		
D	121	OPEN BRICK	PORCH		R	T/	259.0		15.11	1	1983	1983	2			3,910	13%					0.73		2,860				0					Foundation		1	CS		0		
E	BA	MAIN AREA		R	BT		240.0		85.16	1	2001	2001	2			20,680	8%					0.87		17,980				0					Interior Finish		1	SR-PN		0		
F	121	OPEN BRICK	PORCH		R	T/	189.0		15.11	1	2001	2001	2			2,850	8%					0.87		2,480				0					Plumbing		1	11		0		
G	BA	MAIN AREA		R	BT		475.0		85.16	1	2	1983	1983	2			41,010	13%					0.58		23,960				0				Roof Covering		1	COMP		0		
I.	RESIDENTIAL	ANGLED HSE			STCD: AI		4,162.0		1983		Homeste: Y (100%)					287,360																	HEATING		1	ECH		0		
																																	COOLING		1	EAC		0		
3,870																																								
REGION: 1 # SEC: 003 (100%) # BH: 263-002 (100) # SUB ST:								LAND VALUATION # SEC: 0 Capact: 2 LRR Area: 0.0000 CR Value: 0				LAND ADJUSTMENTS				PROSPECTIVITY VALUATION																								
LS	DESCR	PROF	TYPE	COL	CLB	TABLE	SC	RS	MTR	DIMEN	BORS	BRT	PRICE	ADJ	MAR	ADJ	VAL	ENC	MKT	VAL	LF	ADJ	TYPE	ADJ	AMT	ADJ	%	AO	AD	USE	AO	TABLE	AO	BRT	PRC	AO	VALSE			
1.	RESIDENTIAL		R			A-LL4	AI	Y (100%)	A	0.4004	AC	44,250.88	1.00		1.00	A				17,720																				0
17,720																																								



PROPERTY ID AND LOCAL DESCRIPTION	OWNER ID, NAME AND ADDRESS	OWNER ID / %	EMPLOYER	EXPIRE	VALUE METHOD	C 2011 VALUE	C 2012 VALUE										
PROP ID: 81939 TYPE: Real DBA: 3728C CROWN COLONY SEC V-B-III BLK 1 LOT 10 GEOID: 3728C-318-001-016-00 REF ID: 71987 REP ID: R81939 MAP ID: 318 MAP CO: SAUGRASS SITE: 108 SAWGRASS CIR TX TR: N PROP IRI: SUBMKT: EFFECTIVE ACRES: 0.0000 ORA: 0 ERA: 0 UNITS: 0	FAUBLE TERRY ETUX KAREN 108 SAWGRASS CIRCLE LUFKIN, TX 75901	108048 100.00%	HS	CAD 100% CLU 100% GAG 100% JAG 100% SLV 100%	IMPROVEMENT LAND MKT MARKET PROD LOSS APPRAISED RECAP LOSS ABSENSE	318,792 47,087 365,879 0 365,879 13,579 352,300	256,480 47,000 303,570 0 303,570 0 303,570										
GENERAL EXPIRES: LABT APPR YR: 2011 LABT APPR: CL TOPOGRAPHY: CAP BARS YR: 2012 SUBV APPR: ROAD ACCESS: LABT IIRP DATE: 10/05/2011 SUBV APPR: COMB: LABT IIRP DATE: LABT APPR: OWNER CODES: VAL IIRP DATE: VAL IIRP APPR: EXPT REASON: REKT:		REMARKS / EXEMPT COMMANDS MA U41,U5,U11,L26,D13,L4,D2,L2,D7,L15,U9,L3,U13,L10,D4,L4 D23,L2,D14,R2,D14,R17,U3,R3,U3,R11,D3,R12,U3,R10,D5 ,R11,U2,R4 121 ML37,U3,L11,D3,L3,D5,R14,U5 123 ML4,MD2,D31,L20,U11,L3,U22,R2,U3,R10,D5,R11 121 MU45,ML30,D6,L4,D2,L2,D7,L15,U9,L3,U8,R24 133 MU45,ML30,U7,L24,D7,R24		SKETCH FOR IMPROVEMENT #1 													
SUBDIVISION PERMITS PERMIT # TYPE ST EST VALUE APPR BUILDER COMMENT		PICTURE 															
INCOME APPROACH DATA OR YAC BOR OTHER IBC ECI EXPENSE TAXES RCI METHOD IRC VALUE																	
TAX AGENT: PROBE: OWNER IIRP: NET IIRP: LINKED ACCTS: RECORDED VALUE:																	
INQUIRY / AFE CHECKS CASE ID DATE APPR STATUS OWNER COMMENTS STAFF COMMENTS																	
SALES & DEED HISTORY																	
SALE DT 12/01/2011 11/29/2011 02/24/1995	SALE TYPE V L-LO	RATIO CONVD YR 0 YR	RECD 3,052 09.03	LA SGT 3,052	SF / SGT 99.03	1ST IMPRV RESIDENTIA RESIDENTIA	2ND IMPRV RESIDENTIA RESIDENTIA	ORATOR PEREZ GRACE PEREZ PAUL G E SABINE INVESTM	COMED GWDV00286935 AH 00286933 - 34 WDV1,1001 / 406	DEED DEED INFO							
RECORD: 1 TYPE DESCR PRIOR A MA MAIN AREA B 121 OPEN BRICK PORCH C 123 GARAGE BRICK W/AS D 121 OPEN BRICK PORCH E 133 PAVED CONC RETENAS 1. RESIDENTIAL 3090 SQ FT PER MLS, FLATTED		RECORD: 1 METH CLASS R MTP/ R TP/ R TP/ R TP/ R TP/ STCD: AI		RECORD: 1 AREA 3,090.0 103.0 134.0 283.0 189.0 4,378.0		RECORD: 1 UNIT PRICE 89.74 15.11 22.93 15.11 1.24 (E1998)		RECORD: 1 UNIT EFF YR 1 1995 1995 2 1995 1995 2 1995 1995 2 1995 1995 2 1995 1995 2 Homesite: Y (100%)		RECORD: 1 VALUE DEPR 293,200.81% 1,860.81% 16,830.81% 4,200.81% 1,808.81% 316,560		RECORD: 1 PHYS BOON 0.91 0.91 0.91 0.91 0.91 Living Area: 3,090		RECORD: 1 COMP 237,560 1,260 13,630 3,460 980 256,480		RECORD: 1 IMPROVEMENT DETAIL ADJUSTMENTS IMPROVEMENT FEATURES Exterior Wall 1 BV 0 Fireplace 2 M1 7,740 Flooring 1 CP 0 Foundation 1 CS 0 Interior Finish 1 SR 0 Plumbing 1 17 8,238 Roof Covering 1 COMP 0 HEATING 1 ECH 0 COOLING 1 EAC 0 15,978	
RECORD: 1 TYPE R		RECORD: 1 METH A-LLSM AI Y (100%) A		RECORD: 1 AREA A-LLSM AI Y (100%) A		RECORD: 1 UNIT PRICE 0.4068 AC 115,807.52 1.00		RECORD: 1 VALUE DEPR 47,000		RECORD: 1 PHYS BOON 1.00 A		RECORD: 1 COMP 47,000		RECORD: 1 IMPROVEMENT DETAIL ADJUSTMENTS IMPROVEMENT FEATURES 0.00 0			



PROPERTY ID AND LEGAL DESCRIPTION				OWNER ID, NAME AND ADDRESS		OWNER ID #	ESTIMPROB	RETTES	VALS METHOD	C 2011 VALUE	L 2012 VALUE		
PROPID: 44008 TYPE: Real DBA: 3726 CROWN COLONY SEC V-A BLK 2 LOT 31 DBID1: 3726-318-002-031-00 REFID1: 40740 REFID2: R44508 MAPID: 318 MAPID: 318 TRF: N PROP 88E: 305 INNSBROOK DR LUFKIN, TX 75901-7443 PROP 88E: SUBMKT: EFFECTIVE ACRES: 0.0000 ORA: 0 ERA: 0 DATE: 0				DERRINGTON KATHLEEN 305 INNSBROOK DR LUFKIN, TX 75901-7443-05		124640	HS	CAD 100% CLU 100% GAG 100% JAG 100% SLU 100%	IMPROVEMENT	270,986	270,920		
GENERAL LAST APPR YR: 2011 LAST APPR: CL CAP 8888 YR: 2011 8888 APPR: ROAD ACCEB: LAST INSP DATE: 10/04/2011 8888V APPR: COMED: SENT INSP DATE: LAND APPR: ORCH CODES: VALS APPR: BEST REASON: REKT:				REMARKS / CHECK COMMANDS MA U16,R2,U8,R14,U4,R8,4,R25,6,D4,R26,U4,R15,D4,R21,D25,L9 U0,L25,D23,L16,U7,L22,D2,L11,U6,L13,D5,L11,U10,L11 124 MU24,MR16,D18,6,R20,4,U18,6,L20,4 121 MU28,MR50,D4,R26,U4,L28 131 MU28,MR52,U9,R20,D9,L20 123 MD15,MR78,U23,R25,D8,R9,D14,L34 121 MD15,MR22,R13,U10,L13,D10		SHEET FOR IMPROVEMENT #1 							
BUILDING PERMITS PERMITS TYPE EST VALUE APPR BUILDER COMMENT				PICTURE 									
INCOME APPROACH DATA OR VAC BDR OTHER INC BCI EXPENSE TAXES KCI METHOD INC VALUE				TAX AGENT: PHONE: ORCH 8888: EST 8888: LINKED ACCTS: RECORDED VALUE:									
ISSUES / AHS PROBLEMS CASEID DATE APPR STATUS OWNER COMMENTS STAFF COMMENTS				SALES & DEED HISTORY									
SALE DT SALE TYPE RATIO RK CD TR LA BQFT SP/BQFT 1ST IMPRV 2ND IMPRV ORATOR COBID DEED DEED1FO				05/21/2010 R CASH D YR 2,950 122.03 RESIDENTIA RESIDENTIA WOOD JOHN A ET GWD 00208345 08/11/1995 V 359 V WILEY RICHARD WDL 1022 / 040 11/25/1992 I DAVIS LARRY DO WDL 899 / 190									
PROVID: 1 8888: 8726 (80%) 8888: 2 12-8 LCL (1) 8888: 1				IMPROVEMENT VALUATION IMPROVEMENT CLASS APPROXIMATE AGE SALE PRICE 8888:				IMPROVEMENT DETAIL ADJUSTMENTS				IMPROVEMENT FEATURES	
TYPE DESCRIPTION METH CLASS BSCL AREA EST PRICE 8888 8888 8888 8888 8888 8888 8888				VALUE DEPR PETE BOOR FERO COMP ADJ ADJ VALUE				ADJ TYPE ADJ AMT ADJ %				DESCRIPTION 8888 CODE VALUE	
A MA MAIN AREA R 8888/ 2,950.0 01.00 1 1999 2004 2 244,870 90% 0.90 220,380 B 124 MASONRY UTILITY R 8888/ 379.4 31.26 1999 2004 2 11,860 90% 0.90 10,670 C 121 OPEN BRICKPORCH R 8888/ 104.0 15.11 1999 2004 2 1,578 90% 0.90 1,410 D 131 WOOD DECK R 8888/ 180.0 12.73 1999 2004 2 2,280 90% 0.90 2,060 E 123 GARAGE BRICKMAS R 8888/ 701.0 22.93 1999 2004 2 9,670 90% 0.90 14,470 F 121 OPEN BRICKPORCH R 8888/ 130.0 15.11 1999 2004 2 1,960 90% 0.90 1,770 G MA MAIN AREA R 8888/ 600.0 01.00 1 1999 2004 2 40,000 90% 0.72 29,160				1. RESIDENTIAL STCD: A1 4,844.4 (E2000) Homesite: Y (100%) 319,120 Living Area: 3,450 279,320 2050 SQ FT PER MLS W/500 SQ FT BASEMENT/MEDIA ROOM				10 2FL 0 10 2FL 0				Exterior Wall 1 BV 0 Fireplace 1 P1 3,170 Flooring 1 CP-TI 0 Foundation 1 CS 0 Interior Finish 1 SR-PN 0 Plumbing 1 13 2,740 Roof Covering 1 COMP 0 HEATING 1 ECH 0 COOLING 1 EAC 0 5,910	
PROVID: 1 8888: 8726 (80%) 8888: 2 12-8 LCL (1) 8888: 1				LAND VALUATION PERMITS COBID PERMITS 8888 COBID				LAND ADJUSTMENTS				PROVISIONS VALUATION	
LA DESCRIPTION TYPE BSCL TABLE SO 88 RETK DIMENSION EST PRICE ADJ BASE ADJ VAL SRC EST VAL				ADJ TYPE ADJ AMT ADJ % AD AD 88E AD TABLE AD EST PRO AD VALUE				1. RESIDENTIAL R A-L110M A1 Y (100%) A 0.3072 AC 202,638.50 1.00 1.00 A 80,680 80,680		N 0.00 0			



PROPERTY INFORMATION				OWNER INFORMATION				APPROVALS				2013 VALUES		2012 VALUES																					
PROPID: 77841	TYPE: Real	DEA:		LULA GREGORY S ETUX LAURA L FRIEDMAN	143541	100.00%	HS	CAD 100%	IMPROVEMENT	144,898	156,320																								
3306 BROOKHOLLOW #12 BLK 1 LOT 37				212 PAINT BRUSH CIR				CLU 100%	LANDMKT	20,182	24,300																								
98101 : 3306-353-001-037-00	MAPID: 353			LUFKIN, TX 75904-5310-12				GAD 100%	MARKET	174,058	180,820																								
REFID1: 89900	REFID2: R77841	MAPFCD:						LAD 100%	PROD LOB	0	0																								
BTM : 212 PAINTBRUSH CIR LUFKIN, TX 75904-5310	TR: N							SLU 100%	APPRASD	174,058	180,820																								
PROPID: 0	SUBMIT: 0			EFFECTIVE ACRES: 0.0000					NR CAP LOB	0	0																								
OBA : 0	BRAL: 0	DNTR: 0							ABSEED	174,058	180,820																								
GENERAL				REMARKS / REVISION COMMENTS				SKECH FOR IMPROVEMENT #1																											
UTILITIES:	LAST APPR YR: 2011	LAST APPR: CL		MA U38,R43,U15,R18,D32,L14,U1,L8,D22,L11,U8,L8,D5,L24																															
ZONOGRAPHY:	CAP BASH YR: 2012	REID APPR:		121 MR13,D4,R28,U4,L28																															
ROAD ACCESS:	LAST TRIP DATE: 11/29/2011	REID APPR:		121 MR24,U8,R8,D5,L8																															
COMMO:	RETRIP DATE:	LARD APPR:		123 MR41,U22,R8,D1,R14,D21,L20																															
ORDN CODES:	VALUE APPR:	RENT:																																	
BEST REASON:																																			
BUILDING PERMITS				PICTURE				SKECH FOR IMPROVEMENT #1																											
PERMITS	TYPE	BT	EST VALUE	APPR	BUILDER	COMMENT																													
INCOME APPROACH DATA																																			
OP VAC	BOR	OVERING	BOI	EXPENSE	TAXES	BOI METHOD	IRO VALUE																												
TAX AGENT:				PHONE:																															
ORDN BQPT:				REI BQPT:																															
LINKED ACCTS:				RECORDED VALUE:																															
CASEID				DATE				APPR STATUS				OWNER COMMENTS																							
SALES & DEED HISTORY																																			
SALE DT	SALE TYPE	RANK	RN CD	TR TERM	LA SQFT	SP / SQFT	1ST PRIV	2ND PRIV	ORATOR	COEID	DEED	DEED INFO																							
01/19/2011	R	CASH	D	YR	2,132	84.43	RESIDENTIA	RESIDENTIA	SMITH SHELDON	GWD	00278755																								
00/24/2005	V						RESIDENTIA	RESIDENTIA	WILKERSON JIMM	WD	2205 / 82																								
11/30/2001	I						RESIDENTIA	RESIDENTIA	ROSE STEVEN W	WD	1495 / 100																								
IMPROVEMENT VALUATION				LIVING AREA: 2,132				APPROX: 2473				BALANCE: 24.48																							
MP	TYPE	DESCRIPTION	MTRD	CLASS	SUCL	AREA	UNIT	PRICE	DATE	BY	EFF	YR	COND.	VALUE	DEPR	PRYS	BOOR	FIRC	COMP	ADJ	ADJ	VALUE	IF	ADJ	TYPE	ADJ	AMT	ADJ	%	DESCRIPTION	DATE	CODE	VALUE		
A	MA	BAIN AREA	R	MTM		2,132.0		89.53	1992	1992	3			194,780	79%					0.75		146,000									Exterior Wall	1	BV	0	
B	I21	OPEN BRICK PORCH	R	TM		112.0		15.11	1992	1992	3			1,680	79%					0.75		1,270									Fireplace	1	MI	3,870	
C	I21	OPEN BRICK PORCH	R	TM		30.0		15.11	1992	1992	3			450	79%					0.75		340									Flooring	1	CP	0	
D	I23	GARAGE BRICKWAS	R	TM		435.0		27.07	1992	1992	3			11,530	79%					0.75		8,680										Foundation	1	CS	0
1.		RESIDENTIAL		STCD: A1		2,760.0		(E1992)	1992	1992	3			208,820									156,320									Interior Finish	1	SR	0
																																Plumbing	1	10	0
																																Roof Covering	1	COMP	0
																																HEATING	1	ECH	0
																																COOLING	1	EAC	0
																																		3,870	
LARD VALUATION				LARD ADJUSTMENTS				PRIORITY VALUATION																											
LP	DESCRIPTION	TYPE	ICL	CLR	TABLE	BC	RE	METH	DIMENSION	EST PRICE	ADJ	MASS	ADJ	VAL	INC	MKT VAL	IF	ADJ	TYPE	ADJ	AMT	ADJ	%	AD	AD	USE	AD	TABLE	AD	EST	PRO	AD	VALUE		
1.	RESIDENTIAL	R			A-LL5	A1	Y(100%)	A	0.3500 AC	69,440.00	1.00	1.00	A			24,300															0.00		0		



CLASS 8 "VERY GOOD" QUALITY

These may be mass produced in above-average residential developments or built for an individual owner (custom). These homes are typical of the upper middle class or move-up type development. Good-quality standard materials are used throughout. These houses generally exceed the minimum construction requirements of leading institutions, mortgage-insuring agencies and building codes. Some attention is given to architectural design in both refinements and detail. Interiors are well furnished, usually with having good-quality wallpaper or wood paneling. Exteriors have good fenestration with ornamental materials of other refinements

Size:	3100 – 4250 square feet (original construction)
Foundation:	concrete slab
Roof:	composition shingles with hip or gable design (6 in 12 – 10 in 12)
Exterior Wall:	brick veneer or stone siding, wood siding
Windows:	16 – 20
Corners:	10 – 24
Rooms:	10 – 18 with ample walk-in closets or sliding door wardrobes, vaulted ceiling in foyer or entry
Heating:	central heat
Cooling:	central air
Floor Cover:	carpet, tile, terrazzo, hardwood, scored concrete
Interior Walls:	sheetrock, paneling, some wallpaper with hardwood or softwood baseboards and casings with mitered corners, crown molding
Cabinets:	ample cabinetry with natural wood-veneer finishes, large Pullman or vanity in bath areas; laminated plastic, granite, marble or ceramic tile countertops and splash
Doors:	good quality hollow core or raised-panel hardwood veneer or enameled with good-quality hardware
Lighting:	good lighting, some recessed, indirect, and chandelier
Outlets:	ample
Baths:	3 – 5
Extras:	fireplace, cooking bar, Jacuzzi or hot tub, deck, swimming pool, outdoor kitchen, good to extensive landscaping

PROPID: 81931 TYPE: Real 3728C CROWN COLONY SEC V4B-III BLK 1 LOT 8 OBOID: 3728C-318-001-008-00 REFID: 71079 REFID: R81031 MAPID: 318 MAPRO: 318 MAPRO: 318 PROP USE: 304 SAWGRASS CIR LUFKIN, TX 75001-7768 PROP USE: 304 SAWGRASS CIR LUFKIN, TX 75001-7768 OBA: 0 NRA: 0 UNIT: 0	HICKS JACK D ETUX BURTLEY H 304 SAWGRASS CIR LUFKIN, TX 75001-7768-04 7810 100.00% HS 0V65	CAD 100% IMPROVEMENT 275,852 285,570 CLU 100% LANDMT + 44,265 48,010 GAD 100% MARKET = 320,107 334,580 JAG 100% PROD LOSS = 0 0 SLU 100% APPRSED = 320,107 334,580 APPRSED = 320,107 334,580 RECAP LOSS = 0 0 ARRESSED = 320,107 334,580
GENERAL TRUCE: LAST APPR YR: 2011 LAST APPR: CL TOPOGRAPHY: CAP BASIS YR: 2011 SUBV APPR: ROAD ACCESS: LAST REPT DATE: 01/05/2012 SUBV APPR: CONDO: REPT DATE: LAST APPR: ORDIP CODE: VAL APPR: REPT REASON: REPT:	REBASIS / REBCH COMMAND MA U46,L25,D18,L22,U10,L11,D4,L7,D6,R3,D4,L3,D6,R6,D18,R13 D2,R36,U5,R10 121 MU40,ML25,MD6,D10,L22,U10,R22 121 ML10,MD5,D6,L36,U6,R36 123 MU40,ML25,MD6,ML33,U18,L28,D26,R21,U3,R7,U4 MA MU40,ML25,MD18,D6,L9,D4,R1,D13,L16,U5,U6,U18,R5,U5,R11 D5,R13	SKETCH FOR IMPROVEMENT #1
BUILDING PERMITS PERMIT# TYPE BT EST VALUE APPR BUILDER COMMENT INCOME APPROACH DATA OR VAC BOR OTHER INC BOI EXPENSE TAXES ICI METHOD ICI VALUE TAX AGENT: PHONE: ORDIP CODE: REPT DATE: LINKED ACCT: RECONCILED VALUE:		SALES & DEED HISTORY SALE DT SALE TYPE RASO RR CD RE TERM LA SQFT SF / SQFT 1ST IMPRV 2ND IMPRV GRABOR COMBID DEED DEED INFO 07/28/2010 R CASH 0 YR 3,114 100.70 RESIDENTIA RESIDENTIA UNDERWOOD BERN WDWL 00270578 02/08/2002 ST R 0 YR UNDERWOOD ALFR PW CAUSE / 6380 11/24/1998 X01 V MCCLESKEY ENTE WD 1182 / 0603
REVISION: 1 # TYPE DESCR PRIOR METH CLASS/SUBCL AREA UNIT PRICE BUILT BY YR BUILT EFF YR COND. VALUE DEPR PYS ECON FUND COMP ADJ ADJ VALUE A MA MAIN AREA R NS/ 2,530.0 97.33 1 1998 1998 2 285,270.94% 0.84 222,830 B 121 OPEN BRCKPORCH R S/ 220.0 16.77 1998 1998 2 3,680.94% 0.84 3,100 C 121 OPEN BRCKPORCH R S/ 216.0 16.77 1998 1998 2 3,680.94% 0.84 3,040 D 123 GARAGE BRCKRMAS R S/ 679.0 25.35 1998 1998 2 17,220.94% 0.84 14,460 E MA BARN AREA R NS/ 975.0 96.45 1 1998 1998 2 94,880.94% 0.67 36,800 F 130 CARPORT R S/ 335.0 18.63 1 1998 1998 2 6,280.94% 0.84 5,280 1. RESIDENTIAL STCD: AJ 4,365.0 (E1998) Homeste: Y (100%) 350,340 Living Area: 3,114 285,570	REVISION: 1 # DESCR PRIOR ADJ TYPE ADJ AMT ADJ % 1E 2FL 0	REVISION: 1 # DESCR PRIOR ADJ TYPE ADJ AMT ADJ % 1E 2FL 0



PROJECT: 36698 TYPE: Real DBA:		GOLDEN TREY C ETUX KRISTI L		21777		HS		CAD 100% IMPROVEMENT 274,870 274,380																						
3299 BROOKHOLLOW #5 BLK 1 LOT 9		2209 COPELAND ST		100.00%				LANDMST * 28,834 28,830																						
OBJID : 3299-352-001-009-00		LUFKIN, TX 75904-5315-09						MARKET * 301,504 301,210																						
REFID1: 40075 REFID2: R36698		MAPID: 352						PROD LOSS - 0 0																						
REFID3: 2209 COPELAND ST LUFKIN, TX 75904-5315		MAPROC:						APPRAISED * 301,504 301,210																						
PROF USE: REASMT: EF: N		EFFECTIVE ACRES: 0.0000						RECAP LOSS - 0 0																						
OEA : 0 WRA : 0		SWTR : 0						AREASSED - 301,504 301,210																						
GENERAL				REMARKS / SPECIFIC COMMENTS				SKETCH FOR IMPROVEMENT #1																						
UTILITIES: LAST APPR YR: 2011 LAST APPR: CL				MA R22,U14,R7,U18,R26,U12,L26,D7,L6,U6,L16,U8,L21,D8,L31																										
TOPOGRAPHY: CAP BASIS YR: 2011 REBD APPR:				,D38,R16,D8,R20,U2,R2,U2,R6,D2,R2,D2																										
ROAD ACCESS: LAST TRIP DATE: 10/28/2011 SUBV APPR:				133 R1,D5,L12,U5,R1,U2,R2,U2,R6,D2,R2,D2																										
CONING: RESTRIP DATE: VALUE APPR:				133 MU54,MR7,U20,L21,D20,R21																										
ORDER CODES: VALUE APPR:				123 MR29,MU9,R26,U23,L26,D23																										
BEST REASO: REIT:																														
BUILDING PERMITS																														
PERMIT#	TYPE	ST	EST VALUE	APPR	BUILDER	COMMENT	PICTURE																							
1 03/24/2010	10-0683	RRA A	11,100		WEATHERMAN																									
INCOME APPROACH DATA																														
OPR VAC	EDR	OTERINC	ECI	EXPERIE	TAXES	ECI	METROD	IBO VALUE																						
TAX AGENT: PROVE:																														
OROSI BGR:					REIT BGR:																									
LINKED ACCT:					RECORDED VALUE:																									
INQUIRY / ARI PROCEEDS																														
CASEID	DATE	APPR	STATUS	OWNER COMMENTS			STAFF COMMENTS																							
SALES & DEED HISTORY																														
SALE DT	SALE TYPE	RATO	RS OD	RS	LA BGR	SP / EQRT	1ST IMPRV	3RD IMPRV	GRATOR	COBND	DEED	DEED INFO																		
03/03/2010	R	CONVD YR	3,580	85.20	RESIDENTIA	RESIDENTIA	WESOLOSKI JENN	RESIDENTIA	RESIDENTIA	WESOLOSKI JENN	GWDV00265847																			
12/17/2009	R	CONVD YR	3,580	78.82	RESIDENTIA	RESIDENTIA	MUIR NICHOLAS	RESIDENTIA	RESIDENTIA	MUIR NICHOLAS	GWD 00263610																			
08/25/2008	R	CONVD YR	3,580	78.82	RESIDENTIA	RESIDENTIA	BOONE CHRISTOP	RESIDENTIA	RESIDENTIA	BOONE CHRISTOP	WDVL 00247565																			
RECORD: 1 RECD: 3299 (98%) RECD: 842-88 L2 (1) RECD: IMPROVEMENT VALUE: 322,370 LIVING AREA: 3,212 APPROPRIATE: 32.5% BAL BGRPT: 24.4%																														
#	TYPE	DESCRIPTION	MTHD	CLASS	REASON	UNIT PRICE	UNIT	BTY	ENIT EFF YR	COND.	VALUE DEPR	PATY	ECON	FRCO	COMP	ADJ	ADJ VALUE	IR	ADJ TYPE	ADJ AMT	ADJ %	DESCRIPTION	UNIT	CODE	VALUE					
A	MA	MAIN AREA	R	REB/		3,212.0	92.83	1	1987 1997 3	302,710 98%	0.00					0.00	242,210					Exterior Wall	1	BV	0					
B	130	PATIO CONC RETEN/AS	R	REB/		92.0	4.45	1	1987 1997 3	410 98%	0.00					0.00	330					Fireplace	1	MT	4,598					
C	130	PATIO CONC RETEN/AS	R	REB/		420.0	4.45	1	1987 1997 3	1,870 98%	0.00					0.00	1,500					Flooring	1	CP-TI	0					
D	123	GARAGE BRCK/MS	R	REB/		599.0	29.95	1	1987 1997 3	11,520 98%	0.00					0.00	14,300					Foundation	1	CS	0					
1.	RESIDENTIAL	REMEASURED FROM PICTOMETRY 0/10	STCD:	A1		4,322.0	(E1088)		Homeste: Y (100%)	322,370							256,370					Interior Finish	1	SR	0					
A	MA	MAIN AREA	R	F38/		400.0	97.78	1	1987 1982 6	22,870 10%	0.70					16,010						Plumbing	1	11	0					
2.	GUEST COTTAGE	REMEASURED FROM PICTOMETRY 0/10	STCD:	A1		400.0	1992		Homeste: Y (100%)	22,870							16,010					Roof Coverng	1	COMP	0					
																						HEATING	1	ECH	0					
																						COOLING	1	EAC	0					
																									4,598					
RECORD: 1 RECD: 8399 (98%) RECD: 842-88 L2 (1) RECD: LAND VALUE: 26,830 LIVING AREA: 400 APPROPRIATE: 32.5% BAL BGRPT: 24.4%																														
#	DESCRIPTION	TYPE	COL	CLS	TABLE	BO	RE	MTKS	DIMENSIONS	UNIT PRICE	ADJ	MARS	ADJ	VAL	BNC	NET VAL						ADJ TYPE	ADJ AMT	ADJ %	AD ADJ	AD TABLE	AD SET	PRC	AD VALUE	
1.	RESIDENTIAL	R			A-LLSM	A1	Y (100%)	A	1.00-00 AC	25,205.98	1.00	1.00	A	26,830		26,830													0.00	0



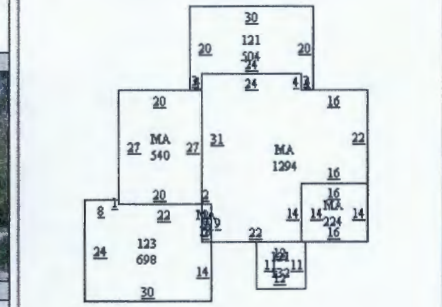
PROPID: 77660 TYPE: Real DBA: 3306 BROOKHOLLOW #12 BLK 1 LOT 50 CSDID: 3306-353-001-050-00 REFID1: 89983 REFID2: R77666 BTR# : 1802 COLUMBINE DR LUFKIN, TX 75904-5307 PROP #BE: BEMKMT: OBA : 0 WRA: 0 UNIT: 0		BRIGHT WILLIAM A ETUX JILL 1802 COLUMBINE DR LUFKIN, TX 75904-5307-02 MAPID: 363 MAPSCO: TR: N EFFECTIVE ACRES: 0.0000		142385 100.00%		HS CAD 100% IMPROVEMENT 273,924 288,000 CLU 100% LANDMKT + 53,791 41,240 GAG 100% MARKET + 327,865 329,240 JNS 100% PROD LOSS - 0 0 SLU 100% APPRAISED 327,865 329,240 RECAP LOSS - 0 0 ABSEMED - 327,865 329,240																																																																																																																																																																																																																																																																																																																																																																								
GENERAL DTILES: LAST APPR YR: 2011 LAST APPR: CL TOPOGRAPHY: CAP BASIS YR: 2011 RESO APPR: ROAD ACCESS: LAST INSP DATE: 11/20/2011 SUBOV APPR: COMING: NEXT INSP DATE: LABD APPR: OTHER CODES: FV_AV VALS APPR: NEXT REASON: WRA: 0 UNIT: 0		REMARKS / SHEET COMMENTS MA MR10,D2,R13,U3,R6,D3,R13,U12,RT,U11,L1,U14,L36,D20,R5 ,D2,L1,D13 MA R10,U13,R1,U2,L5,U20,R9,U3,L12,D12,L2,D26 MA MR42,R10,U1,R3,U34,L13,D14,R1,D11,L1,D10 123 MU18,L21,U24,R22,D4,R1,D12,L2,D8 121 MU38,MR1,U4,L1,U16,R14,D20,L13 121 MD2,MR23,U3,R6,D3,L6		SHEETS FOR IMPROVEMENT #1 																																																																																																																																																																																																																																																																																																																																																																										
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<table border="1"> <thead> <tr> <th>SALE DT</th> <th>SALE TYPE</th> <th>RATIO</th> <th>RR CD</th> <th>RR TERM</th> <th>LA SQFT</th> <th>SP / SQFT</th> <th>1ST IMPRV</th> <th>2ND IMPRV</th> <th>GRANTOR</th> <th>COMPID</th> <th>DEED</th> <th>DEED INFO</th> </tr> </thead> <tbody> <tr> <td>05/26/2010</td> <td>R</td> <td>VA</td> <td>0</td> <td>YR</td> <td>3,241</td> <td>101.05</td> <td>RESIDENTIA</td> <td>RESIDENTIA</td> <td>ALSTON ROY B E</td> <td>WDVL</td> <td>00200670</td> <td></td> </tr> <tr> <td>11/30/2000</td> <td>V</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>ALSTON ROY B E</td> <td>CWD</td> <td>1338</td> <td>/ 133</td> </tr> <tr> <td>11/28/2000</td> <td>I</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>DUNCAN R H CON</td> <td>WDVL</td> <td>1331</td> <td>/ 80</td> </tr> </tbody> </table>								SALE DT	SALE TYPE	RATIO	RR CD	RR TERM	LA SQFT	SP / SQFT	1ST IMPRV	2ND IMPRV	GRANTOR	COMPID	DEED	DEED INFO	05/26/2010	R	VA	0	YR	3,241	101.05	RESIDENTIA	RESIDENTIA	ALSTON ROY B E	WDVL	00200670		11/30/2000	V								ALSTON ROY B E	CWD	1338	/ 133	11/28/2000	I								DUNCAN R H CON	WDVL	1331	/ 80																																																																																																																																																																																																																																																																																																																			
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VALUE	DEPR	PHYS	ECOS	PRIO	COMP	ADJ	ADJ VALUE	NO	ADJ TYPE	ADJ AMT	ADJ %	DECR	PRIOR	BRTS	CODE	VALUE	A	MA	MAIN AREA	R	MSM/		1,285.0		92.65	1	2000	2000	1		139,370	88%					0.88	122,640	1H	2FL	0		Exterior Wall	1	BV	0	B	MA	MAIN AREA	R	MSM/		250.0		92.65		2000	2000	1		26,870	88%					0.88	23,680					Fireplace	1	MT	4,598	C	MA	MAIN AREA	R	MSM/		441.0		92.65		2000	2000	1		40,860	88%					0.88	36,560					Flooring	1	CP-TI	0	D	123	GARAGE BRCKPORCH	R	SM/		532.0		29.96		2000	2000	1		15,940	88%					0.88	14,000					Foundation	1	CS	0	E	121	OPEN BRCKPORCH	R	SM/		216.0		16.71		2000	2000	1		4,630	88%					0.88	4,070					Interior Finish	1	SR	0	F	121	OPEN BRCKPORCH	R	SM/		19.0		16.71		2000	2000	1		300	88%					0.88	270					Plumbing	1	17	8,470	G	130	CARPORT	R	SM/		306.0		18.63		2000	2000	1		6,280	88%					0.88	5,610					Roof Covering	1	COMP	0	H	MA	MAIN AREA	R	MSM/		1,285.0		92.65	1	2	2000	2000	1	116,290	88%					0.70	81,820					HEATING	1	ECH	0	I.	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PROPID: 02804 TYPE: Real DBA: 3308 BROOKHOLLOW #14 BLK 1 LOT 42 OBOID : 3308-353-001-042-00 REFID1: 72336 REFID2: R82864 RTW : 2601 COPELAND ST LUFKIN, TX 75904-5382 PROP # : 0 SRA : 0 URTE : 0			MAPID: 353 MAPDOC: TR: N EFFECTIVE ACRES: 0.0000			MARTIN J KEVIN ETUX GLORIA 2601 COPELAND ST LUFKIN, TX 75904-5382 144652 100.00%			HS CAD 100% CLU 100% GAG 100% JAG 100% SLU 100%			IMPROVEMENT 269,818 280,010 LANDMKT + 60,361 38,670 MARKET - 318,070 318,680 PROD LOSS - 0 0 APPRAISED - 318,079 318,680 NB CAP LOSS - 3,058 0 ABBERSED - 315,021 318,680		
GENERAL BLDG PERMITS IN ISSUE DT PERMIT# TYPE ST EST VALUE APPR BUILDER COMMENT OR VAC BOR OTHERING EXI EXPENSE TAXES FCI METHOD INC VALUE TAX ADERT: PROBE: ONCHG SGT: NET SGT: LINKED ACCT: RECORDED VALUE: IRRSRY / ARIE PROCTEES CAGEID DATE APPR STATUS OWNER COMMENTS STAFF COMMENTS			REMARKS / SKETCH COMMENTS MA U46,R18,D6,R11,D3,R3,U3,R3,U11,R0,U5,R24,D50,L33,D6,L13 U3,L4,D6,L12,U4,L5 121 MD4,MR18,U8,R4,D3,R1,D3,L5 123 MR35,MU5,R24,D22,L12,D2,L12,U24 121 MU46,MR18,D6,R11,D3,R3,U3,R3,U8,L17			SKETCH FOR IMPROVEMENT #1 								
SALES & DEED HISTORY SALE DT SALE TYPE RATIO FN CD FN TERM LA SQFT SP / SQFT 1ST IMPRVY 2ND IMPRVY GRANOR CORRID DEED DEED INFO 07/26/2011 V CASH 0 YR 3,122 100.00 RESIDENTIA RESIDENTIA GREENE MARK W GWD 00282026 02/06/1998 V WDA 1137 / 708 10/25/1996 I AINSWORTH-DUNC WD 1078 / 842			IMPROVEMENT VALUATION IMPROVEMENT VALUATION (BNO AREA: 3,122) APPRVAL: 197.82 SALE/SQFT: 198.88			IMPROVEMENT DETAIL ADJUSTMENTS IMPROVEMENT FEATURES								
RECORD: 1 SF TYPE DESCRIPTION MIND CLASS/NUCL AREA UNIT PRICE UNITS STY BUILT EFF YR COND VALUE DEPR PHYS BOCR PERC COMP ADJ ADJ VALUE A MA RAW AREA R BSW/ 3,122.0 53.41 1996 1996 2 335,500 82% 0.02 269,500 B B21 OPEN BRCK PORCH R SW/ 27.0 65.77 1996 1996 2 330 82% 0.02 300 C B23 GARAGE BRCKHMS R SW/ 682.0 29.95 1996 1996 2 15,540 82% 0.02 13,680 D B21 OPEN BRCK PORCH R SW/ 111.0 65.77 1996 1996 2 1,260 82% 0.02 1,260 1. RESIDENTIAL STCD: AJ 3,812.0 (E1607) Homesite: Y (100%) 323,770 Living Area: 3,122 263,730 A RPS POOLGUNITE 1 6/ 648.0 41.80 1997 1997 G 26,830 53% 0.53 14,220 2. MISC IMP STCD: AJ 548.0 (E1608) Homesite: Y (100%) 26,830 Living Area: 0 14,220			IMPROVEMENT DETAIL ADJUSTMENTS IMPROVEMENT FEATURES 13,926											
RECORD: 1 LP DESCRIPTION TYPE SOL CLS TABLE SC NS METR DIMENS BOWS EST PRICE ADJ MULT ADJ VAL PERC NET VAL 1. RESIDENTIAL R ALL5 AJ Y (100%) A 0.5354 AC 72,225.62 1.00 1.00 A 36,670			LAND ADJUSTMENTS ADJ ADJ TYPE ADJ AMT ADJ % N			PRODCRNTY VALUATION AD ADJ TYPE ADJ AMT ADJ % 0.00								


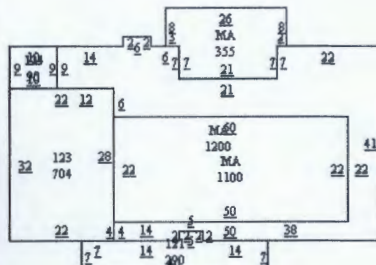


PROPID: 77616 3306 BROOKHOLLOW #12 BLK 1 LOT 11 REFID: 3306-353-001-011-00 REFID: 09034 REFID: R77615 MFR: N SUBMIT: 0 OEA: 0	TYPE: Real DEA: MFR: 353 MFR: 0 MFR: N SUBMIT: 0 OEA: 0	SURAPARAJU SALLAJA & VIKRAM 104 PRIMROSE CT LUFKIN, TX 75904-5323-04 EFFECTIVE ACRES: 0.0000	141457 100.00%	HS	CAD 100% CLU 100% GAC 100% JAG 100% SLU 100%	IMPROVEMENT LAND MNT * 261,287 MARKET * 63,361 PROD LOSS - 314,848 APPRAISED - 0 NET CAP LOSS - 314,848 ASSESSED * 0 315,040	274,080 40,980 315,040 0 315,040 0 315,040																																												
GENERAL		REMARKS / ERECTION COMMENTS		EFFECTIVE ACRES: 0.0000																																															
UTILITIES: TOPOGRAPHY: ROAD ACCESS: COMING: ORIGIN CODES: FV_AV NEXT REASON:		LAST APPR YR: 2011 CAP BARR YR: 2011 LAST REPR DATE: 11/29/2011 RETI REPR DATE: VALS APPR: RETI:		CL # BND APPR: # BNDV APPR: LAND APPR: VALS APPR: RETI:		MA U9,L2,U31,R24,D4,R16,D22,L16,D14,L22 121 MR11,D11,R12,U11,L12 MA MR22,U14,R16,D14,L16 MA U9,L2,D6,R2 123 U9,L22,U1,L8,D24,R30,U14 MA MU9,ML2,U27,L20,D27,R20 121 MU40,ML2,R24,D4,R3,U20,L30,D20,R3,U4																																													
BUILDING PERMITS		PERMIT#		TYPE		EST VALUE		APPR		BUILDER		COMMENT																																							
INCOME APPROACH DATA		GPI VAC		BOR		OTHER INC		EXP		TAXES		INC VALUE																																							
TAX ADJUST:		ORIGIN ADJUST:		LINKED ADJUST:		PIECE:		NET ADJUST:		RECORDED VALUE:																																									
CAREID		DATE		APPR STATUS		OWNER COMMENTS		STAFF COMMENTS																																											
SALES & DEED HISTORY																																																			
DATE		TYPE		RATIO		RISK		TERM		LA SQFT		SP/SQFT		1ST IMPRV		2ND IMPRV		ORATOR		CORRID		DEED		DEED INFO																											
03/25/2010		R		CONVD		YR				3,370		92.28		RESIDENTIA		RESIDENTIA		SCUDDER CARL C		WDVL		00260680																													
01/04/2008		V								3,370		74.18		RESIDENTIA		RESIDENTIA		ZAYLER STEPHEN		WDVL		00238940																													
12/15/1994		L-LO		D YR														DUNCAN R H		WDVL		993 / 427																													
RECORD: 1														RECORD: 3884 (88%)		RECORD: 342-201 (100)		RECORD: 1		IMPROVEMENT VALUATOR		LIVING AREA: 3,372		APPRVGRF: 92.48		BAL INCRPT: 92.28		IMPROVEMENT DETAIL ADJUSTMENTS		IMPROVEMENT FEATURES																					
TYPE		DESCR		METH		CLASS/INCL		AREA		SMT PRICE		SMT RTY		SMT EFF YR		CORR		VALUE DEPR		PHYS		SCOR		FRIC		COMP		ADJ		ADJ VALUE		IM		ADJ TYPE		ADJ AMT		ADJ %		DESCR		SMTS		CODE		VALUE					
A		MA		R		R		1,294.0		91.88		1		1995		2002		3		128,570.88%		0.86		109,290		1H		2FL		0																					
B		121		OPEN BRICKPORCH		R		SMT/		132.0		15.77		1		1995		2002		3		2,210.88%		0.86		1,880																									
C		MA		MAINT AREA		R		SMT/		224.0		90.00		1		1995		2002		3		20,160.88%		0.86		17,140																									
D		MA		MAINT AREA		R		SMT/		16.0		90.00		1		1995		2002		3		1,620.88%		0.86		1,380																									
E		123		GARAGE BRICKWAS		R		SMT/		698.0		25.36		1		1995		2002		3		17,700.88%		0.86		15,080																									
F		MA		MAINT AREA		R		SMT/		540.0		90.00		1		1995		2002		3		49,000.88%		0.86		41,210																									
G		121		OPEN BRICKPORCH		R		SMT/		504.0		15.77		1		1995		2002		3		8,620.88%		0.86		7,180																									
H		MA		MAINT AREA		R		SMT/		1,294.0		91.88		1		2		1995		2002		3		119,800.88%		0.86		100,860																							
1.		RESIDENTIAL		STCD: AI				4,704.0		(E1097)		1		2		1995		2002		3		346,200		1.00		A																									
RECORD: 1														RECORD: 3884 (88%)		RECORD: 342-201 (100)		RECORD: 1		LAND VALUATOR		LRR VINC: 8		Cmnts: 8		LRR ADJ: 8.888		CR VINC: 8		LAND ADJUSTMENTS		PROGRESSIVE VALUATOR																			
LA		DESCR		TYPE		SCL		CLS		TABLE		SO		RS		METH		DIMENSIO		SMT PRICE		ADJ		MARS		ADJ		VAL		ENC		NET VAL		LA		ADJ TYPE		ADJ AMT		ADJ %		AO		AD USE		AO TABLE		AO SMT PRC		AO VALUE	
1.		RESIDENTIAL		R				A-LLO		AI		Y (100%)		A		0.6500		AC		62,369.72		1.00		1.00		A																									



PROPERTY IDENTIFICATION				OWNER INFO				APPROVALS				VALUATION																		
PROPID: 83784	TYPE: Real	DBA:		COOK DAVID A	145088			CAD 100%	IMPROVEMENT	201,538	251,790																			
3695 COURTS OF CARD FOREST BLK 1 LOT 9				107 HARMONY HILL CT				LUFKIN, TX 75001-6977				100.00 %																		
DEBDI: 3695-340-001-008-00	REF ID: R83784	MAP ID: 340						CLU 100%	LAND MIT	8,075	28,080																			
REF ID: 72772	REF ID: R83784	MAP ID: 340						GAG 100%	MARKET	206,813	279,870																			
107 HARMONY HILL CT LUFKIN, TX 75001-6977				EFFECTIVE ACRES: 0.0000																										
PROP #:	0	0	0																											
GENERAL				RESOURCES / SKETCH COMMA DS				SKETCH FOR IMPROVEMENT #1																						
UTILITIES:	LAST APPR YR: 2011	LAST APPR: CL	MA MU3,R15,D3,R7,U5,R4,D2,R7,U4,R17,U15,L5,U8,L7,D2,L8,D14																											
TOPOGRAPHY:	CAP BARR YR:	MA D APPR:	L2,D3,L12,U4,L2,U4,L16,D16																											
ROAD ACCESS:	LAST INSP DATE: 02/09/2012	MA D APPR:	MA U3,R15,D3,L15																											
CORNER:	LAST INSP DATE:	MA D APPR:	MA MU19,R16,D4,R2,D4,R12,U3,R2,U19,L1,U6,L13,D6,L16,D14																											
ORSH CODES:	MA D APPR:	MA D APPR:	MA MR22,U5,R4,D2,R7,U4,R17,U15,L5,U8,R2,U9,R15,D40,L4,D2																											
REST REASON:	MA D APPR:	MA D APPR:	L8,U2,L2,U10,L8,D2,L13,U2,L5																											
	MA D APPR:	MA D APPR:	MA MR11,D11,R11,U11,L11																											
BUILDING PERMITS				PICTURE																										
IN ISSUE DT	PERMIT #	TYPE	BT	EST VALUE	APPR	BUILDER																								
INCOME APPROACH DATA																														
OP VAC	GOR	OTHER IC	EOI	EXPENSE	TAXES	OCI	NEIROD																							
TAX AGENT:				PHONE:																										
ORSH BGRF:				NET BGRF:																										
LINKED ACCTS:				REBOOKED VALUE:																										
LIBERTY / A/R PROXETS				STAFF COMMENTS																										
CASE ID	DATE	APPR	STATUS	OWNER COMMENTS																										
SALES & DEED HISTORY																														
SALE DT	SALE TYPE	PRIC	PR CD	FM CD	FM	LA BQFT	SP / BQFT	1ST IMPRV	2ND IMPRV	GRANTOR	CON ID	DEED	DEED #FO																	
10/07/2011	V	FHA	D YR	3,279	63.87	RESIDENTIA	RESIDENTIA	FORD DAWD SCO	WDR- 00285221																					
09/28/2007	I		D YR	3,279	63.28	RESIDENTIA	RESIDENTIA	LASALLE BANK N	SWDV00236518																					
02/16/2007						RESIDENTIA		MITCHELL RODNE	STD 00225563																					
IMPROVEMENT VALUATION				IMPROVEMENT FEATURES																										
TYPE	DESCRIPOR	MTHD	CLASS	BL	CL	AREA	NET PRICE	#BTS	BTY	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	SCOR	FIRC	COMP	ADJ	ADJ VAL SE	DEPR	ADJ VAL SE	DESCRIPOR	#BTS	CODE	VALUE				
A	MA MAIN AREA	R	MSM/			777.0	92.43	1	1998	1998	3		74,720	81%					0.81	60,530			1E	TW00	0		Exterior Wall	1	BV	0
B	MA MAIN AREA	R	MSM/			45.0	92.43	1	1998	1998	3		4,160	81%					0.81	3,270			1F	TW00	0		Fireplace	1	MT	4,568
C	MA MAIN AREA	R	MSM/			640.0	92.43	1	1998	1998	3		59,160	81%					0.81	47,560			1J	2FL	0		Flooring	1	CP	0
D	MA MAIN AREA	R	MSM/			877.0	92.43	1	1998	1998	3		81,060	81%					0.81	65,660					0		Foundation	1	CS	0
E	MA MAIN AREA	R	MSM/			121.0	92.43	1	1998	1998	3		11,160	81%					0.73	8,160					0		Interior Finish	1	SR	0
F	MA MAIN AREA	R	MSM/			42.0	92.43	1	1998	1998	3		3,860	81%					0.73	2,830					0		Plumbing	1	ID	-1,604
G	121 OPEN BRICKPORCH	R	SM/			119.0	15.77	1	1998	1998	3		2,000	81%					0.81	1,620					0		Roof Covering	1	COMP	0
H	121 OPEN BRICKPORCH	R	SM/			93.0	15.77	1	1998	1998	3		1,600	81%					0.81	1,260					0		HEATING	1	ECH	0
I	123 GARAGE BRICKWAS	R	SM/			973.0	29.95	1	1998	1998	3		17,170	81%					0.81	13,910					0		COOLING	1	EAC	0
J	MA MAIN AREA	R	MSM/			777.0	92.43	1	2	1998	1998	3	71,600	81%					0.66	65,640					0					2,904
1. RESIDENTIAL				STCD: A1				4,064.0 (E1998)				Homestead: N				326,710				Living Area: 3,278				251,790						
BPN#1138 7/98 \$105,000 BV/M/L 6/98 \$144,150 (2004) NEW RES																														
RECORD: 1				LARD VALUATION				IMPROVEMENT VALUATION				LARD ADJUSTMENTS				PROXIMITY VALUATION														
LE	DESCRIPOR	TYPE	COL	CL	TABLE	CO	#	METH	ORNER	BTY	PRICE	ADJ	MAR	ADJ	VAL	ERC	NET VAL	ADJ	ADJ TYPE	ADJ AMT	ADJ %	AD	AD USE	AD TABLE	AD BTY	PRICE	AD VAL SE			
1.	RESIDENTIAL	R			A-L16	A1	N	A	0.2510	AC	111,852.40	1.00	1.00	A			28,080						N				0.00			




PROPID: 30838 TYPE: Real DBA: 3297 BROOKHOLLOW #3 BLK 2 LOT 6 OBDID: 3297-352-002-005-00 REFID1: 40017 REFID2: R39039 RTUR: 1309 LIVE OAK LUFKIN, TX 75904-4219 PROPOSE: SUBMKT: 0 OBA: 0 WRA: 0 WRTE: 0		CRAIN CHRISTOPHER L ETUX BEATRICE 1309 LIVE OAK LN LUFKIN, TX 75904-4219 EFFECTIVE ACRES: 0.0000		145156 100.00%		D/V1 HS		CAD 100% CLU 100% GAG 100% JAC 100% SLU 100%		IMPROVEMENT 289,927 250,500 LANDMKT 25,808 25,900 MARKBY 315,825 278,400 PROD LOSE 0 0 APPRAISED 315,825 278,400 HS CAP LOSE 0 0 ASSESSED 315,825 278,400																																																																																																																																																																																																																																																																																																				
GENERAL BRLEES: LAST APPR YR: 2011 LAST APPR: CL TOPOGRAPHY: CAP BLDG YR: 2012 HBSD APPR: ROAD ACCESS: LAST REFP DATE: 10/29/2011 REBVD APPR: COMMO: NEXT REFP DATE: LAND APPR: GROUP CODES: FVAV VALS APPR: SENT REASON: REBT:				REMARKS / SECTION COMMANDS MA R50,U22,L50,D22 MA D4,R14,U2,R5,D2,R38,U41,L22,O7,L21,U7,L0,U2,L0,D2,L14,D9 R12,D0,R50,D22,L50 123 D4,L22,U32,R22,D28 124 MU28,ML12,U0,L10,D9,R10 121 MD4,R14,U2,R5,D2,R14,D7,L40,U7,R7 MA R50,U22,L50,D22				SECTION FOR IMPROVEMENT BY																																																																																																																																																																																																																																																																																																						
BUILDING PERMITS PERMID TYPE RT EST VALUE APPR BUILDER COMMENT				PICTURE 																																																																																																																																																																																																																																																																																																										
INCOME APPROXIMATE DATA OR VAC BOR OTHER INC ECI EXPENSE TAXES ECI METHOD IFO VALUE				TAX ADJUT: PHONE: ORDER BGRF: NET BGRF: LINKED ACCT: RECORDED VALUE:				INQUIRY / A/RB PROTESTS CASEID DATE APPR STATUS OWNER COMMENTS STAFF COMMENTS																																																																																																																																																																																																																																																																																																						
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RESIDENTIAL STCD: AI 4,899.0 1969 Homesite: Y (100%) 368,330 Living Area: 3,755 228,740 Mso: 0 </td> <td colspan="2"></td> <td colspan="2"></td> </tr> <tr> <td colspan="12"> 2. OPEN FR PORCH STCD: AI 144.0 (E2003) 9.83 1 2002 2002 1 1,420.00% 0.50 1,270 Homesite: Y (100%) 1,420 Living Area: 0 </td> <td colspan="2"></td> <td colspan="2"></td> </tr> <tr> <td colspan="12"> A RPS POOLGUNITE I W 449.0 61.76 1 1 2010 2010 0 23,182.91% 0.59 22,850 </td> <td colspan="2"></td> <td colspan="2"></td> </tr> <tr> <td colspan="12"> 3. MISC IMP STCD: AI 448.0 (E2010) 61.76 1 1 2010 2010 0 23,182.91% 0.59 22,850 Living Area: 0 </td> <td colspan="2"></td> <td colspan="2"></td> </tr> </tbody> </table>												RECORD: 1	SUBCD: 1297 (100%)	RECD: 942-20 L2 (1)	SUBSET:	LAND VALUATION	IMPROVEMENT VALUATION	LIVED AREA: 3,755	APPROPRIATE: 75.81	SALUSWPT: 75.81	IMPROVEMENT DETAIL ADJUSTMENTS	IMPROVEMENT FEATURES	M	TYPE	DESCRIPTION	METH	CLASS/USCL	AREA	UNIT PRICE	UNITS	STY	BUILT EFF YR	COND.	VALUE	DEPR	PRYS	BOOK	FREQ	COMP	ADJ	ADJ VALUE	IF	ADJ TYPE	ADJ AMT	ADJ %	DESCRIPTION	UNITS	CODE	VALUE	A	MA	MAIN AREA	R	MSM/	1,000.0	89.78	1		1969 1969	3	103,350.00%						0.65	67,160	1F	2FL	0		Exterior Wall	1	BV	0	B	MA	MAIN AREA	R	MSM/	1,000.0	89.78	1		1969 1969	3	107,740.00%						0.65	70,000					Fireplace	1	M1	4,508	C	123	GARAGE BRICK/MS	R	SM/	104.0	25.36	1		1969 1969	3	17,850.00%						0.65	11,800					Flooring	1	CP-TI	0	D	124	MASONRY UTILITY	R	SM/	30.0	85.11	1		1969 1969	3	4,150.00%						0.65	2,700					Foundation	1	CS	0	E	121	OPEN BRICKPORCH	R	SM/	250.0	16.77	1		1969 1969	3	4,850.00%						0.65	3,160					Interior Finish	1	SR-PN	0	F	MA	MAIN AREA	R	MSM/	1,100.0	89.78	1	2	1969 1969	3	99,760.00%						0.52	61,260					Plumbing	1	11	0	G	MA	MAIN AREA	R	MSM/	395.0	89.78	1	1	1969 1969	3	31,870.00%						0.65	20,720					Roof Covering	1	COMP	0	1. RESIDENTIAL STCD: AI 4,899.0 1969 Homesite: Y (100%) 368,330 Living Area: 3,755 228,740 Mso: 0																2. 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E	121	OPEN BRICKPORCH	R	SM/	250.0	16.77	1		1969 1969	3	4,850.00%						0.65	3,160					Interior Finish	1	SR-PN	0																																																																																																																																																																																																																																																																																				
F	MA	MAIN AREA	R	MSM/	1,100.0	89.78	1	2	1969 1969	3	99,760.00%						0.52	61,260					Plumbing	1	11	0																																																																																																																																																																																																																																																																																				
G	MA	MAIN AREA	R	MSM/	395.0	89.78	1	1	1969 1969	3	31,870.00%						0.65	20,720					Roof Covering	1	COMP	0																																																																																																																																																																																																																																																																																				
1. RESIDENTIAL STCD: AI 4,899.0 1969 Homesite: Y (100%) 368,330 Living Area: 3,755 228,740 Mso: 0																																																																																																																																																																																																																																																																																																														
2. OPEN FR PORCH STCD: AI 144.0 (E2003) 9.83 1 2002 2002 1 1,420.00% 0.50 1,270 Homesite: Y (100%) 1,420 Living Area: 0																																																																																																																																																																																																																																																																																																														
A RPS POOLGUNITE I W 449.0 61.76 1 1 2010 2010 0 23,182.91% 0.59 22,850																																																																																																																																																																																																																																																																																																														
3. MISC IMP STCD: AI 448.0 (E2010) 61.76 1 1 2010 2010 0 23,182.91% 0.59 22,850 Living Area: 0																																																																																																																																																																																																																																																																																																														
<table border="1"> <thead> <tr> <th>RECORD: 1</th> <th>SUBCD: 1297 (100%)</th> <th>RECD: 942-20 L2 (1)</th> <th>SUBSET:</th> <th>LAND VALUATION</th> <th>IMPROVEMENT VALUATION</th> <th>DEPR: 3</th> <th>IMPROVEMENT: 2,585</th> <th>OR VALUE: 3</th> <th>LAND ADJUSTMENTS</th> <th>PROSPECTIVITY VALUATION</th> </tr> </thead> <tbody> <tr> <td>LF</td> <td>DESCRIPTION</td> <td>TYPE</td> <td>COL</td> <td>CLS</td> <td>TABLE</td> <td>CO</td> <td>RE</td> <td>METH</td> <td>DIMENSIONS</td> <td>UNIT PRICE</td> <td>ADJ</td> <td>MAR</td> <td>ADJ</td> <td>VAL</td> <td>INC</td> <td>MET</td> <td>VAL</td> <td>IF</td> <td>ADJ TYPE</td> <td>ADJ AMT</td> <td>ADJ %</td> <td>AO</td> <td>ADJ BE</td> <td>AO TABLE</td> <td>AO UNIT PRIC</td> <td>AO VALUE</td> </tr> <tr> <td>1.</td> <td>RESIDENTIAL</td> <td>R</td> <td></td> <td>A-LL5M</td> <td>AI</td> <td>Y</td> <td>(100%)</td> <td>A</td> <td>0.9470 AC</td> <td>27,347.00</td> <td>1.00</td> <td>1.00</td> <td>A</td> <td>25,900</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>N</td> <td></td> <td>0.00</td> <td>0</td> </tr> </tbody> </table>												RECORD: 1	SUBCD: 1297 (100%)	RECD: 942-20 L2 (1)	SUBSET:	LAND VALUATION	IMPROVEMENT VALUATION	DEPR: 3	IMPROVEMENT: 2,585	OR VALUE: 3	LAND ADJUSTMENTS	PROSPECTIVITY VALUATION	LF	DESCRIPTION	TYPE	COL	CLS	TABLE	CO	RE	METH	DIMENSIONS	UNIT PRICE	ADJ	MAR	ADJ	VAL	INC	MET	VAL	IF	ADJ TYPE	ADJ AMT	ADJ %	AO	ADJ BE	AO TABLE	AO UNIT PRIC	AO VALUE	1.	RESIDENTIAL	R		A-LL5M	AI	Y	(100%)	A	0.9470 AC	27,347.00	1.00	1.00	A	25,900									N		0.00	0																																																																																																																																																																																																																																		
RECORD: 1	SUBCD: 1297 (100%)	RECD: 942-20 L2 (1)	SUBSET:	LAND VALUATION	IMPROVEMENT VALUATION	DEPR: 3	IMPROVEMENT: 2,585	OR VALUE: 3	LAND ADJUSTMENTS	PROSPECTIVITY VALUATION																																																																																																																																																																																																																																																																																																				
LF	DESCRIPTION	TYPE	COL	CLS	TABLE	CO	RE	METH	DIMENSIONS	UNIT PRICE	ADJ	MAR	ADJ	VAL	INC	MET	VAL	IF	ADJ TYPE	ADJ AMT	ADJ %	AO	ADJ BE	AO TABLE	AO UNIT PRIC	AO VALUE																																																																																																																																																																																																																																																																																				
1.	RESIDENTIAL	R		A-LL5M	AI	Y	(100%)	A	0.9470 AC	27,347.00	1.00	1.00	A	25,900									N		0.00	0																																																																																																																																																																																																																																																																																				




CLASS 9 "VERY GOOD PLUS" QUALITY

These typically are built for an individual owner (custom). These homes are typical of the upper middle class or move-up type development. Good to excellent-quality materials are used throughout. These houses will exceed the minimum construction requirements of leading institutions, mortgage-insuring agencies and building codes. Attention is given to architectural design in both refinements and detail. Interiors are well furnished, having high grade materials and components. Exteriors have good to excellent fenestration with ornamental materials of other refinements

Size:	4250 – 5300 square feet (original construction)
Foundation:	concrete slab
Roof:	composition shingles (often high end), metal or tile roofing is often found, with hip or gable design (6 in 12 – 10 in 12)
Exterior Wall:	brick veneer or stone siding, wood siding
Windows:	16 – 20
Corners:	10 – 24
Rooms:	10 – 18 with ample walk-in closets or sliding door wardrobes, vaulted ceiling in foyer or entry
Heating:	central heat
Cooling:	central air
Floor Cover:	carpet, tile, terrazzo, hardwood, scored concrete
Interior Walls:	sheetrock, paneling, some wallpaper with hardwood or softwood baseboards and casings with mitered corners, crown molding
Cabinets:	ample cabinetry with natural wood-veneer finishes, large Pullman or vanity in bath areas; laminated plastic, granite, marble or ceramic tile countertops and splash
Doors:	very good quality hollow core or raised-panel hardwood veneer or enameled with good-quality hardware
Lighting:	good lighting, some recessed, indirect, and chandelier
Outlets:	ample
Baths:	3 – 5
Extras:	fireplace, cooking bar, Jacuzzi or hot tub, deck, swimming pool, outdoor kitchen, good to extensive landscaping

PROPERTY IDENTIFICATION				OWNER INFORMATION		APPROVALS		ASSESSMENT		IMPROVEMENTS		LAND VALUE		TOTAL VALUE																	
PROPID: 81789	TYPE: Real	DEA:		CESTERO ALEJANDRO ETUX ERIN M		144636	HS	CLD 100%	IMPROVEMENT	476,166	476,340																				
5389 OAK TRACE I BLK 1 LOT 13	REFID: 71881	REFID: R81789	REFID: 378	321 OAK CREST DR		100.00%		CLU 100%	LANDMNT	64,137	64,140																				
REFID: 5309-378-001-013-00	REFID: 71881	REFID: R81789	REFID: 378	LUFKIN, TX 75001-8942				GAG 100%	MARSH	530,333	530,480																				
	REFID: 71881	REFID: R81789	REFID: 378	LUFKIN, TX 75001-8942				JAG 100%	PROD LOSS	0	0																				
	REFID: 71881	REFID: R81789	REFID: 378	LUFKIN, TX 75001-8942				SLU 100%	APPRAISED	530,333	530,480																				
PROPID: 81789	TYPE: Real	DEA:		LUFKIN, TX 75001-8942					RE CAP LOSS	0	0																				
				EFFECTIVE ACRES: 0.0000					ASSESSED	530,333	530,480																				
GENERAL				REMARKS / REVISION COMMENTS				REASON FOR IMPROVEMENT #1																							
OWNER:	LAST APPR YR: 2011	LAST APPR: CL		MA U25,U2,U7,R2,U2,R12,U10,R17,D10,D6,R11,U8,R25,D42,L4,D1																											
TOPOGRAPHY:	CAP BARR YR: 2012	REASON APPR:		L5,L36,U2,L6,U6,L14,U1																											
ROAD ACCESS:	LAST IMP DATE: 05/28/2010	REASON APPR:		MA MD1,MR14,D6,R6,D2,R3,R7,U19,R10,D5,R4,D14,R12,U11,R3																											
COMMO:	RENTIMP DATE:	REASON APPR:		U7,U6,U8,U3,L8,D7,L20,D8,R4,D7																											
ORIG CODES:	FV_MV	VALUE APPR:		133 MU34,R12,U10,L12,D10																											
REASON:		REASON:		133 MU34,MR20,R11,U10,L11,D10																											
				123 L8,D20,R12,D2,R19,U10,U6,L3,U2,L6,U6,L14,U1																											
BUILDING PERMITS				PERMITS				PERMITS																							
ISSUE DT	PERMIT#	TYPE	BT	EST VALUE	APPR	BUILDER	COMMENT	PICURE																							
																															
INCOME APPROACH DATA				INCOME APPROACH DATA				INCOME APPROACH DATA																							
OP VAC	EDR	OTHER INC		ECI	EXPENSE	TAXES	ROI METHOD	ROI VALUE																							
TAX ADJUST:				PHONE:				PHONE:																							
ORIG REPT:																															
LINKED ACCT#:																															
INQUIRY / AME PERMITS				STAFF COMMENTS																											
CABEID	DATE	APPR	STATUS	OWNER COMMENTS																											
SALES & DEED HISTORY				SALES & DEED HISTORY				SALES & DEED HISTORY																							
SALE DT	SALE TYPE	SALE PRICE	SALE CD	PR CD	RS TERM	LA SQFT	SP / SQFT	ESTMPRV	2ND MPRV	ORATOR	COMBD	DEED	DEED1/FO																		
08/20/2011	V	CONVD YR	4,405	118.70	RESIDENTIA	RESIDENTIA	BURDETTE KEVIN	GWD	00281441																						
10/13/2008	R	CONVD YR	3,011	139.85	RESIDENTIA	RESIDENTIA	KASSAW TODD L	WD	00240171																						
09/02/1998	R	CONVD YR					FIDONE GEORGE	WDV-L	1171 / 218																						
RECORD: 1				RECORD: 1				RECORD: 1																							
MP	TYPE	DESCRIPTION	MTD	CLASS	SERIAL AREA	UNIT PRICE	UNIT STY	UNIT EFF YR	COND.	VALUE	DEPR	PRYS	EDOR	FISC	COMP	ADJ	ADJ VALUE	IF	ADJ TYPE	ADJ AMT	ADJ %	DESCRIPTION	UNIT	CODE	VALUE						
A	BA	BAIN AREA	R	BSF	2,795.0	114.29	1	2033	2033	2	330,580	88%	0.00			0.00	294,220	1B	2FL	0	0	Exterior Wall	1	BV	0						
B	BA	BAIN AREA	R	BSF	325.0	114.29	1	2033	2033	2	94,820	88%	0.00			0.00	85,000						Fireplace	1	MI	6,115					
C	133	FATD CONC RETE/MAS	R	SBL	120.0	4.71	1	2033	2033	2	510	88%	0.00			0.00	460						Flooring	1	CP-TI	0					
D	133	FATD CONC RETE/MAS	R	SBL	110.0	4.71	1	2033	2033	2	520	88%	0.00			0.00	460						Foundation	1	CS	0					
E	133	GARAGE BRICK/MAS	R	SBL	364.0	27.79	1	2033	2033	2	23,730	88%	0.00			0.00	21,120						Interior Finish	1	SR	0					
F	121	OPEN BRICK PORCH	R	SBL	65.0	89.82	1	2033	2033	2	1,220	88%	0.00			0.00	1,000						Plumbing	1	16	5,775					
G	121	OPEN BRICK PORCH	R	SBL	325.0	89.82	1	2033	2033	2	4,720	88%	0.00			0.00	4,200						Roof Covering	1	COMP	0					
H	BA	BAIN AREA	R	BSF	364.0	114.29	1	2033	2033	2	39,030	88%	0.00			0.00	37,220						HEATING	1	ECH	0					
1. RESIDENTIAL				STCD: AI				5,871.0 (E2004)				Homesite: Y (100%)				354,190				Living Area: 4,405				476,340				10,890			




PROPERTY IDENTIFICATION				PROPERTY ADDRESS				PROPERTY VALUE				REMARKS																
PROPID: 44602	TYPE: Real	DBA:		LADDEN DAMD AMD ETUX CAROLYN M				144776																				
3728 CROWN COLONY SEC V-A BLK 2 LOT 25				115 INNISBROOK DR				100.00%																				
DBEID: 3728-318-002-025-00	MAPID: 318			LUFKIN, TX 75901-7431																								
REFID: 40740	REFID: R44602	MAPSCO:																										
REFID: 40740	REFID: R44602	MAPSCO:																										
REFID: 116 INNISBROOK DR LUFKIN, TX 75901-7431	TR: N																											
PROP USE:	SUBMIT:			EFFECTIVE ACRES: 0.0000																								
OBA: 0	KRA: 0	EMTS: 0																										
GENERAL				REMARKS / SEARCH COMMANDS				SEARCH FOR IMPROVEMENT #1																				
OWNER:	LAST APPR YR: 2011	LAST APPR: CL			MA U8,L10,D1,L16,U3,L7,D3,L18,U2,L4,U13,R4,D4,R8,D3,R3,U3																							
TOPOGRAPHY:	CAP BASH YR:	REND APPR:			R5,U3,R11,D3,R5,D3,R3,U3,R20,D16,L4																							
ROAD ACCESS:	LAST TRIP DATE: 10/04/2011	RESDV APPR:			MA MU35,MR15,U7,L4,L42,L20,D7,R9,U3,R3,D3,R14,U8,R12,D10																							
COMBO:	RETRIP DATE:	LAND APPR:			.R10,U4,R4,U3,R3,D3,R11																							
OROB CODES: FV_AV		VALR APPR:			MA MU16,MR19,U10,L4,D10,R4																							
BEST REASON:		RETR:			MA MR19,R4,U8,L4,D0																							
					MA MR4,D4,L4,D6,R4,D11,R15,U11,R4,U8,L4,U10,U10,L4,U10,U9																							
BUILDING PERMITS				PICTURE																								
PERM#	TYPE	BT	EST VALUE	APPR	BUILDER	COMMENT																						
INCOME APPROACH DATA																												
OPR YAC	EDR	OTHER INC	ECR	EXPENSE	TAXES	KCI METHOD	INC VALUE																					
TAX AGENT:				PHONE:																								
OROB BQPT:				NET BQPT:																								
UNLKD ACCT:				REDOBSCH ED VALUE:																								
INQUIRY / A/RG PROPERTIES				STAFF COMMENTS																								
CASEID	DATE	APPR	STATUS	OWNER	COMMENTS	STAFF																						
SALES & DEED HISTORY																												
DATE	SALE TYPE	RATIO	RE CD	RE TERM	LA BQPT	SP / BQPT	1ST IMPRV	2ND IMPRV	ORATOR	CON BID	DEED	DEED INFO																
08/12/2011	V	CONVD	YR	4,921	111.77	RESIDENTIA	RESIDENTIA	MCFADDIN LANCE	WDVL 00283395																			
05/21/2002	I					RESIDENTIA	RESIDENTIA	VON HADGE ROBE	GWDV1504 / 189																			
01/01/1980	I					RESIDENTIA	RESIDENTIA	SABINE INVESTM	D 460 / 387																			
RECORD: 1				RECORD: 2				RECORD: 3				RECORD: 4																
TYPE	DECRIBOR	MTRD	CLASS/UBCL	AREA	UNIT PRICE	UNITS	BTY	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	BOON	FUNC	COMP	ADJ	ADJ VALUE	IF	ADJ TYPE	ADJ AMT	ADJ %	DECRIBOR	UNITS	CODE	VALUE		
A	BA	BAIN AREA	R	HSF/	651.0	112.00		2002	2002	2	69,400.00%		0.08				0.08	78,410	11	2FL	0		Exterior Wall	1	STU	0		
B	BA	BAIN AREA	R	HSF/	412.0	112.00		2002	2002	2	46,300.00%		0.08				0.08	40,790					Fireplace	1	M1	5,115		
C	BA	BAIN AREA	R	HSF/	40.0	112.00		2002	2002	2	4,500.00%		0.08				0.08	3,960					Flooring	1	CP-TI	0		
D	BA	BAIN AREA	R	HSF/	24.0	112.00		2002	2002	2	2,700.00%		0.08				0.08	2,360					Foundation	1	CS	0		
E	BA	BAIN AREA	R	HSF/	1,892.0	112.00		2002	2002	2	212,850.00%		0.08				0.08	197,310					Interior Finish	1	SR	0		
F	123	GARAGE BRICKWALLS	R	SP/	529.0	32.81		2002	2002	2	17,300.00%		0.08				0.08	15,270					Plumbing	1	18	9,625		
G	121	OPEN BRICKPORCH	R	SP/	21.0	18.42		2002	2002	2	360.00%		0.08				0.08	340					Roof Covering	1	COMP	0		
H	121	OPEN BRICKPORCH	R	SP/	504.0	18.42		2002	2002	2	9,280.00%		0.08				0.08	8,170					HEATING	1	ECH	0		
I	BA	BAIN AREA	R	HSF/	1,892.0	112.00	1	2	2002	2002	2	212,850.00%		0.70				149,860					COOLING	1	EAC	0		
1. RESIDENTIAL				STCD: AI	5,375.0	(E2003)		Homesite: N			395,380																	14,740
PD \$420,000 FOR HOUSE (\$295,000 COST + \$25,000 TO CONTRACTOR)																												
RECORD: 1				RECORD: 2				RECORD: 3				RECORD: 4																
TYPE	DECRIBOR	TYPE	COL	CLS	TABLE	SO	IB	MESH	DIMENSION	UNIT PRICE	ADJ	MASS	ADJ	VAL	ENC	NET VAL	IF	ADJ TYPE	ADJ AMT	ADJ %	AO	AO USE	ADTABLE	AO UNIT	PRC	AD VALUE		
1.	RESIDENTIAL	R			A-LL10M	AI	N	A	0.2950 AC	207,210.00	1.00	1.00	A			78,830											0.00	
CORRECTED SIZE PER ARCVIEW 10/02																												
78,830																												



CLASS 10 "EXCELLENT" QUALITY

These are usually individually designed and are characterized by the high quality of workmanship, finishes, and appointments and the considerable attention to detail. These homes are representative of the upper class development. Good to excellent-quality materials are used throughout. These houses definitely exceed the minimum construction requirements of leading institutions, mortgage-insuring agencies and building codes. Great attention is given to architectural design in both refinements and detail. Interiors are well furnished, having high grade materials and components. Exteriors have good to excellent fenestration with ornamental materials of other refinements. Although residences at this quality level are inclusive of high-quality material and workmanship, and are somewhat unique in their design, these costs do not represent the highest cost in residential construction.

Size:	5300 and up square feet (original construction)
Foundation:	concrete slab, high end pier and beam
Roof:	high end composition shingles, metal, or tile are most common, with hip or gable design (6 in 12 – 10 in 12)
Exterior Wall:	brick veneer or stone siding, wood siding
Windows:	16 – 20
Corners:	10 – 24
Rooms:	10 – 18 with ample walk-in closets or sliding door wardrobes, vaulted ceiling in foyer or entry
Heating:	central heat
Cooling:	central air
Floor Cover:	carpet, tile, terrazzo, hardwood, scored concrete
Interior Walls:	sheetrock, paneling, some wallpaper with hardwood or softwood baseboards and casings with mitered corners, crown molding
Cabinets:	ample cabinetry with natural wood-veneer finishes, large Pullman or vanity in bath areas; laminated plastic, granite, marble or ceramic tile countertops and splash
Doors:	very good quality hollow core or raised-panel hardwood veneer or enameled with good-quality hardware
Lighting:	good lighting, some recessed, indirect, and chandelier
Outlets:	ample
Baths:	3 – 5
Extras:	fireplace, cooking bar, Jacuzzi or hot tub, deck, swimming pool, outdoor kitchen, good to extensive landscaping

PROPID: 84653 0420A TORREY PINES ESTATES REVISION 1 BLK 1 LOT 2 REFID: 73288 REFID: R84653 MTR: 108 TORREY PINES DR PROP USE: ORA: 0	TYPE: Real DBA: MAPID: 318 MAPCO: TR: N EFFECTIVE ACRES: 0.0000	FAJARDO WILLIAM ETUX 108 TORREY PINES DR LUFKIN, TX 75901-7746-08	143076 100.00%	HS	CAD 100% CLU 100% GAG 100% JND 100% SLU 100%	IMPROVEMNT 812,111 LAND MKT * 110,268 MARKET = 928,309 PROD LOSS = 0 APPRAISED = 928,309 B CAP LOSS = 0 ASSESSED = 928,309	862,220 105,690 967,910 0 967,910 0 967,910																							
GENERAL		REMARKS / ERROR COMMENTS																												
UTILITEE: TOPOGRAPHY: ROAD ACCESS: COMBIO: OROF CODES: NEXT REASON:	LAST APPR YR: 2011 CAP BABS YR: 2011 LAST TRP DATE: 09/06/2011	LAST APPR: CL BND APPR: SUBD APPR: LAD APPR: VALS APPR: RENT:																												
BUILDING PERMITS																														
ISSUE DT	PERMIT	TYPE	BT	EST VALUE	APPR	BUILDER	COMMENT																							
PICURE																														
																														
INCOME APPROACH DATA																														
OPR VAO	BOH	OTHER INC	BOI	EXPENSE	TAKES	KOI	METHOD																							
TAX AGENT:																														
PROK:																														
OROF B BGN:																														
NET BGF:																														
LINKED ACCT:																														
RECORDED VALUE:																														
INHERIT / ARE PROTESTS																														
CASEID	DATE	APPR	STATUS	OWNER COMMENTS		STAFF COMMENTS																								
SALES & DEED HISTORY																														
SALE DT	SALE TYPE	RADO	RR CD	RR TERM	LA SQFT	SP / BGF	1ST IMPRV	2ND IMPRV	GRANTOR	COMBID	DEED	DEED INFO																		
11/24/2010	Q	R	CONVD	YR	6,770	147.71	RESIDENTIA	RESIDENTIA	GOURLEY W J II	WDVL	00274863																			
01/20/1999	I			0 YR					GOURLEY W J II	P	C 1669																			
10/29/1998	I								SKYWALKER FAMI	SWD	1178 / 753																			
REGION: 1 B BDL: 485A (89%) B BDC: 812-88.00 (1) B BSET:																														
#	TYPE	DESCR	PROB	MTRD	CLASS/USCL	AREA	SMT PRICE	UNITS	STY	BUILT	EFF TR	COND.	VALUE	DEPR	PRYS	ECOS	FURCO	COMP	ADJ	ADJ VALUE	#	ADJ TYPE	ADJ AMT	ADJ %	DESCR	PROB	MTRD	CODE	VALUE	
A	BA	MAIN AREA		R	R 10P/	4,207.0	123.79	1		2000	2006	1	641,980.94%		0.94	615,100				0.94	615,100	1	ST			0				
B	BA	MAIN AREA		R	R 10P/	2,253.0	121.81	1		2000	2006	1	275,680.94%		0.94	269,120				0.94	269,120	1	MI			5,832				
C	120	GARAGE BRICK/MS		R	R 10P/	1,192.0	28.15	1		2000	2006	1	33,680.94%		0.94	31,540				0.94	31,540	1	CP-TI			0				
D	121	OPEN BRICKPORCH		R	R 10P/	50.0	18.63	1		2000	2006	1	950.94%		0.94	930				0.94	930	1	CS			0				
E	121	OPEN BRICKPORCH		R	R 10P/	141.0	18.63	1		2000	2006	1	2,630.94%		0.94	2,470				0.94	2,470	1	SR-PN			0				
F	133	PATIO CONCRETE/MS		R	R 10P/	692.0	4.97	1		2000	2006	1	3,300.94%		0.94	3,190				0.94	3,190	1	25			21,590				
1. RESIDENTIAL STCD: A1 8,538.0 (E2001) Homesite: Y (100%) 864,210 Living Area: 6,470 812,350																														
A	RFS	POOL/GUNITE		I	T/	650.0	45.98	1		2000	2000	0	30,280.61%		0.61	19,470				0.61	19,470	1	TILE			0				
2. POOL STCD: A1 650.0 (E2001) Homesite: Y (100%) 30,280 Living Area: 0 19,470																														
A	BA	MAIN AREA		R	R 10P/	300.0	118.93	1		2000	2000	1	35,680.88%		0.88	31,800				0.88	31,800	1	ECH			0				
3. POOL HOUSE STCD: A1 300.0 (E2001) Homesite: Y (100%) 35,680 Living Area: 300 31,400																														
REGION: 1 B BDL: 485A (89%) B BDC: 812-88.00 (1) B BSET:																														
LF	DESCR	PROB	TYPE	SQL	CLR	TABLE	SC	RR	MTR	DIMENSIONS	SMT PRICE	ADJ	MARS	ADJ	VAL	BRC	MKT VAL	ADJ	ADJ TYPE	ADJ AMT	ADJ %	AD	AD BSE	AD TABLE	AD SMT PRC	AD VALUE				
1.	RESIDENTIAL		R			A-LD	A1	Y (100%)	A	1.5384 AC	68,700.00	1.00	1.00	A			105,680					N			0.00	0				

