

FORBES, SEAN C
2917 WATERBANK COVE
AUSTIN TX 78746

B39997P34

Previous Owner
FORBES, JON E & LINDA J TRUSTEES
FORBES MANAGEMENT TRUST
420 DOVE HOLLOW TRAIL
GEORGETOWN TX 78663
Sale Date: 2/22/2023

Inspection Witnessed By:

X

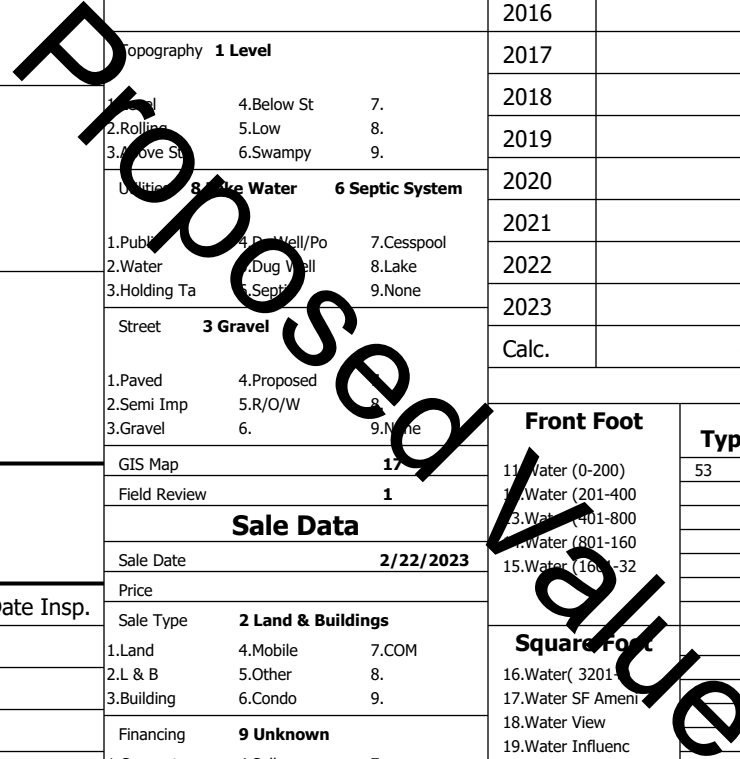
Date

No./Date	Description	Date Insp.

Notes:

Gray

Property Data			Assessment Record						
Neighborhood 5 Little Sebago			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2011	156,432	58,318	0	214,750		
REVIEW 0			2012	156,432	58,318	0	214,750		
Building Permit 0			2013	156,432	58,318	0	214,750		
Zone/Land Use 12 Limited Residential			2014	156,432	58,318	0	214,750		
Secondary Zone			2015	156,400	58,300	0	214,700		
Topography 1 Level			2016	156,400	58,300	0	214,700		
1. Hill 4. Below St 7.			2017	156,400	58,300	0	214,700		
2. Rolling 5. Low 8.			2018	156,400	58,300	0	214,700		
3. Above St 6. Swampy 9.			2019	223,300	86,800	0	310,100		
Utilities 8 No Fire Water 6 Septic System			2020	223,300	86,800	0	310,100		
1. Public 4. Driv Well/Po 7. Cesspool			2021	223,300	86,800	0	310,100		
2. Water 7. Dug Well 8. Lake			2022	223,300	86,800	0	310,100		
3. Holding Ta 9. Septic 9. None			2023	223,300	100,700	0	324,000		
Street 3 Gravel			Calc.	466,500	137,100	0	603,600		
1. Paved 4. Proposed			Land Data						
2. Semi Imp 5. R/O/W			Front Foot	Type	Effective		Influence		Influence Codes
3. Gravel 6. None 9. None			53	120	Depth	Factor	Code		
GIS Map 17			11. Water (0-200)			100 %	0	1. Unimproved	
Field Review 1			12. Water (201-400)			%		2. Excess Frtg	
Sale Data			13. Water (401-800)			%		3. Topography	
Sale Date 2/22/2023			14. Water (801-160)			%		4. Size/Shape	
Price			15. Water (161-32)			%		5. Access	
Sale Type 2 Land & Buildings						%		6. Restriction	
1. Land 4. Mobile 7. COM			Square Foot	Square Feet				7. Open Space	
2. L & B 5. Other 8.			16. Water (3201-			%		8. Environmental	
3. Building 6. Condo 9.			17. Water SF Amen			%		9. Condo	
Financing 9 Unknown			18. Water View			%		Acres	
1. Convent 4. Seller 7.			19. Water Influen			%		30. Blueberry(1-20	
2. FHA/VA 5. Private 8.			20. ShoreFront A			%		31. Blueberry(21 -	
3. Assumed 6. Cash 9. Unknown						%		32. Crop Land	
Validity 2 Related Parties			Fract. Acre	Acreege/Sites				33. Pasture	
1. Valid 4. Split 7. Multiple			21. Base Lot	35	0.46	100 %	0	34. Shorefront B	
2. Related 5. Partial 8. Other			22. Base Lot Vacan			%		35. Shorefront C	
3. Distress 6. Exempt 9. Estate			23. Base Lot Unpav			%		36. ANTENNA SITE	
Verified 5 Public Record			Acres			%		37. Softwood TG	
1. Buyer 4. Agent 7. Family			24. Acres to 10			%		38. Mixed Wood TG	
2. Seller 5. Pub Rec 8. Other			25. Acres 11-30			%		39. Hardwood TG	
3. Lender 6. MLS 9.			26. Acres 31-50			%		40. Wasteland	
			27. Acres 51& over			%		41. Woodland	
			28. Acres 71 & Ove			%		42. Mobile Home Si	
			29. Woods (41+)			%		43. Camp Site	
			Total Acreage		0.46			44. Lot Improvemen	
								45. BA SF - Oce	
								46. SP Meadow Cond	



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Map Lot 017-312-007-000

Account 3904

Location 127 JOHNSON RD

Card 1

Of 1

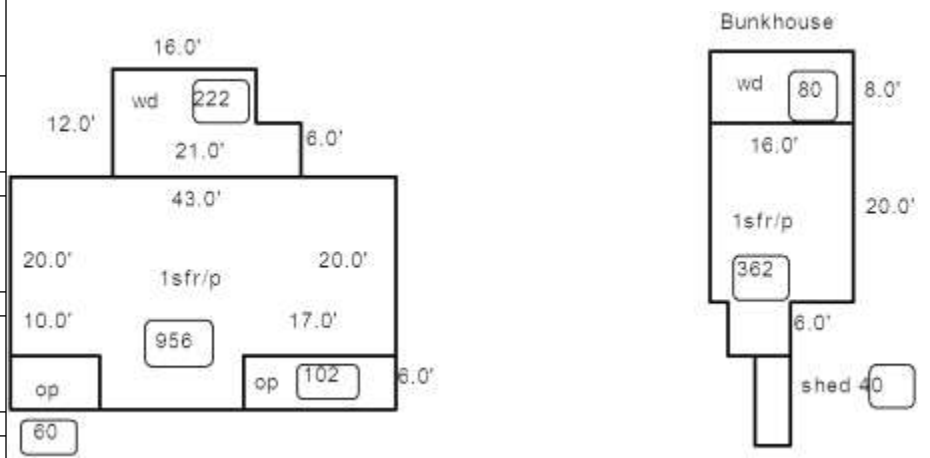
8/05/2024

Building Style 11 Cottage/Camp	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Garrison 9.NE farm	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Colonia	Secondary Heat 0	2.Inadeq 5. 8.
3.R Ranch/ 7.Contemp 11.Cottage	Heat Type 100% 7 Electric	3. 6. 9.
4.Cape 8.Log 12.Gambrel	1.HWBB 5.FWA 9.None	Attic 9 None
Dwelling Units 1	2.HWCI 6.Monitor 10.UNH2F	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.HWRF 7.Electric 11.Geother	2.1/2 Fin 5.FI/Stair 8.
Stories 1 One Story	4.Steam 8.FI/Wall 12.Heat/Co	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Central 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5. 8.
Exterior Walls 3 Composition/	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clapboard 5.Stucco 9.B & B	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.Cemplan	1.Modern 4.Obsolete	Grade & Factor 3 Average 100%
3.Compos./ 7.Stone 11.Concret	2.Typical 5. 8.	1.E Grade 4.B Grade 7.SC Grade
4.Asbestos 8.Wood Shi 12.Wood Bo	3.Old Type 6. 9.None	2.O Grade 5.A Grade 8.
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Other	1.Modern 4.Obsolete 7.	SQFT (Footprint) 956
2.Slate 5.Wood 8.	2.Typical 5. 8.	Foundation 5 Above Average
3.Metal 6.Roll Roo 9.	3.Old Type 6. 9.None	1.Poor Avg 7.V G
SF Masonry Trim 0	# Rooms 4	2.Fair Avg 8.Exc
SOLAR VOLTAIC 0	# Bedrooms 2	3.Avg- Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1970	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 6 Piers	# Fireplaces 0	1.Incomp 4.Delap 5.Layoff
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 8.Long term
2.C Block 5.Slab 8.		3.Damage 6.Style None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 9 No Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 6.Obsolete
2.1/2 Bmt 5.CrwI 8.		1.Location 4.Generate 9.None
3.3/4 Bmt 6. 9.None		2.Encroach 5.Flood Pl 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 7/29/2015

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	108	0 0	0	0	100 %	1.One Story Fram
21 Open Frame	0	60	0 0	0	0	100 %	2.Two Story Fram
68 Wood Deck	0	222	0 0	0	0	100 %	3.Three Story Fr
85 Bunkhouse	0	362	3 100	5	0	100 %	4.1 & 1/2 Story
68 Wood Deck	0	80	0 0	0	0	100 %	5.1 & 3/4 Story
24 Frame Shed	0	40	2 100	4	0	100 %	6.2 & 1/2 Story
24 Frame Shed	0	96	3 100	4	0	100 %	21.Open Frame Por
							22.Encl Frame Por
							23.Frame Garage
							24.Frame Shed
							25.Frame Bay Wind
							26.1SFr Overhang
							27.Unfin Basement
							28.Unfinished Att
							29.Finished Attic



Proposed Value