

ELLIS APPRAISAL DISTRICT
 PROPERTY 185918 R
 Legal Description
 534 N C HILBURN 2 ACRES
 OWNER ID
 50570
 OWNERSHIP
 100.00%

PROPERTY APPRAISAL INFORMATION 2018
 LUCAS DONALD J
 PO BOX 604
 MAYPEARL, TX 76064-0604 US

Entities	Value
070	100%
215	100%
501	100%
CAD	100%
R70	100%

99.0534.000.001.99.115
 Ref ID: R000045113
 Map ID 8-18

ACRES: 2.0000
 EFF. ACRES: 293.4570

Improvements	Value
IMPROVEMENTS	284,180
LAND MARKET	+ 5,760
MARKET VALUE	= 289,940
PRODUCTIVITY LOSS	- 0
APPRAISED VALUE	= 289,940
HS CAP LOSS	- 10,962
ASSESSED VALUE	= 278,978

SITUS 3411 OLD MAYPEARL RD WAXAHACHIE, TX 75167

GENERAL
 LAST APPR. EM-P
 LAST APPR. YR 2016
 LAST INSP. DATE 02/21/2018
 NEXT INSP. DATE

EXEMPTIONS
 HS Homestead
 OV65 Over 65

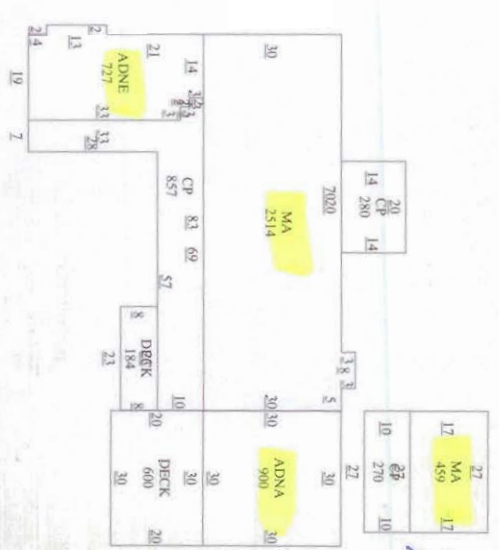
UTILITIES
 TOPOGRAPHY
 ROAD ACCESS
 ZONING
 NEXT REASON

REMARKS LG, LEFT CARD - 5L RANCH -4/12 ML.



ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

SALE DT PRICE GRANTOR DEED INFO
 05/05/1983 ***** OT / 00687 / 00696
 ***** OT / 00000 / 00000



SUBD: 990534115 NBHD: MAY04 99.00%

#	TYPE	DESCRIPTION	MTHD	CLASS	SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND	VALUE	DEPR	PHYS	ECON	FUNG	COMP	ADJ	ADJ VALUE
1.	Appr	type: RS	STCD:	E1		6,792.0			Homestead:	Y (100%)		391,840							244,280

IMPROVEMENT INFORMATION	
MA	MAIN AREA
CP	COVERED PORC
ADNE	ADDITION -EX
MA	MAIN AREA
CP	COVERED PORC
CP	COVERED PORC
POOL	POOL
ADNA	ADDITION -AV
DECK	DECK
DECK	DECK

IMPROVEMENT FEATURES	
Fireplace	1
Roof Covering	86
Roof Covering	61
Exterior Wall	1
Exterior Wall	1
Floor Factor	30
Floor Factor	1
Plumbing	44
Plumbing	1
Roof Style	51
Roof Style	1
Exterior Wall	21
Interior Finish	1
Heating/Cooling	70
Heating/Cooling	0
Number of Bedrooms	92
Number of Bedrooms	0

SUBD: 990534115 NBHD: MAY04 100.00%

LAND INFORMATION
 DIMENSIONS UNIT PRICE GROSS VALUE ADJ MASS ADJ VAL SRC
 2.0000 AC 2,890.00 5,760 1.00 A

Oil Wells: 0
 Oil Wells: 0

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Entities
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Values
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 ASSESSED VALUE = 278,978

99.0534.000.001.99.115
 Ref ID2: R000045113
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SITUS 3411 OLD MAYPEARL RD WAXAHACHIE, TX 75167
 GENERAL
 LAST APPR. EMP
 LAST APPR. YR 2016
 LAST INSP. DATE 02/21/2018
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UTILITIES
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REMARKS LG, LEFT CARD - 5L RANCH -4/12 ML.

ACRES: 2.0000
 EFF. ACRES: 293.4570
 APPR VAL METHOD: Cost

SKETCH for Improvement #2 (Residential)



BUILDING PERMITS
 ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

SALE DT PRICE GRANTOR DEED INFO
 05/05/1983 ***** OT / 00687 / 00696
 ***** OT / 00000 / 00000

#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND	VALUE	DEPR	PHYS	ECON	FUNG	COMP	ADJ	ADJ VALUE	
IMPROVEMENT INFORMATION																			
2.	Applr	type: RS	STCD:	E1	8,189.0		1	2005		A	53,470		80%	100%	100%	0.80		42,770	
IMPROVEMENT FEATURES																			
#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS <td>BUILT</td> <td>EFF YR</td> <td>COND</td> <td>VALUE</td> <td>DEPR</td> <td>PHYS</td> <td>ECON</td> <td>FUNG</td> <td>COMP</td> <td>ADJ</td> <td>ADJ VALUE</td>	BUILT	EFF YR	COND	VALUE	DEPR	PHYS	ECON	FUNG	COMP	ADJ	ADJ VALUE	
BARN	BARN	UTL	R	LVSE	2,944.0		1	1980	2005	A	5,150	100%	80%	100%	100%	0.80		4,120	
BARN	BARN	LVSE	R	LVSE	2,560.0		1	2005	2005	A	29,110	100%	80%	100%	100%	0.80		23,290	
CNPA	CANOPY	CNPA	R	CNPA	1,152.0		1	2005	2005	A	5,760	100%	80%	100%	100%	0.80		4,610	
BARN	BARN	LVSA	R	LVSA	1,056.0		1	2005	2005	A	11,070	100%	80%	100%	100%	0.80		8,850	
CNPA	CANOPY	CNPA	R	CNPA	476.0		1	2005	2005	A	2,380	100%	80%	100%	100%	0.80		1,900	
Homestead: Y (100%)																			

SUBD: 990534115 NBHD: MAY04 99.00%
 LAND INFORMATION IRR Wells: 0 Capacity: 0 IRR Acres: 0
 L# DESCRIPTION CLS TABLE SG HS METH DIMENSIONS UNIT PRICE GROSS VALUE ADJ MASS ADJ VAL SRC MKT VAL AG APPLY AG CLASS AG TABLE AG UNIT PRG AG VALUE