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Matagorda County Appraisal District
 PROPERTY 10460 R 02/15/1982
 Legal Description BOWMAN & WILLIAMS AB 9 43.0 AC
 Ref ID1: BC2C0524 0009-0000-003700
 Map ID 124V
 SITUS 0 PINE KNOLL RD BAY CITY, TX 77414

OWNER ID 149173
 OWNERSHIP 100.00%
 PROPERTY APPRAISAL INFORMATION 2018
 HIBBS EDWIN B FAMILY TRUST
 C/O ELVA HIBBS TRUSTEE
 8230 SPICEWOOD SPRINGS RD #5
 AUSTIN, TX 78759-6865
 ACRES: 43.0000
 EFF. ACRES: 43.0000
 APPR VAL METHOD: Cost

UTILITIES GENERAL
 TOPOGRAPHY LAST APPR VC/KA
 ROAD ACCESS 0 LAST APPR. YR 2015
 ZONING 3 LAST INSP DATE 01/28/2015
 NEXT REASON NEXT INSP. DATE

REMARKS SKETCH COMMANDS

BUILDING PERMITS
 ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

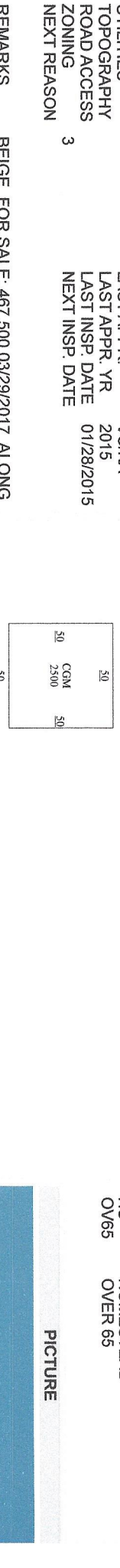
SALE DT PRICE GRANTOR DEED INFO
 09/28/1998 ***** WD / 515 / 559

SUBD: 0009 100.00% NBHD:B2 100.00%
 IMPROVEMENT INFORMATION
 # TYPE DESCRIPTION MTHD CLASS/SUBCL AREA UNIT PRICE/UNITS BUILT EFF YR COND. VALUE DEPR PHYS ECON FUNC COMP ADJ ADJ VALUE

SUBD: 0009 100.00% NBHD:B2 100.00%
 LAND INFORMATION
 IRR Wells: 0 Capacity: 0
 IRR Acres: 0
 OH Wells: 0
 AG CLASS NP
 AG UNIT PRG AG VALUE
 72.00 3,100
 154,800 3,100

Matagorda County Appraisal District
 PROPERTY 10461 R 02/15/1982 OWNER ID 149173
 Legal Description AB 0009, BOWMAN & WILLIAMS, ACRES 1.0 OWNERSHIP 100.00%
 Ref ID: BC2C0514 Map ID 124V
 0009-0000-0037A0
 SITUS 2100 PINE KNOLL RD BAY CITY, TX 77414
 UTILITIES GENERAL
 TOPOGRAPHY LAST APPR. VC/KA
 ROAD ACCESS LAST INSP. DATE 01/28/2015
 ZONING 3 NEXT INSP. DATE
 NEXT REASON
 REMARKS BEIGE FOR SALE: 467,500 03/29/2017 ALONG WITH 77AC
 PROPERTY APPRAISAL INFORMATION 2018
 HIBBS EDWIN B FAMILY TRUST
 C/O ELVA A HIBBS TRUSTEE
 8230 SPICEWOOD SPRINGS RD #5
 AUSTIN, TX 78759-6865
 ACRES: 1.0000
 EFF. ACRES: 1.0000
 APPR VAL METHOD: Cost
 SKETCH for Improvement #1 (RESIDENTIAL)
 Entities Values
 10 100% IMPROVEMENTS 173,770
 20 100% LAND MARKET 7,500
 30 100% MARKET VALUE 181,270
 40 100% PRODUCTIVITY LOSS 0
 52 100% APPRAISED VALUE 181,270
 61 100% HS CAP LOSS 0
 90 100% ASSESSED VALUE 181,270
 100%
 EXEMPTIONS
 HS HOMESTEAD
 OV65 OVER 65
 PICTURE

SALE DT PRICE GRANTOR DEED INFO
 ***** HIBBS MARGARET / /
 SUBD: 0009 100.00% NBHD:B105A80E 120.00%
 # TYPE DESCRIPTION MTHD CLASS/SUBCL AREA UNIT PRICE UNITS BUILT EFF YR COND. VALUE DEPR PHYS ECON FUNC. COMP ADJ. ADJ. VALUE
 MA MAIN AREA R AM1/ 3,130.0 54.11 1 1980 1996 * 169,350 77% 100% 100% 100% 0.77 130,410
 G2 ATTCHPT R 13,531 13,533 1 1980 1996 * 6,770 77% 100% 100% 100% 0.77 5,210
 G1 OPEN PORCH R 144.0 13,533 1 1996 * 1,950 100% 100% 100% 100% 1.00 1,500
 PTBLD PORTABLE BUI F EXCP/ 0.00 1 0 1996 * 1,000 100% 100% 100% 100% 1.00 6,890
 CGM CGM BLDG R CGMD-L/ 2,500.0 4.46 1 1996 * 11,150 100% 60% 100% 100% 0.60 144,810
 1. AM1 STCD: A1 Homestead: Y (100%) 190,230 144,810



IMPROVEMENT INFORMATION
 IRR Wells: 0 Capacity: 0
 IRR Acres: 0
 Oil Wells: 0
 AG CLASS AG TABLE AG UNIT PRG AG VALUE
 0.00 0

IMPROVEMENT FEATURES
 1 CONC. SLAB 0
 2 COMM. BRICK 0
 1 GABLE 0
 1 COMP1SHNGL 0
 TEXTONE 0
 1 PAPER 0
 WDL PANEL 0
 CARPET 0
 VINYL_TILE 0

LAND INFORMATION
 IRR Wells: 0 Capacity: 0
 IRR Acres: 0
 Oil Wells: 0
 AG CLASS AG TABLE AG UNIT PRG AG VALUE
 0.00 0

Oil Wells: 0
 AG CLASS AG TABLE AG UNIT PRG AG VALUE
 0.00 0

Page 1 of 1
 Effective Date of Appraisal: January 1 Date Printed: 11/02/2017 08:22:11AM by CAROL
 True Automation, Inc.

Matagorda County Appraisal District
 PROPERTY 10424 R 01/18/1990 OWNER ID 149173
 Legal Description BOWMAN & WILLIAMS AB 9 (NE OF IND PARK ACROSS FROM RAILROAD) 16.42 AC OWNERSHIP 100.00%
 Ref ID1: 0009-0000-002500 Map ID 124V
 0009-0000-002500

PROPERTY APPRAISAL INFORMATION 2018
 HIBBS EDWIN B FAMILY TRUST
 C/O ELVA A HIBBS TRUSTEE
 8230 SPICEWOOD SPRINGS RD #5
 AUSTIN, TX 78759-6865
 ACRES: 16.4200
 EFF. ACRES: 16.4200
 APPR VAL METHOD: Cost

UTILITIES GENERAL
 TOPOGRAPHY LAST APPR. VC/KA
 ROAD ACCESS 0 LAST APPR. YR 2015
 ZONING 3 LAST INSP. DATE 01/28/2015
 NEXT REASON NEXT INSP. DATE

REMARKS

BUILDING PERMITS
 ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

SALE DT PRICE GRANTOR DEED INFO
 09/28/1998 ***** WD / 515 / 563

SUBD. 0009 100.00% NBHD:B2 100.00%
 # TYPE DESCRIPTION MTHD CLASS/SUBCL AREA UNIT PRICE/UNITS BUILT EFF YR COND. VALUE DEPR PHYS ECON FUNC COMP ADJ ADJ VALUE

IMPROVEMENT INFORMATION
 IMPROVEMENTS 0
 LAND MARKET + 79,400
 MARKET VALUE = 79,400
 PRODUCTIVITY LOSS - 78,220
 APPRAISED VALUE = 1,180
 HS CAP LOSS - 0
 ASSESSED VALUE = 1,180

EXEMPTIONS

SKETCH COMMANDS

LAND INFORMATION
 SUBD. 0009 100.00% NBHD:B2 100.00%
 I# DESCRIPTION CLS TABLE SC HS METH DIMENSIONS UNIT PRICE GROSS VALUE ADJ MASS ADJ VAL SRC IRR Acres: 0 Capacity: 0
 1. NATIVE PASTURE PR-03 D1 N A 16.4200 AC 4,835.52 79,400 1.00 A 1.00 A 79,400 YES 1D1 NP 72.00 1,180
 Oil Wells: 0
 IRR Acres: 0
 AG APPLY YES
 AG CLASS 1D1
 AG TABLE NP
 AG UNIT PRG 72.00
 AG VALUE 1,180
 Oil Wells: 0

PROPERTY APPRAISAL INFORMATION 2018
 HIBBS EDWIN B FAMILY TRUST
 C/O ELVA A HIBBS TRUSTEE
 8230 SPICEWOOD SPRINGS RD #5
 AUSTIN, TX 78759-6865
 ACRES: 21.5050
 EFF. ACRES: 21.5050

Entities	Values
10 100%	IMPROVEMENTS 0
20 100%	LAND MARKET + 88,240
30 100%	MARKET VALUE = 88,240
40 100%	PRODUCTIVITY LOSS - 86,690
50 100%	APPRAISED VALUE = 1,550
61 100%	HS CAP LOSS - 0
90 100%	ASSESSED VALUE = 1,550
CAD 100%	

SITUS
 GENERAL
 LAST APPR. 2015 KC/LB
 LAST APPR. YR 12/31/2014
 LAST INSP. DATE
 NEXT INSP. DATE
 UTILITIES
 TOPOGRAPHY 0
 ROAD ACCESS 0
 ZONING 3
 NEXT REASON

REMARKS
 SKETCH COMMANDS

BUILDING PERMITS
 ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

SALE DT PRICE GRANTOR DEED INFO
 09/28/1998 ***** WD / 515 / 561

SUBD: 1191 100.00% NBHD:B13 100.00%
 # TYPE DESCRIPTION MTHD CLASS/SUBCL AREA UNIT PRICE UNITS BUILT EFF YR COND. VALUE DEPR PHYS ECON FUNC COMP ADJ ADJ VALUE
 IMPROVEMENT INFORMATION

LAND INFORMATION		IRR Wells: 0		Capacity: 0		IRR Acres: 0		Oil Wells: 0	
SUBD: 1191	100.00% NBHD:B13	100.00%							
# DESCRIPTION	CLS TABLE	SG HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ MASS ADJ	VAL SRC	MKT VAL
1. NATIVE PASTURE	PR-03	D1 N	A	21.5050 AC	4,103.28	88,240	1.00	A	88,240
									88,240
									72.00
									1,550
									1,550