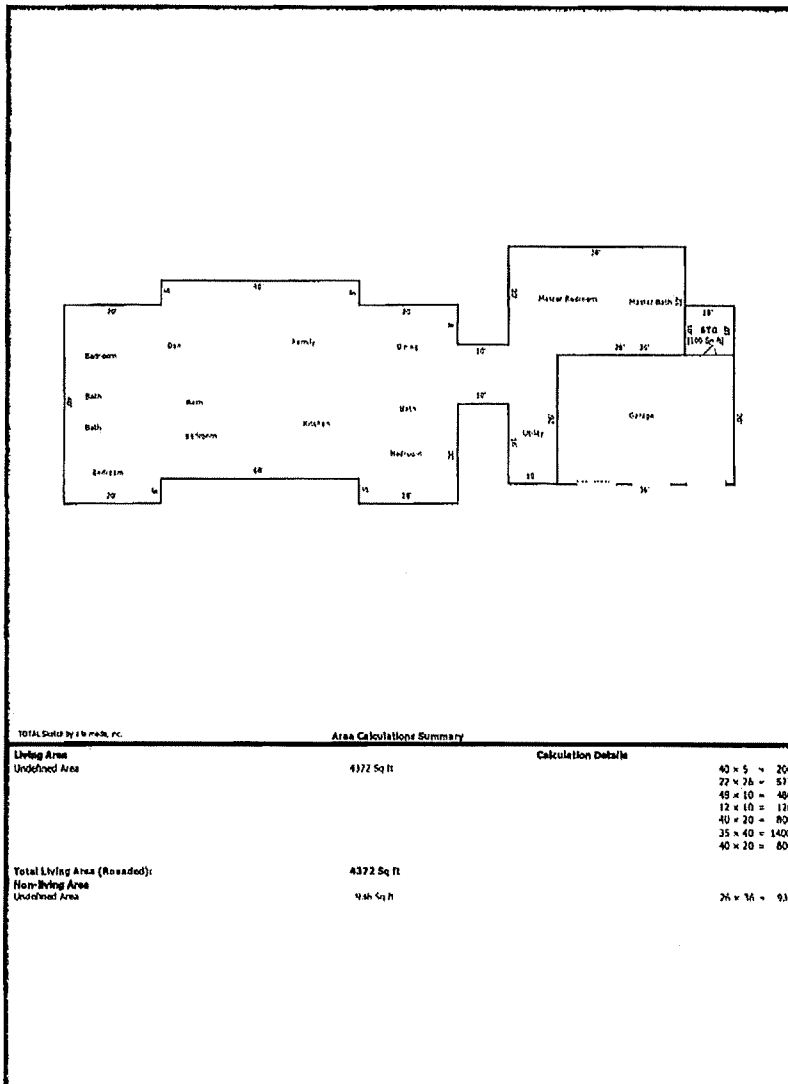


Main Dwelling

Property Name	None		
Property Address	1150 C		
City	Warren	County	Tyler
State	TX	Zip Code	77614
Lender/Client	Mike Roeloffs/Hickory Creek Ranch		



TYLER COUNTY APPRAISAL DISTRICT
 PROPERTY 64874 R 10/18/2017
 Legal Description
 A0655 L. G. WILBOURNE ACRES 411.2350

OWNER ID
 1683759

OWNERSHIP
 100.00%

Ref ID2: R064874
 Map ID

ACRES: 411.2350
 EFF. ACRES: 411.2350

PROPERTY APPRAISAL INFORMATION 2019
 THE PHILLIP A ROEBUCK FAMILY PARTNERSHIP LTD
 6711 N TWIN CITY HWY
 PORT ARTHUR, TX 77642 1

Values
 IMPROVEMENTS 55,958
 LAND MARKET + 822,470
 MARKET VALUE = 878,428
 PRODUCTIVITY LOSS - 725,952
 APPRAISED VALUE = 152,476
 HS CAP LOSS - 0
 ASSESSED VALUE = 152,476

EXEMPTIONS

Entities 100%
 CAD 100%
 ESD4 100%
 C229 100%
 HCS 100%
 SW 100%

APPR VAL METHOD: Cost
 No Sketch Available

SITUS_0 CR 1450 BIG SANDY RD N, TX
 GENERAL

UTILITIES
 TOPOGRAPHY
 ROAD ACCESS
 ZONING
 BUILDER
 NEXT REASON
 REMARKS

LAST APPR. RGL
 LAST APPR. YR 07/23/2012
 LAST INSP. DATE
 NEXT INSP. DATE

SKETCH COMMANDS

BUILDING PERMITS
 PERMIT AREA ST PERMIT VAL

ISSUE DT PRICE GRANTOR DEED INFO
 08/17/2009 ***** RMS TEXAS TIMBER 11 / 970 / 492

SUBD: A0655 NBHD:SW 100.00% IMPROVEMENT INFORMATION
 TYPE DESCRIPTION MTHD CLASS/SUBCL AREA UNIT PRICE/UNITS BUILT EFF YR COND VALUE DEER PHYS ECON FUNC COMP ADJ ADJ VALUE

LAND INFORMATION

CLAS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ MASS ADJ	VAL SERC	IRR Weils: 0	Capacity: 0	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
62	TIA	D1	N	A	37.5000 AC	2,000.00	75,000.00	1.00	A	75,000	YES	125,000	YES	P1	471.00	17,983	
64	TIA	D1	N	A	61.5000 AC	2,000.00	123,000.00	1.00	A	125,000	YES	146,500	YES	P2	295.00	18,173	
49	TIA	D1	N	A	73.3000 AC	2,000.00	146,600.00	1.00	A	146,500	YES	13,860	YES	N1	267.00	19,638	
51	TIA	D1	N	A	6.9300 AC	2,000.00	13,860.00	1.00	A	13,860	YES		YES	N2	159.00	1,095	

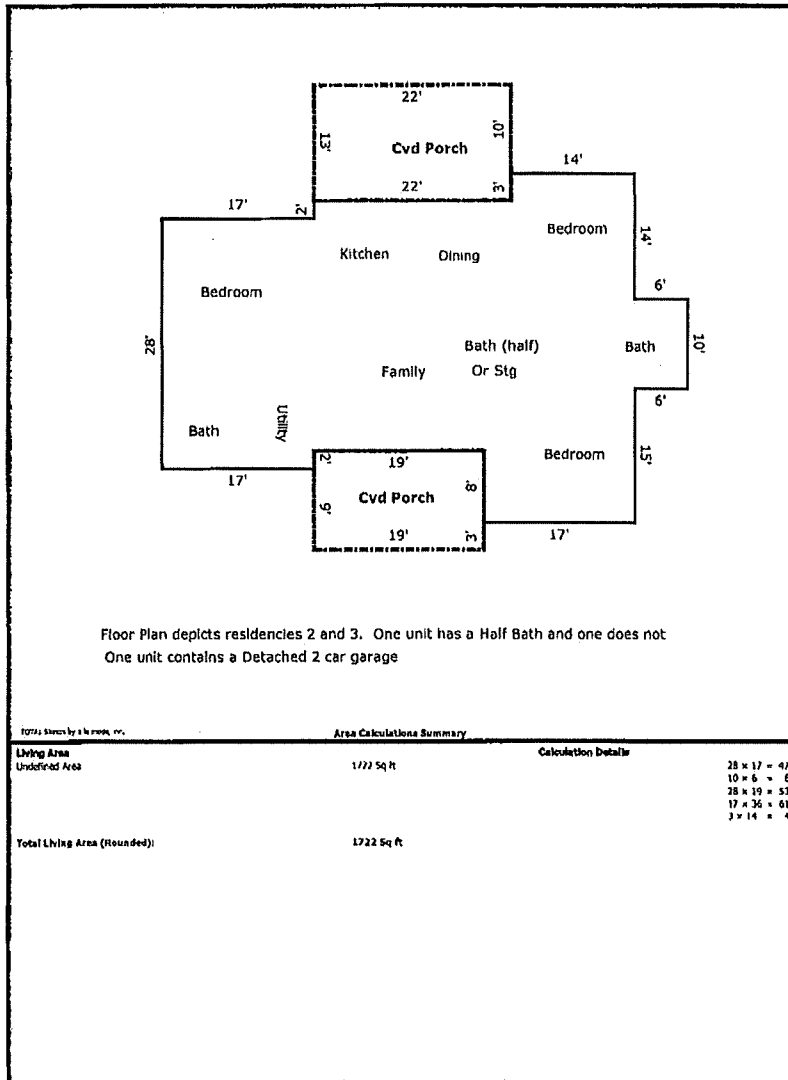
continued on next page

Effective Date of Appraisal: January 1 Date Printed: 05/22/2019 09:36:04AM by gndams

Page 2 of 3

Residences 2 and 3

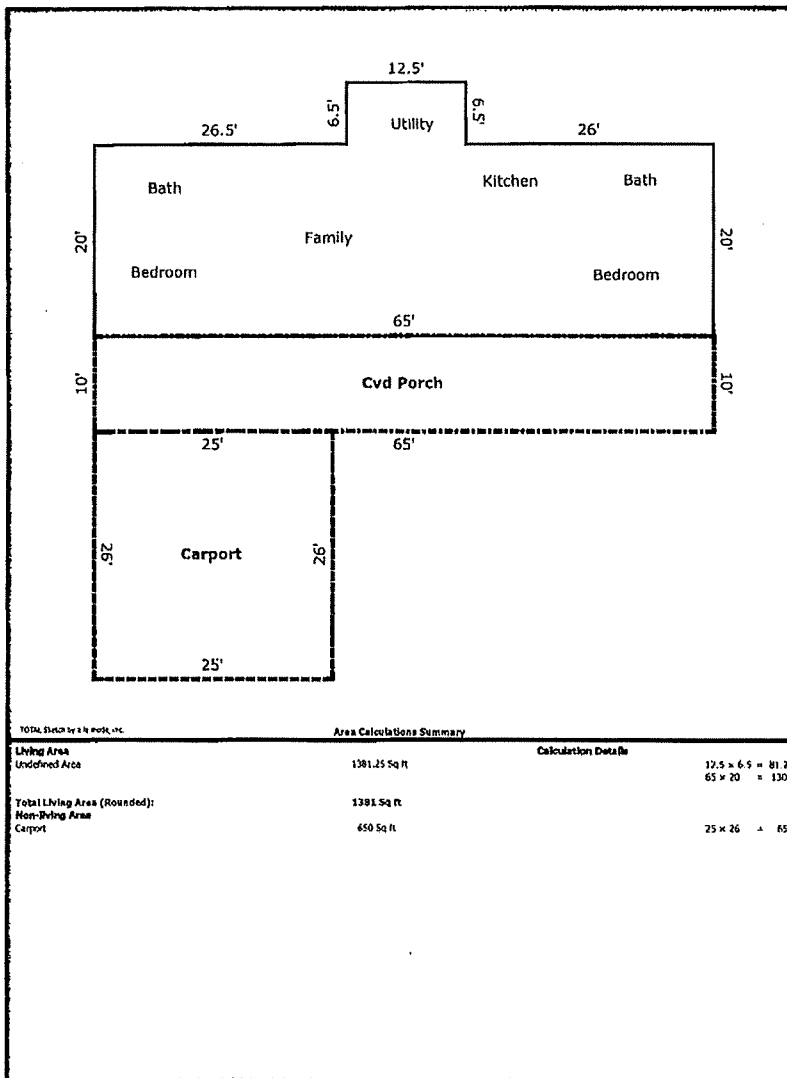
Buyer	None				
Property Address	1450 Ct				
City	Warren	County	Tyler	State	TX
Zip Code	77644				
Lender/Client	Mike Roebuck/Hickory Creek Ranch				



Area Calculations Summary		Calculation Details
Living Area	1772 Sq ft	28 x 17 = 476
Unfinished Area		10 x 6 = 60
		28 x 19 = 532
		17 x 36 = 612
		3 x 14 = 42
Total Living Area (Rounded):	1722 Sq ft	

Guest Quarters

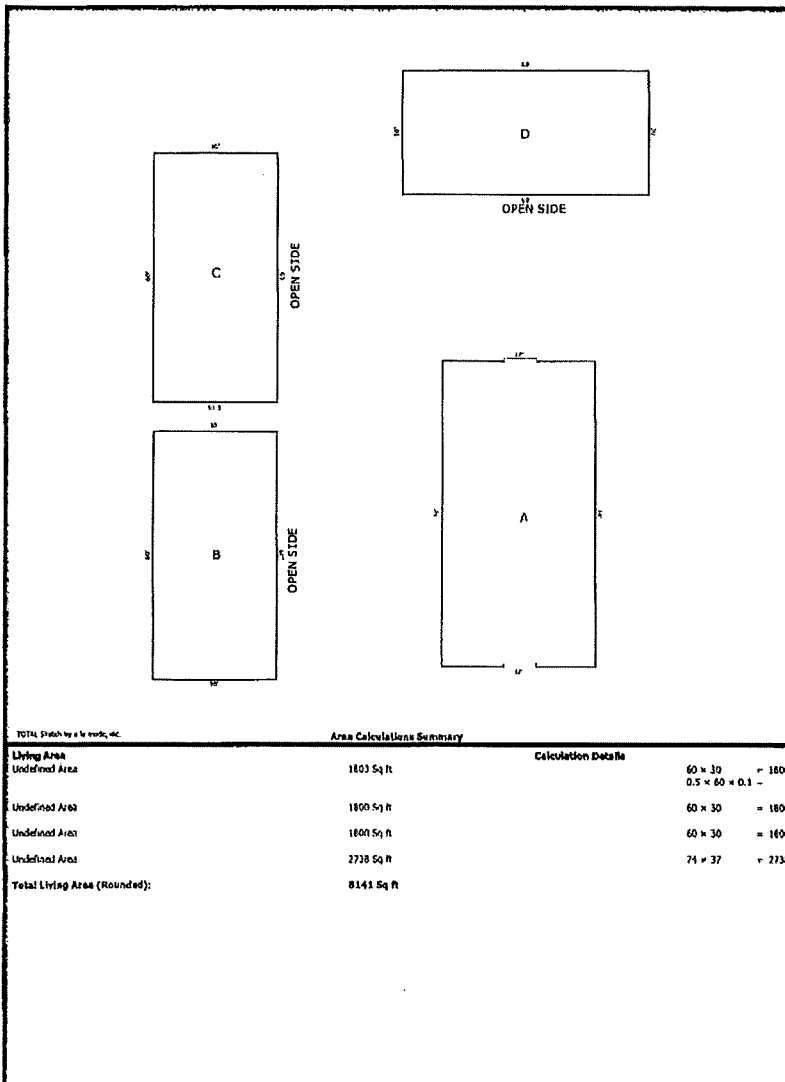
Owner	None		
Property Address	1450 Cr		
City	Warren	County	Tyler
State	TX	Zip Code	77611
Lease/Client	Mike Roebuck/Hickory Creek Ranch		



TOTAL Served by the mode, inc.		Area Calculations Summary	
Living Area	1381.25 Sq ft	Calculation Details	12.5 x 6.5 = 81.25
Undefined Area			65 x 20 = 1300
Total Living Area (Rounded):	1381 Sq ft		
Non-Living Area	650 Sq ft		25 x 26 = 650
Carport			

EQUIPMENT SHEDS

Report	Name				
Property Address	1450 Cr				
City	Warren	County	Tyler	State	TX
Lender/Client	Mike Ruebeck/Hickory Creek Ranch			Zip Code	77614



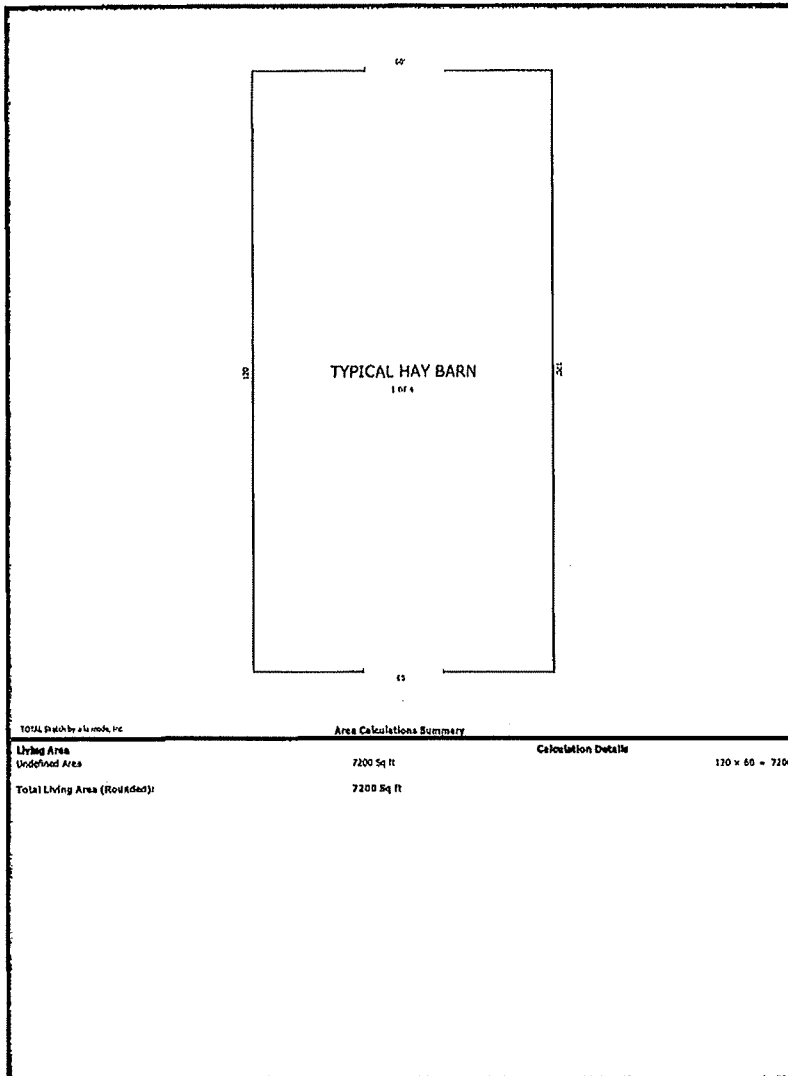
TOTAL: Sketch by a la mode, etc.

Area Calculations Summary

Living Area	Area Calculations Summary	Calculation Details
Undefined Area	1803 Sq ft	60 x 30 = 1800 0.5 x 60 x 0.1 = 3
Undefined Area	1800 Sq ft	60 x 30 = 1800
Undefined Area	1800 Sq ft	60 x 30 = 1800
Undefined Area	2738 Sq ft	74 x 37 = 2738
Total Living Area (Rounded):	8141 Sq ft	

HAY BARN

Subowner	None				
Property Address	1450 Cr	County	Tyler	State	TX
City	Warren			Zip Code	77644
Lender/Client	Mike Rnebusk/Hickory Creek Ranch				



TOTAL Patch by a la mode, inc		Area Calculations Summary	
Living Area	7200 Sq ft	Calculation Details	120 x 60 = 7200
Unfinished Area			
Total Living Area (Rounded):	7200 Sq ft		