

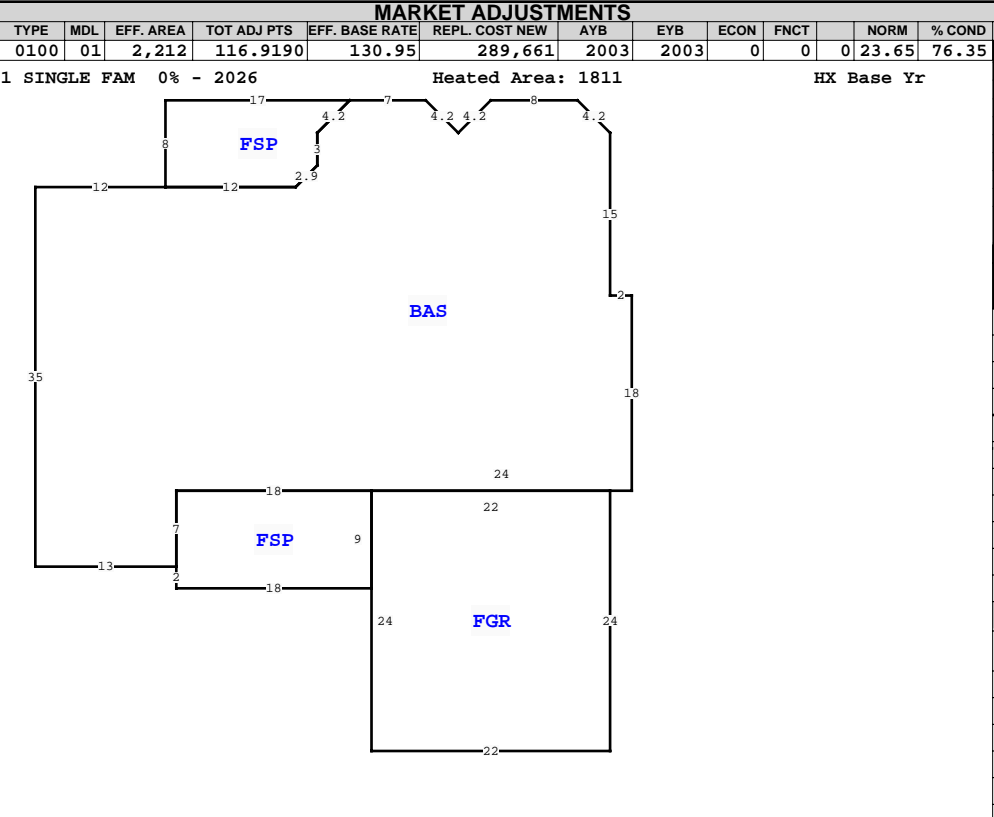
BEG AT SW COR OF LOT 28, ARBOR G LAKES, SW 164.16 FT TO E R/W OF ALONG R/W 125.39 FT, NE 163.08 F

LOPEZ CRISTIAN/LOPEZ MACKENZIE 652 RS COUNTY ROAD 4254 POINT, TX 75472

2026

28-3S-16-02372-636

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 90
Interior Floor	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05



VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		221,156
TOTAL MARKET OB/XF VALUE		21,688
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		277,844
SOH/AGL Deduction		0
ASSESSED VALUE		277,844
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		277,844
TOTAL JUST VALUE		277,844
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,843

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049475	Roof Replacement	30,271	03/21/2024
21177	POOL	185	10/17/2003
20770	SFR	321	07/07/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1476/1345	9/27/2022	WD	Q	I	01	335,000
GRANTOR: SOBEL SHELDON L						
GRANTEE: LOPEZ CRISTIAN						
0985/0722	5/05/2003	WD	Q	V		21,500
GRANTOR: DDP CORP						
GRANTEE: SOBEL						

MAP NUM	MKT AREA	06			
28316.050	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,811	100		1,811	181,064
FGR	528	55		290	28,995
FSP	115	40		46	4,599
FSP	162	40		65	6,499
TOTALS	2,616			2,212	221,156

720 NW ZACK DR, LAKE CITY

BLD DATE	LGL DATE	04/14/2026	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

EXTRA FEATURES																	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0280	POOL R/CON	0	0	0	0	428.00	UT	70.00	70.00	100	2003	2003	3	40	11,984	
2	0166	CONC,PAVMT	0	0	0	0	892.00	UT	2.00	2.00	100	2003	2003	3	100	1,784	
3	0282	POOL ENCL	0	0	33	40	1,320.00	UT	15.00	15.00	100	2004	2004	3	40	7,920	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W12 S35 E13 FSP= S2 E18 N9 W18 S7\$ N7 E18 FGR= S24 E22 N24 W22\$ E24 N18 W2 N15 L3 U3 W8 D3 L3 L3 U3 W7 FSP= W17 S8 E12 R2 U2 N3 R3 U3 \$ D3 L3 S3 D2 L2 W12\$.	

LAND DESCRIPTION		TOTAL OB/XF															21,688							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							