PROPERTY ASSESSMENT RECORD

TOWN OF **Nashville Plantation**

CARD: 1 of 1

MAP	LOT	ROAD:	OWNER:
2	29B	Portage Road	Prue, Kenneth D. ~~& Laura~~

Single Family		Residential	
Two Family		Seasonal	
Apartment		Other	
		Neighborhood	

RECORD OF OWNERSHIP

10700 Little Thicket Rd Austin, TX 78736

	DATE	BK	PG	RET ST
	8-17-80	1497	164	QC
Deed of Distribution - Estate of Laura Prue to Kenneth D. Prue	3-12-07	4410	142	D Dist

INTERIOR INSPECTED: YES NO-ESTIMATED

DATE:

REMARKS: Kenneth J Prue - deceased 10-16-79 -

SUMMARY

2010	LAND	13,200
	BLDGS	–
	TOTAL	13,200
20	LAND	
	BLDGS	
	TOTAL	
20	LAND	
	BLDGS	
	TOTAL	
20	LAND	
	BLDGS	
	TOTAL	
20	LAND	
	BLDGS	
	TOTAL	
20	LAND	
	BLDGS	
	TOTAL	
20	LAND	
	BLDGS	
	TOTAL	

LAND VALUATION

CLASSIFICATION	ACRES	%	PRICE	TOTAL	- DEPR	ADD	VALUE
HOUSE LOT	1		12,500	12,500			12,500
BASE LOT							
FRONT ACRES							
ACERAGE	1.5		450	675			675
TILLABLE							
PASTURE							
WOODLAND							
WASTE							
TOTAL	2.5						13,175

LAND FACTORS

MINUS	PLUS
VACANCY	COMM. INFL
SEMI-IMP	OTHER
TOPO	
ACCESS	
R/W	
SIZE	
SHAPE	
USE	

LOT COMPUTATIONS

FRONTAGE	DEPTH	UNIT PRICE	DEPTH %	FRONT FT PRICE	TOTAL	DEPR	VALUE

OTHER FACTORS

LEVEL	✓	PAVED RD	✓
ROUGH		GRAVEL RD	
ROLLING		TWN WATER	
SWAMPY		DRILLED WELL	
HIGH		DUG WELL	
LOW		TWN SEWER	
		SEPTIC	

GPS LOCATION

N	°	'	"
W	°	'	"

AREA TRENDS

IMPROVING	STATIC	DECLINED

CONSTRUCTION

1	FOUNDATION	P	F	A	G
EXCAVATION	6'	6'6"	8'		
FOOTING	8x16	8x18	12x24	12x36	
PT WOOD	SONOTUBE	FROST			
ROCK/BRICK					
CONCRETE BLOCK					
POURED CONCRETE					
CONCRETE SLAB	Drainage: Y / N				
SITE WORK	Grade& clear	Better			

2	BASEMENT	P	F	A	G
NONE					
DEPTH	6'	6'6'	7'	7'6'	
FLOOR	Dirt	3'CM	4'CM	6'CM	
FINISH	Rough	Trowel			
FINISHED AREA	sqft				
STORAGE	Rough	Built-in			

3	FRAMING	P	F	A	G
FLOOR JOISTS	2x6x24	2x6x16			
2x8	2x10	2x12	STEEL		
STUDS	2x4x24	2x4x16			
2x6x24	2x6x16				
RAFTERS	2x4	2x6	2x8	2x10	
ENGINEERED TRUSSES					

4	ROOF	P	F	A	G
SHEATHING	Bd	1/2	5/8	3/4	
COVER	TP	210A	235A	Metal	
TRIM	DRIP EDGE				
CORNICE	Raked	Boxed			
GUTTERS	COPPER				

5	INTERIOR	P	F	A	G
FINISH	NONE				
QUALITY	Poor	Avg	Good	Best	
WALL	Board	Panelling			
Paper	Sheetrock	Plaster			
CABINETS	SW	HW	Built-in		
CLOSETS	Sm	Ample	Walk-in		
DOORS	Luan	Panel	Raised Panel		

6	EXTERIOR	P	F	A	G
SHEATHING	Bd	1/2	5/8	3/4	
WALLS	T111 / B&B	Log/ Alum			
Vinyl / Shing / ClapBd	2" LOG/Brick				
WINDOWS	Builder' Grade	Dbl Hung			
Casement	Bow	Bay			
INSULATION	Wrap	3"FG	6"FG		
DOORS	2Ext	Solid	Raised	Custom	
ATRIUIM					

7	FLOORS	P	F	A	G
SUBFLOOR	3/8	1/2	5/8	3/4	
UNDERLAYMENT	3/8	1/2			
CARPET	26 OZ	32 OZ			
LINEOLEUM	Embossed	Laminate			
HARDWOOD					
TILE					

8	HEATING	P	F	A	G
NONE	UNIT	MONITOR	ELEC		
STEAM					
FORCED HOT AIR					
HW RADIANT					
MULTIZONE					
# FIREPLACES	HEARTH				
CENTRAL AIR CONDITIONING					

9	PLUMBING	P	F	A	G
NONE					
3 PC	OLD	AVG	GOOD	BEST	
# BATHROOMS	2	3	4	5	
# STALL SHOWERS	2	3	4		
# FIXTURES	4	5	6	7	8
WATER HEATER	ELEC	OIL	GAS		

10	ELECTRICAL	P	F	A	G
ENTRANCE	60A	100A	200A		
WIRING	OLD	AVG	NEW		
QUALITY	MIN	AVG	GOOD		
DATA & CABLE	Y	N			
SECURITY SYSTEM	Y	N			
GENERATOR	Y	N			

NUMBER OF ROOMS	ROOF TYPE	
BASEMENT	FLAT	MANSARD
FIRST FLOOR	GABLE	CUSTOM
SECOND FLOOR	GAMBREL	OTHER
THIRD FLOOR	HIP	

RECORD OF CONSTRUCTION

TYPE	YEAR	COST
STRUCTURAL		
KITCHEN		
ELECTRICAL		
PLUMBING		
HEATING		

COMPUTATIONS

UNIT	SF	AMOUNT
NO BSMT -		
FIN BSMT +		
BSMT GAR +		
BRICK +		
FIREPLACE +		
ATTIC +		
HEATING -		
PLUMBING +		
Roof Window+		
TOTAL		

ADDITIONS	SF	AMOUNT
TOTAL		
FACTOR		
REPL VALUE		

OCCUPANCY	CONSTRUCTION	SIZE
OUT BLDGS		
Garage	15Fr	unk

SKETCH

SPLIT LEVEL	RANCH	GARRISON	CAPE	MODULAR	CUSTOM

DATE MO.	DATE YEAR	TYPE Land/L&B/Bldg	SALE PRICE	SOURCE Buyer-Seller-Dec-Agent	DATE LISTED
					LISTED
					MEAS
					PRICED ALP
					REV'D MDM

INTERIOR CONDITION COMPARED TO EXTERIOR	BETTER	EQUAL	LESS

OBSOLESCENCE FACTORS

SURPLUS CAPACITY		ENCROACHMENTS		PLUMB & HEAT		UNFINISHED	
STYLE		COMM. LOCATION		ECONOMIC			

AREA	GR	AGE	REMOD	COND	REPL VAL	DEPR	PHYS VAL	OBS	SOUND VALUE
?			Building Collapsed -						NV

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TOTAL VALUE BUILDINGS