

LOTS TRANSFER WORKSHEET - BUYER - AWL

	AWL payment due:	May	
Date of Award:	5/1/2024	Lot Number:	115
Name:			Buyer
Membership Price (222)			2,672.52
Infrastructure Initial Payment (425)			200.00
Lot Improvement Value (222)			12,556.40
Sub-Total:			15,428.92
	Amount	Paid (Y or N)	Prorated Amount
AWL Deposit (111)	500.00	Y	-500.00
Maintenance Fee: (423)	1,557.00	Y	1,038.00
County & School Taxes (222)	62.38	N	-20.79
Membership Transfer Fee (422)			200.00
Value of Propane in Tank: (222)			313.88
Grand Totals:			16,460.01

CW 4/11/2024
OW
M
GB

MO AREA SKP CO-OP LOT SALE WORK SHEET

(Page 1 of 2)

EVALUATION FORM

SELLER: Vanetta (Griffin)

LOT #: 115

DATE: 3-25-2024

1. VALUE CARRIED FORWARD FROM ARCHIVE: A \$ 12,556.40

2. NEW IMPROVEMENTS:

- i. SHED \$ _____
- ii. CONCRETE \$ _____
- iii. GRAVEL \$ _____
- iv. FENCE \$ _____
- v. PROPANE TANK \$ _____
- vi. INSTALLATION \$ _____
- OR LABOR \$ _____
- vii. LANDSCAPING \$ _____
- viii. OTHER \$ _____
- TOTAL \$ Ø

3. ADJUSTMENTS

- _____ \$ _____
- _____ \$ _____
- TOTAL ADJ. \$ Ø

4. REMOVALS

- i. SHED \$ _____
- ii. TREES/SHRUBS \$ _____
- iii. OTHER \$ _____
- TOTAL \$ _____

5. LOT IMPROVEMENT ~ SUBTOTAL B \$ Ø (Lines 2 + 3 + 4)

6. TOTAL LOT IMPROVEMENT VALUE C \$ 12,556.40 (Lines 1 + 5)

7. PROPANE TANK SIZE: _____ GALLONS
Percentage (%) in Tank: _____ X _____ = \$ _____
(Current Price per Gallon) (Propane Value)

NOTES: PAST INSPECTION 11-27-23

EVALUATION COMPLETED BY:

WB (CONFER)
Vanetta Griffin (SUTHER)
John (BARNES)

SL (CART HEIGHT)
Shirley (CART HEIGHT)
CRACKS X

THIS LOT IS BEING PURCHASED AS IS.
WE STRONGLY SUGGEST YOU LOOK AT THIS LOT BEFORE YOU MAKE THE PURCHASE.

Evaluation

LOT # 115

March 22, 2024

The evaluation was done by the Lonestar Corral Co-Op Evaluations Committee

The lot is located at the Northeast corner of Private Road 5241, The 'shed' faces West. The lot has a concrete patio and an additional concrete sidewalk. The shed has a newer metal roof in good condition.

Shed features two rooms, one main room and a workshop separated by a dividing wall. There is a pull-down stair set in the work room. Main room has two windows, wood paneling and acoustical ceiling tile. Main area windows have blinds and curtains. There is a screened in porch with a wide double door set on the north end that allows access to porch area. Porch entrance door is a steel security door with lock. This is a framed structure on a raised concrete slab. There is a through the wall Air conditioner in main room in good working order.

The lot inspections are done by amateur volunteers on the "Lot Improvement Committee." They endeavor to do their best, but on occasion, things needing repairs are missed. If for no other reason, we strongly recommend that prospective buyers visit the park and inspect the property. There are pictures of the lot and shed available that we suggest you take advantage of at the bare minimum. Lot is being sold "As Is".

LOT IMPROVEMENT COMMITTEE PRE-TRANSFER INSPECTION

Page 1 of 3

Current Leaseholder: Betsy Vannatta / Deceased

LOT#: 115 DATE: 3/25/2024

Lot Inspection:

- Utility Pedestal:
 - Tampered with? Yes: No:
 - Accessible? Yes: No:
 - Breakers and receptacles in good condition? Yes: No:
 - Receptacles have power? Yes: No:
- 50' fire hose with nozzle connected to spigot with back flow preventer? Yes: No:
- Propane tank? Yes: No: Approved inspection completed? Yes: No:
 - Propane tank capacity: _____
 - Propane amount left in tank: _____
- Fence? Yes: No: Material? _____
 - Higher than four feet? Yes: No:
 - Item(s) attached to perimeter fence? Yes: No:
- Trees/Shrubs/Plants? Yes: No: Condition? _____
 - Minimum five feet from lot lines and leach field to center of plants? Yes: No:
 - Plantings interfere with street traffic (visibility, height)? Yes: No:
 - Trees or plantings interfere with neighbor's lot use? Yes: No:
 - Weed and/or debris present? NO
- Leach field has a four-foot barrier from street? Yes: No: Type _____
 - Leach field unobstructed (four-foot wide and 30 feet long)? Yes: No:
- Permanent structure behind the RV parking pad? Yes: No:
- Clothesline? Yes: No: Retractable/fold up type? Yes: No: Condition? _____
- Additional Walkways or Patios? Yes: No: Type? CONCRETE
- Lot Dividers? Yes: No: Material? Blocks Condition? GOOD
- Antenna? Yes: No: Type and Condition: _____

Comments (overall condition, extra features, added value, etc.):

LOT IMPROVEMENT COMMITTEE PRE-TRANSFER INSPECTION

Page 2 of 3

Current Leaseholder: Betsy Vannatta / Deceased

LOT#: 115 DATE: 3/25/2024

Shed Inspection:

Shed: Yes: No:

- Foundation: Slab Skids:
 - Skids: Tied down with mobile home anchors? Yes: No:
 - Skids: Pressure treated lumber? Yes: No:
- Roof Material? METAL Roof Condition? GOOD
- Eaves condition? GOOD
- Gutters? Yes: No: Condition? GOOD
- Exterior wall material? T111 Condition? (Dry rot, cracks, etc.) GOOD
- Exterior molding condition? (Dry rot, cracks, etc.) GOOD
- Windows? Yes: No: Condition? GOOD
- Interior wall material? PANELING Condition? GOOD
- Interior ceiling material? TILE Condition? GOOD
- Attic access? YES Type? OUTSIDE STAIRS - LADDER
- Propane appliances in shed (heater, dryer)? Yes: No: Shut off valves connected?
- Wall mounted heater or air conditioner? Yes: No: Working?
- Mini-Split installed? Yes: No: Exterior condenser ground or wall mounted?
- Other appliances removed? Yes: No:
- Single 20-amp electrical service? Yes: No: NA:
 - Electrical service underground? Yes: No:
 - Electrical outlets, switches, lights, etc. working? Yes: No:
 - Exterior outlets, lights, etc. working? Yes: No:
- Water supplied to shed? Yes: No: Hard pipe connection? Yes: No: Hose connection from spigot to shed? Yes: No: Hose supplied? Yes: No:
- Faucets, sinks installed? NO Condition? GOOD
- Shed water discharges into a French drain? Yes: No: NA:
- Window treatments? Yes: No: Type? BLINDS, CURTAINS Condition? GOOD
- Personal items removed? Yes: No:

Comments (shed overall condition, extra features, added value):

ATTIC HAS EXTRA WOOD

SOUTH VENT SCREEN DAMAGED

LOT IMPROVEMENT COMMITTEE PRE-TRANSFER INSPECTION

Page 3 of 3

Current Leaseholder: Betsy Vannatta / Deceased

LOT#: 115 DATE: 3/25/2024

11. Maintenance, Violations and/or Neglected or damaged Items requiring correction before transfer:

Inspected By Committee Members:

1: Gay Clay Date: 3/25/24

2: [Signature] Date: 3/25/24

3: _____ Date: _____

4: [Signature] Date: 3/25/24

5: _____ Date: _____

Disclaimer

This report was prepared by SKP Members, not professional real estate inspectors, therefore no warranties or guarantees are expressed or implied. This report is submitted as a record of our "good faith" observations of this shed and lot. It is not a substitute for the Prospective Member's personal inspection and evaluation of the shed and lot and is offered only to help a Prospective Member decide whether they wish to proceed. All measurements and observations are approximate. Prospective Member should personally visit this lot to determine its condition and suitability. This report also assists the Evaluation Committee in determining the value of the lot, shed, and/or improvements.