

LOTS TRANSFER WORKSHEET - BUYER - AWL

		AWL payment due:	November
Date of Award: 11/1	11/1/2024	Lot Number:	40
Name: Headley			Buyer
Membership Price (222)			2,672.52
Infrastructure Initial Payment (425)			200.00
Lot Improvement Value (222)			13,655.48
Sub-Total:			16,528.00
	Amount	Paid (Y or N)	Prorated Amount
AWL Deposit (111)	500.00	Y	-500.00
Maintenance Fee: (423)	1,557.00	Y	259.50
County & School Taxes (222)	27.56	N	-22.97
Membership Transfer Fee (422)			200.00
Value of Propane in Tank: (222)			0.00
Grand Totals:			16,464.53

10-21-24
 Kat
 JR
 EB

ALAMO AREA SKP CO-OP LOT SALE WORK SHEET

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EVALUATION FORM

SELLER: Headley

LOT #: 40

DATE: 10.3.24

1. VALUE CARRIED FORWARD FROM ARCHIVE: A \$ 13,655.48

2. NEW IMPROVEMENTS:

- i. SHED \$ ~~13,655.48~~
- ii. CONCRETE \$ _____
- iii. GRAVEL \$ _____
- iv. FENCE \$ _____
- v. PROPANE TANK \$ _____
- vi. INSTALLATION OR LABOR \$ _____
- vii. LANDSCAPING \$ _____
- viii. OTHER \$ _____
- TOTAL \$ _____

3. ADJUSTMENTS

_____ \$ _____
 _____ \$ _____
 TOTAL ADJ. \$ _____

4. REMOVALS

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

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

6. TOTAL LOT IMPROVEMENT VALUE C \$ 13,655.48 (Lines 1 + 5)

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

NOTES: _____

EVALUATION COMPLETED BY: [Signature]

J. Barnes J. BARNES 13

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

Evaluation

LOT # 40

October 3, 2024

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

The lot is located at the West side of Private Road 5246, The 'shed' faces East and measures Approx. 8' X 14' being 9'-9" at the roof peak. The small shed has a concrete patio/front porch measuring 10' X 14" and an additional concrete sidewalk. Driveway/parking pad is a mix of concrete and stone with a large three parking areas.

The shed has a serviceable fiberglass roof in good condition. Roof / attic area is vented with gable vents on both ends and a newer roof turbine. Shed is wood framed sitting on skids. Shed features a single interior room finished in textured drywall. There is a thru-the-wall Air Conditioner in the South wall. Flooring is Wall-to-wall carpet. Two operating windows (East and South) with mini-blinds.

Drywalled ceiling has a ceiling fan. West wall features a double coat/clothes rack. North wall has had a window removed and boarded over. Pest inspection was last completed 3-14-2024

Entrance is thru a single door in the East elevation. Door has lock and dead-bolt.

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

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APR 18 2024

Current Leaseholder: HEADLEY

LOT#: 40 DATE: 4-12-24

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? Block
 - 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? Yes
- Leach field has a four-foot barrier from street? Yes: No: Type Block
 - Leach field unobstructed (four-feet 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, BLOCK
- Lot Dividers? Yes: No: Material? Condition?
- Antenna? Yes: No: Type and Condition:

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

1362 SQ FT GROUND COVER

HAS SEVERAL STUMPS BEHIND PARKING AREA

LOT IMPROVEMENT COMMITTEE PRE-TRANSFER INSPECTION

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Current Leaseholder: HEADLEY

LOT#: 40 DATE: 4-12-24

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? SHINGLE Roof Condition? GOOD
- Eaves condition? GOOD
- Gutters? Yes: No: Condition? NORTH SIDE ON PORCH
- 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? GYPSO Condition? GOOD
- Interior ceiling material? DRYWALL Condition? GOOD
- Attic access? ND Type? _____
- 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? ND Condition? _____
- Shed water discharges into a French drain? Yes: No: NA:
- Window treatments? Yes: No: Type? BLINDS Condition? GOOD
- Personal items removed? Yes: No:

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

CEILING FAN
2 WINDOWS W/BLINDS
THE NORTH WALL WINDOW REMOVED, COVERED WITH WOOD
SHINGLE ROOF. GOOD CONDITION
TURBINE VENT

LOT IMPROVEMENT COMMITTEE PRE-TRANSFER INSPECTION

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Current Leaseholder: HEADLEY

LOT#: 40 DATE: 4-12-24

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

SOUTH RECEIPT. OPEN GROUND OK GUY
BUSHES ON WEST PROP LINE NEED REMOVED OK GUY
PORCH LIGHT NOT WORKING OK GUY
CLEAN UP YARD OF DEBRIS OK GUY
SHED NEEDS TIE DOWN ANCHORS INSTALLED OK GUY

Inspected By Committee Members:

1: [Signature] Date: 4/12/24

2: [Signature] Date: 4-12-24 3: [Signature] Date: 4-12-24

4: [Signature] Date: 4/12/24 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.