

**LOTS TRANSFER WORKSHEET - BUYER - AWL**

	AWL payment due:		December
Date of Award:	12/1/2024	Lot Number:	20
Name: Parker			Buyer
Membership Price (222)			2,672.52
Infrastructure Initial Payment (425)			200.00
Lot Improvement Value (222)			21,171.17
Sub-Total:			24,043.69
	Amount	Paid (Y or N)	Prorated Amount
AWL Deposit (111)	500.00	Y	-500.00
Maintenance Fee: (423)	1,557.00	Y	129.75
County & School Taxes (222)	61.98	N	-56.82
Membership Transfer Fee (422)			200.00
Value of Propane in Tank: (222)			267.84
Grand Totals:			24,084.46

11/8/24  
*JB* *MR*

ALAMO AREA SKP CO-OP LOT SALE WORK SHEET

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EVALUATION FORM

SELLER: Parker LOT #: 20 DATE: 29 OCT, 2024

1. VALUE CARRIED FORWARD FROM ARCHIVE: A \$ 21,171.17

2. NEW IMPROVEMENTS:

- i. SHED \$ \_\_\_\_\_
- ii. CONCRETE \$ \_\_\_\_\_
- iii. GRAVEL \$ \_\_\_\_\_
- iv. FENCE \$ \_\_\_\_\_
- v. PROPANE TANK \$ \_\_\_\_\_
- vi. INSTALLATION \$ \_\_\_\_\_
- OR LABOR \$ \_\_\_\_\_
- vii. LANDSCAPING \$ \_\_\_\_\_
- viii. OTHER \$ \_\_\_\_\_
- TOTAL \$ ~~0~~

3. ADJUSTMENTS

\_\_\_\_\_ \$ \_\_\_\_\_

\_\_\_\_\_ \$ \_\_\_\_\_

TOTAL ADJ. \$ ~~0~~

4. REMOVALS

- i. SHED \$ \_\_\_\_\_
- ii. TREES/SHRUBS \$ \_\_\_\_\_
- iii. OTHER \$ \_\_\_\_\_
- TOTAL \$ ~~0~~

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

6. TOTAL LOT IMPROVEMENT VALUE C \$ 21,171.17 <sup>WB</sup> (Lines 1 + 5)

7. PROPANE TANK SIZE: 120 (96) GALLONS

Percentage (%) in Tank: 100% X 2.79 = \$ 267.84

80% (Current Price per Gallon) (Propane Value)

NOTES: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

EVALUATION COMPLETED BY: WB  
[Signature]

[Signature]

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

## **Evaluation**

**LOT # 20**

**October 29, 2024**

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

The lot is located on the West side of Private Road 5247, The 'shed' faces East and measures Approx. 12' X 24' This maximum sized shed has an open concrete patio/front porch measuring 8' X 24" and an additional concrete walkway. Driveway pad is partial concrete in the parking areas. Lot has a 120 gal. propane tank, inspected 8-27-24.

The shed has a serviceable metal roof in good condition. Sided with painted cementous board. Locking sliding patio door in East wall off porch.

Shed is wood framed sitting on a concrete slab. Shed features a large interior main room finished in paneling with OSB ceiling in good condition. Flooring is vinyl plank. There is thru-wall air conditioner in the North wall. Double-hung windows (West and North) with mini-blinds. Main room has a ceiling fan.

Pest inspection was last completed 8-27-2024

Room #2 is a work shop accessible thru exterior door in South wall. A standard pull-down attic access, misc. shelving, a work bench along west wall and one double-hung window over work bench.

**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 personally. 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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Current Leaseholder: PARKER

LOT#: 20 DATE: 10/2/24

2. Shed: Yes:  No:

- Setback at least 30 feet from street? Yes:  No:
- Minimum 3 feet from lot lines? Yes:  No:
- Foundation: Slab  Skids: 
  - Skids: Tied down with mobile home anchors? Yes:  No:
- Pressure treated lumber? Yes:  No:
- Side facing street maximum 24 feet in length? Yes:  No:
- Shed exterior measurements, not including porch: 12x24
- Covered porch measurements: 8x24 9.5 feet in length or less? Yes:  No:
- Roof material? METAL Condition? GOOD
- Eaves condition? GOOD Gutters? Yes:  No:  Condition?
- Exterior Wall Material? HALDOR BOARD Condition? FAIL
  - Dry Rot, Cracks, paint? Condition? STRESS CRACKS
  - Window and door moldings? Condition? NEEDS CAULK
- Attic Access? Yes:  No:  Type? FOLD DOWN Condition? GOOD
- Number of windows? 3 Locations: BACK & W SIDE
- Interior Wall Covering Yes:  No:  Material? PANELL Condition? GOOD
- Ceiling Covering: Yes:  No:  Material? OSB Condition? GOOD
- Window and screen condition? Window treatments? Yes:  No:  Condition? GOOD
- Propane appliances in shed (heater, dryer)? Yes:  No:  Condition?
- Heater or air conditioner wall mounted? Yes:  No:  Type: A/C Condition? GOOD
- LP appliances have shut-off valves? Yes:  No:
- 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:  OUTSIDE LIGHTS 1 NOT
- Water supplied to shed? Yes:  No:  Supplied by hose from Bibb? Yes:  No:
- Sinks, Faucets? Yes:  No:  Condition?  Location?
- Shed water discharges into a French drain? Yes:  No:
- Personal items removed? Yes:  No:

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

BLINDS AND CURTAINS CEILING FAN AND SEVERAL EXTRA LIGHTS  
MOUNTS IN CEILING

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**LOT IMPROVEMENT COMMITTEE PRE-TRANSFER INSPECTION**

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Current Leaseholder: PARKER

LOT#: 20 DATE: 10/2/24

Site layout map on back if required

11. Maintenance, neglected, damaged items requiring correction before transfer:

~~BOTH SIDING AND WALLS BEING DAMAGED~~ 1. STRESS CRACKS AND JOINTS IN SIDING NEED CAULKING 2. BOTH REAR GLASSES DAMAGED 3. ELECTRICAL BOX ON REAR OUTSIDE WALL NEEDS CAULKING 4. EXTERIOR LIGHTS DO NOT WORK 5. EAST ATTIC WINDOW SCREEN DAMAGED 6. FRONT DOOR NEEDS ADJUSTING AND TRACK CLEANED OUT (CORRECTED BY B. FORMO) *[Signature]* RS. *[Signature]*

12. Bylaws/Standing Rules Violations to be noted and handled before transfer

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Inspected By Committee Members:

1: *[Signature]* Date: 10/19/24

2: *[Signature]* Date: 10/19/24

3: *[Signature]* Date: 10/19/24

4: *[Signature]* Date: 10/19/24

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.