

LOTS TRANSFER WORKSHEET - BUYER - AWL

	AWL payment due:	February	
Date of Award:	2/1/2025	Lot Number: 118	
Name: Tillman/Koon		Buyer	
Membership Price (222)		2,672.52	
Infrastructure Initial Payment (425)		200.00	
Lot Improvement Value (222)		14,449.27	
Sub-Total:		17,321.79	
	Amount	Paid (Y or N)	Prorated Amount
AWL Deposit (111)	500.00	Y	-500.00
Maintenance Fee: (423)	1,557.00	N	1,427.25
County & School Taxes (222)	64.42	N	-5.37
Membership Transfer Fee (422)			200.00
Value of Propane in Tank: (222)			150.66
Grand Totals:			18,594.33

cg 1/27/25
MCB
Kat

ALAMO AREA SKP CO-OP LOT SALE WORK SHEET

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EVALUATION FORM

SELLER: Koon / Tillman LOT #: 118 DATE: 1-17-2025

1. VALUE CARRIED FORWARD FROM ARCHIVE: A \$ 14,449.27

2. NEW IMPROVEMENTS:

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

3. ADJUSTMENTS

_____ \$ _____

_____ \$ _____

TOTAL ADJ. \$ 0

4. REMOVALS

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

5. LOT IMPROVEMENT ~ SUBTOTAL B \$ 0 (Lines 2 + 3 + 4)

6. TOTAL LOT IMPROVEMENT VALUE C \$ 14,449.27 (Lines 1 + 5)

7. PROPANE TANK SIZE: 150 120 ~~120~~ GALLONS

Percentage (%) in Tank: 45 X 2.79 = \$ 150.66

(Current Price per Gallon) (Propane Value)

NOTES: _____

EVALUATION COMPLETED BY:

WBC/WBCONFER

WBC/WBCONFER

WBC/WBCONFER

[Signature]

[Signature]

[Signature]

THIS LOT IS BEING PURCHASED AS IS.

WE STRONGLY SUGGEST YOU LOOK AT THIS LOT BEFORE YOU MAKE THE PURCHASE.

Evaluation

LOT # 118

January 17, 2025

This evaluation was done by volunteers of the Lonestar Corral Co-Op Evaluations Committee.

This lot is located on the West end of the Co-Op on the East side of Private Road 5241 and faces West. The lot has a wide open and roomy feel. A has a large stone RV area and parking area. Lot features one large Yucca plant in the front yard.

This wood sided 'shed' measures the maximum size 24' x 12' (288 sq.ft.) The shed is conventional wood framing on skids with approved tie-downs. Structure has a newer metal roof in very good shape. There are two gable vents installed.

150 gallon propane tank – inspected 1-7-2025 Pest Inspection completed 1-13-2025

An open western style porch measuring 8' x 24' features a roll-up sunshade. There are two exterior doors accessing interior spaces from the front porch.

Area #1 is a 11'4" x 14'11" "Living" area, Attic access, thru-the-wall AC in East wall and shelving in the North East Corner. Area #1 has Double Hung windows in the West and South walls. Mini blinds and existing window valances. Floor finish is vinyl tile.

Area #2 is a 8' x 11'4" finished work area with paneled walls, thru-the wall AC in North wall and a small D/H window. Floor is interlocking rubber tile. Room has a window AC unit and ceiling fan/light combo, one additional window in the South wall. Mini-blinds are installed on each window. This well-maintained structure was recently painted inside and out.

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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JAN 14 2025

Current Leaseholder: Tillman / Koon

LOT#: 118 DATE: 1/14/2025

1. Lot

- Utility pedestal: worker accessible? Yes: No:
 - Tampered with? Yes: No:
 - Breakers and receptacles in good condition? Yes: No:
 - Do all receptacles have power? Yes: No:
- Park water supply line and hose bibbs in good condition? Yes: No:
- Fifty-foot fire hose with nozzle connected to water valve with back flow preventer? Yes: No:
- Propane tank? Yes: No: Approved inspection should already be completed inspected
 - Tank ad line condition? Good
 - Propane tank capacity: 150 gal 120 gal
 - Propane amount left in tank: 45 ga
- Lot Perimeter Fence? Yes: No: Material? _____
 - Condition? _____
 - Higher than four feet? Yes: No: WPA
 - Item(s) attached to street perimeter fence? Yes: No:
- Trees/Shrubs/Plants? Yes: No:
 - Minimum five feet from lot lines and leach field to center of plants? Yes: No:
 - Do trees and/or plants interfere with traffic (visibility, height)? Yes: No:
 - Do trees and/or plants interfere with neighbor's lot use? Yes: No:
- Leach field has a four-foot barrier from street? Yes: No:
 - Leach field unobstructed (four-foot wide and 30 feet long)? Yes: No:
- Concrete parking pad? Yes: No: Concrete or stone walkways or patios? Yes: No:
- Total area of non-permeable ground coverage, including shed and original parking pad: 980 sqft
- Permanent structure behind the RV parking pad? Yes: No:
- Clothesline? Yes: No: Retractable/fold up type? Yes: No:
- Antenna? Yes: No: Material: _____ Condition: _____
- Lot Dividers? Yes: No: Material: Wood & concrete Condition: good

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

Pest + propane inspection complete

LOT IMPROVEMENT COMMITTEE PRE-TRANSFER INSPECTION

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Current Leaseholder: Tillman / Koon

LOT#: 118 DATE: 1/14/2025

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? Good
- Exterior Wall Material? Wood Siding Condition? Good
 - Dry Rot, Cracks, paint? Condition? Good.
 - Window and door moldings? Condition? Good
- Attic Access? Yes: No: Type? Hinged panel Condition? Good.
- Number of windows? 3 Locations: West | South | North
- Interior Wall Covering Yes: No: Material? Chip board Condition? Good
- Ceiling Covering: Yes: No: Material? Chip board Condition? good
- Window and screen condition? Window treatments? Yes: No: Condition? Good
- Propane appliances in shed (heater, dryer)? Yes: No: Condition? Good
- Heater or air conditioner wall mounted? Yes: No: Type: Air cond Condition? WORKS
- 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:
- Water supplied to shed? Yes: No: Supplied by hose from Bibb? Yes: No:
- Sinks, Faucets? Yes: No: Condition? Good Location? None
- Shed water discharges into a French drain? Yes: No:
- Personal items removed? Yes: No:

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

Good condition shed.

LOT IMPROVEMENT COMMITTEE PRE-TRANSFER INSPECTION

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Current Leaseholder: Tillman/Koon

LOT#: 118 DATE: 1/14/2025

Site layout map on back if required

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

None

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

None

Brad Forno
Harley Pritt
Steve Mattingly
Inspected By Committee Members:

1: Brad Forno Date: 1/14/2025
2: Harley Pritt Date: 1/14/2025 3: Steve Mattingly Date: 1/14/25
4: _____ Date: _____ 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.