

LOT 105
TIMBER CREEK PLANTATION #2
PB 7/165

LEE JOEL C
947 ROCK CANYON DR
DUNCANVILLE, TX 75137

2026

11-2N-26-2051-0105-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	12	HARDWOOD 50			
Interior Floor	13	LVT/LAMNT 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories		1. 1 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			05
NEIGHBORHOOD/LOC	5005.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,689	100	2007	1,689	177,922
FGR	445	55	2007	245	25,809
FOP	30	30	2007	9	948
FSP	168	40	2012	67	7,058
TOTALS	2,332			2,010	211,737

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,010	110.2500	115.76	232,678	2007	2007	0	0	9.00	91.00

1 SINGLE FAM 0% - 2025

Heated Area: 1689

HX Base Yr

The diagram shows a complex building footprint with several rectangular sections. The main section is labeled 'BAS 2007'. To its left is a smaller section labeled 'FGR 2007'. Above the main section is another section labeled 'FSP 2012'. Dimensions are provided for each section and the total area is 1689. The diagram also shows various other dimensions and labels such as '29', '43', '6', '12', '14', '21', '15', '10', '5', '3', '2', '1', '23', '40', '12', '14', '15', '21', '10', '5', '