

VII.

May 19, 1998

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Consider re-allocation of assessment for Parkline 183 Subdivision located within the Southwest Williamson County Road District.

Larry Kokel of Kokel Appraisal Associates represented the owners and answered all questions.

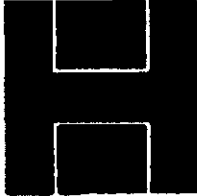
Moved: Commissioner Boatright

Seconded: Commissioner Heiligenstein

Motion: To approve re-allocation of assessment for Parkline 183 Subdivision located within the Southwest Williamson County Road District.

Vote: Motion carried 4 - 0

(See Vol. 98, page 447 & 448 for Order approving the Re-allocation of Assessment.)
< Clerk copy here > SWRD



HUNT
PROPERTIES,
INC.

Via Fax 512/255-8986

April 30, 1998

Mr. Charles Crossfield

Attorney At Law

Brown, McCarroll, Sheets & Crossfield

309 East Main Street

Round Rock, Texas 78664

Re: Request for reallocation of R327926 being Lot 1, Blk. A, Parkline Section II and R088039 being 29.3427 Acres out of the R. Saul Survey located in the Southwest Williamson County Road District

Dear Mr. Crossfield:

This letter provides written authorization to conduct a reallocation of the above two referenced accounts located in the Southwest Williamson County Road District. We have retained Larry D. Kokel Appraisal Associates to prepare an analysis of the reallocation. Mr. Kokel states his finding will be finished in order to present his findings to the Southwest Williamson County Road District for the May 12, 1998 meeting.

This letter requests the item be placed on the agenda and the reallocation be conducted based on the analysis prepared by Kokel Appraisal Associates.

We understand we are responsible for a processing fee, please advise us of the amount and manner of payment. If you have any questions or need additional information, please advise.

Respectfully,

*approved 5-19-98
John C. Daerfler*

Al Allred

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Al Allred

President of Hunt Properties, Inc.

Managing Venturer of Parkline 183 Venture

cc: Larry Kokel

05-05-1998 RCVD

KOKEL APPRAISAL ASSOCIATES

Larry D. Kokel, ARA, MAI
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FAX (512) 930-5348

May 7, 1998

Williamson County Commissioners Court
John Doerfler, County Judge
Mike Heiligenstein, Commissioner Precinct 1
Greg Boatright, Commissioner Precinct 2
David Hays, Commissioner Precinct 3
Jerry Mehevec, Commissioner Precinct 4
Williamson County Courthouse
710 South Main
Georgetown, Texas 78626

Re: Allocation of \$776,961.31 combined outstanding assessment applicable to two accounts being R327926 being Lot 1, Block A, Parkline Section II and R088039 being 29.3427 acres out of the R. Saul Survey located in the Southwest Williamson County Road District. (KAA# 98-024)

Dear Sirs:

At the request of Al Allred of Hunt Properties, agent for Parkline 183 Venture, we have conducted an analysis to allocate the outstanding assessment applicable to the above referenced property. The allocation is comprised of two parcels. R327926 is described as Lot 1, Block A, Parkline Section II containing 24.6771 acres and had an original assessment of \$371,775.85 now having a principal balance of \$354,871.93. Account R088039 is described as 29.3427 acres out of the Rachael Saul League and had an original assessment of \$442,195.12 with a current principal balance due of \$422,089.38.

The combined acreage of 56.503 (includes acreage of vacated Straightline Drive) has been Final Platted as Parkline 183 Subdivision recorded in Cabinet P, Slides 160 and 161 of the Williamson County Plat Records. The total outstanding assessment of \$776,961.31 is to be allocated to Lots 1-5. Lot 6 is not given an allocation being utilized for future detention. In addition, 2.322 acres were dedicated for future right-of-way use along U.S. 183. This area is not given an allocation.

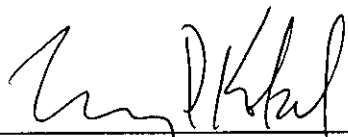
Based on our analysis of highest and best use and market value relationship as outlined in this report, the following allocation is concluded.

ALLOCATION TO PARKLINE 183 SUBDIVISION

<i>Lot</i>	<i># Acres</i>	<i>% Allocation</i>	<i>Remaining Balance</i>	<i>Annual Payment</i>
1	11.949	11.39%	\$ 88,495.89	\$ 11,956.79
2	5.649	16.15%	\$ 125,479.25	\$ 16,953.66
3	9.183	35.00%	\$ 271,936.46	\$ 36,741.69
4	10.465	19.94%	\$ 154,926.09	\$ 20,932.26
5	12.262	17.52%	\$ 136,123.62	\$ 18,391.84
6	4.673	(drainage)	\$ -0-	\$ -0-
R.O.W.	2.322	183 R.O.W.	\$ -0-	\$ -0-
Totals	56.503	100.00%	\$ 776,961.31	\$104,976.24

Please feel free to contact me if you have any questions.

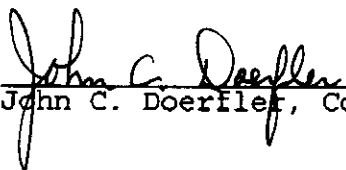
Respectfully,



Larry D. Koke, ARA, MAI
State Certified General Appraiser
TX-1321079-G

THE ROAD DISTRICT COURT ADJOURNED AT 11:45 AM ON TUESDAY, MAY 19, 1998.

THE FOREGOING MINUTES in Volume 97 on pages 915 through 996, inclusive had at a Special Session of Commissioners Court of Williamson County, Texas, having been read are hereby approved this 26th day of May, 1998.


John C. Doerflinger, County Judge

ATTEST: Melba Kemble, Clerk County Court & Ex-officio Clerk,
Commissioners Court, Williamson County, Texas

by: 
Deputy Clerk

