

DENTON CENTRAL APPRAISAL DISTRICT

PROPERTY FIELD REVIEW CARD 2024

PROP ID: 1032259 TYPE: Rgl DBA: 2024-0-1032259-1847449  
 A0270A C. COOKSEY, TR 2D(1), 20.018 ACRES  
 GEO ID: A0270A-000-0002-00D1  
 REF ID: 661821 REF ID2: R311886  
 SITUS: 1700 BISHOP LN COPPER CANYON, TX  
 PROP USE: SUB MKT: 0  
 GSA: 0 NNA: 0

OWNER ID / %: 1847449 / 100.00%  
 PEGASO CALIFORNIA CONSTRUCTION CORP  
 12700 HILLCREST RD STE 125  
 DALLAS, TX 75230-2008 US  
 EXEMPTIONS: C27 100% IMPROVEMENT  
 CAD 100% LAND MKT  
 DESD1 100% MARKET  
 GUS1 100% PRD LOSS  
 SOS 100% APPRAISED  
 CAP LOSS  
 ASSESSED

EFFECTIVE ACRES: 0.0000  
 APPR VAL METHOD: Cost  
 UNITS: 0

REMARKS / SKETCH COMMANDS  
 D.O.T. 11/23 - \$170K/AC  
 PICTURE

TAX AGENT: PHONE:  
 GROSS SFT: NET SFT:  
 LINKED ACCTS: RECONCILED VALUE:  
 CASE ID DATE APPR STATUS OWNER COMMENTS STAFF COMMENTS  
 INQUIRY / AFS PROTESTS  
 OWNER COMMENTS  
 SALES & DEED HISTORY  
 SALE DT 11/13/2023 SALE TYPE RATIO FIN CD FIN LA SFT SP / SFT 1ST IMPRV 2ND IMPRV GRANTOR  
 PILOT KNOLL FA \$3,403, SWD 2023-121930

IMPROVEMENT VALUATION LIVING AREA: 0  
 APPR/SFT: 0.00  
 SALES/SFT:  
 IMPROVEMENT DETAIL-ADJUSTMENTS  
 ADJ TYPE ADJ AMT ADJ %  
 IMPROVEMENT FEATURES  
 DESCRIPTION UNITS CODE VALUE

IMPROVEMENT VALUATION LIVING AREA: 0  
 APPR/SFT: 0.00  
 SALES/SFT:  
 IMPROVEMENT DETAIL-ADJUSTMENTS  
 ADJ TYPE ADJ AMT ADJ %  
 IMPROVEMENT FEATURES  
 DESCRIPTION UNITS CODE VALUE

SUBD: A0270A (10K) NBR: D027010 (100) SUBSET: 0  
 TYPE SOIL 3 CORAL D1 N  
 TABLE 0C H5  
 DIMENSIONS 20.0180 AC  
 UNIT PRICE 131,878.29  
 ADJ MASS ADJ VAL BRG 1.00 A  
 MKT VAL 2,639,940  
 VAL BRG 1.00 A  
 MKT VAL 2,639,940

LAND VALUATION  
 DIMENSIONS 20.0180 AC  
 UNIT PRICE 131,878.29  
 ADJ MASS ADJ VAL BRG 1.00 A  
 MKT VAL 2,639,940  
 VAL BRG 1.00 A  
 MKT VAL 2,639,940

LAND ADJUSTMENTS  
 ADJ TYPE ADJ AMT ADJ %  
 PRODUCTIVITY VALUATION  
 AG AG USE AG TABLE AG UNIT PRG AG VALUE  
 Y 1D1 PI3 62.00  
 1,241  
 1,241

DATE 1/26/24  
 I HEREBY CERTIFY THAT THIS IS A TRUE  
 AND CORRECT COPY OF THE RECORDS OF THE  
 DENTON CENTRAL APPRAISAL DISTRICT.  
 DON SPENCER, CHIEF APPRAISER  
 BY *[Signature]*