



AI rendering of an invented house, not a photograph

SAMPLE LOT REPORT · FICTIONAL PROPERTY · OCTOBER 27, 2026

1418 Juniper Hollow Ln

Riverbend, TX 78000

Sample report for a fictional property. All names, places and figures are illustrative.

7,920^{sq ft}

LOT

1,640^{sq ft}

FLOOR AREA, EXISTING

1

STORIES,
EXISTING

4,752^{sq ft}

FLOOR AREA, ESTIMATED
MAXIMUM

FLOOR-AREA RATIO 0.6 ×
7,920 SQ FT LOT

A sample of the LotLens Lot Report, made by its engine for an invented property: the figures are computed, the written report and the images are made by AI models. No real parcel, record or place is shown.

AT A GLANCE

On this 7,920 sq ft lot zoned **SF-3**, the setbacks leave a zoning envelope of 4,863 sq ft. Inside it the rules allow up to **4,752 sq ft of floor area** on up to **2 stories**, with a footprint of up to 3,564 sq ft. The floor-area ratio is what limits it.

IN THIS REPORT

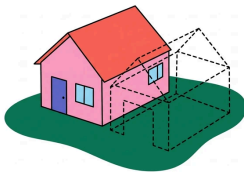
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WHAT YOU CAN BUILD

4,752 sq ft

floor area the rules allow: floor-area ratio 0.6 × 7,920 sq ft lot



ROOM TO EXTEND

3,112 sq ft

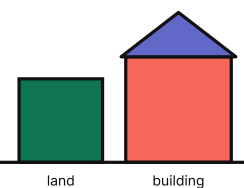
more floor area than the 1,640 sq ft of living area on record. On the ground the buildings cover 2,040 sq ft of the 3,564 sq ft allowed; 1,524 sq ft is still free



CONDITION

built 1958

68 years old; 1 story



COUNTY VALUE

\$384,500

market value on the county record; land \$148,000, building \$236,500; sale prices are not public in this state



WALKABILITY

54 of 100

somewhat walkable; 10 of 10 kinds of everyday place within 15 minutes on foot; groceries 6 min



SCHOOLS

B (84)

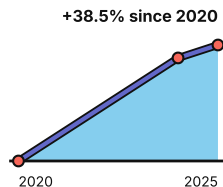
Riverbend ISD, 2025 rating; nearest elementary 0.3 mi



HAZARDS

flood zone X

low to moderate flood risk, insurance not federally required; for the invented census tract, heat wave and hail relatively high, drought and tornado relatively moderate



HOME VALUES

\$312,400

median in ZIP 78000, as owners estimate it; +3.2% in 2025 (price index)

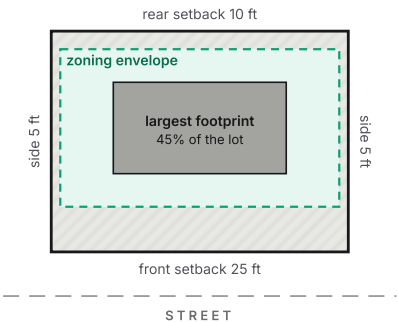
The pictures are illustrations, the same in every report; the figures, and the charts drawn from them, are this report's.

1 *What you can build*

WHAT FITS		
Zoning envelope, setbacks only	4,863 sq ft	61% of the lot
Largest building footprint	3,564 sq ft	limited by the 45% coverage cap
Footprint still free	1,524 sq ft	after the existing building
Stories	2	within 35 ft
Largest floor area	4,752 sq ft	limited by the floor-area ratio
Existing footprint	2,040 sq ft	
Front street	Juniper Hollow Ln	detected

THE RULES: SF-3, THE CITY'S CODE		
Front setback	25 ft	CODE
Side setback	5 ft	CODE
Rear setback	10 ft	CODE
Height limit	35 ft	CODE
Building coverage	45%	CODE
Impervious cover	60%	CODE
Floor-area ratio	0.6	CODE
Minimum lot	6,000 sq ft, 50 ft wide	

SETBACKS, ENVELOPE AND BUILDING



A setback is the strip along a lot line where no building may stand: here 25 ft from the front, 5 ft from each side and 10 ft from the rear. What is left is the zoning envelope, the outer limit of where a building can sit. The largest building is smaller: the coverage cap limits its footprint, and the height and floor-area limits cap its stories.

HOW TO READ THE SOURCES

REGRID is a value published in Regrid’s zoning data. CODE is a value an AI lookup read in the city’s code, with its quote found on the code page. AI READING is such a value whose quote could not be confirmed. ESTIMATE is a generic assumption. The last two are for the city to confirm.

SOURCES BY NUMBER

Front, side, rear, coverage, impervious cover, floor-area ratio: Riverbend Development Code § 4.2.3, Table 4-2, quote checked on the code page, read on October 27, 2026 (current through Ordinance 2026-14).

<https://riverbend.example/development-code/4-2>

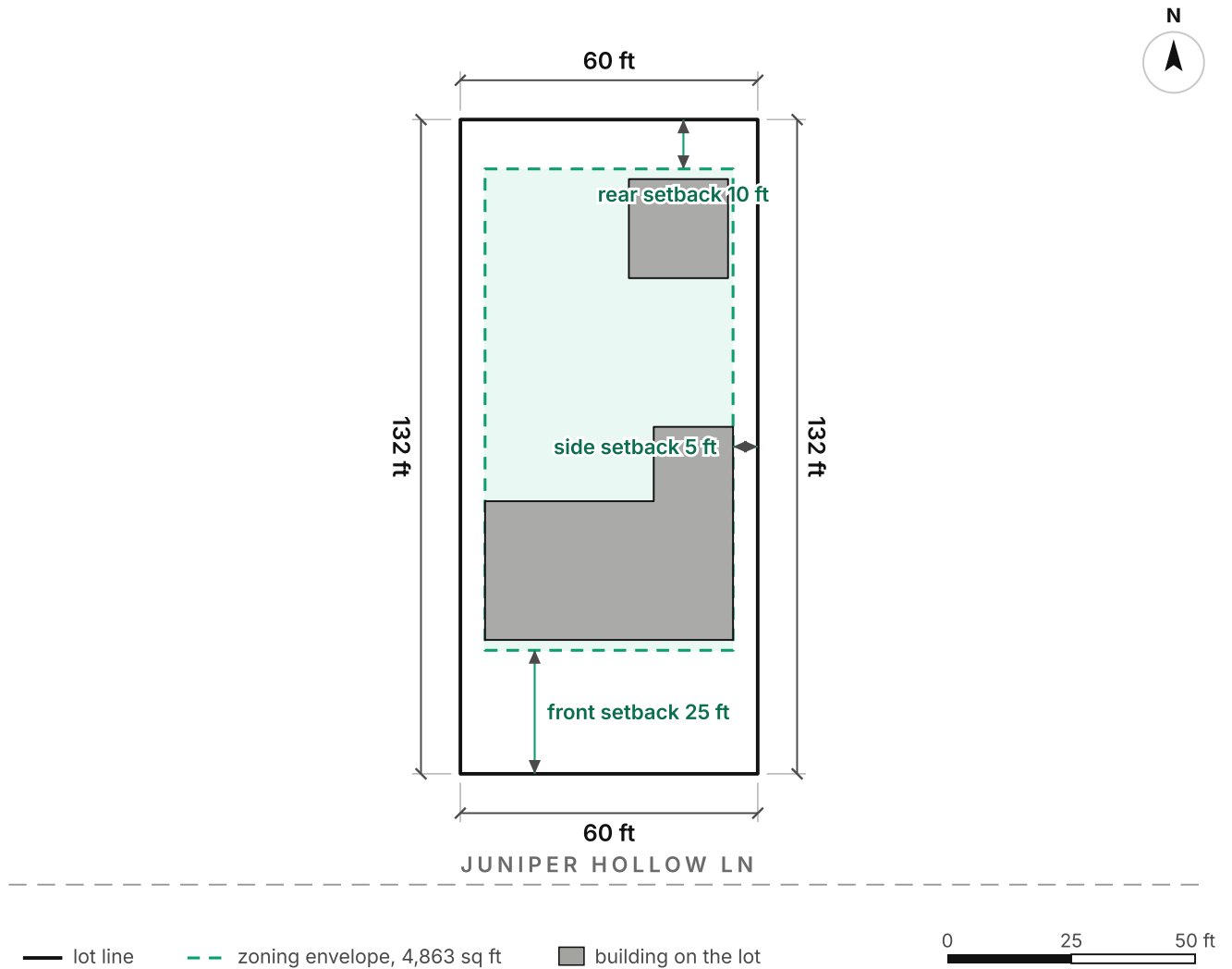
Height: Riverbend Development Code § 4.2.4, quote checked on the code page, read on October 27, 2026 (current through Ordinance 2026-14).

<https://riverbend.example/development-code/4-2>

ALSO IN THE CODE (AI LOOKUP; CONFIRM WITH THE CITY)

Front-yard averaging: where the houses on either side stand closer to the street, the front yard may be reduced to their average, but not below 20 feet (§ 4.2.5).

A one-story accessory building may stand 5 feet from the rear and side lot lines (§ 4.6.2).



AXONOMETRIC — PLANOMETRIC 45°

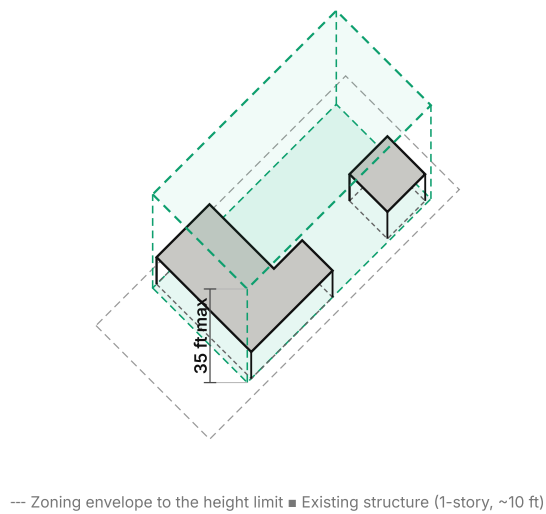


FIGURE 1 Site plan and axonometric. The plan is turned so the front lot line runs along the bottom, on the street; the arrow points to true north. Black: the lot, every edge dimensioned. Green, dashed: the zoning envelope, with the front, side and rear setbacks measured in from their lot lines, and its volume up to the 35 ft height limit. Gray: the invented buildings on the invented lot.

3 Flood zone

FEMA zone	X
Risk	Low to Moderate Risk
Special flood hazard area	no
Flood insurance	not federally required

4 Sun, trees and climate

HOURS OF DIRECT SUN IN A CLEAR SKY, ON THE AVERAGE SQUARE METRE

	the lot	house	envelope	possible	6 h or more
December 21	5.1 h	6.3 h	5.6 h	8.3 h	27%
March 20	7.6 h	8.6 h	8.1 h	10.3 h	78%
June 21	9.9 h	11 h	10.5 h	12.3 h	95%

SHARE OF THE LOT IN SHADOW

	3 h before solar noon	solar noon	3 h after
December 21	34%	14%	29%
March 20	19%	6%	15%
June 21	10%	3%	8%

WHAT SHADES THE LOT

Building to the west	about 26 ft tall, 10 ft from the lot line	22%	of the lot three hours after solar noon, December 21
Tree to the southeast	about 45 ft tall, 19 ft from the lot line	17%	of the lot three hours before solar noon, December 21
Tree to the east	about 30 ft tall, 8 ft from the lot line	5%	of the lot three hours before solar noon, June 21

TREE CANOPY

Canopy on the lot (crowns 8 ft and higher)	11.4%
Under crowns 16 ft and higher	9.2%
Tallest crown on the lot	45 ft
Canopy on the block (within 330 ft)	34.7%

Invented for this sample; a real report takes the zone from FEMA’s National Flood Hazard Layer.

Invented for this sample, in the form a real report computes from the USGS 3D Elevation Program lidar survey that covers the lot (public domain), named with its flight month; a real report also prints two figures of the shadows on December 21 and June 21 over the aerial photograph.

Hours of direct sun in a clear sky, counted every 15 minutes while the sun stands 10 degrees or more above the horizon, from the sun’s path and the shadows of what the survey recorded, tree crowns taken as solid; nothing beyond a 226 m square around the lot is modeled, and clouds, haze and anything built or grown since the flight are not in it. Times are solar time. Houses, trees and anything built or removed since the flight are not in it; a winter flight under-reads deciduous crowns, so canopy and summer shade are understated. The hazard ratings and the climate normals below are invented too.

What stands outside the lot and shades 3% of it or more at the nine times checked: a roof or a tree crown as the lidar’s returns tell them apart, its height, its true bearing from the lot’s centre and its distance from the lot line. The house’s own shadow on the lot is in the figures and the hours, not in this table.

Crowns 8 ft (2.5 m) and higher as the lidar measured them, over the lot and over the block within 330 ft (100 m) of the lot line. Species, health and protected-tree rules are not identified; the city’s tree ordinance may protect a tree by its trunk size.

HAZARDS BY CENSUS TRACT (INVENTED FOR THIS SAMPLE)

Composite, census tract 48000000100	relatively moderate
Heat wave	relatively high
Hail	relatively high
Drought	relatively moderate
Tornado	relatively moderate
The other hazards	9 relatively low or very low, 5 not applicable here

CLIMATE NORMALS, THE NEAREST STATION (INVENTED FOR THIS SAMPLE)

Station RIVERBEND 2 N	3.2 miles from the lot; normals 1991–2020
Mean temperature	65.3 °F
July mean high · January mean low	95.4 °F · 33.8 °F
Precipitation a year	24.6 inches
Heating · cooling degree days	2,380 · 2,510

Context for the area, not figures for the lot, invented for this sample in the form a real report takes from FEMA’s National Risk Index (each natural hazard rated for the census tract, in FEMA’s words) and from NOAA’s 1991–2020 normals at the nearest weather station.

5 *Written report*

Written by an AI model (claude-opus-5) from the data in this report. Its numbers are checked against the tables; where the text and a table disagree, the table is right.

Bottom line

This is a single-story house from 1958 at 1418 Juniper Hollow Ln, in the Juniper Hollow Addition in Riverbend. It has 1,640 sq ft of conditioned space, three bedrooms and two bathrooms, and the record names the style as Ranch. It sits on a flat, rectangular city lot of 7,920 sq ft, 60 ft wide along the street and 132 ft deep. The street is a residential one, and the zoning here is for detached single-family homes on lots of moderate size.

Three things stand out for anyone weighing this property. The house uses only part of what the rules allow, so the limits on a larger or additional building are set by the code rather than by a cramped lot. The ground is flat and the flood zone is the one for minimal flood hazard, which keeps drainage and insurance questions simple. And two answers are not simple: a second unit is not settled by the zoning information available here, and a lot split is not allowed because the lot is too small to divide into two conforming lots.

The property

The address sits in the Juniper Hollow Addition, a platted subdivision in Riverbend, with the front edge of the lot facing

Juniper Hollow Ln. The lot is a plain rectangle: 60 ft of frontage and 132 ft of depth, a depth 2.2 times the frontage. That is the common city shape, deeper than it is wide, which means any growth tends to go toward the back rather than sideways.

What stands there is a modest mid-century house. It was built in 1958, making it 68 years old, and it has one story, three bedrooms and two bathrooms. The county assessor records 1,640 sq ft of living area. The living area equals 21% of the lot area, so roughly four fifths of the ground is yard, drive and paving.

The parcel carries two structures. The building outlines drawn for this report total 2,040 sq ft of roof footprint, and the largest single outline is 1,640 sq ft of that total. The land is nearly level: the surface runs from 694.6 ft to 696.5 ft, a difference of 1.9 ft across the 60 ft width, a slope of 3.2%.

The rest of this report takes each of these pieces in turn: the block, the building, the daily errands, the schools, the market in the ZIP, the ground, the sun, the assessed values and the rules.

7,920 sq ft LOT	60' frontage × 132' deep SHAPE
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The lot and its setting

This report has no figures for population density, growth, median household income, an affordability index or an Opportunity Zone designation for this area. Those lines are not in the data, so nothing here can be said about how crowded or how fast-changing the surrounding blocks are.

What can be said is the shape of the ground itself. The lot is 7,920 sq ft, which is 0.18 acres. Between the two side setbacks, the strips along each side lot line that must stay clear of buildings, 50 ft of width is left. That is a comfortable working width for a house of this type: a 50 ft band of buildable width, running 132 ft back from the street.

The depth is where the room is. Because the lot runs 2.2 times deeper than it is wide, a rear addition or a detached building at the back of the lot is the natural direction for any plan, and the front of the lot is held by the 25 ft front setback and the street trees the district's rules speak of.

1958 BUILT	1,640 sq ft LIVING AREA	1 STORIES	25.8% of 45% COVERAGE USED
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What stands there today

The house dates from 1958 and stands on one floor, with three bedrooms and two bathrooms and 1,640 sq ft of conditioned space in the county assessor's record. The record names the style as Ranch, the low, wide, single-story form common to that era. The land use is single-family residential, which in plain words means one detached house on its own lot.

The roof footprint drawn for this property is 2,040 sq ft, which is 25.8% of the lot. That is larger than the 1,640 sq ft living area, the usual difference between a roof outline and conditioned space. A roof outline larger than the conditioned space is the normal difference between the two: eaves, a porch, and an attached garage or carport are under roof but are not heated and cooled living space. No other conclusion should be drawn from the gap.

The parcel carries two structures, and the largest single footprint is 1,640 sq ft of the 2,040 sq ft total. The remainder is the second, smaller structure. The record does not describe what that second structure is, so its use, condition and whether it is attached or detached are open questions that a site visit or the city's permit file would settle.

Against the district's 45% building coverage cap, the existing 25.8% leaves 19.2 points unused, which works out to 1,524 sq ft of footprint still free. That figure matters later, under the options.

54 of 100 WALKABILITY	6 min walk GROCERIES	4 min walk TRANSIT	5 min walk PARK
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Daily life around the lot

The walkability score here is 54 of 100, in the band this measure calls somewhat walkable. In plain words: a number of everyday errands can be done on foot, but not all of them, and a car remains part of the week. The walking times below are measured at about 3 mph.

For food and daily errands, Riverbend Market is 6 minutes on foot, with no grocery inside a 5-minute walk and 2 within 15 minutes. Oak Avenue Diner is 6 minutes away and Corner Café is also 6 minutes, each with nothing inside 5 minutes, and there are 2 restaurants and 1 cafe within a quarter-hour walk.

Transit and open space are the strongest part of the picture. The nearest bus stop, on Route 7, is 4 minutes on foot, with 1 stop inside 5 minutes and 2 within 15. Cedar Creek Trail is 5 minutes away, and 2 parks lie within 15 minutes. Little Acorns Childcare is 7 minutes on foot.

Health and fitness are a longer walk. A family clinic is 9 minutes away and Hollow Fitness is 10 minutes, each the only one of its kind within 15 minutes. Riverbend Bike Shop is 15 minutes, at the edge of the walk. This report has no walking time for a pharmacy.

B (84) (2025) DISTRICT RATING	0.3 mi NEAREST ELEMENTARY	0.7 mi NEAREST MIDDLE	2.4 mi NEAREST HIGH
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Schools

The public district is Riverbend ISD, rated B (84) under the state A to F accountability rating, a scale of A to F with a scaled score from 0 to 100, in 2025. All the nearby public schools listed below belong to that district, and all distances are straight-line from the lot.

Riverbend Elementary is 0.3 mi away, serving grades PK to 5 with 512 students, rated B (86) under the same state A to F system for 2025; the district's school locator zones this address to it. Cedar Creek Elementary, also PK to 5 with 448 students, is 1.3 mi away. Riverbend Middle is 0.7 mi away, grades 6 to 8 with 734 students, rated C (78) in the 2025 state ratings, and the locator zones this address to it. Riverbend High School is 2.4 mi away, grades 9 to 12 with 1,820 students, rated B (82) in the same 2025 system, and the locator zones this address to it as well. The nearest private school is Juniper Montessori School, 1 mi away, grades PK to 6 with 140 students.

Attendance zones are set by the district, and the nearest school is not always the zoned one. Here the district's school locator states the zoned elementary, middle and high schools named above, and the locator is what settles the question for any given year. Ratings change year to year, and each figure here belongs to the 2025 state A to F system and nothing more.

\$312,400 MEDIAN VALUE, ZIP	\$1,645 a month MEDIAN RENT, ZIP	+3.2% PRICE CHANGE, 2025	+38.5% PRICE CHANGE, 2020-2025
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The market around it

For ZIP 78000, the median value of owner-occupied homes is \$312,400, with a margin of error of plus or minus \$14,800. These values come from a Census-style survey in which owners estimate what their own homes are worth, so the figure is a self-reported median for the ZIP, not an appraisal and not a value for this lot. The median gross rent, which is rent plus utilities, is \$1,645 a month, with a margin of error of plus or minus \$88.

694.6 to 696.5 ft ELEVATION	3.2%, flat SLOPE	X FEMA ZONE
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Ground, water and hazards

The lot is flat. The surface runs from 694.6 ft to 696.5 ft, a difference of 1.9 ft across the 60 ft width, a slope of 3.2%. For grading and drainage, that means little cut or fill would be needed for a slab or a footing, and water moves slowly across the ground rather than rushing off it; where it goes still has to be designed, since flat ground drains less readily than sloped ground.

A price index for the same ZIP shows a rise of 3.2% in 2025, and a rise of 38.5% from 2020 to 2025. Both describe the ZIP area over those periods. Neither is a forecast, and neither can be read as what this property would fetch.

Texas does not disclose sale prices, so no comparable sales can be quoted here for this lot or any other. This report also has no figures for income, population or housing growth in this area.

The flood zone is X, described as an area of minimal flood hazard, and the overall rating is low to moderate risk. The lot is not in a special flood hazard area, the band with a 1% annual chance of flooding, and it is not in the 0.2% annual chance, or 500-year, zone either. Flood insurance is therefore not federally required here. Lenders and insurers make their own decisions, and local drainage can differ from the mapped zone.

This report has no information about transmission lines near the lot.

5.1 h SUN DEC 21	9.9 h SUN JUN 21	11.4% of the lot CANOPY	2021 LIDAR SURVEY
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Sun, trees and climate

The sun figures come from a lidar survey of the area flown in 2021, counted in a clear sky while the sun stands at least 10 degrees above the horizon. On the average square metre of the lot, December 21 brings 5.1 hours of direct sun out of 8.3 possible, March 20 brings 7.6 of 10.3, and June 21 brings 9.9 of 12.3. In midwinter, 27% of the lot gets 6 hours or more; by March that is 78%, and in June 95%.

Three things shade the lot. A neighbor's building to the west, about 26 ft tall and 10 ft from the lot line, puts 22% of the lot in shadow three hours after solar noon on December 21, so the late-afternoon shade in winter comes from that side. A tree to the southeast, about 45 ft tall and 19 ft from the lot line, shades 17% of the lot three hours before noon on December 21, the winter morning shade. A smaller tree to the east, about 30 ft tall and 8 ft from the lot line, shades 5% three hours before noon on June 21. Across the whole lot, the share in shadow on December 21 is 34% three hours before solar noon, 14% at noon and 29% three hours after; on June 21 it is 10%, 3% and 8%.

Where the house stands, the roof gets more sun than the lot average: 6.3 hours on December 21, 8.6 on March 20 and 11 on June 21.

Where the largest allowed building could stand, inside the setbacks, the figures are slightly lower: 5.6, 8.1 and 10.5 hours. Tree canopy covers 11.4% of the lot, counting crowns 8 ft and higher, with 9.2% under crowns 16 ft and higher and the tallest at 45 ft; within 330 ft of the lot line the canopy covers 34.7%. Houses, trees and anything built or removed since the 2021 flight are not in these figures, and a winter flight under-reads deciduous crowns, so canopy and summer shade are understated.

For natural hazards, the federal risk index rates the census tract the lot lies in, not the lot itself: heat wave relatively high, hail relatively high, drought relatively moderate and tornado relatively moderate, with a composite of relatively moderate; the other nine hazards are relatively low or very low, and five do not apply here. The 1991 to 2020 climate normals at the station RIVERBEND 2 N (USC00000000), 3.2 miles from the lot, give a mean temperature of 65.3 °F, 24.6 inches of precipitation a year, a July mean high of 95.4 °F, a January mean low of 33.8 °F, and 2,380 heating and 2,510 cooling degree days a year. Those are the station's figures, not the lot's own microclimate.

\$148,000 LAND VALUE	\$236,500 IMPROVEMENT VALUE	1.60 IMPROVEMENT / LAND
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The ownership and value record

The county assessor records a market value of \$148,000 for the land and \$236,500 for the improvements, meaning the buildings. The

improvement-to-land ratio is 1.60. A ratio above 1 means the record places more value in the structures than in the ground beneath them; below 1 would mean the reverse. At 1.60, the county's record puts most of the value in the 1958 house rather than in the lot.

Assessed values are inputs to a tax calculation, set by the assessor on a schedule and a method of its own. They are not market value and should not be read as what the property would sell for.

Texas does not disclose sale prices, so no recorded sale figure or comparable can be quoted to test the assessment against the open market.

the floor-area ratio LIMITED BY	3,564 sq ft LARGEST FOOTPRINT	4,752 sq ft LARGEST FLOOR AREA	the city's code RULES
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What the rules mean here

The district is SF-3, Single-Family Residence 3. The code states its purpose in these words: "To provide areas for detached single-family homes on lots of moderate size, with front yards and trees along the street." The limits come from the Riverbend Development Code, § 4.2.3, Table 4-2 and § 4.2.4, read by an AI lookup on October 19, 2026 and current through Ordinance 2026-14, with each quoted line checked on the code page.

The setbacks are 25 ft at the front, 5 ft at each side and 10 ft at the rear. What those strips leave is the zoning envelope, the outer limit within which a building may stand: 4,863 sq ft, or 61% of the lot. Three further limits then apply inside that envelope. Building coverage may not exceed 45% of the lot, impervious cover (roofs, paving, anything water cannot soak through) may not exceed 60%, height may not exceed 35 ft, and the floor-area ratio is 0.6, meaning total floor area may not exceed 0.6 times the lot area. Taken together, the largest building the rules allow is up to 4,752 sq ft of floor area on up to 2 stories within the 35 ft height limit, on a footprint of up to 3,564 sq ft. The footprint is held by the 45%

coverage cap, and the floor area is held by the floor-area ratio; the floor-area ratio is the rule that stops a bigger building first. That largest footprint would use 73% of the zoning envelope.

The minimum lot in this district is 6,000 sq ft and 50 ft wide, so this 7,920 sq ft lot with 60 ft of frontage is a conforming lot. No planned development, historic district or overlay district is flagged here. Texas S.B. 15 of 2025, in force since September 1, 2025, does not reach this lot as read: it applies to tracts of five acres or more, and this is 0.18 acres, and it applies to unplatted tracts, while the record names a subdivision, lot and block. The city's own rules stand.

Two rules of this district are not captured by the numbers above, found by an AI lookup of the code and worth confirming with the city. Under § 4.2.5, front-yard averaging allows the front yard to be reduced to the average of the houses on either side where they stand closer to the street, but never below 20 feet. Under § 4.6.2, a one-story accessory building may stand 5 feet from the rear and side lot lines rather than the usual 10 ft at the rear.

1,524 sq ft FOOTPRINT STILL FREE	3,112 sq ft FLOOR AREA STILL FREE	not determined SECOND UNIT	not allowed LOT SPLIT
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Your options

This section plays through the standard options for a property like this one with the numbers of this report. It describes and calculates; it recommends none of them.

Adding on. Under the coverage cap, 1,524 sq ft of footprint is still free beside the existing building, and 3,112 sq ft of floor area is still free under the floor-area ratio. The largest allowed footprint is 1.7 times what stands today, and the largest allowed floor area is 2.9 times the existing 1,640 sq ft. In practice the depth of the lot points any addition toward the rear, where a 10 ft rear setback and 5 ft side setbacks bound it, and the 50 ft of width between the side setbacks is the working band. What this report cannot tell is whether the 1958 foundation, framing and systems would carry an addition, or how much impervious cover the existing drive and paving already use against the 60% cap; a licensed surveyor, a structural inspection and the city's permitting office can settle those.

A second unit. Whether a second dwelling (an accessory dwelling unit, a small separate home on the same lot, such as a garage apartment or a rear cottage) is permitted here is not determined by the zoning information available. The zoning fields do not list accessory uses or density. A 7,920 sq ft lot is above the minimum most cities set for an accessory dwelling, but eligibility depends on

the district, on overlays and on any homeowners association or deed restrictions, and only the city can verify it. If it were allowed, the 1,524 sq ft of free footprint and the § 4.6.2 rule letting a one-story accessory building stand 5 feet from the rear and side lot lines would shape where it could go.

Rebuilding. The house is 68 years old and the county's record places \$236,500 on the improvements against \$148,000 on the land, an improvement-to-land ratio of 1.60, so the recorded value sits in the building rather than in the ground. A new house on this lot would be held to the current limits: up to 4,752 sq ft of floor area on up to 2 stories within 35 ft, on a footprint of up to 3,564 sq ft, with the 25 ft front, 5 ft side and 10 ft rear setbacks, and with front-yard averaging possibly reducing the front yard to the neighbors' average but never below 20 feet. Nothing in this report flags the existing building as nonconforming. The condition of the house, the cost of any work and what would be lost or gained are outside what this report can say.

Splitting the lot. A split is not allowed. The district's minimum lot is 6,000 sq ft, and at 7,920 sq ft this lot is below twice that minimum, so dividing it would create two lots that fail the district's own standard. The 60 ft frontage would also fall short of two 50 ft

widths. Only a variance or a change to the code could alter that, and the city's planning office decides such requests.

Next steps for more detailed, verified information

1. Ask Riverbend's planning office to confirm the SF-3 setbacks, the 45% coverage cap, the 60% impervious cover cap, the 35 ft height limit and the 0.6 floor-area ratio against the current ordinance, since the figures here come from an AI lookup of the code read on October 19, 2026.
2. Ask the same office whether an accessory dwelling unit is permitted on this lot and under what size, height and parking conditions, which is the one question this report leaves open.
3. Ask the planning office to confirm how front-yard averaging under § 4.2.5 and the 5 ft accessory setback under § 4.6.2 would apply to this specific lot.
4. Order a boundary and topographic survey from a licensed surveyor to confirm the 60 ft by 132 ft dimensions, the 7,920 sq ft area and the position of both structures relative to the lot lines.
5. Request the county's property record card to confirm the 1958 build year, the 1,640 sq ft of living area, the three bedrooms and two bathrooms, and what the second structure on the parcel is.
6. Ask the city's permitting office for the permit history on this address, which would show what has been built, altered or added and whether any work remains open.
7. Have a licensed inspector assess the roof, foundation, electrical and plumbing of a 68-year-old house, which this report cannot describe.
8. Ask the district's school locator to confirm the zoned elementary, middle and high schools for this address for the coming school year, since zones are reset by the district.

6 *Walkability, schools and market*

Walkability



How much of daily life is a short walk away, 0 to 100: ten kinds of everyday place (groceries and transit weigh most), each scored by how close the nearest one is and how many lie within 5 and 15 minutes on foot. Here: somewhat walkable. A bus stop is 4 minutes away and a trail 5, and a café, a grocery store and a diner are each a 6-minute walk; the clinic and a gym take 9 to 10 minutes.

90 and up is a walker's paradise, 70 very walkable, 50 somewhat walkable, 25 car-dependent; below 25 almost every errand needs a car.
The walking time to each kind of place follows below.

SCHOOLS NEARBY, NEAREST FIRST

	level	distance	rating
Riverbend Elementary (zoned)	elementary	0.3 mi	B (86)
Riverbend Middle (zoned)	middle	0.7 mi	C (78)
Juniper Montessori School	private	1.0 mi	–
Cedar Creek Elementary	elementary	1.3 mi	–
Riverbend High School (zoned)	high	2.4 mi	B (82)

HOME VALUES, ZIP 78000

Median home value	\$312,400	±\$14,800, as owners estimate it, Census 2020–2024
Median gross rent	\$1,645 a month	±\$88, rent plus utilities, Census 2020–2024
Price change, 2025	+3.2%	FHFA price index for the ZIP
Price change, 2020–2025	+38.5%	FHFA price index for the ZIP

not always the zoned one: attendance zones are set by the district, and its school locator settles it.

Ratings: invented for this sample, in the form of a state’s A–F ratings (a real report has an AI lookup read the published ratings). A dash: no rating; private schools carry no state rating.

Invented for this sample, in the form a real report takes from the US Census Bureau’s American Community Survey and FHFA’s House Price Index for the ZIP: figures for the ZIP area, not comparables for this lot.

This sample. The property, its address, parcel, zoning district and code, records, schools, places, flood zone and home values are invented, to show what a LotLens Lot Report holds and how it reads. The report engine computed the figures and the drawings from these inventions, an AI model wrote the text from them, and AI models drew the cover and the neighborhood illustration. Nothing in it describes a real property.

What it is. A LotLens Lot Report is an indicative analysis of one lot from public and licensed data, made to help an owner or a buyer understand the property and the rules that apply to it. It is not a survey, an appraisal, an engineering opinion, a title search, or legal, financial, tax or real estate advice, and it creates no professional, fiduciary, agency or broker relationship. Before you buy, design, finance, demolish or build, verify the facts and consult licensed professionals in your jurisdiction and the city's planning and permitting office.

Sources of a real report. Parcel, building, ownership, assessment and zoning data from LOVELAND Technologies, Inc. (Regrid); zoning rules quoted from the city's own code; flood zones from FEMA's National Flood Hazard Layer; home values by ZIP code from the US Census Bureau's American Community Survey and the FHFA House Price Index; aerial imagery from USDA NAIP; sun, shade and the tree canopy from USGS 3D Elevation Program lidar; natural-hazard ratings by census tract from FEMA's National Risk Index; climate normals from NOAA's National Centers for Environmental Information; places, walking times and street view from Google; street context from OpenStreetMap; schools from the NCES directory and the state's official ratings. This sample uses none of them.

Rules, estimates, and what is not modeled. Setbacks, height limits, coverage caps and floor-area ratios are taken from the district's general rules. A value tagged CODE was read in the jurisdiction's own published code and its quote found on that page by LotLens; a value tagged REGRID is Regrid's published figure; a value tagged AI READING OF ESTIMATE is an estimate. None of them is a determination by the city: every value, and the envelope and the largest building drawn from them, is for the city to confirm before any reliance, as is the setback along a second street of a corner or through lot, which LotLens applies as the front setback where the code's rule was not read. Overlay and historic districts, planned developments, subdivision plats, deed restrictions, HOA covenants, easements, utilities, soil, drainage and moratoria are not modeled and can restrict what may be built; so can tree species, tree health and protected-tree rules, which the lidar canopy does not identify. Assessed values are tax inputs, not market value. This state does not publish sale prices; no figure in this report is a transaction price.

AI-written and AI-drawn parts. The written report was composed by an AI model (claude-opus-5) from the data in this report. The figures in this report are computed from the listed data; the numbers in the written text are checked against the tables, and where the two disagree, the table is right. The zoning rules an AI lookup read from the city's code are marked as such, with their sections. The cover image and the neighborhood illustration are AI renderings of invented places: interpretations, not photographs, and not drawings to build from.

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