

	Beds N/A	Baths N/A	Sale Price N/A	Sale Date N/A
	Bldg Sq Ft 3,118	Lot Sq Ft 58,109	Yr Built 2019	Type SFR

OWNER INFORMATION			
Owner Name	Perez Robert Kaplen	Owner Vesting	
Owner Name 2	Perez Samantha Frances	Owner Occupied	Yes
Tax Billing Address	143 Fly Catcher Cv	Land Tenure Code	
Tax Billing City & State	Cedar Creek, TX	Ownership Right Vesting	
Tax Billing Zip	78612	DMA No Mail Flag	
Tax Billing Zip+4	4295		

LOCATION INFORMATION			
School District	S04	Mapsco	
School District Name	Bastrop ISD	MLS Area	BW
Census Tract	9503.00	Zip Code	78612
Subdivision	Double Eagle Ranch Sec 1	Zip + 4	4295
6th Grade School District/School Name		Flood Zone Date	01/06/2016
Elementary School District		Flood Zone Code	X
Middle School District/School Name		Flood Zone Panel	48021C0190F
Neighborhood Code	0215-0215	Carrier Route	R008
Waterfront Influence		Neighborhood Name	
High School District/School Name			

TAX INFORMATION			
Property ID 1	8711037	Tax Area (113)	
Property ID 2	R110710	Tax Appraisal Area	
Property ID 3	000008711037	% Improved	82%
Legal Description	DOUBLE EAGLE RANCH SECTION 1, BLOCK A, LOT 12, AC RES 1.334		
Actual Tax Year		Block	A
Actual Tax		Lot	12
Exemption(s)	Homestead,Veteran		

ASSESSMENT & TAX			
Assessment Year	2021	2020	2019
Market Value - Total	\$496,200	\$482,824	\$60,697
Market Value - Land	\$91,313	\$91,313	\$60,697
Market Value - Improved	\$404,887	\$391,511	
Assessed Value - Total	\$496,200	\$482,824	\$60,697
Assessed Value - Land	\$91,313	\$91,313	\$60,697
Assessed Value - Improved	\$404,887	\$391,511	
YOY Assessed Change (\$)	\$13,376	\$422,127	
YOY Assessed Change (%)	2.77%	695.47%	
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			
Gross Tax (2013/2014 School; 2014 County & Village)			
Tax Amount - Estimated	Tax Year	Change (\$)	Change (%)
\$1,239	2019		
\$9,564	2020	\$8,325	672.08%
\$9,403	2021	-\$161	-1.69%
Jurisdiction	Tax Type	Tax Amount	Tax Rate
Bastrop County	Actual	\$2,109.84	.4252
County Rd	Actual	\$480.32	.0968

Bastrop ISD	Actual	\$6,316.63	1.273
Emergency Svc Dst 1	Actual	\$496.20	.1
Total Estimated Tax Rate			1.895

CHARACTERISTICS			
County Use Code	Residential Single Family	Pool	
State Use	Sgl-Fam-Res-Home	Foundation	Concrete
Land Use	SFR	Other Impvs	
Land Use Category		Other Rooms	
Lot Acres	1.334	# of Buildings	1
Lot Shape		3/4 Baths	
Basement Type		Area of Recreation Room	
Total Adj Bldg Area		Attic Type	
Gross Area	3,559	Bsmt Finish	
Building Sq Ft	3,118	Building Type	Residential
Above Gnd Sq Ft		Carport Area	
Basement Sq Feet		3rd Floor Area	
Ground Floor Area	3,118	Additions Made	
Main Area		Area of Attic	
2nd Floor Area		Area Under Canopy	
Area Above 3rd Floor		Basement Rooms	
Finished Basement Area		Bldg Frame Material	
Unfinished Basement Area		Building Comments	
Heated Area		Ceiling Height	
Garage Type	Attached Garage	Dining Rooms	
Garage Sq Ft	441	Elec Svs Type	
Garage Capacity		Elevator	
Garage 2 Sq Ft		Electric Service Type	
Style		Equipment	
Building Width		Family Rooms	
Building Depth		Fireplace	Y
Stories		Heat Fuel Type	
Condition		Lot Depth	
Quality		Flooring Material	
Bldg Class		Fuel Type	
Total Units		Location Type	
Total Rooms		Lot Area	58,109
Bedrooms		Lot Frontage	
Total Baths		No. Of Passenger Elevator	
Full Baths		No. of Porches	2
Half Baths		No. Parking Spaces	
Bath Fixtures		Parking Type	Attached Garage
Fireplaces		Patio/Deck 1 Area	16
Condo Amenities		Paved Parking Area	
Water		Plumbing	
Sewer		Porch 1 Area	135
Cooling Type	Central	Primary Addition Area	
Heat Type	Central	Railroad Spur	
Porch	Covered Porch	No. of Dormer Windows	
Patio Type	Deck	No. of Patios	1
Roof Type		No. of Vacant Units	
Roof Material	Composition Shingle	Num Stories	
Roof Frame		Patio/Deck 2 Area	88
Roof Shape		Perimeter of Building	
Construction		Porch Type	Covered Porch
Interior Wall		Rental Area	
Exterior		Sec Patio Area	
Floor Cover		Sprinkler Type	
Year Built	2019	Utilities	
Building Remodel Year		Lower Level Area	
Effective Year Built		County Use Description	Residential Single Family-A1
Pool Size			

FEATURES					
Feature Type	Unit	Size/Qty	Width	Depth	Year Built
Main Area	S	3,118			2019

Covered Porch	S	135	2019
Attached Garage	S	441	2019
Covered Porch	S	88	2019
Deck	S	16	2019

Feature Type	Value
Main Area	\$378,057
Covered Porch	\$3,852
Attached Garage	\$20,139
Covered Porch	\$2,512
Deck	\$327

Building Description	Building Size
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SELL SCORE			
Rating	High	Value As Of	2022-05-01 03:32:17
Sell Score	676		

ESTIMATED VALUE			
RealAVM™	\$960,200	Confidence Score	57
RealAVM™ Range	\$758,558 - \$1,161,842	Forecast Standard Deviation	21
Value As Of	04/22/2022		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal. This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION			
MLS Listing Number		Listing Date	
MLS Area		MLS Status Change Date	
MLS Status		Listing Agent Name	
Current Listing Price		Listing Broker Name	
Original Listing Price			

MLS Listing #
MLS Status
MLS Listing Date
MLS Orig Listing Price
MLS Listing Price
MLS Close Date
MLS Listing Close Price
MLS Listing Expiration Date
MLS Withdrawn Date

LAST MARKET SALE & SALES HISTORY	
Recording Date	11/28/2018
Sale/Settlement Date	11/13/2018
Document Number	16872
Document Type	Special Warranty Deed
Buyer Name	Eht Of Texas Lp
Seller Name	De Dev Inc
Multi/Split Sale Type	

MORTGAGE HISTORY	
Mortgage Date	01/08/2021
Mortgage Amount	\$398,900
Mortgage Lender	Lakeview Cmnty Cap LLC
Mortgage Type	Va
Mortgage Code	Refi

FORECLOSURE HISTORY

Document Type

Default Date

Foreclosure Filing Date

Recording Date

Document Number

Book Number

Page Number

Default Amount

Final Judgment Amount

Original Doc Date

Original Document Number

Original Book Page

Buyer 2

Buyer Ownership Rights

Buyer 4

Seller 2

Trustee Name

Trustee Sale Order Number

Buyer 1

Buyer 3

Buyer Etal

Buyer Relationship Type

Lender Name

Lien Type

Mortgage Amount

Seller 1

Title Company

Trustee Phone

PROPERTY MAP



*Lot Dimensions are Estimated

