


4700 N US Highway 281, Burnet, TX 78611-5774, Burnet County

	Beds N/A	Baths N/A	Sale Price N/A	Sale Date N/A
	Bldg Sq Ft 900	Lot Sq Ft 121,707	Yr Built 2014	Type SFR

OWNER INFORMATION			
Owner Name	Yantis Nathaniel	Owner Vesting	
Owner Name 2	Yantis Kristen N	Owner Occupied	Yes
Tax Billing Address	4700 N US Highway 281	Land Tenure Code	
Tax Billing City & State	Burnet, TX	Ownership Right Vesting	
Tax Billing Zip	78611	DMA No Mail Flag	
Tax Billing Zip+4	5774		

LOCATION INFORMATION			
School District	Sbu	Mapsco	
School District Name	Burnet Cons ISD	MLS Area	BU
Census Tract	9602.00	Zip Code	78611
Subdivision	John Smith Surv #103 Abs # 796	Zip + 4	5774
6th Grade School District/School Name		Flood Zone Date	11/01/2019
Elementary School District		Flood Zone Code	X
Middle School District/School Name		Flood Zone Panel	48053C0350G
Neighborhood Code		Carrier Route	R001
Waterfront Influence		Neighborhood Name	
High School District/School Name			

TAX INFORMATION			
Property ID 1	71294	Tax Area (113)	GBU
Property ID 2	B0796000000301101	Tax Appraisal Area	GBU
Property ID 3	000000071294	% Improved	60%
Legal Description	ABS A0796 JOHN SMITH, 2.794 AC RES		
Actual Tax Year		Block	
Actual Tax		Lot	
Exemption(s)	Homestead,Senior		

ASSESSMENT & TAX			
Assessment Year	2021	2020	2019
Market Value - Total	\$115,879	\$115,879	\$115,879
Market Value - Land	\$46,660	\$46,660	\$46,660
Market Value - Improved	\$69,219	\$69,219	\$69,219
Assessed Value - Total	\$115,879	\$115,879	\$115,879
Assessed Value - Land	\$46,660	\$46,660	\$46,660
Assessed Value - Improved	\$69,219	\$69,219	\$69,219
YOY Assessed Change (\$)	\$0	\$0	
YOY Assessed Change (%)	0%	0%	
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			
Gross Tax (2013/2014 School; 2014 County & Village)			
Tax Amount - Estimated	Tax Year	Change (\$)	Change (%)
\$1,949	2019		
\$1,903	2020	-\$46	-2.37%
\$1,815	2021	-\$88	-4.63%
Jurisdiction	Tax Type	Tax Amount	Tax Rate
Burnet County	Actual	\$409.05	.353
Burnet County Special	Actual	\$54.12	.0467
Burnet Cons ISD	Actual	\$1,248.02	1.077

Central Texas Gwcd	Actual	\$7.76	.0067
Emergency Service Dist #7	Actual	\$96.06	.0829
Total Estimated Tax Rate			1.5663

CHARACTERISTICS			
County Use Code		Pool	
State Use	Sgl-Fam-Res-Home	Foundation	
Land Use	SFR	Other Impvs	
Land Use Category		Other Rooms	
Lot Acres	2.794	# of Buildings	1
Lot Shape		3/4 Baths	
Basement Type		Area of Recreation Room	
Total Adj Bldg Area		Attic Type	Loft
Gross Area	1,092	Bsmt Finish	
Building Sq Ft	900	Building Type	Residential
Above Gnd Sq Ft		Carport Area	224
Basement Sq Feet		3rd Floor Area	
Ground Floor Area	336	Additions Made	
Main Area		Area of Attic	192
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	Carport	Dining Rooms	
Garage Sq Ft		Elec Svs Type	
Garage Capacity		Elevator	
Garage 2 Sq Ft		Electric Service Type	
Style		Equipment	
Building Width		Family Rooms	
Building Depth		Fireplace	
Stories		Heat Fuel Type	
Condition		Lot Depth	
Quality		Flooring Material	
Bldg Class		Fuel Type	
Total Units		Location Type	
Total Rooms		Lot Area	121,707
Bedrooms		Lot Frontage	
Total Baths		No. Of Passenger Elevator	
Full Baths		No. of Porches	2
Half Baths		No. Parking Spaces	
Bath Fixtures		Parking Type	Carport
Fireplaces		Patio/Deck 1 Area	
Condo Amenities		Paved Parking Area	
Water		Plumbing	
Sewer		Porch 1 Area	64
Cooling Type		Primary Addition Area	
Heat Type		Railroad Spur	
Porch	Porch	No. of Dormer Windows	
Patio Type		No. of Patios	
Roof Type		No. of Vacant Units	
Roof Material		Num Stories	
Roof Frame		Patio/Deck 2 Area	60
Roof Shape		Perimeter of Building	
Construction		Porch Type	Porch
Interior Wall		Rental Area	
Exterior		Sec Patio Area	
Floor Cover		Sprinkler Type	
Year Built	2014	Utilities	
Building Remodel Year		Lower Level Area	
Effective Year Built		County Use Description	
Pool Size			

FEATURES					
Feature Type	Unit	Size/Qty	Width	Depth	Year Built
Multi Mains	S	240			

Main Area	S	336	
Loft	S	192	
Metal Building Good	S	960	2014
Porch	S	64	2015
Porch	S	60	2015
Storage	S	144	
Multi Mains	S	324	2016
Carport	S	224	2017

Feature Type	Value
Multi Mains	\$11,088
Main Area	\$15,523
Loft	\$3,548
Metal Building Good	\$21,120
Porch	\$739
Porch	\$693
Storage	\$979
Multi Mains	\$14,969
Carport	\$560

Building Description	Building Size
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SELL SCORE			
Rating	Low	Value As Of	2022-02-13 03:22:17
Sell Score	392		

ESTIMATED VALUE			
RealAVM™	\$337,000	Confidence Score	66
RealAVM™ Range	\$299,930 - \$374,070	Forecast Standard Deviation	11
Value As Of	02/13/2022		

(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	01/26/2022	05/25/2021	01/25/2013	05/10/2011	12/10/2010
Sale/Settlement Date	01/26/2022	05/21/2021	01/25/2013	05/10/2011	12/09/2010
Document Number	1416	8715	828	3583	9879
Document Type	Correction Deed	Warranty Deed	Warranty Deed	Warranty Deed	Warranty Deed
Buyer Name	Yantis Nathaniel & Kris ten N	Yantis Nathaniel & Kris ten N	Breneman Donald	Pearson Cathy	Neely Michael G & Paul S
Seller Name	Breneman Donald & Janet L	Brenenman Donald & Janet L	Pearson Cathy	Stifflemire Mike & Terri	Stifflemire Mike

Multi/Split Sale Type

Recording Date 05/11/2004
Sale/Settlement Date 05/03/2004
Document Number 1241-640
Document Type Warranty Deed
Buyer Name Stifflemire Mike
Seller Name Cox J D
Multi/Split Sale Type

MORTGAGE HISTORY

Mortgage Date	05/25/2021	05/25/2021	01/25/2013	05/10/2011	12/10/2010
Mortgage Amount	\$240,000	\$34,000	\$26,250	\$55,000	\$40,000
Mortgage Lender	First St Bk/Burnet		First St Bk/Burnet		
Mortgage Type	Conventional	Private Party Lender	Conventional	Private Party Lender	Private Party Lender
Mortgage Code	Resale	Resale	Resale	Seller/Carry Back	Seller/Carry Back

Mortgage Date	06/03/2009	05/11/2004
Mortgage Amount	\$29,334	\$38,000
Mortgage Lender	Union St Bk	Union St Bk
Mortgage Type	Conventional	Conventional
Mortgage Code	Refi	Resale

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

