



Beds	Baths	Sale Price	Sale Date
N/A	N/A	N/A	N/A
Bldg Sq Ft	Lot Sq Ft	Yr Built	Type
N/A	121,532	N/A	FARMS

OWNER INFORMATION			
Owner Name	Yantis Nathankiel	Owner Vesting	
Owner Name 2	Yantis Kristen N	Owner Occupied	
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	OT
Census Tract	9607.00	Zip Code	
Subdivision		Zip + 4	
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	
Waterfront Influence		Neighborhood Name	
High School District/School Name			

TAX INFORMATION			
Property ID 1	104044	Tax Area (113)	GBU
Property ID 2	B0796000000301005	Tax Appraisal Area	GBU
Property ID 3	000000104044	% Improved	
Legal Description	ABS A0796 JOHN SMITH, 2.79 AC RES		
Actual Tax Year		Block	
Actual Tax		Lot	
Exemption(s)			

ASSESSMENT & TAX			
Assessment Year	2021	2020	2019
Market Value - Total	\$46,593	\$46,593	\$46,593
Market Value - Land	\$46,593	\$46,593	\$46,593
Market Value - Improved			
Assessed Value - Total	\$46,593	\$46,593	\$46,593
Assessed Value - Land	\$46,593	\$46,593	\$46,593
Assessed Value - Improved			
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 (%)
\$784	2019		
\$765	2020	-\$19	-2.37%
\$730	2021	-\$35	-4.63%
Jurisdiction	Tax Type	Tax Amount	Tax Rate
Burnet County	Actual	\$164.47	.353
Burnet County Special	Actual	\$21.76	.0467

Burnet Cons ISD	Actual	\$501.81	1.077
Central Texas Gwcd	Actual	\$3.12	.0067
Emergency Service Dist #7	Actual	\$38.63	.0829
Total Estimated Tax Rate			1.5663

CHARACTERISTICS			
County Use Code		Pool	
State Use	Farm-Rnch-Imps Tot Exmpt Farms	Foundation	
Land Use		Other Impvs	
Land Use Category		Other Rooms	
Lot Acres		# of Buildings	
Lot Shape		3/4 Baths	
Basement Type		Area of Recreation Room	
Total Adj Bldg Area		Attic Type	
Gross Area		Bsmt Finish	
Building Sq Ft		Building Type	
Above Gnd Sq Ft		Carport Area	
Basement Sq Feet		3rd Floor Area	
Ground Floor Area		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		Dining Rooms	
Garage Sq Ft		Elec Svs Type	
Garage Capacity	MLS: 20	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	121,532
Bedrooms		Lot Frontage	
Total Baths		No. Of Passenger Elevator	
Full Baths		No. of Porches	
Half Baths		No. Parking Spaces	MLS: 20
Bath Fixtures		Parking Type	
Fireplaces		Patio/Deck 1 Area	
Condo Amenities		Paved Parking Area	
Water		Plumbing	
Sewer		Porch 1 Area	
Cooling Type		Primary Addition Area	
Heat Type		Railroad Spur	
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	
Roof Shape		Perimeter of Building	
Construction		Porch Type	
Interior Wall		Rental Area	
Exterior		Sec Patio Area	
Floor Cover		Sprinkler Type	
Year Built		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

Feature Type		Value	
Building Description		Building Size	
SELL SCORE			
Rating		Value As Of	2022-02-13 03:22:17
Sell Score			
ESTIMATED VALUE			
RealAVM™		Confidence Score	
RealAVM™ Range		Forecast Standard Deviation	
Value As Of	02/13/2022		
<p>(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.</p> <p>(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.</p> <p>(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.</p>			
LISTING INFORMATION			
MLS Listing Number	7620677	Listing Date	06/03/2020
MLS Area	BU	MLS Status Change Date	05/22/2021
MLS Status	Closed	Listing Agent Name	477502-Cindy Bailey
Current Listing Price	\$339,000	Listing Broker Name	HANSZEN-BAILEY REAL ESTATE
Original Listing Price	\$389,900		
MLS Listing #		1306588	
MLS Status		Withdrawn	
MLS Listing Date		01/20/2020	
MLS Orig Listing Price		\$89,900	
MLS Listing Price		\$79,900	
MLS Close Date			
MLS Listing Close Price			
MLS Listing Expiration Date		07/20/2020	
MLS Withdrawn Date			
LAST MARKET SALE & SALES HISTORY			
Recording Date		02/02/2015	
Sale/Settlement Date		01/30/2015	
Document Number		817	
Document Type		Warranty Deed	
Buyer Name		Breneman Donald	
Seller Name		Neely Michael G	
Multi/Split Sale Type			
MORTGAGE HISTORY			
Mortgage Date		02/02/2015	
Mortgage Amount		\$38,500	
Mortgage Lender		First St Bk/Burnet	
Mortgage Type		Conventional	
Mortgage Code		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

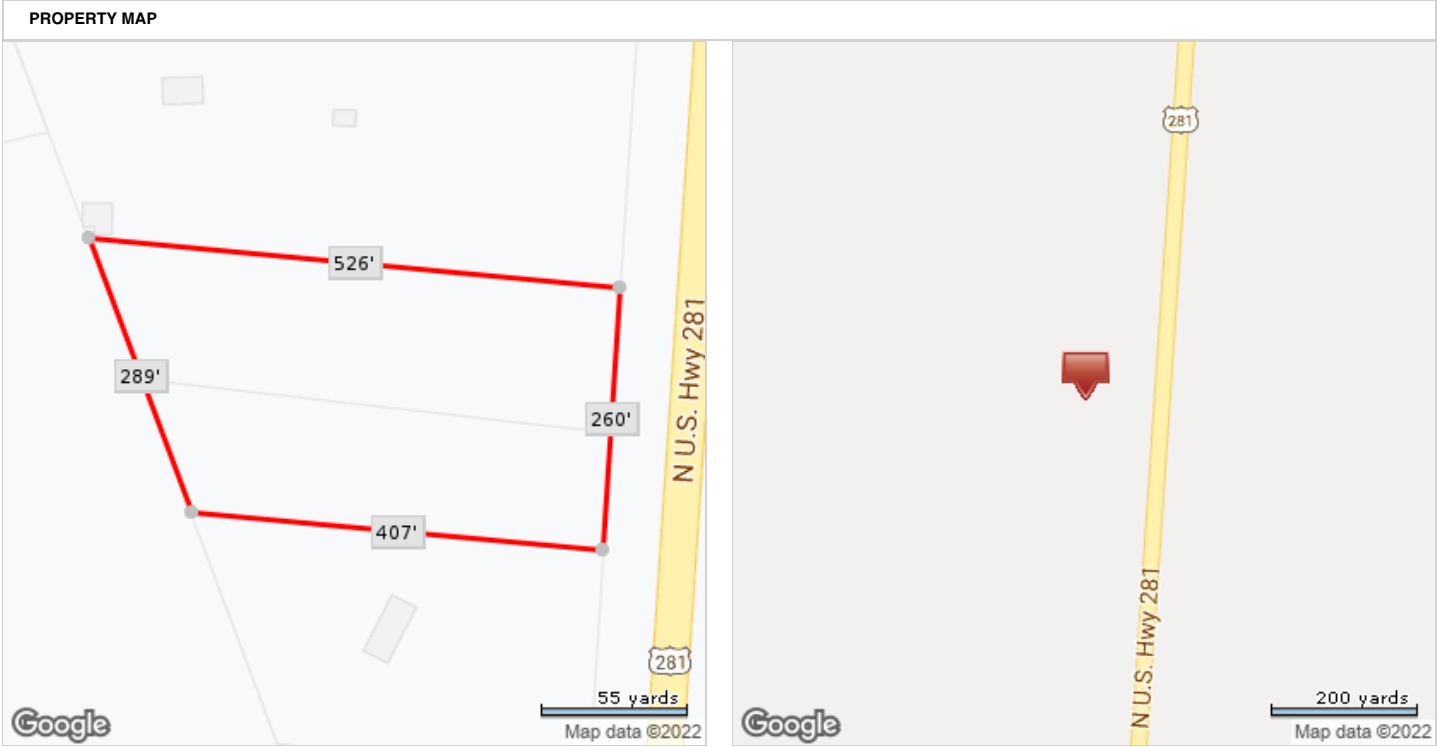
Lien Type

Mortgage Amount

Seller 1

Title Company

Trustee Phone



*Lot Dimensions are Estimated