	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	N/A	N/A	N/A	N/A	N/A
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	2,259	43,807	1975	SFR	

OWNER INFORMATION			
Owner Name	Bailes Ruth A	Owner Vesting	
Owner Name 2		Owner Occupied	Yes
Tax Billing Address	1160 Wayne Ridge Dr	Land Tenure Code	
Tax Billing City & State	San Marcos, TX	Ownership Right Vesting	
Tax Billing Zip	78666	DMA No Mail Flag	
Tax Billing Zip+4	8441		

LOCATION INFORMATION			
School District	San Marcos Cisd	Mapsco	857-Q
School District Name	San Marcos Cisd	MLS Area	HS
Census Tract	106.02	Zip Code	78666
Subdivision	Laurel Estates I	Zip + 4	5074
6th Grade School District/School Name		Flood Zone Date	09/02/2005
Elementary School District		Flood Zone Code	X
Middle School District/School Name		Flood Zone Panel	48209C0476F
Neighborhood Code	Laurel Estate Sec1, 2, 3 A1 Only-Laur	Carrier Route	R015
Waterfront Influence		Neighborhood Name	
High School District/School Name			

TAX INFORMATION			
Property ID 1	R33906	Tax Area (113)	GHA
Property ID 2	1147250000042003	Tax Appraisal Area	GHA
Property ID 3	R33906	% Improved	84%
Legal Description	LAUREL ESTATES #1 102-161 LOT 42 GEO#90205214		
Actual Tax Year		Block	
Actual Tax		Lot	42
Exemption(s)	Homestead,Senior		

ASSESSMENT & TAX			
Assessment Year	2021	2020	2019
Market Value - Total	\$242,770	\$229,600	\$213,320
Market Value - Land	\$38,700	\$36,000	\$26,000
Market Value - Improved	\$204,070	\$193,600	\$187,320
Assessed Value - Total	\$242,770	\$229,600	\$213,320
Assessed Value - Land	\$38,700	\$36,000	\$26,000
Assessed Value - Improved	\$204,070	\$193,600	\$187,320
YOY Assessed Change (\$)	\$13,170	\$16,280	
YOY Assessed Change (%)	5.74%	7.63%	
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			
Gross Tax (2013/2014 School; 2014 County & Village)			
Tax Amount - Estimated	Tax Year	Change (\$)	Change (%)
\$4,046	2019		
\$4,059	2020	\$13	0.31%
\$4,165	2021	\$106	2.61%
Jurisdiction	Tax Type	Tax Amount	Tax Rate
South Hays Co Esd #3	Actual	\$242.77	.1
Hays County	Actual	\$881.01	.3629

Special Road Dist	Actual	\$57.78	.0238
San Marcos Cisd	Actual	\$2,842.31	1.17078
Hays Co. Esd #9	Actual	\$141.27	.05819
Total Estimated Tax Rate			1.7157

CHARACTERISTICS			
County Use Code	Sgl-Fam-Res-Home	Pool	
State Use		Foundation	Slab
Land Use	SFR	Other Impvs	
Land Use Category		Other Rooms	
Lot Acres	1.0057	# of Buildings	1
Lot Shape		3/4 Baths	
Basement Type		Area of Recreation Room	
Total Adj Bldg Area		Attic Type	
Gross Area	2,259	Bsmt Finish	
Building Sq Ft	2,259	Building Type	Single Family
Above Gnd Sq Ft	2,259	Carport Area	676
Basement Sq Feet		3rd Floor Area	
Ground Floor Area		Additions Made	
Main Area	2,259	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	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	43,807
Bedrooms		Lot Frontage	
Total Baths		No. Of Passenger Elevator	
Full Baths		No. of Porches	
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	
Cooling Type		Primary Addition Area	
Heat Type		Railroad Spur	
Porch		No. of Dormer Windows	
Patio Type		No. of Patios	
Roof Type	Gable	No. of Vacant Units	
Roof Material	Roll Composition	Num Stories	
Roof Frame		Patio/Deck 2 Area	
Roof Shape	Gable	Perimeter of Building	
Construction		Porch Type	
Interior Wall		Rental Area	
Exterior	Brick	Sec Patio Area	
Floor Cover		Sprinkler Type	
Year Built	1975	Utilities	
Building Remodel Year		Lower Level Area	
Effective Year Built	1993	County Use Description	Sgl-Fam-Res-Home-A1
Pool Size			

FEATURES					
Feature Type	Unit	Size/Qty	Width	Depth	Year Built

Feature Type	Value
Building Description	Building Size
Ma	2,259
Cp	676
Stg	247

SELL SCORE			
Rating	Low	Value As Of	2022-07-10 07:14:33
Sell Score	473		

ESTIMATED VALUE			
RealAVM™	\$438,500	Confidence Score	54
RealAVM™ Range	\$359,570 - \$517,430	Forecast Standard Deviation	18
Value As Of	06/14/2022		

(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			

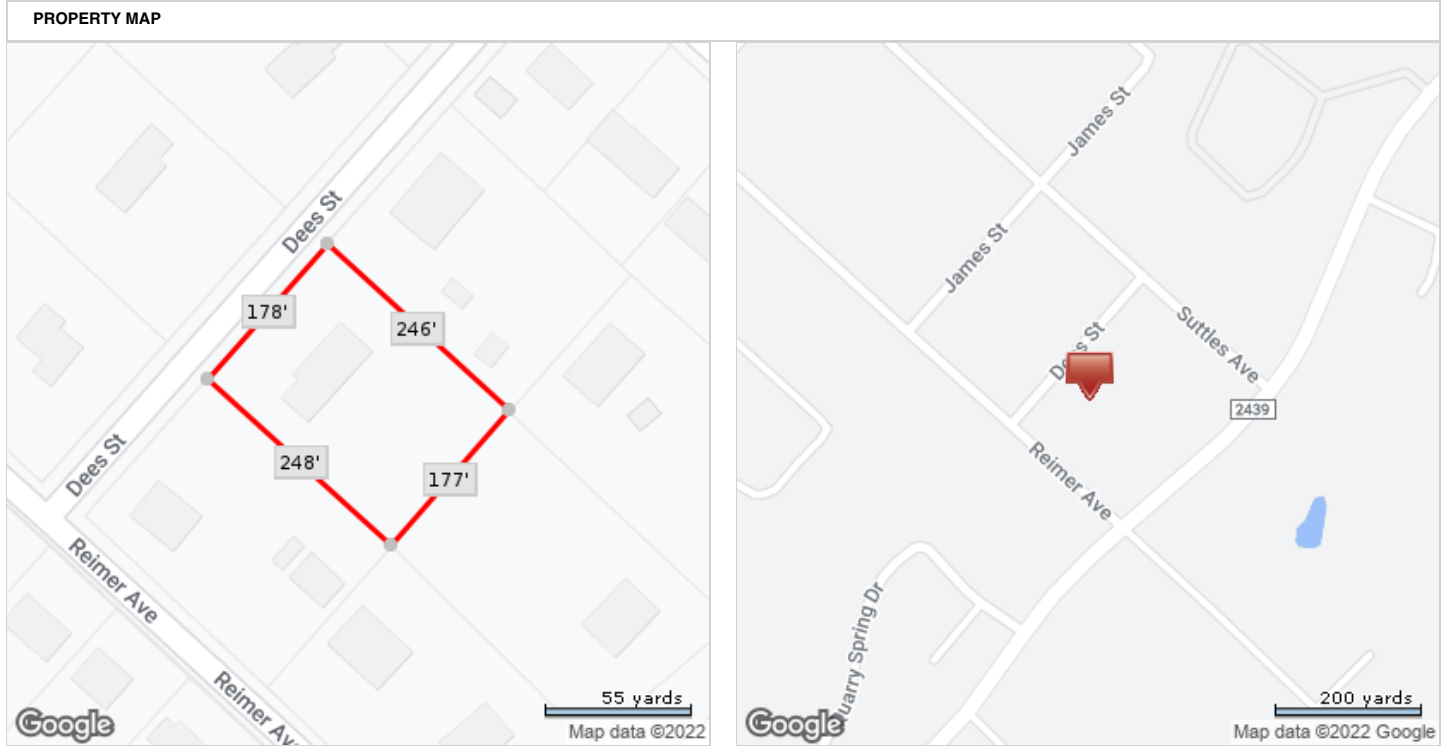
MLS Listing #
MLS Status
MLS Listing Date
MLS Orig Listing Price
MLS Listing Price
MLS Close Date
MLS Listing Close Price
MLS Listing Expiration Date
MLS Withdrawn Date

LAST MARKET SALE & SALES HISTORY	
Recording Date	
Sale/Settlement Date	05/23/1975
Document Number	275-698
Document Type	Warranty Deed
Buyer Name	Bailes Ruth A
Seller Name	Owner Record
Multi/Split Sale Type	

MORTGAGE HISTORY	
Mortgage Date	
Mortgage Amount	
Mortgage Lender	
Mortgage Type	
Mortgage Code	

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