

	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	
	N/A	281,833	N/A	RES-NEC	

OWNER INFORMATION			
Owner Name	Lee Gregory	Owner Vesting	
Owner Name 2		Owner Occupied	No
Tax Billing Address	1885 Fm 2673	Land Tenure Code	
Tax Billing City & State	Canyon Lake, TX	Ownership Right Vesting	
Tax Billing Zip	78133	DMA No Mail Flag	
Tax Billing Zip+4	4765		

LOCATION INFORMATION			
School District	Scis	Mapsco	322-A3
School District Name	Comal ISD	MLS Area	CM
Census Tract	3106.03	Zip Code	78133
Subdivision		Zip + 4	
6th Grade School District/School Name		Flood Zone Date	09/02/2009
Elementary School District		Flood Zone Code	X
Middle School District/School Name		Flood Zone Panel	48091C0115F
Neighborhood Code	Rural Ac. Area 2-Rural2	Carrier Route	H002
Waterfront Influence		Neighborhood Name	
High School District/School Name			

TAX INFORMATION			
Property ID 1	378769	Tax Area (113)	046
Property ID 2	780795002603	Tax Appraisal Area	046
Property ID 3	000000378769	% Improved	
Legal Description	A-795 SUR- 909 B S & FORWOOD, ACRES 6.47		
Actual Tax Year		Block	
Actual Tax		Lot	
Exemption(s)			

ASSESSMENT & TAX			
Assessment Year	2022	2021	2020
Market Value - Total	\$462,430	\$182,210	\$182,210
Market Value - Land	\$462,430	\$182,210	\$182,210
Market Value - Improved			
Assessed Value - Total	\$462,430	\$182,210	\$182,210
Assessed Value - Land	\$462,430	\$182,210	\$182,210
Assessed Value - Improved			
YOY Assessed Change (\$)	\$280,220	\$0	
YOY Assessed Change (%)	153.79%	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 (%)
\$3,263	2020		
\$3,271	2021	\$7	0.22%
\$8,300	2022	\$5,030	153.79%
Jurisdiction	Tax Type	Tax Amount	Tax Rate
Comal County	Estimated	\$1,452.03	.314
Lateral Road	Estimated	\$182.73	.03952
Comal ISD	Estimated	\$5,974.60	1.292

Emergency Services District #2	Estimated	\$354.68	.0767
Emergency Services District #3	Estimated	\$336.28	.07272
Total Estimated Tax Rate			1.7949

CHARACTERISTICS			
County Use Code	Vacant-Platted-Lot-Res Residential (NEC)	Pool	
State Use		Foundation	
Land Use		Other Impvs	
Land Use Category		Other Rooms	
Lot Acres	6.47	# 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		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	281,833
Bedrooms		Lot Frontage	
Total Baths		No. Of Passenger Elevator	
Full Baths		No. of Porches	
Half Baths		No. Parking Spaces	
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
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Building Description	Building Size
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SELL SCORE			
Rating	Very Low	Value As Of	2022-08-22 18:10:57
Sell Score	300		

ESTIMATED VALUE			
RealAVM™		Confidence Score	
RealAVM™ Range		Forecast Standard Deviation	
Value As Of			

(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	3379438	Listing Date	07/15/2022
MLS Area	CM	MLS Status Change Date	08/19/2022
MLS Status	Withdrawn	Listing Agent Name	493130-Kevin Karos
Current Listing Price	\$625,000	Listing Broker Name	RE/MAX CAPITAL CITY
Original Listing Price	\$625,000		

MLS Listing #	4733453	4005271
MLS Status	Withdrawn	Withdrawn
MLS Listing Date	08/05/2021	03/09/2021
MLS Orig Listing Price	\$619,000	\$582,900
MLS Listing Price	\$647,000	\$599,999
MLS Close Date		
MLS Listing Close Price		
MLS Listing Expiration Date	03/31/2022	02/27/2022
MLS Withdrawn Date		

LAST MARKET SALE & SALES HISTORY	
Recording Date	
Sale/Settlement Date	
Document Number	
Document Type	
Buyer Name	
Seller Name	
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

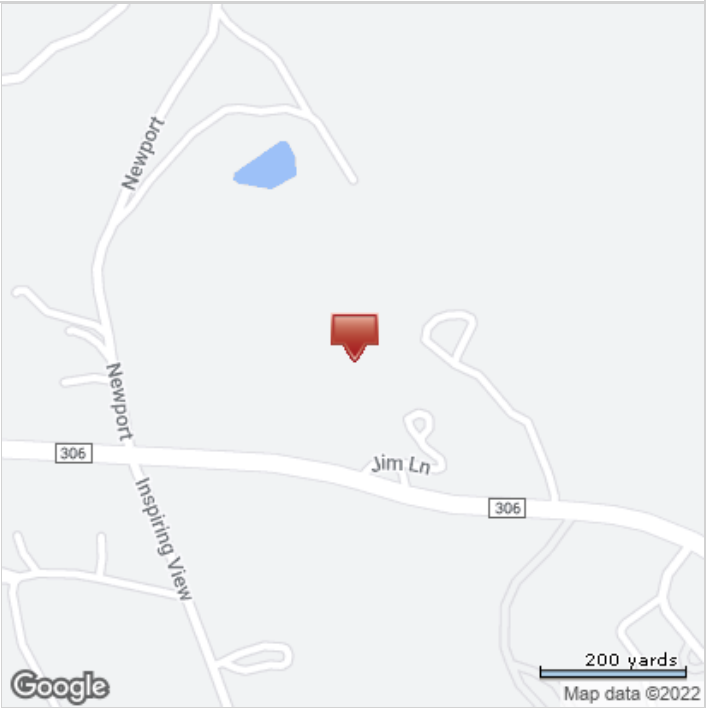
Mortgage Amount

Seller 1

Title Company

Trustee Phone

PROPERTY MAP



*Lot Dimensions are Estimated