


439 Thoroughbred Ln, Spring Branch, TX 78070-3765, Comal County

APN: 106947 CLIP: 8218664938

	Beds N/A	Full Baths 2	Half Baths 1	Sale Price N/A	Sale Date N/A
	Bldg Sq Ft 1,992	Lot Sq Ft 67,300	Yr Built 2005	Type SFR	

OWNER INFORMATION			
Owner Name	Backle Robert J	Owner Vesting	
Owner Name 2	Backle Deborah	Owner Occupied	Yes
Tax Billing Address	439 Thoroughbred Ln (no mail)	Land Tenure Code	
Tax Billing City & State	Spring Branch, TX	Ownership Right Vesting	
Tax Billing Zip	78070	DMA No Mail Flag	Y
Tax Billing Zip+4	3765		

LOCATION INFORMATION			
School District	Scis	Mapsco	285-A7
School District Name	Comal ISD	MLS Area	CM
Census Tract	3106.03	Zip Code	78070
Subdivision	Stallion Estates 6	Zip + 4	3765
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	48091C0060F
Neighborhood Code	Stallion Est-284f801	Carrier Route	H004
Waterfront Influence		Neighborhood Name	
High School District/School Name			

TAX INFORMATION			
Property ID 1	106947	Tax Area (113)	046
Property ID 2	520125026800	Tax Appraisal Area	046
Property ID 3	000000106947	% Improved	81%
Legal Description	STALLION ESTATES 6, LOT 268AP		
Actual Tax Year		Block	
Actual Tax		Lot	268
Exemption(s)	Homestead,Senior		

ASSESSMENT & TAX			
Assessment Year	2022	2021	2020
Market Value - Total	\$530,200	\$326,850	\$296,910
Market Value - Land	\$99,040	\$44,200	\$34,660
Market Value - Improved	\$431,160	\$282,650	\$262,250
Assessed Value - Total	\$530,200	\$326,850	\$296,910
Assessed Value - Land	\$99,040	\$44,200	\$34,660
Assessed Value - Improved	\$431,160	\$282,650	\$262,250
YOY Assessed Change (\$)	\$203,350	\$29,940	
YOY Assessed Change (%)	62.22%	10.08%	
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			
Gross Tax (2013/2014 School; 2014 County & Village)			
Tax Amount - Estimated	Tax Year	Change (\$)	Change (%)
\$5,289	2020		
\$5,838	2021	\$549	10.37%
\$9,469	2022	\$3,632	62.22%
Jurisdiction	Tax Type	Tax Amount	Tax Rate
Comal County	Estimated	\$1,664.83	.314
Lateral Road	Estimated	\$209.51	.03952
Comal ISD	Estimated	\$6,850.18	1.292

Emergency Services District #1	Estimated	\$426.77	.08049
Emergency Services District #4	Estimated	\$318.12	.06
Total Estimated Tax Rate			1.786

CHARACTERISTICS			
County Use Code		Pool	
State Use	Sgl-Fam-Res-Home	Foundation	Slab
Land Use	SFR	Other Impvs	
Land Use Category		Other Rooms	
Lot Acres	1.545	# of Buildings	1
Lot Shape		3/4 Baths	
Basement Type		Area of Recreation Room	
Total Adj Bldg Area		Attic Type	
Gross Area	2,548	Bsmt Finish	
Building Sq Ft	1,992	Building Type	Residential
Above Gnd Sq Ft		Carport Area	
Basement Sq Feet		3rd Floor Area	
Ground Floor Area	1,992	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	556	Elec Svs Type	
Garage Capacity		Elevator	
Garage 2 Sq Ft		Electric Service Type	
Style		Equipment	
Building Width		Family Rooms	
Building Depth		Fireplace	Y
Stories	1	Heat Fuel Type	
Condition		Lot Depth	
Quality		Flooring Material	
Bldg Class		Fuel Type	
Total Units		Location Type	
Total Rooms		Lot Area	67,300
Bedrooms		Lot Frontage	
Total Baths	3	No. Of Passenger Elevator	
Full Baths	2	No. of Porches	2
Half Baths	1	No. Parking Spaces	
Bath Fixtures		Parking Type	Attached Garage
Fireplaces		Patio/Deck 1 Area	
Condo Amenities		Paved Parking Area	
Water		Plumbing	
Sewer		Porch 1 Area	216
Cooling Type	Central	Primary Addition Area	
Heat Type	Central	Railroad Spur	
Porch	Covered Porch	No. of Dormer Windows	
Patio Type		No. of Patios	
Roof Type		No. of Vacant Units	
Roof Material	Composition Shingle	Num Stories	
Roof Frame		Patio/Deck 2 Area	377
Roof Shape	Gable	Perimeter of Building	
Construction		Porch Type	Covered Porch
Interior Wall	Drywall	Rental Area	
Exterior	Fiberglass	Sec Patio Area	
Floor Cover	Tile	Sprinkler Type	
Year Built	2005	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

Residential Structure	S	1,992	2005
Covered Porch (Attached)	S	216	2005
Covered Porch (Attached)	S	377	2005
Attached Garage	S	556	2005
Det Storage	S	64	2008

Feature Type	Value
Residential Structure	\$310,470
Covered Porch (Attached)	\$6,060
Covered Porch (Attached)	\$10,570
Attached Garage	\$43,340
Det Storage	\$1,250

Building Description	Building Size
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SELL SCORE			
Rating	Low	Value As Of	2022-09-04 04:34:51
Sell Score	378		

ESTIMATED VALUE			
RealAVM™	\$507,300	Confidence Score	85
RealAVM™ Range	\$459,700 - \$554,900	Forecast Standard Deviation	9
Value As Of	08/15/2022		

(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	03/10/2021	03/09/2021	12/08/2020	07/02/2020	02/05/2004
Sale/Settlement Date	03/10/2021	03/09/2021	11/23/2020	07/01/2020	01/24/2004
Document Number	6012603	6011998	6055252	6025856	6004199
Document Type	Warranty Deed	Warranty Deed	Quit Claim Deed	Warranty Deed	Warranty Deed
Buyer Name	Backle Robert J & Deborah	Yznaga Laura C	Yznaga Laura C	Yznaga Laura C	Trevino Albert D & Beatrice C
Seller Name	Yznaga Laura C	Abd Diyaa A	Abd Biyaa A	Trevino Albert D & Beatrice C	Stallion Estates Inc
Multi/Split Sale Type					

MORTGAGE HISTORY			
Mortgage Date	03/09/2021	07/02/2020	02/05/2004
Mortgage Amount	\$124,999	\$281,600	\$13,450
Mortgage Lender	Randolph Brooks Fcu	Amcap Mtg Ltd	Private Individual

Mortgage Type	Conventional	Conventional	Private Party Lender
Mortgage Code	Resale	Resale	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