

185 Falling Hls, New Braunfels, TX 78132-2202, Comal County

APN: 108738 CLIP: 8475922064

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	N/A	2	1	N/A	N/A
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	2,444	111,514	2016	SFR	

OWNER INFORMATION			
Owner Name	Hovis Todd W	Owner Vesting	
Owner Name 2	Hovis Jennifer A	Owner Occupied	Yes
Tax Billing Address	185 Falling Hls	Land Tenure Code	
Tax Billing City & State	New Braunfels, TX	Ownership Right Vesting	
Tax Billing Zip	78132	DMA No Mail Flag	
Tax Billing Zip+4	2202		

LOCATION INFORMATION			
School District	Scis	Mapsco	390-F1
School District Name	Comal ISD	MLS Area	CM
Census Tract	3109.03	Zip Code	78132
Subdivision	River Chase 6	Zip + 4	2202
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	48091C0280F
Neighborhood Code	River Chase Units 4-10-390f401	Carrier Route	H005
Waterfront Influence		Neighborhood Name	
High School District/School Name			

TAX INFORMATION			
Property ID 1	108738	Tax Area (113)	046
Property ID 2	450695091500	Tax Appraisal Area	046
Property ID 3	000000108738	% Improved	
Legal Description	RIVER CHASE 6, LOT 915R		
Actual Tax Year		Block	
Actual Tax		Lot	915r
Exemption(s)	Homestead		

ASSESSMENT & TAX			
Assessment Year	2022	2021	2020
Market Value - Total	\$914,690	\$612,200	\$551,500
Market Value - Land	\$327,730	\$176,330	\$147,780
Market Value - Improved	\$586,960	\$435,870	\$403,720
Assessed Value - Total	\$667,315	\$606,650	\$551,500
Assessed Value - Land			\$147,780
Assessed Value - Improved			\$403,720
YOY Assessed Change (\$)	\$60,665	\$55,150	
YOY Assessed Change (%)	10%	10%	
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			
Gross Tax (2013/2014 School; 2014 County & Village)			
Tax Amount - Estimated	Tax Year	Change (\$)	Change (%)
\$9,877	2020		
\$10,889	2021	\$1,012	10.25%
\$11,978	2022	\$1,089	10%
Jurisdiction	Tax Type	Tax Amount	Tax Rate
Comal County	Estimated	\$2,095.37	.314
Lateral Road	Estimated	\$263.69	.03952
Comal ISD	Estimated	\$8,621.71	1.292

Emergency Services District #2	Estimated	\$511.83	.0767
Emergency Services District #3	Estimated	\$485.27	.07272
Total Estimated Tax Rate			1.7949

CHARACTERISTICS			
County Use Code		Pool	Pool
State Use	Sgl-Fam-Res-Home	Foundation	Slab
Land Use	SFR	Other Impvs	
Land Use Category		Other Rooms	
Lot Acres	2.56	# of Buildings	1
Lot Shape		3/4 Baths	
Basement Type		Area of Recreation Room	
Total Adj Bldg Area		Attic Type	
Gross Area	3,336	Bsmt Finish	
Building Sq Ft	2,444	Building Type	Residential
Above Gnd Sq Ft		Carport Area	
Basement Sq Feet		3rd Floor Area	
Ground Floor Area	2,444	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	892	Elec Svs Type	
Garage Capacity		Elevator	
Garage 2 Sq Ft	150	Electric Service Type	
Style		Equipment	
Building Width		Family Rooms	
Building Depth		Fireplace	Y
Stories		Heat Fuel Type	
Condition		Lot Depth	
Quality		Flooring Material	
Bldg Class		Fuel Type	
Total Units		Location Type	
Total Rooms		Lot Area	111,514
Bedrooms		Lot Frontage	
Total Baths	3	No. Of Passenger Elevator	
Full Baths	2	No. of Porches	3
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	270
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	567
Roof Shape	Hip	Perimeter of Building	
Construction		Porch Type	Covered Porch
Interior Wall	Drywall	Rental Area	
Exterior	Stone/Veneer	Sec Patio Area	
Floor Cover	Tile	Sprinkler Type	
Year Built	2016	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	2,444	2016
Covered Porch (Attached)	S	270	2016
Covered Porch (Attached)	S	567	2016
Attached Garage	S	892	2016
Outdoor Kitchen (Detached)	U	1	2016
Covered Porch (Detached)	S	135	2016
Detached Garage Unifinish	S	150	2016
Septic System	U	1	2016
Pool	U	1	2020

Feature Type	Value
Residential Structure	\$443,280
Covered Porch (Attached)	\$8,820
Covered Porch (Attached)	\$18,510
Attached Garage	\$80,900
Outdoor Kitchen (Detached)	\$9,010
Covered Porch (Detached)	\$5,630
Detached Garage Unifinish	\$5,210
Septic System	\$12,650
Pool	\$40,420

Building Description	Building Size
----------------------	---------------

SELL SCORE			
Rating	Low	Value As Of	2022-09-11 05:46:11
Sell Score	422		

ESTIMATED VALUE			
RealAVM™	\$722,200	Confidence Score	81
RealAVM™ Range	\$648,000 - \$796,400	Forecast Standard Deviation	10
Value As Of	09/06/2022		

(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	03/02/2015	06/05/2013	03/17/2004
Sale/Settlement Date	02/26/2015	05/29/2013	03/11/2004
Document Number	6007179	6023481	6009896

Document Type	Warranty Deed	Warranty Deed	Warranty Deed
Buyer Name	Hovis Todd W & Jennifer A	Luce Richard W	Knippa Leroy E & Delores B
Seller Name	Luce Richard W	Knippa Leroy E & Delores B	River Chase Venture Ltd
Multi/Split Sale Type			

MORTGAGE HISTORY					
Mortgage Date	04/06/2020	12/21/2016	12/31/2015	03/02/2015	06/05/2013
Mortgage Amount	\$79,840	\$479,518	\$420,750	\$51,300	\$49,500
Mortgage Lender	Randolph Brooks Fcu	Supreme Lndg	Lone Star Cap Bk Na	Veterans Land Board/T x	Security Svc Fcu
Mortgage Type	Conventional	Va		Conventional	Conventional
Mortgage Code	Refi	Refi	Construction	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

