	MLS Beds	MLS Full Baths	Half Baths	Sale Price	Sale Date
	2	2	N/A	N/A	N/A
	MLS Sq Ft	Lot Sq Ft	Yr Built	Type	
	1,609	43,560	1984	RANCH	

OWNER INFORMATION			
Owner Name	Smith Wanda	Owner Vesting	
Owner Name 2		Owner Occupied	No
Tax Billing Address	1095 County Road 256	Land Tenure Code	
Tax Billing City & State	Liberty Hill, TX	Ownership Right Vesting	
Tax Billing Zip	78642	DMA No Mail Flag	
Tax Billing Zip+4	4707		

LOCATION INFORMATION			
School District	Florence ISD	Mapsco	3G
School District Name	Florence ISD	MLS Area	WW
Census Tract	202.08	Zip Code	76527
Subdivision		Zip + 4	4835
6th Grade School District/School Name		Flood Zone Date	12/20/2019
Elementary School District		Flood Zone Code	X
Middle School District/School Name		Flood Zone Panel	48491C0075F
Neighborhood Code	F001d30-F001d30	Carrier Route	R001
Waterfront Influence		Neighborhood Name	
High School District/School Name			

TAX INFORMATION			
Property ID 1	R099856	Tax Area (113)	GWI
Property ID 2	10W04290000001A	Tax Appraisal Area	GWI
Property ID 3	R099856	% Improved	93%
Legal Description	AW0429 MAGILL, WM. H. SUR., AC RES 1.0		
Actual Tax Year		Block	
Actual Tax		Lot	
Exemption(s)			

ASSESSMENT & TAX				
Assessment Year	2022 - Preliminary	2021	2020	2019
Market Value - Total	\$333,208	\$226,549	\$178,316	\$182,624
Market Value - Land	\$26,800	\$16,112	\$8,292	\$5,499
Market Value - Improved	\$306,408	\$210,437	\$170,024	\$177,125
Assessed Value - Total	\$333,208	\$226,549	\$178,316	\$182,624
Assessed Value - Land		\$16,112	\$8,292	\$5,499
Assessed Value - Improved		\$210,437	\$170,024	\$177,125
YOY Assessed Change (\$)	\$106,659	\$48,233	-\$4,308	
YOY Assessed Change (%)	47.08%	27.05%	-2.36%	
Exempt Building Value				
Exempt Land Value				
Exempt Total Value				
Gross Tax (2013/2014 School; 2014 County & Village)				
Tax Amount - Estimated	Tax Year	Change (\$)	Change (%)	
\$3,197	2020			
\$3,771	2021	\$575	17.98%	
\$5,547	2022	\$1,775	47.08%	
Jurisdiction	Tax Type	Tax Amount	Tax Rate	
Williamson County	Estimated	\$1,335.65	.40085	
Williamson County Fm/Rd	Estimated	\$133.28	.04	

Florence ISD	Estimated	\$3,744.59	1.1238
Williamson County Esd #7	Estimated	\$333.21	.1
Total Estimated Tax Rate			1.6647

CHARACTERISTICS			
County Use Code	Farm-Rnch-House-Ltd-Acre	Pool	
State Use	Farm-Rnch-House-Ltd-Acre	Foundation	Pier
Land Use	Ranch	Other Impvs	
Land Use Category		Other Rooms	
Lot Acres	1	# of Buildings	1
Lot Shape		3/4 Baths	
Basement Type	MLS: Pillar/Post/Pier	Area of Recreation Room	
Total Adj Bldg Area		Attic Type	
Gross Area	1,609	Bsmt Finish	
Building Sq Ft	1,609	Building Type	Single Family
Above Gnd Sq Ft		Carport Area	
Basement Sq Feet		3rd Floor Area	
Ground Floor Area	1,217	Additions Made	
Main Area		Area of Attic	
2nd Floor Area	392	Area Under Canopy	960
Area Above 3rd Floor		Basement Rooms	
Finished Basement Area		Bldg Frame Material	
Unfinished Basement Area		Building Comments	24415645
Heated Area		Ceiling Height	
Garage Type		Dining Rooms	
Garage Sq Ft		Elec Svs Type	Electric/Gas
Garage Capacity	MLS: 4	Elevator	
Garage 2 Sq Ft		Electric Service Type	Type Unknown
Style		Equipment	
Building Width		Family Rooms	
Building Depth		Fireplace	Y
Stories	2	Heat Fuel Type	
Condition		Lot Depth	
Quality		Flooring Material	
Bldg Class		Fuel Type	
Total Units		Location Type	
Total Rooms		Lot Area	43,560
Bedrooms	MLS: 2	Lot Frontage	
Total Baths	Tax: 1 MLS: 2	No. Of Passenger Elevator	
Full Baths	Tax: 1 MLS: 2	No. of Porches	3
Half Baths		No. Parking Spaces	MLS: 4
Bath Fixtures		Parking Type	
Fireplaces	2	Patio/Deck 1 Area	
Condo Amenities		Paved Parking Area	
Water	Type Unknown	Plumbing	
Sewer	Type Unknown	Porch 1 Area	208
Cooling Type	Central	Primary Addition Area	
Heat Type	Central	Railroad Spur	
Porch	Open Porch	No. of Dormer Windows	
Patio Type		No. of Patios	
Roof Type	Gable	No. of Vacant Units	
Roof Material		Num Stories	
Roof Frame		Patio/Deck 2 Area	15
Roof Shape	Gable	Perimeter of Building	84
Construction		Porch Type	Open Porch
Interior Wall	Drywall	Rental Area	
Exterior	Wood	Sec Patio Area	
Floor Cover	Carpet	Sprinkler Type	
Year Built	1984	Utilities	
Building Remodel Year		Lower Level Area	
Effective Year Built		County Use Description	Farm-Rnch-House-Ltd-Acre-E1
Pool Size			

FEATURES					
Feature Type	Unit	Size/Qty	Width	Depth	Year Built
Main Area	S	392			1984

Second Floor	S	392	
Open Porch	S	208	
Canopy	S	960	
Barn	S	960	
Main Area	S	825	2002
Open Porch	S	15	2002
Open Porch	S	408	2002
Site Improvement	U	1	
Fireplace	U	2	1984

Feature Type	Value
Main Area	\$41,901
Second Floor	\$41,901
Open Porch	\$5,558
Canopy	\$1,851
Barn	\$3,084
Main Area	\$88,184
Open Porch	\$428
Open Porch	\$10,903
Site Improvement	\$12,000
Fireplace	\$4,627

Building Description	Building Size
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SELL SCORE			
Rating		Value As Of	2022-09-18 04:40:16
Sell Score			

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	9751974	Listing Date	07/22/2022
MLS Area	WW	MLS Status Change Date	09/11/2022
MLS Status	Expired	Listing Agent Name	445054-Debbby Norman
Current Listing Price	\$945,000	Listing Broker Name	RE/MAX TOWN & COUNTRY
Original Listing Price	\$995,000		

MLS Listing #	9731883
MLS Status	Expired
MLS Listing Date	07/22/2022
MLS Orig Listing Price	\$995,000
MLS Listing Price	\$945,000
MLS Close Date	
MLS Listing Close Price	
MLS Listing Expiration Date	09/10/2022
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

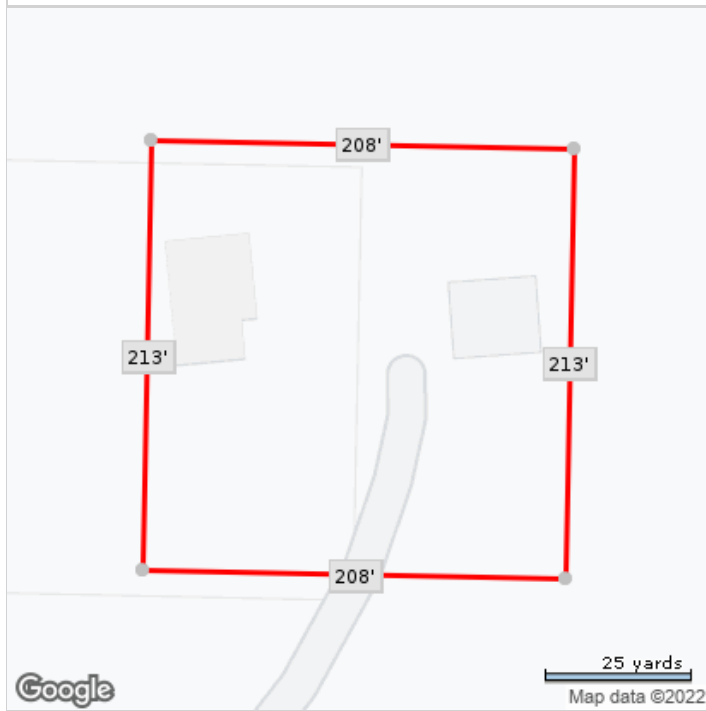
Mortgage Amount

Seller 1

Title Company

Trustee Phone

PROPERTY MAP



*Lot Dimensions are Estimated

