

	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	116,741	N/A	RES-NEC	

OWNER INFORMATION			
Owner Name	Fischer Crystal L	Owner Vesting	
Owner Name 2	Fischer Christopher M	Owner Occupied	No
Tax Billing Address	1659 Lantana Cir	Land Tenure Code	
Tax Billing City & State	New Braunfels, TX	Ownership Right Vesting	
Tax Billing Zip	78130	DMA No Mail Flag	
Tax Billing Zip+4	1109		

LOCATION INFORMATION			
School District	Scis	Mapsco	390-B5
School District Name	Comal ISD	MLS Area	CM
Census Tract	3109.05	Zip Code	78132
Subdivision	River Chase 3	Zip + 4	3577
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	48091C0270F
Neighborhood Code	River Chase Units 1-3-390e401	Carrier Route	R008
Waterfront Influence		Neighborhood Name	
High School District/School Name			

TAX INFORMATION			
Property ID 1	49522	Tax Area (113)	046
Property ID 2	450695030900	Tax Appraisal Area	046
Property ID 3	000000049522	% Improved	
Legal Description	RIVER CHASE 3, LOT 309		
Actual Tax Year		Block	
Actual Tax		Lot	309
Exemption(s)			

ASSESSMENT & TAX			
Assessment Year	2022	2021	2020
Market Value - Total	\$226,150	\$120,450	\$104,740
Market Value - Land	\$226,150	\$120,450	\$104,740
Market Value - Improved			
Assessed Value - Total	\$226,150	\$120,450	\$104,740
Assessed Value - Land	\$226,150	\$120,450	\$104,740
Assessed Value - Improved			
YOY Assessed Change (\$)	\$105,700	\$15,710	
YOY Assessed Change (%)	87.75%	15%	
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			
Gross Tax (2013/2014 School; 2014 County & Village)			
Tax Amount - Estimated	Tax Year	Change (\$)	Change (%)
\$1,876	2020		
\$2,162	2021	\$286	15.26%
\$4,059	2022	\$1,897	87.75%
Jurisdiction	Tax Type	Tax Amount	Tax Rate
Comal County	Estimated	\$710.11	.314
Lateral Road	Estimated	\$89.36	.03952
Comal ISD	Estimated	\$2,921.86	1.292

Emergency Services District #2	Estimated	\$173.46	.0767
Emergency Services District #3	Estimated	\$164.46	.07272
Total Estimated Tax Rate			1.7949

CHARACTERISTICS			
County Use Code		Pool	
State Use	Vacant-Platted-Lot-Res Residential (NEC)	Foundation	
Land Use		Other Impvs	
Land Use Category		Other Rooms	
Lot Acres	2.68	# 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	116,741
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			
Building Description			Building Size		
SELL SCORE					
Rating	Low		Value As Of	2022-09-18 04:39:21	
Sell Score	429				
ESTIMATED VALUE					
RealAVM™	\$327,500		Confidence Score	66	
RealAVM™ Range	\$289,700 - \$365,400		Forecast Standard Deviation	12	
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	09/18/2015	04/05/2010	01/30/2008	07/19/2006	03/21/2001
Sale/Settlement Date	09/09/2015	03/31/2010	01/25/2008	07/14/2006	
Document Number	6038031	6010381	6004146	6030235	6009552
Document Type	Warranty Deed	Warranty Deed	Warranty Deed	Warranty Deed	Construction Deed Of Trust
Buyer Name	Fischer Crystal L & Christopher M	Donahoe Christopher S & Terri D	Roland Charles A & Al esia	Miller Donald W & Kam mi L	Roberson Heidi & Timothy
Seller Name	Donahoe Terri D & Christopher S	Roland Charles A & Al esia	Miller Donald W & Kam mi L	Roberson Tim & Heidi	Texas Southerland Venture
Multi/Split Sale Type					
MORTGAGE HISTORY					
Mortgage Date	09/18/2015	04/05/2010	01/30/2008	03/21/2001	
Mortgage Amount	\$44,000	\$45,000	\$47,250	\$33,520	
Mortgage Lender	Capital Farm Credit	Veterans Land Board/Tx	Laredo Nat'l Bk	Nationsbank	
Mortgage Type	Conventional	Conventional	Conventional		
Mortgage Code	Resale	Resale	Resale	Construction	
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

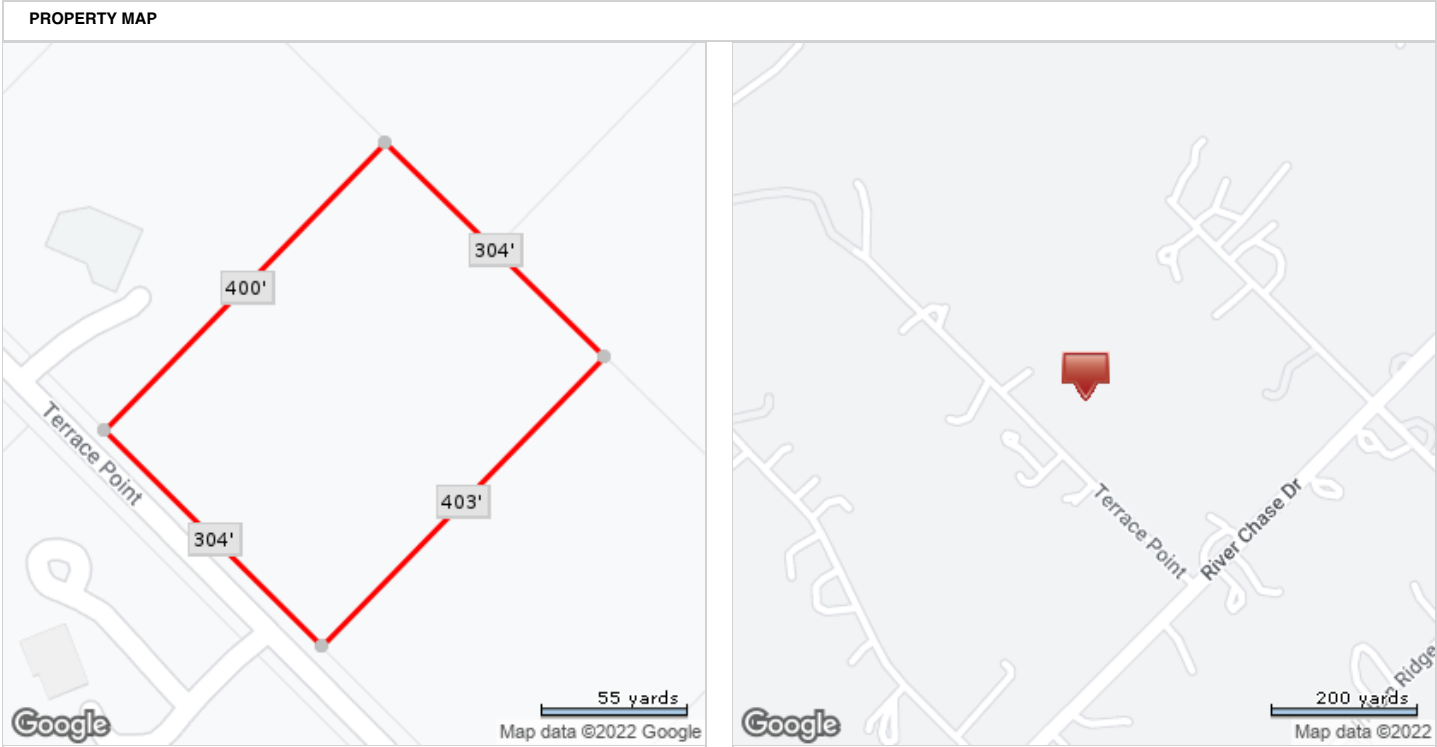
Lien Type

Mortgage Amount

Seller 1

Title Company

Trustee Phone



*Lot Dimensions are Estimated