

	MLS Beds	MLS Full Baths	Half Baths	Sale Price	Sale Date
	5	3	N/A	N/A	N/A
	MLS Sq Ft	Lot Sq Ft	Yr Built	Type	
	4,535	435,600	1996	FARMS	

OWNER INFORMATION			
Owner Name	Chandler Susan W	Owner Vesting	Husband/Wife
Owner Name 2	Chandler Michael A	Owner Occupied	Yes
Tax Billing Address	1325 Rose Ln	Land Tenure Code	
Tax Billing City & State	Salado, TX	Ownership Right Vesting	
Tax Billing Zip	76571	DMA No Mail Flag	
Tax Billing Zip+4	5732		

LOCATION INFORMATION			
School District	Ssal	Mapsco	918-C
School District Name	Salado ISD	MLS Area	SH
Census Tract	234.06	Zip Code	76571
Subdivision		Zip + 4	5732
6th Grade School District/School Name		Flood Zone Date	09/26/2008
Elementary School District		Flood Zone Code	X
Middle School District/School Name		Flood Zone Panel	48027C0510E
Neighborhood Code	Rsalbcr-Rsalbcr	Carrier Route	R007
Waterfront Influence		Neighborhood Name	
High School District/School Name			

TAX INFORMATION			
Property ID 1	349934	Tax Area (113)	CB
Property ID 2	0544740012	Tax Appraisal Area	CB
Property ID 3	349934	% Improved	
Legal Description	A0510BC G F LANKFORD, ACRES 10.0		
Actual Tax Year		Block	
Actual Tax		Lot	
Exemption(s)	Homestead		

ASSESSMENT & TAX				
Assessment Year	2022 - Preliminary	2021	2020	2019
Market Value - Total	\$1,137,095	\$736,298	\$737,083	\$580,276
Market Value - Land	\$190,000	\$208,000	\$208,000	\$107,432
Market Value - Improved	\$947,095	\$528,298	\$529,083	\$472,844
Assessed Value - Total	\$723,049	\$672,863	\$737,083	\$578,076
Assessed Value - Land			\$208,000	
Assessed Value - Improved			\$529,083	
YOY Assessed Change (\$)	\$50,186	-\$64,220	\$159,007	
YOY Assessed Change (%)	7.46%	-8.71%	27.51%	
Exempt Building Value				
Exempt Land Value				
Exempt Total Value				
Gross Tax (2013/2014 School; 2014 County & Village)				
Tax Amount - Estimated	Tax Year	Change (\$)	Change (%)	
\$13,292	2020			
\$12,511	2021	-\$780	-5.87%	
\$13,444	2022	\$933	7.46%	
Jurisdiction	Tax Type	Tax Amount	Tax Rate	
Bell County	Estimated	\$2,660.82	.368	
Bell Co Road	Estimated	\$190.16	.0263	

Salado ISD	Estimated	\$9,920.23	1.372
Clearwater U.w.c.d.	Estimated	\$22.41	.0031
Bell County Esd #1	Estimated	\$650.74	.09
Total Estimated Tax Rate			1.8594

CHARACTERISTICS			
County Use Code		Pool	
State Use	Farm-Rnch-Res Imp On Rur Land	Foundation	Crawl Space
Land Use	Farms	Other Impvs	
Land Use Category		Other Rooms	
Lot Acres	10	# of Buildings	1
Lot Shape		3/4 Baths	
Basement Type	MLS: Slab	Area of Recreation Room	
Total Adj Bldg Area		Attic Type	
Gross Area	Tax: 4,541 MLS: 4,535	Bsmt Finish	
Building Sq Ft	Tax: 4,541 MLS: 4,535	Building Type	Residential
Above Gnd Sq Ft		Carport Area	
Basement Sq Feet		3rd Floor Area	
Ground Floor Area	3,485	Additions Made	
Main Area		Area of Attic	
2nd Floor Area	1,056	Area Under Canopy	817
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	875	Elec Svs Type	
Garage Capacity	MLS: 10	Elevator	
Garage 2 Sq Ft		Electric Service Type	
Style		Equipment	
Building Width		Family Rooms	
Building Depth		Fireplace	Y
Stories	MLS: 2	Heat Fuel Type	
Condition	Average	Lot Depth	
Quality		Flooring Material	
Bldg Class		Fuel Type	
Total Units		Location Type	
Total Rooms		Lot Area	435,600
Bedrooms	MLS: 5	Lot Frontage	
Total Baths	Tax: 6 MLS: 4	No. Of Passenger Elevator	
Full Baths	Tax: 6 MLS: 3	No. of Porches	2
Half Baths	MLS: 1	No. Parking Spaces	MLS: 10
Bath Fixtures		Parking Type	Attached Garage
Fireplaces	1	Patio/Deck 1 Area	
Condo Amenities		Paved Parking Area	
Water		Plumbing	
Sewer		Porch 1 Area	485
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		No. of Vacant Units	
Roof Material	Composition Shingle	Num Stories	
Roof Frame		Patio/Deck 2 Area	615
Roof Shape	Gambrel	Perimeter of Building	
Construction		Porch Type	Open Porch
Interior Wall	Panelled	Rental Area	
Exterior	Brick	Sec Patio Area	
Floor Cover	Carpet	Sprinkler Type	
Year Built	1996	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

Residence	S	3,485	1996
Open Porch	S	485	1996
Attached Garage	S	875	1996
Attached 2nd Story Porch	S	615	1996
Excl Qual Fireplace	U	1	1996
2nd Floor	S	1,056	1996
Storage	S	1,634	
Avg Qual Cov/Can/Awing	S	817	

Feature Type	Value
Residence	\$402,969
Open Porch	\$14,019
Attached Garage	\$50,592
Attached 2nd Story Porch	\$17,776
Excl Qual Fireplace	\$3,149
2nd Floor	\$122,105
Storage	\$17,363
Avg Qual Cov/Can/Awing	\$3,072

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

SELL SCORE			
Rating		Value As Of	2022-08-14 05:12:36
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	1048779	Listing Date	09/20/2018
MLS Area	SH	MLS Status Change Date	08/07/2019
MLS Status	Closed	Listing Agent Name	355373-Beverly Hamby
Current Listing Price	\$750,000	Listing Broker Name	BEVERLY HAMBY REALTY
Original Listing Price	\$849,500		

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	03/04/2020	08/07/2019	02/13/2018	12/29/2017	01/09/2012
Sale/Settlement Date	03/03/2020	08/06/2019	12/28/2017	12/28/2017	01/04/2012
Document Number	11035	10952-582	5774	54592	853
Document Type	Warranty Deed	Warranty Deed	Warranty Deed	Warranty Deed	Warranty Deed
Buyer Name	Shepperd Ben T & Kristen N	Chandler Susan W & Michael A	Sandor Construction LLC	Shepperd Margaret E	Rembert David S
Seller Name	Tausch Helen M D	Shepperd Elaine	Shepperd Margaret E	Rembert David S & Stephanie S	Shepperd C M & Elaine

## Multi/Split Sale Type

Recording Date	01/05/2012	
Sale/Settlement Date	01/04/2012	05/28/2004
Document Number	529	5386-563
Document Type	Warranty Deed	Deed (Reg)
Buyer Name	Shepperd Elaine	Shepperd C M & Elaine
Seller Name	Shepperd C M	Owner Record
Multi/Split Sale Type		

## MORTGAGE HISTORY

Mortgage Date	08/07/2019	01/28/2019	02/13/2018	02/24/2012	02/24/2012
Mortgage Amount	\$425,000	\$132,000	\$132,000	\$247,000	\$417,000
Mortgage Lender	First Cmnty Mtg	Horizon Bk Ssb	Horizon Bk Ssb	Fidelity Bk/Tx	Cornerstone Mtg Co
Mortgage Type	Conventional	Conventional		Conventional	Conventional
Mortgage Code	Resale	Refi	Construction	Refi	Refi

Mortgage Date	01/09/2012	06/18/2010
Mortgage Amount	\$61,100	\$550,000
Mortgage Lender	Capital Farm Cr Fica	Central Nat'l Bk
Mortgage Type	Conventional	
Mortgage Code	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

PROPERTY MAP



\*Lot Dimensions are Estimated

