

Comal CAD

2022

Property

Account			
Property ID:	106510	Legal Description:	HERITAGE OAKS 2, LOT 20-B
Geographic ID:	220210002003	Zoning:	
Type:	Real	Agent Code:	170177
Property Use Code:			
Property Use Description:			
Location			
Address:	1041 HOMESTEAD RDG NEW BRAUNFELS, TX 78132	Mapsco:	386E8
Neighborhood:	HERITAGE OAKS	Map ID:	5G-A195-TR
Neighborhood CD:	R420E101		
Owner			
Name:	WCR FAMILY TRUST 2-03-2022	Owner ID:	1069370
Mailing Address:	EDWIN C & JULIE K WEST TR 1041 HOMESTEAD RIDGE NEW BRAUNFELS, TX 78132	% Ownership:	100.0000000000%
		Exemptions:	HS

Values

(+) Improvement Homesite Value:	+	\$803,970	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$491,250	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$1,295,220	
(-) Ag or Timber Use Value Reduction:	-	\$0	
(=) Appraised Value:	=	\$1,295,220	
(-) HS Cap:	-	\$255,720	
(=) Assessed Value:	=	\$1,039,500	

Taxing Jurisdiction

Owner: WCR FAMILY TRUST 2-03-2022
% Ownership: 100.0000000000%
Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value
046	COMAL COUNTY	N/A	N/A	N/A
046LR	COMAL COUNTY LATERAL ROAD	N/A	N/A	N/A
CAD	CAD	N/A	N/A	N/A
ES1	(ESD1) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 1 (EMS)	N/A	N/A	N/A
ES4	(ESD4) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 4 (FIRE)	N/A	N/A	N/A
SCIS	COMAL ISD	N/A	N/A	N/A
Total Tax Rate:		N/A		
Taxes w/Current Exemptions:				

Taxes w/o Exemptions:

Improvement / Building

Improvement #1: RESIDENTIAL State Code: E1 Living Area: 4570.0 sqft Value: \$803,970

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
→ RES 1 1/2	Residential 1 1/2 story	V-GOOD - RAQ	SV,ST	2002	4570.0
→ STR2	2nd Floor	*	ST,SV	2002	0.0
→ PC	Covered Porch (attached)	*	ST,SV	2002	1524.0
→ PC	Covered Porch (attached)	*	ST,SV	2002	48.0
→ BALC	Balcony	*	ST,SV	2002	196.0
→ AGF1	Attached Garage	*	ST,SV	2002	1043.0
→ WEL1	Water Well	* - *	ST,SV	2002	1.0
→ SEP1	Septic System	*		2002	1.0
→ PCD	Covered Porch (detached)	* - *		2009	200.0
→ STPR	Det Storage	FAIR - *		2009	200.0
→ DCP	Detached Carport	FAIR - *		2010	1100.0
→ POOL	Pool	GOOD - *		2002	1.0
→ OUT KIT	Outdoor Kitchen (detached)	GOOD		2002	1.0
→ SLAB	Slab	* - *		2010	600.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES	Residential	1.0000	43560.00	0.00	0.00	\$32,750	\$0
2	RES	Residential	14.0000	609840.00	0.00	0.00	\$458,500	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$803,970	\$491,250	0	1,295,220	\$255,720	\$1,039,500
2021	\$604,120	\$340,880	0	945,000	\$0	\$945,000
2020	\$600,610	\$340,880	0	941,490	\$0	\$941,490
2019	\$628,260	\$295,900	0	924,160	\$0	\$924,160
2018	\$606,190	\$295,900	0	902,090	\$0	\$902,090
2017	\$602,210	\$295,900	0	898,110	\$0	\$898,110
2016	\$576,610	\$158,630	0	735,240	\$0	\$735,240
2015	\$576,490	\$158,630	0	735,120	\$0	\$735,120
2014	\$545,030	\$158,630	0	703,660	\$0	\$703,660
2013	\$513,290	\$158,630	0	671,920	\$0	\$671,920
2012	\$509,460	\$158,630	0	668,090	\$0	\$668,090
2011	\$541,910	\$162,000	0	703,910	\$116,080	\$587,830
2010	\$383,000	\$162,000	0	545,000	\$0	\$545,000
2009	\$383,000	\$162,000	1,200	395,000	\$0	\$395,000

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	2/10/2022	SWDVL	SWD W/VENDOR'S LIEN	WEST EDWIN C & JULIE K	WCR FAMILY TRUST 2-03- 2022	202206006848		202206006848
2	4/14/2021	WD	WARRANTY DEED	WEST EDWIN C	WEST EDWIN C & JULIE K	202106021214		202106021214
3	3/29/2019	WD	WARRANTY DEED	GRUN EDWARD A & DEBBIE S	WEST EDWIN C	201906010673		201906010673

