


MULTIPLE BUILDING PROPERTY SUMMARY

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	N/A	N/A	N/A	N/A	10/22/2020
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	2,004	3,781,444	1995	FARMS	

OWNER INFORMATION			
Owner Name	Larue Mark Carl	Tax Billing Zip	78641
Tax Billing Address	852 County Road 177	Tax Billing Zip+4	2534
Tax Billing City & State	Leander, TX	Owner Occupied	No

COMMUNITY INSIGHTS			
Median Home Value	\$166,334	School District	NUECES CANYON CISD
Median Home Value Rating	3 / 10	Family Friendly Score	52 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	38 / 100	Walkable Score	10 / 100
Total Incidents (1 yr)	19	Q1 Home Price Forecast	\$163,009
Standardized Test Rank	46 / 100	Last 2 Yr Home Appreciation	8%

LOCATION INFORMATION			
School District	3r	Zip Code	78880
School District Name	Rocksprings ISD	Flood Zone Date	02/19/1982
Census Tract	9503.00	Most Hazardous Flood Zone	C
Subdivision	Eagle Ridge Cade Draw	Within 250 Feet of Multiple Flood Zone	No
Neighborhood Code	App1-App1	Flood Zone Panel	4812170350A

TAX INFORMATION			
Property ID 1	35263	Tax Area (113)	1E
Property ID 2	67510001300	Tax Appraisal Area	1E
Property ID 3	35263		
Legal Description	EAGLE RIDGE CADE DRAW, LOT 13, AC 86.81		
Lot	13		

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Market Value - Total	\$399,278	\$291,446	\$262,802
Market Value - Land	\$329,878	\$217,025	\$195,323
Market Value - Improved	\$69,400	\$74,421	\$67,479
Assessed Value - Total	\$76,632	\$80,371	\$72,904
YOY Assessed Change (\$)	-\$3,739	\$7,467	
YOY Assessed Change (%)	-4.65%	10.24%	
Tax Amount - Estimated	Tax Year	Change (\$)	Change (%)
\$1,168	2022		
\$1,121	2023	-\$47	-3.99%
\$1,184	2024	\$62	5.56%
Jurisdiction	Tax Type	Tax Amount	Tax Rate
Edwards County	Actual	\$408.21	.53269
Rocksprings ISD	Actual	\$659.27	.8603
Water District	Actual	\$13.03	.017
Lateral Road	Actual	\$103.16	.13461
Total Estimated Tax Rate			1.5446

CHARACTERISTICS			
State Use	Farm-Rnch-Res Imp On Rur Land	# of Buildings	2
Land Use	Farms	Building Type	Residential

Lot Acres	86.81
Gross Area	2,004
Building Sq Ft	2,004
Fireplaces	2
Cooling Type	Yes
Heat Type	Heated
Porch	Frame Porch
Patio Type	Wood Deck/Patio
Year Built	1995
Foundation	Pier

Fireplace	Y
Lot Area	3,781,444
No. of Porches	3
Patio/Deck 1 Area	320
Porch 1 Area	600
No. of Patios	3
Patio/Deck 2 Area	150
Porch Type	Frame Porch
Sec Patio Area	84

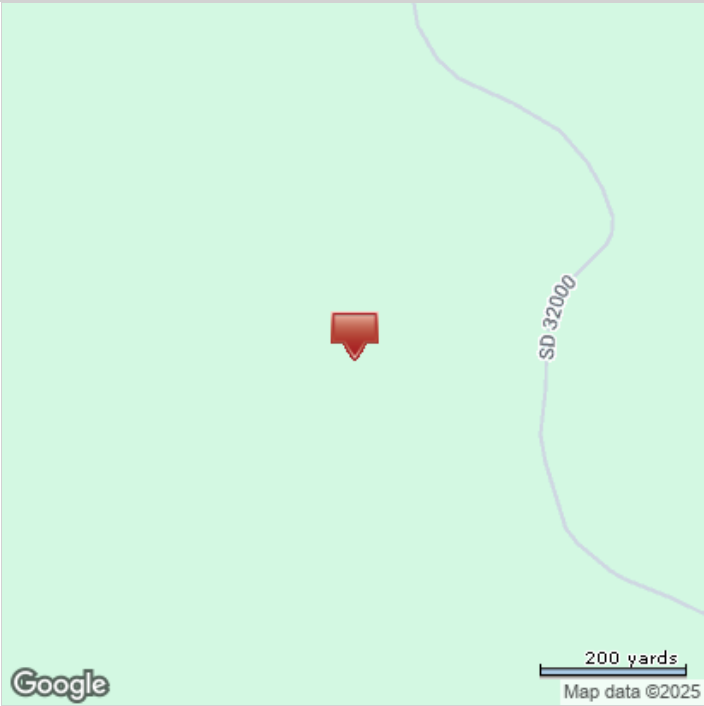
FEATURES				
Feature Type	Unit	Size/Qty	Year Built	Value
Residential - Frame	S	804	1995	\$25,940
Porches - Frame	S	600	1995	\$4,462
Porches - Frame	S	150	1995	\$1,115
Wooden Deck/Patio	S	320	1995	\$780
Wooden Deck/Patio	S	84	1995	\$205
Wooden Deck/Patio	S	360	1995	\$878
Porches - Frame	S	640	2000	\$5,125

SELL SCORE			
Value As Of	2025-06-15 04:42:43		

LAST MARKET SALE & SALES HISTORY			
Recording Date	10/28/2020	08/01/2008	
Sale/Settlement Date	10/22/2020		
Document Number	398-753	270-589	
Document Type	Warranty Deed	Deed (Reg)	
Buyer Name	Larue Mark C	Dillon Perry A Jr	
Seller Name	Dillon Perry A Jr	Owner Record	
Multi/Split Sale Type	Multi	Multi	

MORTGAGE HISTORY	
Mortgage Date	10/28/2020
Mortgage Amount	\$499,900
Mortgage Lender	R Bk
Mortgage Type	Conventional
Mortgage Code	Resale

PROPERTY MAP



*Lot Dimensions are Estimated

BUILDING 1 OF 2

CHARACTERISTICS

State Use	Farm-Rnch-Res Imp On Rur Land	Foundation	Pier
Land Use	Farms	Building Type	Residential
Lot Acres	86.81	Fireplace	Y
Gross Area	2,004	Lot Area	3,781,444
Building Sq Ft	804	No. of Porches	3
Fireplaces	1	Patio/Deck 1 Area	320
Cooling Type	Yes	Porch 1 Area	600
Heat Type	Heated	No. of Patios	3
Porch	Frame Porch	Patio/Deck 2 Area	150
Patio Type	Wood Deck/Patio	Porch Type	Frame Porch
Year Built	1995	Sec Patio Area	84

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BUILDING 2 OF 2

CHARACTERISTICS

State Use	Farm-Rnch-Res Imp On Rur Land	Fireplaces	1
Land Use	Farms	Year Built	2000
Lot Acres	86.81	Building Type	Farm
Gross Area	2,004	Fireplace	Y
Building Sq Ft	1,200	Lot Area	3,781,444

FEATURES

Feature Type	Unit	Size/Qty	Year Built	Value
Shed Steel	S	1,275	2000	\$5,578