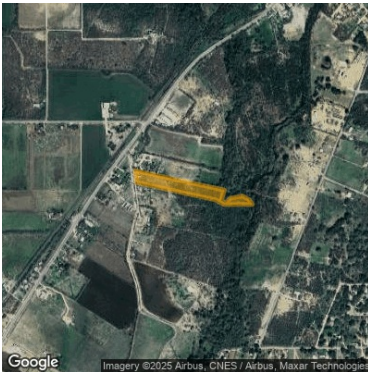




City: , TX

County: **Medina**

APN: **502035**

Lot Acreage: **6.00 Acres**

Owner: **Andrew Soto**

Owner Mailing Address: **PO Box 535, Natalia, TX 78059**

Owner Contact: **See Owner Additional Contact Appendix**

Property Details

Address:

Zip Code:

Subdivision: **Wheeler Kelly & Hagny Investment Company**

Latitude: **29.178062**

Longitude: **-98.873269**

Alternate APN: **0S0084-00015-00025-502035**

Public Records

Assessed Total Value: **\$141,590.00**

Assessed Market Value: **\$141,590.00**

Prior Sale Date:

Prior Sale Price:

Prior Sale Mortgage:

Annual Tax:

Location Details

Land Type: **MOBILE HOME**

County Land Use: **E2**

Zoning:

Census Tract: **000401**

S-T-R: **--**

Legal Description: **SAN ANTONIO TRUST BLOCK 15 LOT 26A**

Pricing Analysis Overview

Pricing Source	Market Price	Market Price/Acre
Medina County Price	\$152,198.94	\$25,366.49
Natalia (City) Price	\$144,588.99	\$24,098.17
Geo Adjusted Market Price	\$169,868.88	\$28,311.48
Average Price	\$155,552.27	\$25,925.38
DataTree Estimated Value	\$341,000.00	\$56,833.33

PRYCD Suggested Market Price

\$169,868.88

Priced using all comps, from all sources, with no max age

Offer price breakdown can be found in the Offer Price Appendix

PRYCD Suggested Pricing Rationale can be found in the Pricing Rationale Appendix

Comp Report

Overview

Type	Count	Avg \$/Acre	Avg \$	Avg Acreage	Avg Distance
All	20	\$34,690.12	\$170,040.00	5.95	1.2 miles
Sold	10	\$41,160.80	\$135,190.00	3.85	1.7 miles
For Sale	10	\$28,219.43	\$204,890.00	8.06	0.7 miles
Redfin	14	\$39,908.52	\$155,378.57	4.52	1.4 miles
Lands of America	3	\$24,050.44	\$236,166.67	10.22	0.6 miles
Zillow	1	\$23,015.87	\$174,000.00	7.56	0.4 miles
Realtor.com	2	\$19,957.94	\$171,500.00	8.78	0.6 miles

CSV Download

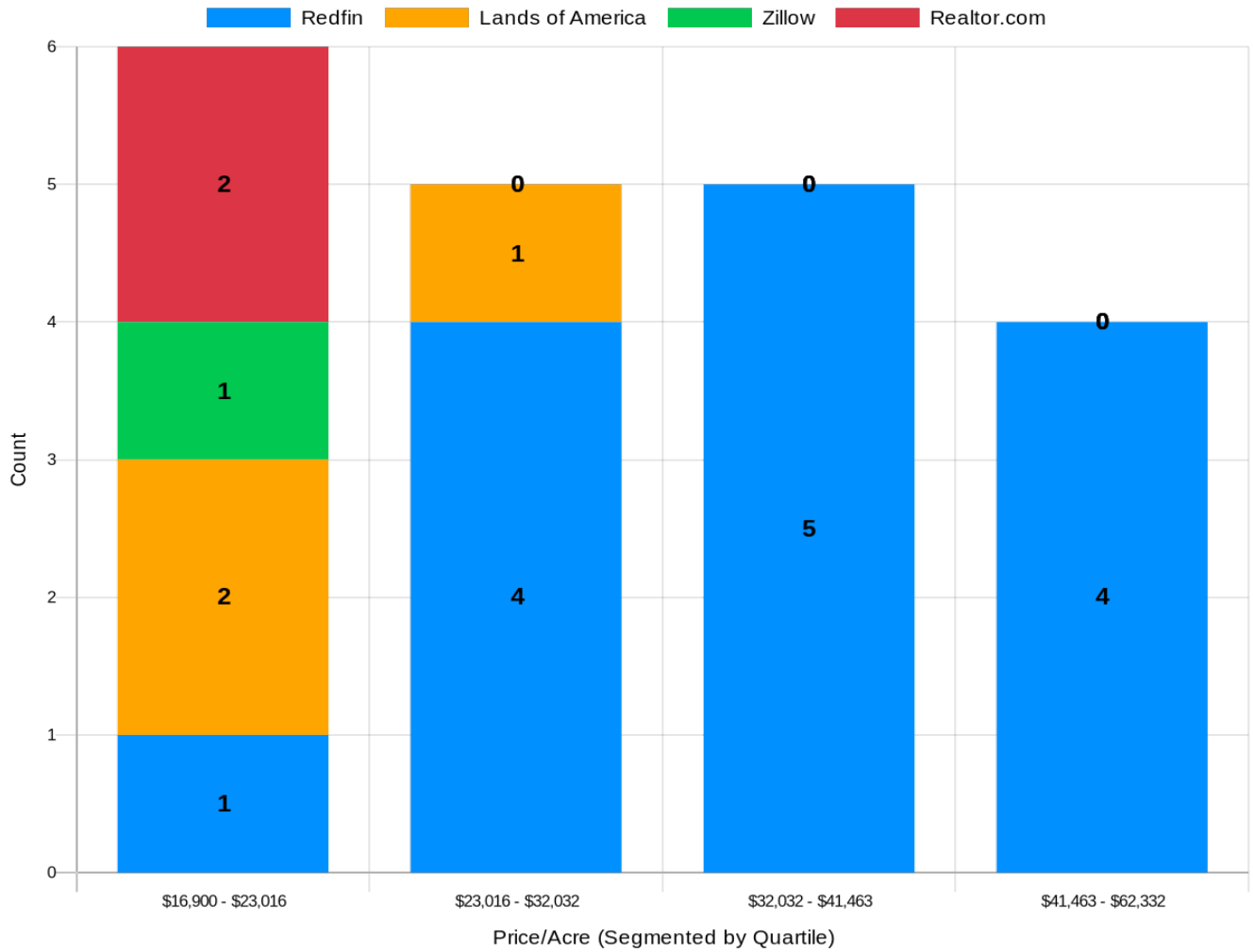
Follow the instructions below to download all of the comps in this report as a csv file.

1. From your file explorer, right click on *PRYCD Comp Report.pdf*
2. Select *Open With*
3. Select the Web Browser of your choice to open the file (Chrome is preferred)
4. Once open, right click on the link below
5. Select *Open link in new tab*
6. Your download should begin automatically!

[Click to Download](#)

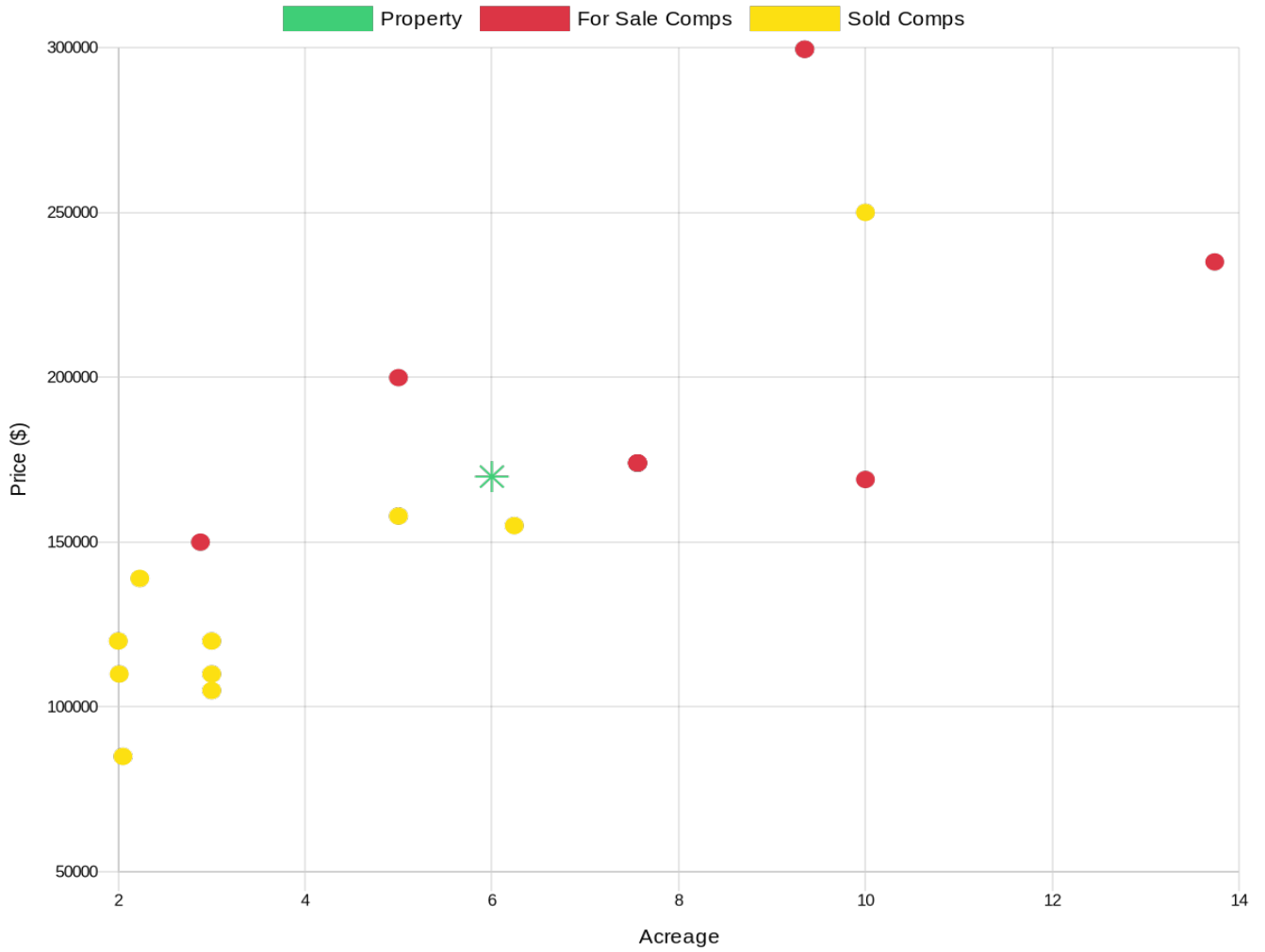
Comp Overview Chart

This chart displays the allocation of each comp source to each quartile of pricing within the distribution.



Comp Scatter Chart

This chart displays the property price and acreage plotted alongside all of the for sale and sold comps. Comps displayed are all comps near the property. Not all comps were used for modeling. See the Pricing Rationale Appendix for details.



For Sale Comps

Acreage	Price	Price/Acre	Distance	City	County	Source	List/Sold Date
13.7	\$235,000.00	\$17,103.35	0.1 miles	Natalia	Medina County	Lands of America	10/21/2024
7.6	\$174,000.00	\$23,015.87	0.1 miles	Natalia	Medina County	Redfin	06/26/2024
7.6	\$174,000.00	\$23,015.87	0.1 miles	Natalia	Medina County	Lands of America	06/26/2024
7.6	\$174,000.00	\$23,015.87	0.4 miles	Natalia	Medina County	Zillow	
7.6	\$174,000.00	\$23,015.87	0.5 miles	Natalia	Medina County	Realtor.com	
10.0	\$169,000.00	\$16,900.00	0.6 miles	Natalia	Medina County	Realtor.com	
2.9	\$150,000.00	\$52,083.33	1.0 miles	Natalia	Medina County	Redfin	11/13/2024
5.0	\$199,900.00	\$39,980.00	1.0 miles	Natalia	Medina County	Redfin	03/19/2025
9.3	\$299,500.00	\$32,032.09	1.0 miles	Natalia	Medina County	Redfin	03/04/2025
9.3	\$299,500.00	\$32,032.09	1.4 miles	Natalia	Medina County	Lands of America	03/04/2025

Sold Comps

Acreage	Price	Price/Acre	Distance	City	County	Source	List/Sold Date
6.2	\$155,000.00	\$24,839.74	1.1 miles	Natalia	Medina County	Redfin	07/05/2024
5.0	\$157,900.00	\$31,580.00	1.4 miles	Natalia	Medina County	Redfin	03/24/2025
3.0	\$110,000.00	\$36,666.67	1.6 miles	Natalia	Medina County	Redfin	12/12/2024
3.0	\$120,000.00	\$40,000.00	1.6 miles	Natalia	Medina County	Redfin	10/07/2024
3.0	\$105,000.00	\$35,000.00	1.6 miles	Natalia	Medina County	Redfin	09/30/2024
10.0	\$250,000.00	\$25,000.00	1.7 miles	Natalia	Medina County	Redfin	05/29/2024
2.2	\$139,000.00	\$62,331.84	1.8 miles	Natalia	Medina County	Redfin	12/20/2024
2.0	\$85,000.00	\$41,463.41	1.9 miles	Natalia	Medina County	Redfin	10/22/2024
2.0	\$110,000.00	\$54,726.37	2.0 miles	Natalia	Medina County	Redfin	11/22/2024
2.0	\$120,000.00	\$60,000.00	2.1 miles	Natalia	Medina County	Redfin	04/30/2024

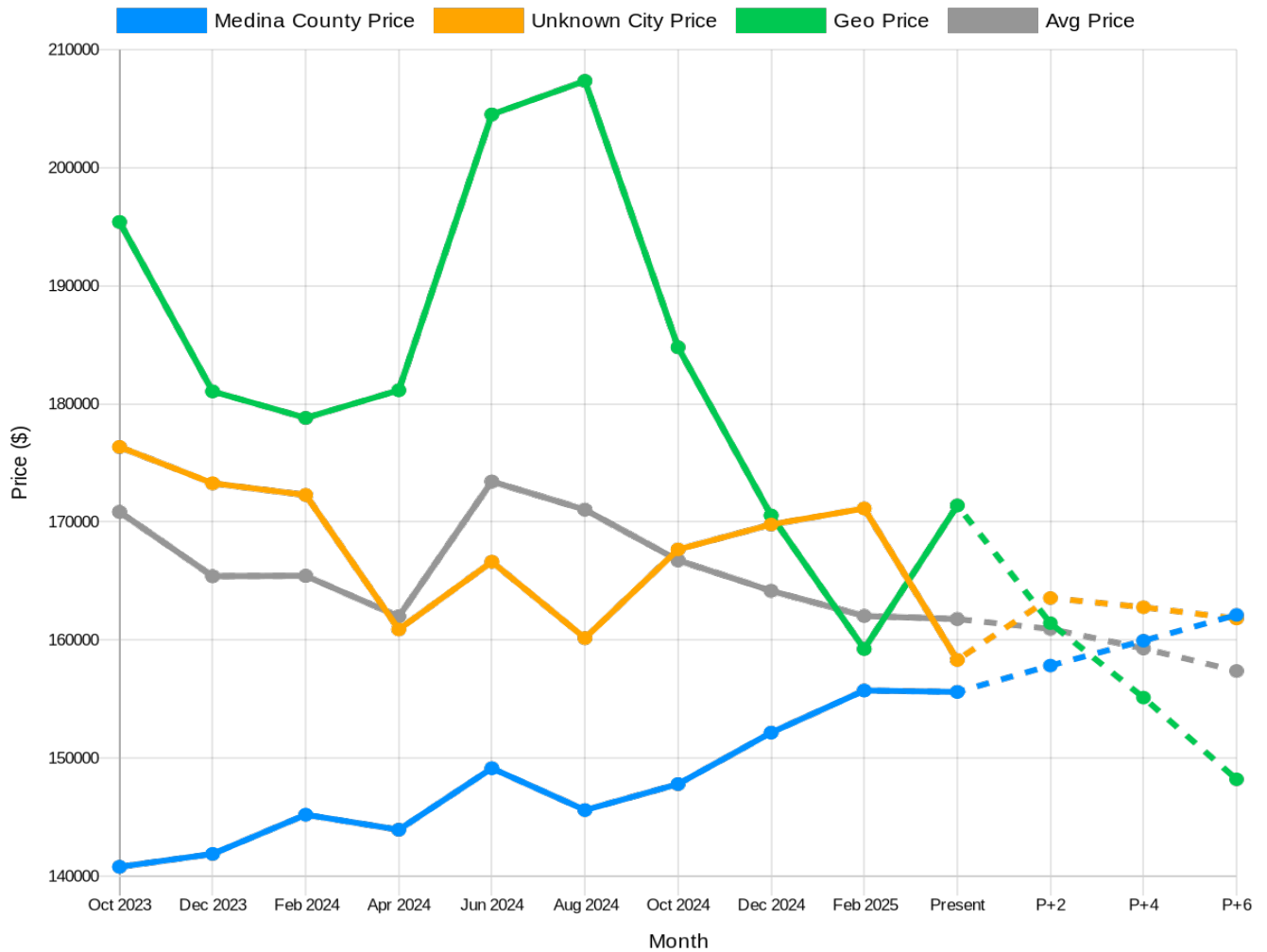
Agent Overview

All agent names below are extracted from the comps included in this report. Data reflects the breakdown of comps in this report, and may not include all agent listings.

Agent Name	Total Comps	For Sale Comps	Sold Comps	Avg Acreage	Avg Price	Avg Days on Market
Premier Hill Country Properties, Melissa Valadez	2	2	0	7.56	\$174,000.00	N/A
Ranch Investments & Associates, Barry Jordan	1	1	0	13.74	\$235,000.00	N/A
Premier Hill Country Properties, Melissa Valadez Trec #735152	1	1	0	7.56	\$174,000.00	N/A
Christine Mayorga	1	1	0	10.0	\$169,000.00	N/A
Premier Realty Group, Rutila Enriquez	1	1	0	9.35	\$299,500.00	N/A

Pricing Trends

This chart displays historical pricing trends, as modeled by our various [pricing models](#). Pricing trends represent a rolling moving average of modeled prices.



Forecast Metrics (Beta)

Pricing Source	Data R-Squared	Forecast Fit %
Medina County Price	0.885	99.056
Unknown City Price	0.279	97.631
Geo Price	0.228	94.172
Avg Price	0.191	98.341

All forecast data is created using polynomial regression from historical trends. Predictive pricing is not a guarantee and does not consider external market factors.

[R-Squared Definition](#)

[Forecast Fit % Definition](#)

Property Insights

Slope Overview

Minimum Slope	Maximum Slope	Total Buildable Area %
0.26%	11.55%	100.00%

Slope <10% is considered buildable [\(Source\)](#)

Slope Breakdown

Slope	Definition	% of Property
Flat	Easiest to build on.	0.00%
Gentle Slope: 0% - 5%	Still considered easy to build on. No significant increase in cost or difficulty building.	91.94%
Slight Slope: 5% - 10%	While still easy to build on, may require additional cost and incur some risk in building.	8.06%
Moderate Slope: 10% - 15%	Cost, difficulty and risks of building are increased.	0.00%
Steep Slope: 15+%	Cost, difficulty and risks of building are substantially increased. Not recommended for building.	0.00%

Septic Breakdown

Septic Absorption Limitation	Definition	% of Property
Very limited	Indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.	80.70%
Somewhat limited	Indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected.	19.30%

Septic tank absorption fields are areas in which effluent from a septic tank is distributed into the soil through subsurface tiles or perforated pipe. The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use.

Ratings are neither absolute or official. Please consult local licensed authorities for more details. [Ratings Source](#)

Road Access Points

Road Name	Nearest Point to Property	Property Access?
Unnamed Road, Texas 78059, USA	29.17742, -98.86815	No

Road access is determined based on the proximity of the closest point in the road to the property's boundary. Please consult local county authorities for official legal & physical access details.

Flood Zone Overview

Property In Flood Zone?	% Property In Flood Zone	% Property Not In Flood Zone
Yes	28.3%	71.7%

Flood Zone Breakdown

Flood Zone Code	Definition	Special Flood Hazard Area?	Percent Area of Property
X	Area of minimal to moderate flood hazard, usually the area between the limits of the 100 and 500 year floods.	No	71.7%
AE	The base floodplain where base flood elevations are provided. Replaces 'A1-A30' Zones.	Yes	28.3%

Flood zone data is determined using FEMA's National Flood Hazard Layer Data. For more information, please see [FEMA's flood maps website](#).

To learn more about individual flood zones, please see [FEMA's glossary](#).

Wetland Overview

Property In Wetland?	% Property In Wetland	% Property Not In Wetland
Yes	2.92%	97.08%

Wetland Breakdown

Wetland Type	Cowardin Type	Definition	Percent Area of Property
Riverine	Riverine Deepwater and Associated Wetlands	River or stream channel	2.92%

Wetland data is determined using U.S Fish & Wildlife Service's National Wetlands Inventory data. For more information, please see the [FWS website](#).

To learn more about wetland classification, please see [EPA's glossary](#).

Points of Interest

Name	Location	Distance to Property	Type
Brown Chevrolet	29.13548, -98.88855	3.09 miles	Car Dealer,Car Repair,Store,Establishment
Bo-Fessional Plumbing Inc.	29.13996, -98.90531	3.31 miles	Plumber,Establishment
Church's Texas Chicken	29.13970, -98.90581	3.35 miles	Restaurant,Food,Establishment
Devine Acres - San Antonio Pumpkin, Christmas & Easter Events	29.14546, -98.93541	4.46 miles	Bar,Restaurant,Food,Establishment
Best Western Plus Lytle Inn & Suites	29.22549, -98.78973	5.92 miles	Lodging,Establishment
Subway	29.23125, -98.78845	6.21 miles	Meal Takeaway,Restaurant,Food,Establishment
NAPA Auto Parts - Lytle Auto & Truck Supply	29.23997, -98.77599	7.17 miles	Car Repair,Store,Establishment
Blast The Past	29.04699, -98.86661	9.02 miles	Establishment
Sand Branch Baptist Church	29.06103, -98.75411	10.70 miles	Church,Place Of Worship,Establishment
Hillside Boutique Hotel	29.34892, -98.89706	11.93 miles	Spa,Lodging,Restaurant,Food,Establishment

Points of interest are determined in order of proximity to the property. Only registered points of interest with Google will appear.

Offer Price Appendix

Percent of Market Value	County Offer	City Offer	Geo Adjusted Offer Price
100%	\$152,198.94	\$144,588.99	\$169,868.88
95%	\$144,588.99	\$137,359.54	\$161,375.44
90%	\$136,979.05	\$130,130.09	\$152,881.99
85%	\$129,369.10	\$122,900.64	\$144,388.55
80%	\$121,759.15	\$115,671.19	\$135,895.10
75%	\$114,149.21	\$108,441.75	\$127,401.66
70%	\$106,539.26	\$101,212.30	\$118,908.22
65%	\$98,929.31	\$93,982.85	\$110,414.77
60%	\$91,319.36	\$86,753.40	\$101,921.33
55%	\$83,709.42	\$79,523.95	\$93,427.88
50%	\$76,099.47	\$72,294.50	\$84,934.44
45%	\$68,489.52	\$65,065.05	\$76,441.00
40%	\$60,879.58	\$57,835.60	\$67,947.55
35%	\$53,269.63	\$50,606.15	\$59,454.11
30%	\$45,659.68	\$43,376.70	\$50,960.66
25%	\$38,049.74	\$36,147.25	\$42,467.22
20%	\$30,439.79	\$28,917.80	\$33,973.78
15%	\$22,829.84	\$21,688.35	\$25,480.33
10%	\$15,219.89	\$14,458.90	\$16,986.89
5%	\$7,609.95	\$7,229.45	\$8,493.44

Subdivision Price Appendix

Subdivision prices are PRYCD modeled prices. Please check with the local county's Planning Commission Office for zoning ordinances and regulations before embarking on any subdivision plans.

Comp counts are calculated using ranges around each acreage for general approximation of market saturation.

Acreage	County Price/Acre	City Price/Acre	Geo Adjusted Price/Acre	Sold Comp Count	For Sale Comp Count
Current Property (6.0 Acres)	\$25,366.49	\$24,098.17	\$28,311.48	50 Parcels	384 Parcels
5 Acres	\$28,573.83	\$27,145.14	\$28,620.06	44 Parcels	327 Parcels
2 Acres	\$57,727.39	\$54,841.02	\$46,649.84	56 Parcels	343 Parcels
1 Acres	\$107,687.15	\$102,302.80	\$61,081.78	41 Parcels	171 Parcels
0.5 Acres	\$207,761.80	\$197,373.71	\$207,761.80	32 Parcels	92 Parcels
0.25 Acres	\$344,283.04	\$327,068.88	\$344,283.04	20 Parcels	53 Parcels

Pricing Rationale Appendix

*Pricing rationale is a high level, step by step look at what our pricing model is considering while pricing the property.
Pricing rationale information is based on internal modeling and may not perfectly align with the displayed comps above.*

[Learn More about Standard Deviation](#)
[Learn More about Coefficient of Variation](#)

1. The property was pinpointed at the following coordinates: 29.178, -98.873
2. 546 properties were found in the county that had similar acreage profiles.
3. Removing comps from the following sources: []
4. The search pool was narrowed to 542 properties that fit the target modeling criteria.
5. 20 initial valid sold parcels were located within at least 6 miles of the property.
6. 20 initial valid for sale parcels were located within at least 6 miles of the property.
7. The low outlier wall was set to \$19,961.05/acre and the high outlier wall was set to \$36,666.67/acre.
8. 3 properties were removed for not meeting reasonable statistical measures.
9. The price standard deviation of the remaining properties is \$10,377.56
10. The acreage standard deviation of the remaining properties is 3.44 acres
11. The coefficient of price variation of the remaining properties is 0.34
12. The coefficient of acreage variation of the remaining properties is 0.52
13. The pricing confidence score was calculated to be 93.3%
14. The initial county price point was \$25,366.49/acre.
15. Discounted 10 listings for having a high days on market
16. The final model was created based on the data of 20 for sale comps with an average of \$27,193.83/acre and 17 sold comps with an average of \$33,588.88/acre

Owner Additional Contact Appendix

Phones

Type	Number	Do Not Call	Last Reported
Mobile	917-821-9331	Do Not Call	2025-01-16
Land Line	212-975-6557	Able to Call	2024-11-15

Do Not Call: Indicates whether the phone number is on the national Do Not Call (DNC) Registry

Last Reported: The last known date the phone number was associated with the property owner

Emails

Email
aps@cbsnews.com
andrew.soto.sr@gmail.com
asouto@labcorp.com



Property Boundary (WKT)

Estimated Acreage: 5.99 Acres

Acreage estimation is based on coordinate projection and should not be used as the legal acreage.

```
POLYGON((-98.8694620025 29.1769167992,-98.8681519839 29.1769229465,-98.8682224329 29.1770227835,-98.8683038343 29.1771128554,-98.8686012032  
29.177261497,-98.8691535333 29.1771770227,-98.8694116762 29.1769823729,-98.8695884152 29.1770661706,-98.8695135639 29.1773119478,-98.8694426201  
29.1775037837,-98.8735814605 29.1782926441,-98.873509642 29.1778016168,-98.8720590878 29.1775251144,-98.8698583578 29.1771055822,-98.8694620025  
29.1769167992))
```