

307 River Park Dr, Llano, TX 78643-9557, Llano County

APN: 34522 CLIP: 1093753297

	Beds N/A	Baths 2	Sale Price N/A	Sale Date N/A
	Bldg Sq Ft 2,118	Lot Sq Ft 21,780	Yr Built 1996	Type MBL HM

OWNER INFORMATION

Owner Name	Duke Sharon	Owner Vesting	
Owner Name 2		Owner Occupied	Yes
Tax Billing Address	307 River Park Dr	Land Tenure Code	
Tax Billing City & State	Llano, TX	Ownership Right Vesting	
Tax Billing Zip	78643	DMA No Mail Flag	
Tax Billing Zip+4	9557		

LOCATION INFORMATION

School District	SII	Mapsco	
School District Name	Llano ISD	MLS Area	LL
Census Tract	9701.00	Zip Code	78643
Subdivision	Rio Llano	Zip + 4	9557
6th Grade School District/School Name		Flood Zone Date	01/29/2021
Elementary School District		Flood Zone Code	A
Middle School District/School Name		Flood Zone Panel	48299C0190D
Neighborhood Code	Rli-Rli	Carrier Route	H007
Waterfront Influence		Neighborhood Name	
High School District/School Name			

TAX INFORMATION

Property ID 1	34522	Tax Area (113)	GLL
Property ID 2	1299000201770	Tax Appraisal Area	GLL
Property ID 3	34522	% Improved	
Legal Description	RIO LLANO UNIT 2 PT OF LT 177 0.500 AC		
Actual Tax Year		Block	
Actual Tax		Lot	177
Exemption(s)	Homestead,Senior		

ASSESSMENT & TAX

Assessment Year	2021	2020	2019
Market Value - Total	\$73,930	\$67,020	\$67,050
Market Value - Land	\$7,500	\$6,450	\$8,400
Market Value - Improved	\$66,430	\$60,570	\$58,650
Assessed Value - Total	\$73,722	\$67,020	\$67,050
Assessed Value - Land		\$6,450	\$8,400
Assessed Value - Improved		\$60,570	\$58,650
YOY Assessed Change (\$)	\$6,702	-\$30	
YOY Assessed Change (%)	10%	-0.04%	
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			
Gross Tax (2013/2014 School; 2014 County & Village)			
Tax Amount - Estimated	Tax Year	Change (\$)	Change (%)
\$960	2019		
\$908	2020	-\$52	-5.4%
\$969	2021	\$62	6.78%
Jurisdiction	Tax Type	Tax Amount	Tax Rate
Llano County	Actual	\$198.12	.26874
Llano Esd #3	Actual	\$21.96	.02979

Road And Bridge	Actual	\$19.90	.027
Llano ISD	Actual	\$729.41	.9894
Total Estimated Tax Rate			1.3149

CHARACTERISTICS			
County Use Code		Pool	
State Use	Farm-Rnch-Imps Mobile Hms	Foundation	Pier
Land Use	Mobile Home	Other Impvs	
Land Use Category		Other Rooms	
Lot Acres	0.5	# of Buildings	1
Lot Shape		3/4 Baths	
Basement Type		Area of Recreation Room	
Total Adj Bldg Area		Attic Type	
Gross Area	2,118	Bsmt Finish	
Building Sq Ft	2,118	Building Type	
Above Gnd Sq Ft	2,118	Carport Area	360
Basement Sq Feet		3rd Floor Area	
Ground Floor Area	2,118	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	Carport	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	Y
Stories		Heat Fuel Type	
Condition		Lot Depth	
Quality		Flooring Material	
Bldg Class		Fuel Type	
Total Units		Location Type	
Total Rooms		Lot Area	21,780
Bedrooms		Lot Frontage	
Total Baths	2	No. Of Passenger Elevator	
Full Baths	2	No. of Porches	1
Half Baths		No. Parking Spaces	
Bath Fixtures		Parking Type	Carport
Fireplaces	1	Patio/Deck 1 Area	
Condo Amenities		Paved Parking Area	
Water		Plumbing	
Sewer		Porch 1 Area	10
Cooling Type	Central	Primary Addition Area	
Heat Type	Central	Railroad Spur	
Porch	Covered Porch	No. of Dormer Windows	
Patio Type		No. of Patios	
Roof Type	Gable	No. of Vacant Units	
Roof Material		Num Stories	
Roof Frame	Metal	Patio/Deck 2 Area	
Roof Shape	Gable	Perimeter of Building	
Construction		Porch Type	Covered Porch
Interior Wall	Interior Wall	Rental Area	
Exterior	Aluminum/Vinyl	Sec Patio Area	
Floor Cover	Carpet/Vinyl	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
Main Area	S	2,118			1996

Carport-Detached	S	360	2008
Storage	S	192	2008
Covered Porch	S	10	

Feature Type	Value
Main Area	\$57,270
Carport-Detached	\$430
Storage	\$1,540
Covered Porch	\$70

Building Description	Building Size
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SELL SCORE			
Rating	Very Low	Value As Of	2022-04-24 04:24:11
Sell Score	299		

ESTIMATED VALUE			
RealAVM™	\$359,000	Confidence Score	60
RealAVM™ Range	\$305,150 - \$412,850	Forecast Standard Deviation	15
Value As Of	04/23/2022		

(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			

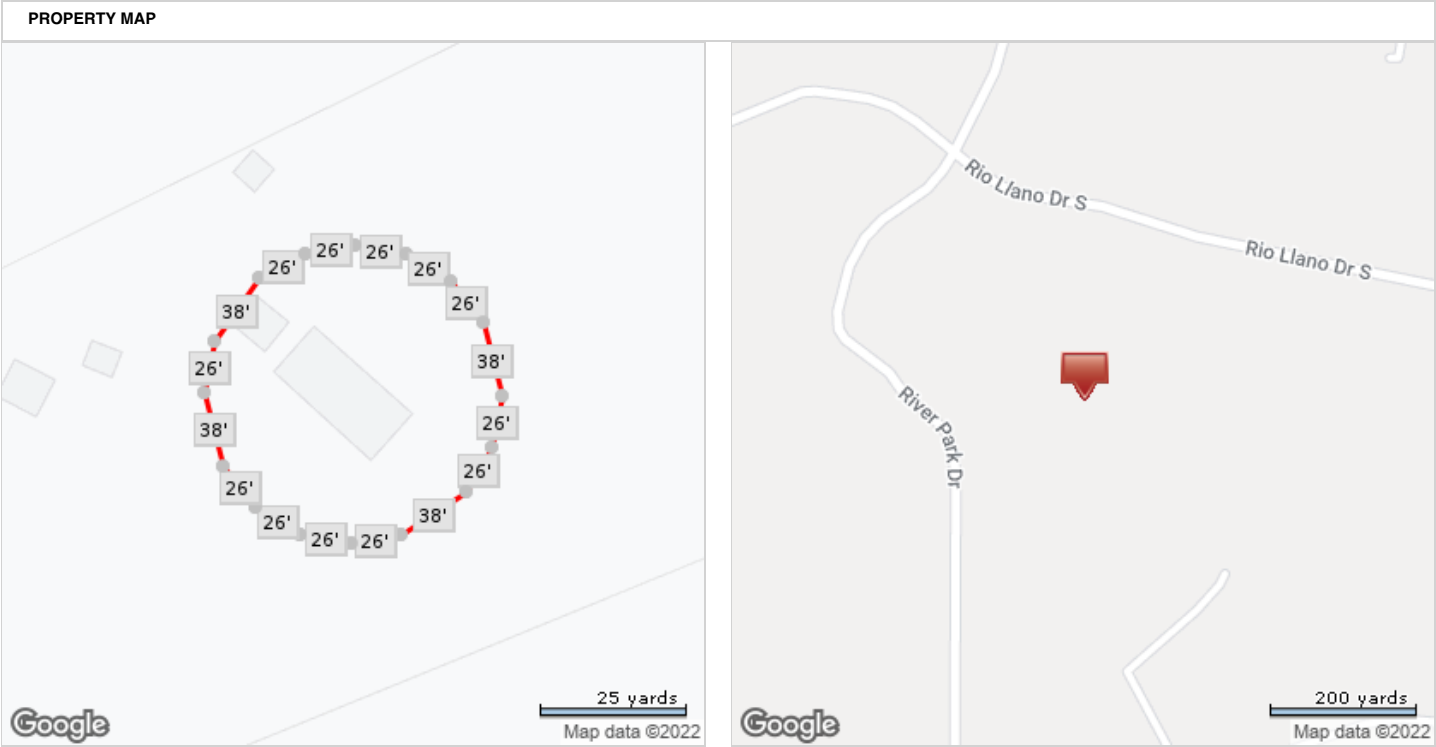
MLS Listing #
MLS Status
MLS Listing Date
MLS Orig Listing Price
MLS Listing Price
MLS Close Date
MLS Listing Close Price
MLS Listing Expiration Date
MLS Withdrawn Date

LAST MARKET SALE & SALES HISTORY	
Recording Date	11/09/2009
Sale/Settlement Date	09/11/2009
Document Number	1519-1183
Document Type	Warranty Deed
Buyer Name	Duke Sharon
Seller Name	Kolarik Clarence
Multi/Split Sale Type	

MORTGAGE HISTORY			
Mortgage Date	01/04/2010	11/09/2009	
Mortgage Amount	\$62,000	\$25,500	
Mortgage Lender	Llano Nat'l Bk		
Mortgage Type	Conventional	Private Party Lender	
Mortgage Code	Refi	Seller/Carry Back	

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