

320 Cr/972 Fm Granger Tx 76530, Granger, TX 76530, Williamson County

APN: R497719 CLIP: 2671979391

	Beds N/A	Full Baths 2	Half Baths N/A	Sale Price N/A	Sale Date N/A
	Bldg Sq Ft 1,792	Lot Sq Ft 366,514	Yr Built 2014	Type RANCH	

OWNER INFORMATION			
Owner Name	Mclain Kenneth E	Owner Vesting	
Owner Name 2	Mclain Juanita	Owner Occupied	Yes
Tax Billing Address	2800 County Road 320	Land Tenure Code	
Tax Billing City & State	Granger, TX	Ownership Right Vesting	
Tax Billing Zip	76530	DMA No Mail Flag	
Tax Billing Zip+4	5212		

LOCATION INFORMATION			
School District	Granger ISD	Mapsco	4J
School District Name	Granger ISD	MLS Area	WE
Census Tract	213.00	Zip Code	76530
Subdivision		Zip + 4	
6th Grade School District/School Name		Flood Zone Date	12/20/2019
Elementary School District		Flood Zone Code	X
Middle School District/School Name		Flood Zone Panel	48491C0325F
Neighborhood Code	J605d92-J605d92	Carrier Route	
Waterfront Influence		Neighborhood Name	
High School District/School Name			

TAX INFORMATION			
Property ID 1	R497719	Tax Area (113)	GWI
Property ID 2	120766000000006C	Tax Appraisal Area	GWI
Property ID 3	R497719	% Improved	74%
Legal Description	AW0766 AW0766 - I. & G.N.R.R. CO . SUR., ACRES 8.414		
Actual Tax Year		Block	
Actual Tax		Lot	
Exemption(s)	Homestead,Senior		

ASSESSMENT & TAX				
Assessment Year	2022 - Preliminary	2021	2020	2019
Market Value - Total	\$746,498	\$419,994	\$361,083	\$380,988
Market Value - Land	\$252,100	\$110,014	\$96,610	\$94,245
Market Value - Improved	\$494,398	\$309,980	\$264,473	\$286,743
Assessed Value - Total	\$338,103	\$307,058	\$278,617	\$301,053
Assessed Value - Land				
Assessed Value - Improved				
YOY Assessed Change (\$)	\$31,045	\$28,441	-\$22,436	
YOY Assessed Change (%)	10.11%	10.21%	-7.45%	
Exempt Building Value				
Exempt Land Value				
Exempt Total Value				
Gross Tax (2013/2014 School; 2014 County & Village)				
Tax Amount - Estimated	Tax Year	Change (\$)	Change (%)	
\$4,099	2020			
\$4,173	2021	\$74	1.8%	
\$4,595	2022	\$422	10.11%	
Jurisdiction	Tax Type	Tax Amount	Tax Rate	
Williamson County	Estimated	\$1,355.27	.40085	
Williamson County Fm/Rd	Estimated	\$135.24	.04	

Granger ISD	Estimated	\$3,104.46	.9182
Total Estimated Tax Rate			1.3591

CHARACTERISTICS			
County Use Code	Farm-Rnch-House-Ltd-Acre	Pool	
State Use	Farm-Rnch-House-Ltd-Acre	Foundation	Slab
Land Use	Ranch	Other Impvs	
Land Use Category		Other Rooms	
Lot Acres	8.414	# of Buildings	1
Lot Shape		3/4 Baths	
Basement Type		Area of Recreation Room	
Total Adj Bldg Area		Attic Type	
Gross Area	1,792	Bsmt Finish	
Building Sq Ft	1,792	Building Type	
Above Gnd Sq Ft		Carport Area	
Basement Sq Feet		3rd Floor Area	
Ground Floor Area	1,792	Additions Made	
Main Area	1,792	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	18048822
Heated Area		Ceiling Height	
Garage Type	Garage	Dining Rooms	
Garage Sq Ft	462	Elec Svs Type	
Garage Capacity		Elevator	
Garage 2 Sq Ft		Electric Service Type	
Style		Equipment	
Building Width		Family Rooms	
Building Depth		Fireplace	
Stories		Heat Fuel Type	
Condition		Lot Depth	
Quality		Flooring Material	
Bldg Class		Fuel Type	
Total Units		Location Type	
Total Rooms		Lot Area	366,514
Bedrooms		Lot Frontage	
Total Baths	2	No. Of Passenger Elevator	
Full Baths	2	No. of Porches	2
Half Baths		No. Parking Spaces	
Bath Fixtures		Parking Type	Type Unknown
Fireplaces		Patio/Deck 1 Area	120
Condo Amenities		Paved Parking Area	
Water		Plumbing	
Sewer		Porch 1 Area	103
Cooling Type	Central	Primary Addition Area	
Heat Type	Central	Railroad Spur	
Porch	Open Porch	No. of Dormer Windows	
Patio Type	Covered Patio	No. of Patios	1
Roof Type		No. of Vacant Units	
Roof Material	Other	Num Stories	
Roof Frame		Patio/Deck 2 Area	211
Roof Shape		Perimeter of Building	
Construction		Porch Type	Open Porch
Interior Wall	Drywall	Rental Area	
Exterior		Sec Patio Area	
Floor Cover	Carpet	Sprinkler Type	
Year Built	2014	Utilities	
Building Remodel Year		Lower Level Area	
Effective Year Built	2015	County Use Description	Farm-Rnch-House-Ltd-Acre-E1
Pool Size			

FEATURES					
Feature Type	Unit	Size/Qty	Width	Depth	Year Built
Main Area	S	1,792			2014
Garage	S	462			2014

Open Porch	S	103	2014
Covered Patio	S	120	2014
Open Porch	S	211	2014
Barn	S	2,400	2008
Site Improvement	U	1	

Feature Type	Value
Main Area	\$215,714
Garage	\$27,807
Open Porch	\$3,130
Covered Patio	\$1,341
Open Porch	\$6,380
Barn	\$40,608
Site Improvement	\$15,000

Building Description	Building Size
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SELL SCORE			
Rating		Value As Of	2022-05-29 04:37:46
Sell Score			

ESTIMATED VALUE			
RealAVM™		Confidence Score	
RealAVM™ Range		Forecast Standard Deviation	
Value As Of	06/01/2022		

(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	12/09/2010	12/07/2010	10/14/2008	06/18/2008
Sale/Settlement Date	12/08/2010		10/13/2008	06/12/2008
Document Number	83441	82752	78515	47925
Document Type	Warranty Deed	Warranty Deed	Warranty Deed	Warranty Deed
Buyer Name	Mclain Kenneth E & Juanita D	Owner Record	Watkins Lester	Berry Brian A & Hollie
Seller Name	Watkins Lester	Owner Record	Berry Brian A & Hollie	Twenty-First Century Props
Multi/Split Sale Type		Multi	Multi	Multi

MORTGAGE HISTORY	
Mortgage Date	12/09/2010
Mortgage Amount	\$80,000

Mortgage Lender	
Mortgage Type	Private Party Lender
Mortgage Code	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	

PROPERTY MAP



*Lot Dimensions are Estimated

