

MULTIPLE BUILDING PROPERTY SUMMARY

	MLS Beds	MLS Full Baths	Half Baths	Sale Price	Sale Date
	3	3	N/A	N/A	N/A
	MLS Sq Ft	Lot Sq Ft	Yr Built	Type	
	2,586	294,030	2010	FARMS	

OWNER INFORMATION			
Owner Name	West Bryan T	Owner Vesting	Husband/Wife
Owner Name 2	West Dora R	Owner Occupied	Yes
Tax Billing Address	407 Windmill	Land Tenure Code	
Tax Billing City & State	Burnet, TX	Ownership Right Vesting	
Tax Billing Zip	78611	DMA No Mail Flag	
Tax Billing Zip+4	4809		

LOCATION INFORMATION			
School District	Sbu	Mapsco	
School District Name	Burnet Cons ISD	MLS Area	BU
Census Tract	9603.02	Zip Code	78611
Subdivision	Bent Tree	Zip + 4	4809
6th Grade School District/School Name		Flood Zone Date	11/01/2019
Elementary School District		Flood Zone Code	X
Middle School District/School Name		Flood Zone Panel	48053C0350G
Neighborhood Code		Carrier Route	R001
Waterfront Influence		Neighborhood Name	
High School District/School Name			

TAX INFORMATION			
Property ID 1	101413	Tax Area (113)	GBU
Property ID 2	03171000000002000	Tax Appraisal Area	GBU
Property ID 3	000000101413	% Improved	
Legal Description	S3171 BENT TREE LOT 2 6.75		
Actual Tax Year		Block	
Actual Tax		Lot	2
Exemption(s)	Homestead		

ASSESSMENT & TAX				
Assessment Year	2022 - Preliminary	2021	2020	2019
Market Value - Total	\$449,524	\$375,722	\$342,809	\$342,809
Market Value - Land	\$65,475	\$65,475	\$65,475	\$65,475
Market Value - Improved	\$384,049	\$310,247	\$277,334	\$277,334
Assessed Value - Total	\$360,736	\$317,542	\$287,519	\$287,519
Assessed Value - Land				
Assessed Value - Improved				
YOY Assessed Change (\$)	\$43,194	\$30,023	\$0	
YOY Assessed Change (%)	13.6%	10.44%	0%	
Exempt Building Value				
Exempt Land Value				
Exempt Total Value				
Gross Tax (2013/2014 School; 2014 County & Village)				
Tax Amount - Estimated	Tax Year	Change (\$)	Change (%)	
\$4,722	2020			
\$4,974	2021	\$252	5.33%	
\$6,175	2022	\$1,201	24.15%	

Jurisdiction	Tax Type	Tax Amount	Tax Rate
Burnet County	Estimated	\$1,391.59	.353
Burnet County Special	Estimated	\$184.10	.0467
Burnet Cons ISD	Estimated	\$4,245.73	1.077
Central Texas Gwcd	Estimated	\$26.41	.0067
Emergency Service Dist #7	Estimated	\$326.81	.0829
Total Estimated Tax Rate			1.5663

CHARACTERISTICS			
County Use Code		Pool	
State Use	Farm-Rnch-Imps Residence	Foundation	
Land Use	Farms	Other Impvs	
Land Use Category		Other Rooms	
Lot Acres	6.75	# of Buildings	2
Lot Shape		3/4 Baths	
Basement Type	MLS: Slab	Area of Recreation Room	
Total Adj Bldg Area		Attic Type	
Gross Area	2,586	Bsmt Finish	
Building Sq Ft	2,586	Building Type	Residential
Above Gnd Sq Ft		Carport Area	576
Basement Sq Feet		3rd Floor Area	
Ground Floor Area	1,706	Additions Made	
Main Area		Area of Attic	
2nd Floor Area		Area Under Canopy	519
Area Above 3rd Floor		Basement Rooms	
Finished Basement Area		Bldg Frame Material	
Unfinished Basement Area		Building Comments	
Heated Area		Ceiling Height	
Garage Type	Garage	Dining Rooms	
Garage Sq Ft	700	Elec Svs Type	
Garage Capacity	MLS: 5	Elevator	
Garage 2 Sq Ft		Electric Service Type	
Style		Equipment	
Building Width		Family Rooms	
Building Depth		Fireplace	
Stories	MLS: 1	Heat Fuel Type	
Condition		Lot Depth	
Quality		Flooring Material	
Bldg Class		Fuel Type	
Total Units		Location Type	
Total Rooms		Lot Area	294,030
Bedrooms	MLS: 3	Lot Frontage	
Total Baths	MLS: 3	No. Of Passenger Elevator	
Full Baths	MLS: 3	No. of Porches	2
Half Baths		No. Parking Spaces	MLS: 5
Bath Fixtures		Parking Type	Type Unknown
Fireplaces		Patio/Deck 1 Area	675
Condo Amenities		Paved Parking Area	
Water		Plumbing	
Sewer		Porch 1 Area	138
Cooling Type		Primary Addition Area	
Heat Type		Railroad Spur	
Porch	Porch	No. of Dormer Windows	
Patio Type	Patio	No. of Patios	2
Roof Type		No. of Vacant Units	
Roof Material		Num Stories	
Roof Frame		Patio/Deck 2 Area	246
Roof Shape		Perimeter of Building	
Construction		Porch Type	Porch
Interior Wall		Rental Area	
Exterior		Sec Patio Area	140
Floor Cover		Sprinkler Type	
Year Built	2010	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	1,706			2010
Porch	S	138			2010
Porch	S	246			2010
Void	S	230			2010
Storage	S	200			2010
Garage	S	700			2010
Carport	S	576			
Carport	S	432			2012
Canopy	S	144			2012
Multi Mains	S	280			

Feature Type	Value
Main Area	\$161,217
Porch	\$3,261
Porch	\$5,812
Void	\$7,165
Storage	\$1,530
Garage	\$6,300
Carport	\$1,296
Carport	\$972
Canopy	\$324
Multi Mains	\$26,460

Building Description	Building Size

SELL SCORE			
Rating		Value As Of	2022-06-19 04:08:42
Sell Score			

ESTIMATED VALUE			
RealAVM™		Confidence Score	
RealAVM™ Range		Forecast Standard Deviation	
Value As Of	06/12/2022		

(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	5818095	Listing Date	05/24/2022
MLS Area	BU	MLS Status Change Date	06/13/2022
MLS Status	Withdrawn	Listing Agent Name	650086-Jenna Moore
Current Listing Price	\$875,000	Listing Broker Name	TOPPER REAL ESTATE
Original Listing Price	\$875,000		

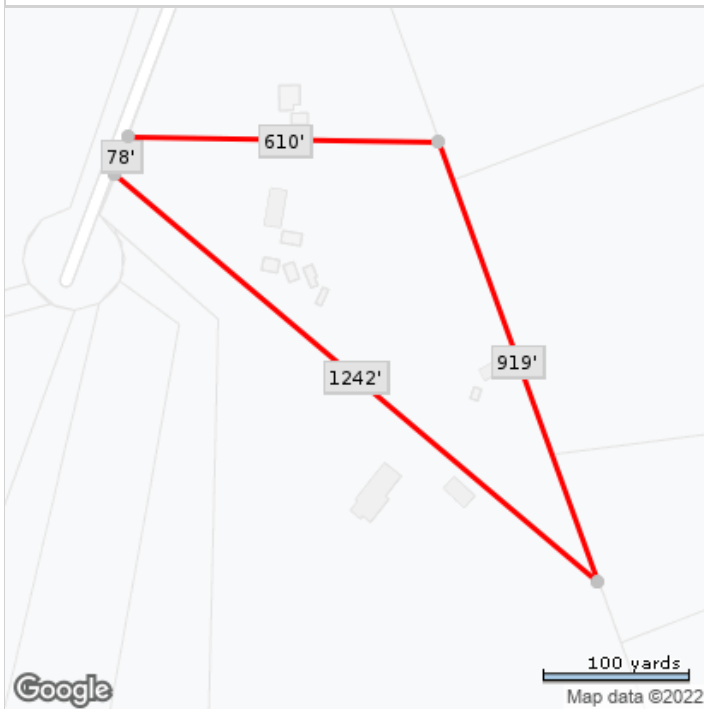
MLS Listing #	6122454	9076970
MLS Status	Withdrawn	Withdrawn
MLS Listing Date	05/11/2022	04/24/2022
MLS Orig Listing Price	\$1,195,000	\$1,350,000
MLS Listing Price	\$1,195,000	\$1,195,000
MLS Close Date		
MLS Listing Close Price		
MLS Listing Expiration Date		
MLS Withdrawn Date		

LAST MARKET SALE & SALES HISTORY	
Recording Date	11/14/2008
Sale/Settlement Date	11/14/2008

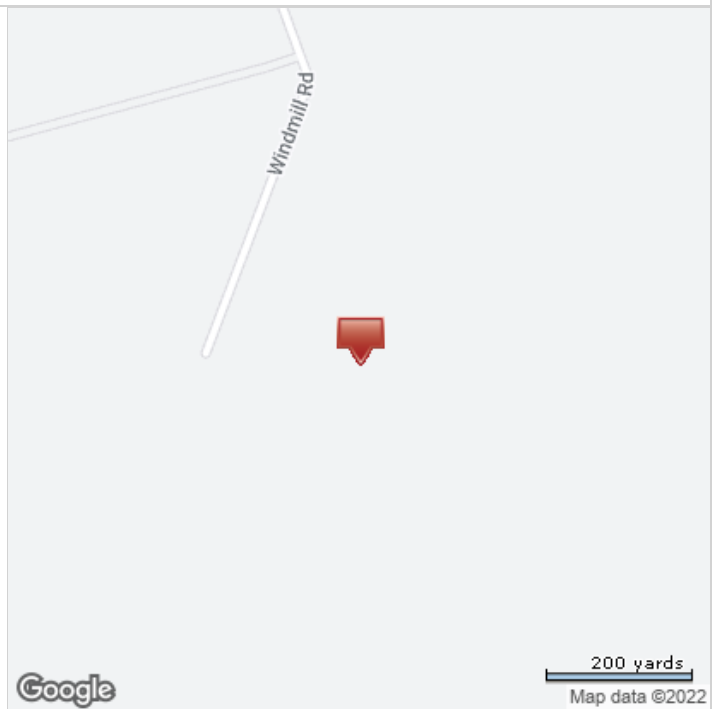
Document Number	11499
Document Type	Warranty Deed
Buyer Name	West Bryan T & Dora R
Seller Name	Bent Tree Construction Ltd
Multi/Split Sale Type	

MORTGAGE HISTORY					
Mortgage Date	03/29/2017	09/23/2010	08/09/2010	10/08/2009	11/14/2008
Mortgage Amount	\$172,950	\$279,150	\$184,050	\$279,150	\$36,000
Mortgage Lender	First St Bk/Ctrl Tx	First St Bk/Ctrl Tx	Plaza Hm Mtg Inc	First St Bk/Ctrl Tx	First St Bk/Burnet
Mortgage Type	Conventional	Conventional	Fha		Conventional
Mortgage Code	Refi	Refi	Refi	Construction	1st Time Sale

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


BUILDING 1 OF 2
CHARACTERISTICS

County Use Code		Pool	
State Use	Farm-Rnch-Imps, Residence	Foundation	
Land Use	Farms	Other Impvs	
Land Use Category		Other Rooms	
Lot Acres	6.75	# of Buildings	
Lot Shape		3/4 Baths	
Basement Type		Area of Recreation Room	
Total Adj Bldg Area		Attic Type	
Gross Area	2,586	Bsmt Finish	
Building Sq Ft	1,986	Building Type	Residential
Above Gnd Sq Ft		Carport Area	576
Basement Sq Feet		3rd Floor Area	
Ground Floor Area	1,706	Additions Made	
Main Area		Area of Attic	
2nd Floor Area		Area Under Canopy	144
Area Above 3rd Floor		Basement Rooms	
Finished Basement Area		Bldg Frame Material	
Unfinished Basement Area		Building Comments	
Heated Area		Ceiling Height	
Garage Type	Garage	Dining Rooms	
Garage Sq Ft	700	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	294,030
Bedrooms		Lot Frontage	
Total Baths		No. Of Passenger Elevator	
Full Baths		No. of Porches	2
Half Baths		No. Parking Spaces	
Bath Fixtures		Parking Type	Type Unknown

Fireplaces		Patio/Deck 1 Area	675
Condo Amenities		Paved Parking Area	
Water		Plumbing	
Sewer		Porch 1 Area	138
Cooling Type		Primary Addition Area	
Heat Type		Railroad Spur	
Porch	Porch	No. of Dormer Windows	
Patio Type	Patio	No. of Patios	2
Roof Type		No. of Vacant Units	
Roof Material		Num Stories	
Roof Frame		Patio/Deck 2 Area	246
Roof Shape		Perimeter of Building	
Construction		Porch Type	Porch
Interior Wall		Rental Area	
Exterior		Sec Patio Area	140
Floor Cover		Sprinkler Type	
Year Built	2010	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	1,706			2010
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BUILDING 2 OF 2

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Land Use Category		Other Rooms	
Lot Acres	6.75	# of Buildings	
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Gross Area	2,586	Bsmt Finish	
Building Sq Ft	600	Building Type	Residential
Above Gnd Sq Ft		Carport Area	
Basement Sq Feet		3rd Floor Area	

Ground Floor Area	600	Additions Made	
Main Area		Area of Attic	
2nd Floor Area		Area Under Canopy	375
Area Above 3rd Floor		Basement Rooms	
Finished Basement Area		Bldg Frame Material	
Unfinished Basement Area		Building Comments	
Heated Area		Ceiling Height	
Garage Type		Dining Rooms	
Garage Sq Ft		Elec Svs Type	
Garage Capacity		Elevator	
Garage 2 Sq Ft		Electric Service Type	
Style		Equipment	
Building Width		Family Rooms	
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Porch		No. of Dormer Windows	
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Roof Type		No. of Vacant Units	
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Roof Shape		Perimeter of Building	
Construction		Porch Type	
Interior Wall		Rental Area	
Exterior		Sec Patio Area	
Floor Cover		Sprinkler Type	
Year Built		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	600			2018
Canopy	S	375			2018
Storage	S	64			2018
Canopy	S	396			2018
Feature Type			Value		
Main Area			\$67,050		
Canopy			\$10,478		
Storage			\$544		
Canopy			\$990		
Building Description			Building Size		