

210 Frye Ln, Seguin, TX 78155-2844, Guadalupe County

APN: 54091 CLIP: 4658378107

	Beds N/A	Full Baths 2	Half Baths N/A	Sale Price N/A	Sale Date N/A
	Bldg Sq Ft 1,104	Lot Sq Ft 130,244	Yr Built 1987	Type SFR	

OWNER INFORMATION			
Owner Name	Easter David J	Owner Vesting	Single Man
Owner Name 2		Owner Occupied	Yes
Tax Billing Address	210 Frye Ln	Land Tenure Code	
Tax Billing City & State	Seguin, TX	Ownership Right Vesting	
Tax Billing Zip	78155	DMA No Mail Flag	
Tax Billing Zip+4	2844		

LOCATION INFORMATION			
School District	Sgs	Mapsco	564-D3
School District Name	Seguin ISD	MLS Area	GU
Census Tract	2109.02	Zip Code	78155
Subdivision		Zip + 4	2844
6th Grade School District/School Name		Flood Zone Date	11/02/2007
Elementary School District		Flood Zone Code	X
Middle School District/School Name		Flood Zone Panel	48187C0315F
Neighborhood Code	Rural_g-Rural_g	Carrier Route	R005
Waterfront Influence		Neighborhood Name	
High School District/School Name			

TAX INFORMATION			
Property ID 1	54091	Tax Area (113)	GCO
Property ID 2	2G0016000004900000	Tax Appraisal Area	GCO
Property ID 3	000000054091	% Improved	
Legal Description	ABS: 16 SUR: G DEWITT 2.9900 A C.		
Actual Tax Year		Block	
Actual Tax		Lot	
Exemption(s)	Homestead		

ASSESSMENT & TAX				
Assessment Year	2022 - Preliminary	2021	2020	2019
Market Value - Total	\$276,999	\$192,675	\$171,938	\$169,278
Market Value - Land	\$88,580	\$57,031	\$49,905	\$43,825
Market Value - Improved	\$188,419	\$135,644	\$122,033	\$125,453
Assessed Value - Total	\$208,045	\$189,132	\$171,938	\$157,739
Assessed Value - Land			\$49,905	
Assessed Value - Improved			\$122,033	
YOY Assessed Change (\$)	\$18,913	\$17,194	\$14,199	
YOY Assessed Change (%)	10%	10%	9%	
Exempt Building Value				
Exempt Land Value				
Exempt Total Value				
Gross Tax (2013/2014 School; 2014 County & Village)				
Tax Amount - Estimated	Tax Year	Change (\$)	Change (%)	
\$3,003	2020			
\$3,148	2021	\$145	4.82%	
\$3,463	2022	\$315	10%	
Jurisdiction	Tax Type	Tax Amount	Tax Rate	
Guadalupe County	Estimated	\$686.34	.3299	
Lateral Road	Estimated	\$104.02	.05	

Sequin ISD	Estimated	\$2,672.55	1.2846
Total Estimated Tax Rate			1.6645

CHARACTERISTICS			
County Use Code		Pool	
State Use	Sgl-Fam-Res-Home	Foundation	Concrete Beam
Land Use	SFR	Other Impvs	
Land Use Category		Other Rooms	
Lot Acres	2.99	# of Buildings	1
Lot Shape		3/4 Baths	
Basement Type		Area of Recreation Room	
Total Adj Bldg Area		Attic Type	
Gross Area	1,104	Bsmt Finish	
Building Sq Ft	1,104	Building Type	Residential
Above Gnd Sq Ft	1,104	Carport Area	240
Basement Sq Feet		3rd Floor Area	
Ground Floor Area	1,104	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	Detached Garage	Dining Rooms	
Garage Sq Ft	576	Elec Svs Type	
Garage Capacity		Elevator	
Garage 2 Sq Ft		Electric Service Type	
Style		Equipment	
Building Width		Family Rooms	
Building Depth		Fireplace	
Stories	1	Heat Fuel Type	
Condition		Lot Depth	
Quality		Flooring Material	
Bldg Class		Fuel Type	
Total Units		Location Type	
Total Rooms		Lot Area	130,244
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	Detached Garage
Fireplaces		Patio/Deck 1 Area	104
Condo Amenities		Paved Parking Area	
Water		Plumbing	
Sewer		Porch 1 Area	64
Cooling Type	Central	Primary Addition Area	
Heat Type	Central	Railroad Spur	
Porch	Covered Porch	No. of Dormer Windows	
Patio Type	Covered Deck	No. of Patios	1
Roof Type	Gable	No. of Vacant Units	
Roof Material	Composition Shingle	Num Stories	
Roof Frame		Patio/Deck 2 Area	144
Roof Shape	Gable	Perimeter of Building	
Construction		Porch Type	Covered Porch
Interior Wall	Drywall	Rental Area	
Exterior	Wood	Sec Patio Area	
Floor Cover	Carpet	Sprinkler Type	
Year Built	1987	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 Flr	S	1,104			1987
Cov Porch	S	64			

Det Garage	S	576
Deck-Cov	S	104
Utility-Fin	S	120
Det Carprt	S	240
Storage	S	240
Det Carprt	S	288
Storage	S	528
Det Cov Porch	S	144

Feature Type	Value
Main Flr	\$94,632
Cov Porch	\$1,372
Det Garage	\$19,832
Deck-Cov	\$1,337
Utility-Fin	\$3,600
Det Carprt	\$1,136
Storage	\$3,310
Det Carprt	\$839
Storage	\$7,281
Det Cov Porch	\$1,384

Building Description	Building Size
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SELL SCORE			
Rating	Very Low	Value As Of	2022-06-26 04:11:07
Sell Score	350		

ESTIMATED VALUE			
RealAVM™	\$199,700	Confidence Score	56
RealAVM™ Range	\$157,763 - \$241,637	Forecast Standard Deviation	21
Value As Of	06/21/2022		

(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	06/07/2016	08/17/2006		
Sale/Settlement Date	05/31/2016	08/14/2006	03/16/1993	01/14/1992
Document Number	12000	2358-155	1033-438	977-118
Document Type	Rerecorded Deed	Warranty Deed	Deed (Reg)	Deed (Reg)
Buyer Name	Ramos Ysmael Jr	Easter David J	Weir Jack C & Dorothy M	Weir Jack C & Dorthy M
Seller Name	Easter David J	Weir Jack C & Dorthy M	Owner Record	Owner Record

MORTGAGE HISTORY					
Mortgage Date	05/21/2019	05/21/2019	07/20/2016	08/02/2011	04/24/2008
Mortgage Amount	\$108,614	\$2,700	\$106,379	\$110,292	\$112,348
Mortgage Lender	Carrington Mtg Svcs L LC	Secretary/Hsng & Urban Dev	Carrington Mtg Svcs L LC	Bank Of America	Dallas Hm Lns Inc
Mortgage Type	Conventional	Fha	Fha	Fha	Fha
Mortgage Code	Refi	Refi	Refi	Refi	Refi
Mortgage Date			08/17/2006		
Mortgage Amount			\$97,240		
Mortgage Lender			Decision One Mtg Co LLC		
Mortgage Type			Conventional		
Mortgage Code			Resale		

FORECLOSURE HISTORY		
Document Type	Notice Of Sale	Appoint Of Substitute Trustee
Default Date		
Foreclosure Filing Date		09/06/2019
Recording Date	09/26/2019	09/18/2019
Document Number		21229
Book Number		
Page Number		
Default Amount		
Final Judgment Amount		
Original Doc Date	07/15/2011	07/15/2011
Original Document Number	13473	13473
Original Book Page	3022000636	3022000636
Buyer 2		
Buyer Ownership Rights		
Buyer 4		
Seller 2		
Trustee Name	Carrington Foreclosures Svcs L	Deborah Martin
Trustee Sale Order Number	19-23422	19-23422
Buyer 1	Easter David J	Easter David J
Buyer 3		
Buyer Etal		
Buyer Relationship Type		Single
Lender Name	Carrington Mtg Svcs LLC	Bank United
Lien Type		
Mortgage Amount	\$110,292	\$110,292
Seller 1		
Title Company		Servicelink
Trustee Phone	(888) 313-1969	

PROPERTY MAP



*Lot Dimensions are Estimated

