

**274 Cistern Rd, Rosanky, TX 78953-5086, Bastrop County**

APN: 112386 CLIP: 3421658027



|                          |                             |                          |                          |                         |
|--------------------------|-----------------------------|--------------------------|--------------------------|-------------------------|
| Beds<br><b>N/A</b>       | Full Baths<br><b>N/A</b>    | Half Baths<br><b>N/A</b> | Sale Price<br><b>N/A</b> | Sale Date<br><b>N/A</b> |
| Bldg Sq Ft<br><b>N/A</b> | Lot Sq Ft<br><b>808,561</b> | Yr Built<br><b>2016</b>  | Type<br><b>MBL HM</b>    |                         |

**OWNER INFORMATION**

|                          |                           |                         |           |
|--------------------------|---------------------------|-------------------------|-----------|
| Owner Name               | <b>Richter Richard</b>    | Owner Vesting           |           |
| Owner Name 2             | <b>Richter Veronica R</b> | Owner Occupied          | <b>No</b> |
| Tax Billing Address      | <b>278 Cistern Rd</b>     | Land Tenure Code        |           |
| Tax Billing City & State | <b>Rosanky, TX</b>        | Ownership Right Vesting |           |
| Tax Billing Zip          | <b>78953</b>              | DMA No Mail Flag        |           |
| Tax Billing Zip+4        | <b>5086</b>               |                         |           |

**LOCATION INFORMATION**

|                                       |                        |                   |                    |
|---------------------------------------|------------------------|-------------------|--------------------|
| School District                       | <b>S03</b>             | Mapsco            | <b>59-B</b>        |
| School District Name                  | <b>Smithville ISD</b>  | MLS Area          | <b>SV</b>          |
| Census Tract                          | <b>9506.01</b>         | Zip Code          | <b>78953</b>       |
| Subdivision                           | <b>Conley, Preston</b> | Zip + 4           | <b>5086</b>        |
| 6th Grade School District/School Name |                        | Flood Zone Date   | <b>01/19/2006</b>  |
| Elementary School District            |                        | Flood Zone Code   | <b>A</b>           |
| Middle School District/School Name    |                        | Flood Zone Panel  | <b>48021C0500E</b> |
| Neighborhood Code                     | <b>1907-1907</b>       | Carrier Route     | <b>H001</b>        |
| Waterfront Influence                  |                        | Neighborhood Name |                    |
| High School District/School Name      |                        |                   |                    |

**TAX INFORMATION**

|                   |                                           |                    |            |
|-------------------|-------------------------------------------|--------------------|------------|
| Property ID 1     | <a href="#">112386</a>                    | Tax Area (113)     | <b>G01</b> |
| Property ID 2     | <b>R112386</b>                            | Tax Appraisal Area | <b>G01</b> |
| Property ID 3     | <b>000000112386</b>                       | % Improved         |            |
| Legal Description | <b>A127 CONLEY, PRESTON, ACRES 18.562</b> |                    |            |
| Actual Tax Year   |                                           | Block              |            |
| Actual Tax        |                                           | Lot                |            |
| Exemption(s)      | <b>Agricultural</b>                       |                    |            |

**ASSESSMENT & TAX**

|                                                     |                    |                  |                  |                  |
|-----------------------------------------------------|--------------------|------------------|------------------|------------------|
| Assessment Year                                     | 2022 - Preliminary | 2021             | 2020             | 2019             |
| Market Value - Total                                | <b>\$322,624</b>   | <b>\$147,545</b> | <b>\$136,654</b> | <b>\$149,137</b> |
| Market Value - Land                                 | <b>\$321,186</b>   | <b>\$146,626</b> | <b>\$135,741</b> | <b>\$148,676</b> |
| Market Value - Improved                             | <b>\$1,438</b>     | <b>\$919</b>     | <b>\$913</b>     | <b>\$461</b>     |
| Assessed Value - Total                              | <b>\$30,702</b>    | <b>\$30,116</b>  | <b>\$23,338</b>  | <b>\$17,215</b>  |
| Assessed Value - Land                               | <b>\$29,264</b>    |                  |                  |                  |
| Assessed Value - Improved                           | <b>\$1,438</b>     |                  |                  |                  |
| YOY Assessed Change (\$)                            | <b>\$586</b>       | <b>\$6,778</b>   | <b>\$6,123</b>   |                  |
| YOY Assessed Change (%)                             | <b>1.95%</b>       | <b>29.04%</b>    | <b>35.57%</b>    |                  |
| Exempt Building Value                               |                    |                  |                  |                  |
| Exempt Land Value                                   |                    |                  |                  |                  |
| Exempt Total Value                                  |                    |                  |                  |                  |
| Gross Tax (2013/2014 School; 2014 County & Village) |                    |                  |                  |                  |
| Tax Amount - Estimated                              | Tax Year           | Change (\$)      | Change (%)       |                  |
| \$460                                               | <b>2020</b>        |                  |                  |                  |
| \$549                                               | <b>2021</b>        | <b>\$89</b>      | <b>19.35%</b>    |                  |
| \$559                                               | <b>2022</b>        | <b>\$11</b>      | <b>1.95%</b>     |                  |
| Jurisdiction                                        | Tax Type           | Tax Amount       | Tax Rate         |                  |
| Bastrop County                                      | <b>Estimated</b>   | <b>\$130.54</b>  | <b>.4252</b>     |                  |

|                          |           |          |        |
|--------------------------|-----------|----------|--------|
| County Rd                | Estimated | \$29.72  | .0968  |
| Smithville ISD           | Estimated | \$368.52 | 1.2003 |
| Emergency Svc Dst 1      | Estimated | \$30.70  | .1     |
| Total Estimated Tax Rate |           |          | 1.8223 |

| CHARACTERISTICS          |              |                           |                 |
|--------------------------|--------------|---------------------------|-----------------|
| County Use Code          | Mobile Homes | Pool                      |                 |
| State Use                |              | Foundation                |                 |
| Land Use                 | Mobile Home  | Other Impvs               |                 |
| Land Use Category        |              | Other Rooms               |                 |
| Lot Acres                | 18.562       | # of Buildings            | 1               |
| Lot Shape                |              | 3/4 Baths                 |                 |
| Basement Type            |              | Area of Recreation Room   |                 |
| Total Adj Bldg Area      |              | Attic Type                |                 |
| Gross Area               |              | Bsmt Finish               |                 |
| Building Sq Ft           |              | Building Type             | Building        |
| Above Gnd Sq Ft          |              | Carport Area              |                 |
| Basement Sq Feet         |              | 3rd Floor Area            |                 |
| Ground Floor Area        |              | 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              |              | 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                 |                 |
| Stories                  |              | Heat Fuel Type            |                 |
| Condition                |              | Lot Depth                 |                 |
| Quality                  |              | Flooring Material         |                 |
| Bldg Class               |              | Fuel Type                 |                 |
| Total Units              |              | Location Type             |                 |
| Total Rooms              |              | Lot Area                  | 808,561         |
| Bedrooms                 |              | Lot Frontage              |                 |
| Total Baths              |              | No. Of Passenger Elevator |                 |
| Full Baths               |              | No. of Porches            |                 |
| Half Baths               |              | No. Parking Spaces        |                 |
| Bath Fixtures            |              | Parking Type              |                 |
| Fireplaces               |              | Patio/Deck 1 Area         |                 |
| Condo Amenities          |              | Paved Parking Area        |                 |
| Water                    |              | Plumbing                  |                 |
| Sewer                    |              | Porch 1 Area              |                 |
| Cooling Type             |              | Primary Addition Area     |                 |
| Heat Type                |              | Railroad Spur             |                 |
| Porch                    |              | No. of Dormer Windows     |                 |
| Patio Type               |              | No. of Patios             |                 |
| Roof Type                |              | No. of Vacant Units       |                 |
| Roof Material            |              | Num Stories               |                 |
| Roof Frame               |              | Patio/Deck 2 Area         |                 |
| Roof Shape               |              | Perimeter of Building     |                 |
| Construction             |              | Porch Type                |                 |
| Interior Wall            |              | Rental Area               |                 |
| Exterior                 |              | Sec Patio Area            |                 |
| Floor Cover              |              | Sprinkler Type            |                 |
| Year Built               | 2016         | Utilities                 |                 |
| Building Remodel Year    |              | Lower Level Area          |                 |
| Effective Year Built     |              | County Use Description    | Mobile Homes-E3 |
| Pool Size                |              |                           |                 |

| FEATURES     |      |          |       |       |            |
|--------------|------|----------|-------|-------|------------|
| Feature Type | Unit | Size/Qty | Width | Depth | Year Built |

|              |       |
|--------------|-------|
| Feature Type | Value |
| Pole Barn    | \$919 |

|                      |               |
|----------------------|---------------|
| Building Description | Building Size |
|----------------------|---------------|

|            |     |             |                     |
|------------|-----|-------------|---------------------|
| SELL SCORE |     |             |                     |
| Rating     | Low | Value As Of | 2022-07-24 07:51:27 |
| Sell Score | 448 |             |                     |

|                 |  |                             |  |
|-----------------|--|-----------------------------|--|
| ESTIMATED VALUE |  |                             |  |
| RealAVM™        |  | Confidence Score            |  |
| RealAVM™ Range  |  | Forecast Standard Deviation |  |
| Value As Of     |  |                             |  |

(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     | 8499844     | Listing Date           | 10/28/2021                  |
| MLS Area               | SV          | MLS Status Change Date | 07/15/2022                  |
| MLS Status             | Withdrawn   | Listing Agent Name     | 590736-Michelle Harmon      |
| Current Listing Price  | \$1,700,000 | Listing Broker Name    | LONE STAR REALTY - LOCKHART |
| Original Listing Price | \$1,800,000 |                        |                             |

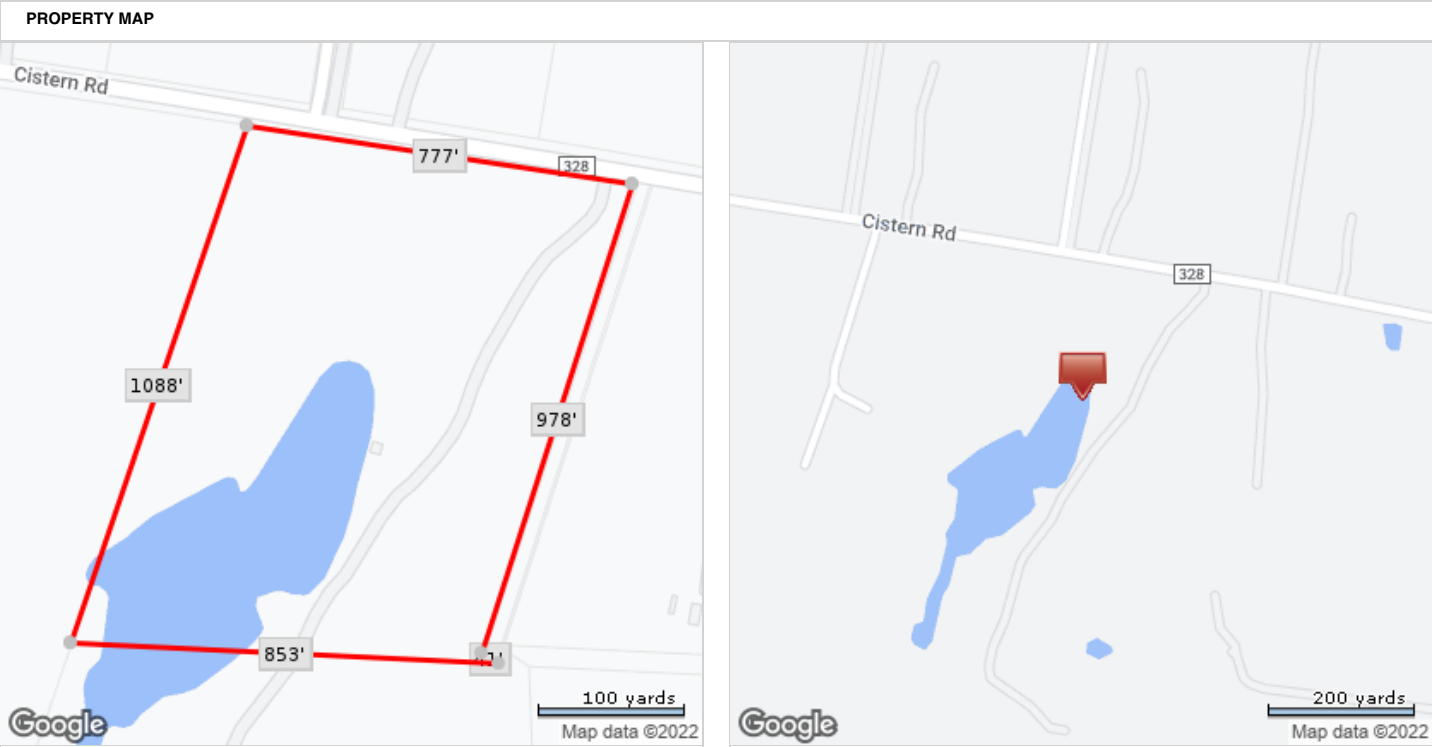
|                             |            |            |            |
|-----------------------------|------------|------------|------------|
| MLS Listing #               | 3286866    | 4090746    | 9798697    |
| MLS Status                  | Withdrawn  | Withdrawn  | Expired    |
| MLS Listing Date            | 10/08/2012 | 10/26/2011 | 06/23/2009 |
| MLS Orig Listing Price      | \$81,000   | \$115,000  | \$155,000  |
| MLS Listing Price           | \$81,000   | \$115,000  | \$117,900  |
| MLS Close Date              |            |            |            |
| MLS Listing Close Price     |            |            |            |
| MLS Listing Expiration Date | 04/08/2013 | 12/31/2012 | 06/23/2010 |
| MLS Withdrawn Date          |            |            |            |

|                                  |                              |                       |  |
|----------------------------------|------------------------------|-----------------------|--|
| LAST MARKET SALE & SALES HISTORY |                              |                       |  |
| Recording Date                   | 01/02/2013                   | 12/31/2007            |  |
| Sale/Settlement Date             | 01/01/2013                   | 12/21/2007            |  |
| Document Number                  | 2200-94                      | 1802-726              |  |
| Document Type                    | Trustee's Deed (Foreclosure) | Warranty Deed         |  |
| Buyer Name                       | Roscoe St Bk                 | Cardco Properties Inc |  |
| Seller Name                      | Sheffield Mark               | Matthews Joyce L      |  |
| Multi/Split Sale Type            |                              |                       |  |

|                  |              |              |              |              |                      |
|------------------|--------------|--------------|--------------|--------------|----------------------|
| MORTGAGE HISTORY |              |              |              |              |                      |
| Mortgage Date    | 01/15/2015   | 01/09/2012   | 10/30/2009   | 10/26/2009   | 12/31/2007           |
| Mortgage Amount  | \$179,560    | \$89,271     | \$95,363     | \$88,000     | \$127,290            |
| Mortgage Lender  | Roscoe St Bk | Roscoe St Bk | Roscoe St Bk |              | Private Individual   |
| Mortgage Type    | Conventional |              | Conventional |              | Private Party Lender |
| Mortgage Code    | Refi         | Construction | Refi         | Construction | Resale               |

|                         |                          |
|-------------------------|--------------------------|
| FORECLOSURE HISTORY     |                          |
| Document Type           | Notice Of Trustee's Sale |
| Default Date            |                          |
| Foreclosure Filing Date |                          |
| Recording Date          | 12/13/2012               |
| Document Number         |                          |
| Book Number             |                          |

|                           |                       |
|---------------------------|-----------------------|
| Page Number               |                       |
| Default Amount            |                       |
| Final Judgment Amount     |                       |
| Original Doc Date         | 10/20/2009            |
| Original Document Number  |                       |
| Original Book Page        | 510000776             |
| Buyer 2                   |                       |
| Buyer Ownership Rights    | Corporation           |
| Buyer 4                   |                       |
| Seller 2                  |                       |
| Trustee Name              | Mark Sheffield        |
| Trustee Sale Order Number |                       |
| Buyer 1                   | Cardco Properties Inc |
| Buyer 3                   |                       |
| Buyer Etal                |                       |
| Buyer Relationship Type   |                       |
| Lender Name               | Roscoe St Bk          |
| Lien Type                 |                       |
| Mortgage Amount           | \$95,363              |
| Seller 1                  |                       |
| Title Company             |                       |
| Trustee Phone             |                       |



\*Lot Dimensions are Estimated