

	Beds N/A	Full Baths N/A	Half Baths N/A	Sale Price N/A	Sale Date N/A
	Bldg Sq Ft 1,860	Lot Sq Ft 12,443	Yr Built 2009	Type SFR	

OWNER INFORMATION			
Owner Name	Niemann Randy A	Owner Vesting	
Owner Name 2		Owner Occupied	Yes
Tax Billing Address	4419 1/2 Bellvue Ave	Land Tenure Code	
Tax Billing City & State	Austin, TX	Ownership Right Vesting	
Tax Billing Zip	78756	DMA No Mail Flag	
Tax Billing Zip+4			

LOCATION INFORMATION			
School District	Sma	Mapsco	101-B4
School District Name	Marble Falls ISD	MLS Area	LW
Census Tract	9608.03	Zip Code	78669
Subdivision	Lakeside Beach	Zip + 4	4143
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	48053C0620G
Neighborhood Code		Carrier Route	H006
Waterfront Influence		Neighborhood Name	
High School District/School Name			

TAX INFORMATION			
Property ID 1	26580	Tax Area (113)	GBU
Property ID 2	05940010000306000	Tax Appraisal Area	GBU
Property ID 3	000000026580	% Improved	
Legal Description	S5940 LAKESIDE BEACH LOT 306, SEC 1		
Actual Tax Year		Block	
Actual Tax		Lot	306
Exemption(s)	Homestead		

ASSESSMENT & TAX				
Assessment Year	2022 - Preliminary	2021	2020	2019
Market Value - Total	\$442,063	\$369,160	\$326,490	\$309,200
Market Value - Land	\$18,665	\$20,780	\$19,909	\$17,420
Market Value - Improved	\$423,398	\$348,380	\$306,581	\$291,780
Assessed Value - Total	\$357,547	\$325,043	\$295,494	\$268,631
Assessed Value - Land				
Assessed Value - Improved				
YOY Assessed Change (\$)	\$32,504	\$29,549	\$26,863	
YOY Assessed Change (%)	10%	10%	10%	
Exempt Building Value				
Exempt Land Value				
Exempt Total Value				
Gross Tax (2013/2014 School; 2014 County & Village)				
Tax Amount - Estimated	Tax Year	Change (\$)	Change (%)	
\$5,000	2020			
\$5,270	2021	\$270	5.39%	
\$7,167	2022	\$1,897	36%	
Jurisdiction	Tax Type	Tax Amount	Tax Rate	
Burnet County	Estimated	\$1,560.48	.353	
Burnet County Special	Estimated	\$206.44	.0467	

Marble Falls ISD	Estimated	\$4,928.12	1.1148
Central Texas Gwcd	Estimated	\$29.62	.0067
Burnet Esd #9	Estimated	\$442.06	.1
Total Estimated Tax Rate			1.6212

CHARACTERISTICS			
County Use Code		Pool	
State Use	Sgl-Fam-Res-Home	Foundation	
Land Use	SFR	Other Impvs	
Land Use Category		Other Rooms	
Lot Acres	0.2857	# of Buildings	1
Lot Shape		3/4 Baths	
Basement Type		Area of Recreation Room	
Total Adj Bldg Area		Attic Type	
Gross Area	1,860	Bsmt Finish	
Building Sq Ft	1,860	Building Type	Residential
Above Gnd Sq Ft		Carport Area	
Basement Sq Feet		3rd Floor Area	
Ground Floor Area	1,140	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	Garage	Dining Rooms	
Garage Sq Ft	684	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	12,443
Bedrooms		Lot Frontage	
Total Baths		No. Of Passenger Elevator	
Full Baths		No. of Porches	1
Half Baths		No. Parking Spaces	
Bath Fixtures		Parking Type	Type Unknown
Fireplaces		Patio/Deck 1 Area	
Condo Amenities		Paved Parking Area	
Water		Plumbing	
Sewer		Porch 1 Area	932
Cooling Type		Primary Addition Area	
Heat Type		Railroad Spur	
Porch	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	Porch
Interior Wall		Rental Area	
Exterior		Sec Patio Area	
Floor Cover		Sprinkler Type	
Year Built	2009	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	1,140	2009
Multi Mains	S	720	2009
Garage	S	684	2009
Porch	S	932	2009

Feature Type	Value
Main Area	\$112,484
Multi Mains	\$71,042
Garage	\$33,748
Porch	\$22,988

Building Description	Building Size
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SELL SCORE			
Rating	Moderate	Value As Of	2022-07-17 04:49:09
Sell Score	563		

ESTIMATED VALUE			
RealAVM™	\$459,100	Confidence Score	76
RealAVM™ Range	\$405,900 - \$512,300	Forecast Standard Deviation	12
Value As Of	07/02/2022		

(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	07/17/2008
Sale/Settlement Date	07/16/2008
Document Number	7627
Document Type	Warranty Deed
Buyer Name	Niemann Randy A
Seller Name	Harris Ronnie L
Multi/Split Sale Type	Multiple

MORTGAGE HISTORY	
Mortgage Date	
Mortgage Amount	
Mortgage Lender	
Mortgage Type	
Mortgage Code	

FORECLOSURE HISTORY	
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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

