

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	N/A	N/A	N/A	N/A	N/A
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	N/A	217,408	N/A	FARMS	

OWNER INFORMATION			
Owner Name	Zizzo Francesco	Owner Vesting	
Owner Name 2	Zizzo Karen	Owner Occupied	
Tax Billing Address	7703 Van Dyke Dr	Land Tenure Code	
Tax Billing City & State	Austin, TX	Ownership Right Vesting	
Tax Billing Zip	78729	DMA No Mail Flag	
Tax Billing Zip+4	7330		

LOCATION INFORMATION			
School District	Sma	Mapsco	
School District Name	Marble Falls ISD	MLS Area	
Census Tract		Zip Code	78639
Subdivision	Big Crk Ranch Ph 1	Zip + 4	
6th Grade School District/School Name		Flood Zone Date	01/29/2021
Elementary School District		Flood Zone Code	X500
Middle School District/School Name		Flood Zone Panel	48299C0375D
Neighborhood Code	Avt-Avt	Carrier Route	
Waterfront Influence		Neighborhood Name	
High School District/School Name			

TAX INFORMATION			
Property ID 1	120055	Tax Area (113)	GBU
Property ID 2	03173010000004000	Tax Appraisal Area	GBU
Property ID 3	000000120055	% Improved	
Legal Description	S3173 BIG CREEK RANCH LOT 4, PHASE 1, 4.991		
Actual Tax Year		Block	
Actual Tax		Lot	4
Exemption(s)			

ASSESSMENT & TAX			
Assessment Year	2022 - Preliminary	2021	
Market Value - Total	\$264,703	\$18,966	
Market Value - Land	\$264,703	\$18,966	
Market Value - Improved			
Assessed Value - Total	\$264,703	\$18,966	
Assessed Value - Land	\$264,703	\$18,966	
Assessed Value - Improved			
YOY Assessed Change (\$)	\$245,737		
YOY Assessed Change (%)	1,295.67%		
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			
Gross Tax (2013/2014 School; 2014 County & Village)			
Tax Amount - Estimated	Tax Year	Change (\$)	Change (%)
\$301	2021		
\$4,201	2022	\$3,900	1,295.66%
Jurisdiction	Tax Type	Tax Amount	Tax Rate
Burnet County	Estimated	\$934.40	.353
Burnet County Special	Estimated	\$123.62	.0467
Marble Falls ISD	Estimated	\$2,950.91	1.1148

Central Texas Gwcd	Estimated	\$17.74	.0067
Burnet Esd #3	Estimated	\$174.70	.066
Total Estimated Tax Rate			1.5872

CHARACTERISTICS			
County Use Code		Pool	
State Use	Farm-Rnch-Imps Tot Exmpt	Foundation	
Land Use	Farms	Other Impvs	
Land Use Category		Other Rooms	
Lot Acres	4.991	# of Buildings	
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	
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	217,408
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		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

Feature Type	Value		
Building Description	Building Size		
SELL SCORE			
Rating		Value As Of	2022-08-28 04:50:50
Sell Score			
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		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	11/08/2021		
Sale/Settlement Date	11/02/2021		
Document Number	18571		
Document Type	Warranty Deed		
Buyer Name	Zizzo Francesco & Karen		
Seller Name	Marble Falls Acquisitions LLC		
Multi/Split Sale Type			
MORTGAGE HISTORY			
Mortgage Date			
Mortgage Amount			
Mortgage Lender			
Mortgage Type			
Mortgage Code			
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