


# 1026 Mystic Breeze, Spring Branch, TX 78070-5083, Comal County

APN: 138460    CLIP: 8192492389

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	N/A	2	1	N/A	N/A
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	2,335	224,770	2020	SFR	

OWNER INFORMATION			
Owner Name	White Christopher	Owner Vesting	
Owner Name 2	White Angelica	Owner Occupied	Yes
Tax Billing Address	1026 Mystic Breeze	Land Tenure Code	
Tax Billing City & State	Spring Branch, TX	Ownership Right Vesting	
Tax Billing Zip	78070	DMA No Mail Flag	
Tax Billing Zip+4	5083		

LOCATION INFORMATION			
School District	Scis	Mapsco	286-C5
School District Name	Comal ISD	MLS Area	CM
Census Tract	3106.03	Zip Code	78070
Subdivision	Mystic Shores 14	Zip + 4	5083
6th Grade School District/School Name		Flood Zone Date	09/02/2009
Elementary School District		Flood Zone Code	X
Middle School District/School Name		Flood Zone Panel	48091C0080F
Neighborhood Code	Mystic Shores North-320c101	Carrier Route	H007
Waterfront Influence		Neighborhood Name	
High School District/School Name			

TAX INFORMATION			
Property ID 1	138460	Tax Area (113)	046
Property ID 2	360150159900	Tax Appraisal Area	046
Property ID 3	000000138460	% Improved	76%
Legal Description	MYSTIC SHORES 14, LOT 1811		
Actual Tax Year		Block	
Actual Tax		Lot	1811
Exemption(s)	Homestead		

ASSESSMENT & TAX			
Assessment Year	2022	2021	2020
Market Value - Total	\$762,570	\$512,760	\$58,010
Market Value - Land	\$182,080	\$75,340	\$58,010
Market Value - Improved	\$580,490	\$437,420	
Assessed Value - Total	\$762,570	\$512,760	\$58,010
Assessed Value - Land	\$182,080	\$75,340	\$58,010
Assessed Value - Improved	\$580,490	\$437,420	
YOY Assessed Change (\$)	\$249,810	\$454,750	
YOY Assessed Change (%)	48.72%	783.92%	
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			
Gross Tax (2013/2014 School; 2014 County & Village)			
Tax Amount - Estimated	Tax Year	Change (\$)	Change (%)
\$1,033	2020		
\$9,158	2021	\$8,125	786.23%
\$13,620	2022	\$4,462	48.72%
Jurisdiction	Tax Type	Tax Amount	Tax Rate
Comal County	Estimated	\$2,394.47	.314
Lateral Road	Estimated	\$301.33	.03952
Comal ISD	Estimated	\$9,852.40	1.292

Emergency Services District #1	Estimated	\$613.81	.08049
Emergency Services District #4	Estimated	\$457.54	.06
Total Estimated Tax Rate			1.786

CHARACTERISTICS			
County Use Code		Pool	
State Use	Sgl-Fam-Res-Home	Foundation	Slab
Land Use	SFR	Other Impvs	
Land Use Category		Other Rooms	
Lot Acres	5.16	# of Buildings	1
Lot Shape		3/4 Baths	
Basement Type		Area of Recreation Room	
Total Adj Bldg Area		Attic Type	
Gross Area	3,183	Bsmt Finish	
Building Sq Ft	2,335	Building Type	Residential
Above Gnd Sq Ft		Carport Area	
Basement Sq Feet		3rd Floor Area	
Ground Floor Area	2,335	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	Attached Garage	Dining Rooms	
Garage Sq Ft	848	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	224,770
Bedrooms		Lot Frontage	
Total Baths	3	No. Of Passenger Elevator	
Full Baths	2	No. of Porches	2
Half Baths	1	No. Parking Spaces	
Bath Fixtures		Parking Type	Attached Garage
Fireplaces		Patio/Deck 1 Area	
Condo Amenities		Paved Parking Area	
Water		Plumbing	
Sewer		Porch 1 Area	156
Cooling Type	Central	Primary Addition Area	
Heat Type	Central	Railroad Spur	
Porch	Covered Porch	No. of Dormer Windows	
Patio Type		No. of Patios	
Roof Type		No. of Vacant Units	
Roof Material	Composition Shingle	Num Stories	
Roof Frame		Patio/Deck 2 Area	374
Roof Shape	Gable	Perimeter of Building	
Construction		Porch Type	Covered Porch
Interior Wall	Drywall	Rental Area	
Exterior	Stone/Veneer	Sec Patio Area	
Floor Cover	Tile	Sprinkler Type	
Year Built	2020	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

Residential Structure	S	2,335	2020
Attached Garage	S	848	2020
Covered Porch (Attached)	S	156	2020
Covered Porch (Attached)	S	374	2020
Septic System	U	1	2020

Feature Type	Value
Residential Structure	\$462,520
Attached Garage	\$83,990
Covered Porch (Attached)	\$5,560
Covered Porch (Attached)	\$13,330
Septic System	\$15,090

Building Description	Building Size
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SELL SCORE			
Rating	Low	Value As Of	2022-09-18 04:39:21
Sell Score	396		

ESTIMATED VALUE			
RealAVM™	\$642,000	Confidence Score	86
RealAVM™ Range	\$582,100 - \$701,900	Forecast Standard Deviation	9
Value As Of	09/12/2022		

(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		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	08/09/2018	05/22/2015	04/16/2015	01/22/2015	04/18/2006
Sale/Settlement Date	08/09/2018	05/15/2015	02/25/2015	01/06/2015	04/06/2006
Document Number	6031487	6019922	6014415	6002748	6015426
Document Type	Warranty Deed	Warranty Deed	Special Warranty Deed	Trustee's Deed (Foreclosure)	Special Warranty Deed
Buyer Name	White Christopher & Angelica	Ott Ronnie	Green Extreme Hms Cmnty Dev Co	Bank Of America	Galutira Laurie A
Seller Name	Ott Ronnie	Green Extreme Hms Cmnty Dev Co	Bank Of America	Martin Troy	Bluegreen Southwest One
Multi/Split Sale Type					

MORTGAGE HISTORY			
Mortgage Date	09/21/2020	08/09/2018	04/18/2006
Mortgage Amount	\$446,400	\$52,000	\$52,000

Mortgage Lender	Randolph Brooks Fcu	Randolph Brooks Fcu	Bank Of America
Mortgage Type	Conventional	Conventional	Conventional
Mortgage Code	Refi	Resale	1st Time Sale

FORECLOSURE HISTORY			
Document Type	Appoint Of Substitute Trustee		Notice Of Trustee's Sale
Default Date			
Foreclosure Filing Date	01/05/2015		
Recording Date	01/13/2015		12/17/2014
Document Number	6001529		
Book Number			
Page Number			
Default Amount			
Final Judgment Amount			
Original Doc Date	04/06/2006		04/06/2006
Original Document Number	6015427		6015427
Original Book Page			
Buyer 2			
Buyer Ownership Rights			
Buyer 4			
Seller 2			
Trustee Name	Troy Martin		Mccarthy Holthus & Ackerman LI
Trustee Sale Order Number	TX-14-23959		TX-14-23959
Buyer 1	Galutira Laurie A		Galutira Laurie A
Buyer 3			
Buyer Etal			
Buyer Relationship Type	Unmarried		Unmarried
Lender Name	Bank Of America		Bank Of America
Lien Type			
Mortgage Amount	\$52,000		\$52,000
Seller 1			
Title Company			
Trustee Phone			

PROPERTY MAP

\*Lot Dimensions are Estimated