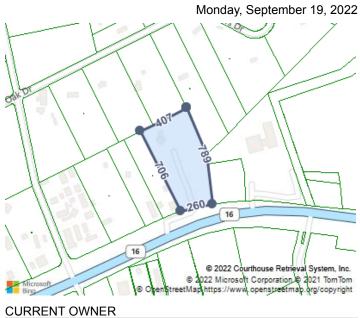


SAN ANTONIO, TEXAS

LOCATION	
Property Address	4217 Highway 16 S TX
Subdivision	Bandera Ranch Acres 1
County	Bandera County, TX
PROPERTY SUMMAR	Y
Property Type	Farm
Land Use	Farm Or Ranch Improvement (Mh)
Improvement Type	Residential Siding
Square Feet	1968
GENERAL PARCEL IN	FORMATION
Parcel ID/Tax ID	11501-00000-0350
Alternate Parcel ID	171240
Map Page / Grid	
Flood Zone/Panel	X/4800200135A
MLS Area/Sub Area	24/00
2010 Census Trct/Blk	1.02/1
Assessor Roll Year	2021



Name	Praytor Timothy Alan Nickie Nadine Brackeen		
Mailing Address	Po Box 64116 Pipe Creek, TX 78063-4116		

SCHOOL INFORMATION

These are the closest schools to the property **Alkek Elementary School** 4.0 mi Elementary: Pre K to 5 Distance **Bandera Middle School** 3.8 mi Middle: 6 to 8 Distance **Bandera High School** 2.8 mi High: 9 to 12 Distance

SALES HISTORY THROUGH 08/23/2022

Tax Data			MLS Data			
Date	Buyer/Owners	Seller	Instrument	Book/Page Date or Document#	Amount	
2/11/2013	Praytor Timothy Alan & Nickie Nadine Brackeen	Praytor Timothy Alan		950/817 197968		
10/22/2004	Praytor Timothy Alan			677/672 147002		

TAX ASSESSMENT

Appraisals & Taxes	2022	Change (%)	2021	Change (%)	2020
Appraised Land	\$274,060.00		\$274,060.00	\$11,000.00 (4.2%)	\$263,060.00
Appraised Improvements	\$192,690.00	\$44,860.00 (30.3%)	\$147,830.00	\$19,880.00 (15.5%)	\$127,950.00
Total Tax Appraisal	\$466,750.00	\$44,860.00 (10.6%)	\$421,890.00	\$30,880.00 (7.9%)	\$391,010.00

				• •	
Equalized	\$464,079.00	\$42,189.00 (10.0	9%) \$421,890.0 \$7,085.06	• • •	
Total Taxes		\$7,032.97 -\$52.09 (-0.7%)		-\$16.57 (-0.2%)	\$7,101.63
Exempt Reason	Homestead / O	ver 65			
MORTGAGE HISTORY					
No mortgages were found for t	this parcel.				
PROPERTY CHARACTE	RISTICS: BUILDING	i			
Building # 1					
Type Residen	tial Siding	Condition		Units	
Year Built		Effective Year	2000	Stories	
BRs		Baths		Rooms	
Total Sq. Ft. 1,968					
Building Square Feet (Living	Space)		Building Square	Feet (Other)	
Main Area 1,968			Patio Fair 408		
			Wood Deck 408		
			Wood Deck 60		
- CONSTRUCTION					
Quality			Roof Framing		Gable
Shape			Roof Cover Deck		Metal
Partitions			Cabinet Millwork		
Common Wall			Floor Finish		
Foundation	Pier Beam		Interior Finish		
Floor System			Air Conditioning	Central Ai	
Exterior Wall	Stucco		Heat Type	Central Ai	
Structural Framing			Bathroom Tile		
Fireplace	Υ		Plumbing Fixtures		
- OTHER					
Occupancy			Building Data Source		
PROPERTY CHARACTE	RISTICS: EXTRA FE	EATURES			
Feature		Size or Descript	tion	Value Year Built	Condition
Barn Average		120		650	
Detached Garage Unfinished		1200		10,800	
PROPERTY CHARACTE	RISTICS: LOT				
Land Use		n Improvement (Mh)	Lot Dimensio	าร	
Block/Lot	/35				265,716
Latitude/Longitude	29.747113°/-99	29.747113°/-99.018404°		Acreage 6.1	
PROPERTY CHARACTE	RISTICS: LITH ITIES	S/ARFA			
Gas Source			Road Type		
Electric Source			Topography		
Water Source			District Trend		
Sewer Source			School District		Bandera Isd
Zoning Code					
Owner Type					

LEGAL DESCRIPTION

Subdivision	Bandera Ranch Acres 1	Plat Book/Page	
Block/Lot	/35	District/Ward	
Description	Bandera Ranch Acres 1 Lt 35 6.1 Acres		
Neighborhood Code	Bra E&W		

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	48019C0385F	05/15/2020



Text / Call: 210-201-1111