

Monday, September 19, 2022

LOCATION

Property Address	4217 Highway 16 S TX
Subdivision	Bandera Ranch Acres 1
County	Bandera County, TX

PROPERTY SUMMARY

Property Type	Farm
Land Use	Farm Or Ranch Improvement (Mh)
Improvement Type	Residential Siding
Square Feet	1968

GENERAL PARCEL INFORMATION

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



CURRENT OWNER

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 or Document#	Date	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%)	\$421,890.00	\$30,880.00 (7.9%)	\$391,010.00
Total Taxes	\$7,032.97	-\$52.09 (-0.7%)	\$7,085.06	-\$16.57 (-0.2%)	\$7,101.63
Exempt Reason	Homestead / Over 65				

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING**Building # 1**

Type	Residential 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	Y	Plumbing Fixtures	

- OTHER

Occupancy	Building Data Source
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PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Value	Year Built	Condition
Barn Average	120	650		
Detached Garage Unfinished	1200	10,800		

PROPERTY CHARACTERISTICS: LOT

Land Use	Farm Or Ranch Improvement (Mh)	Lot Dimensions	
Block/Lot	/35	Lot Square Feet	265,716
Latitude/Longitude	29.747113°/-99.018404°	Acreage	6.1

PROPERTY CHARACTERISTICS: UTILITIES/AREA

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