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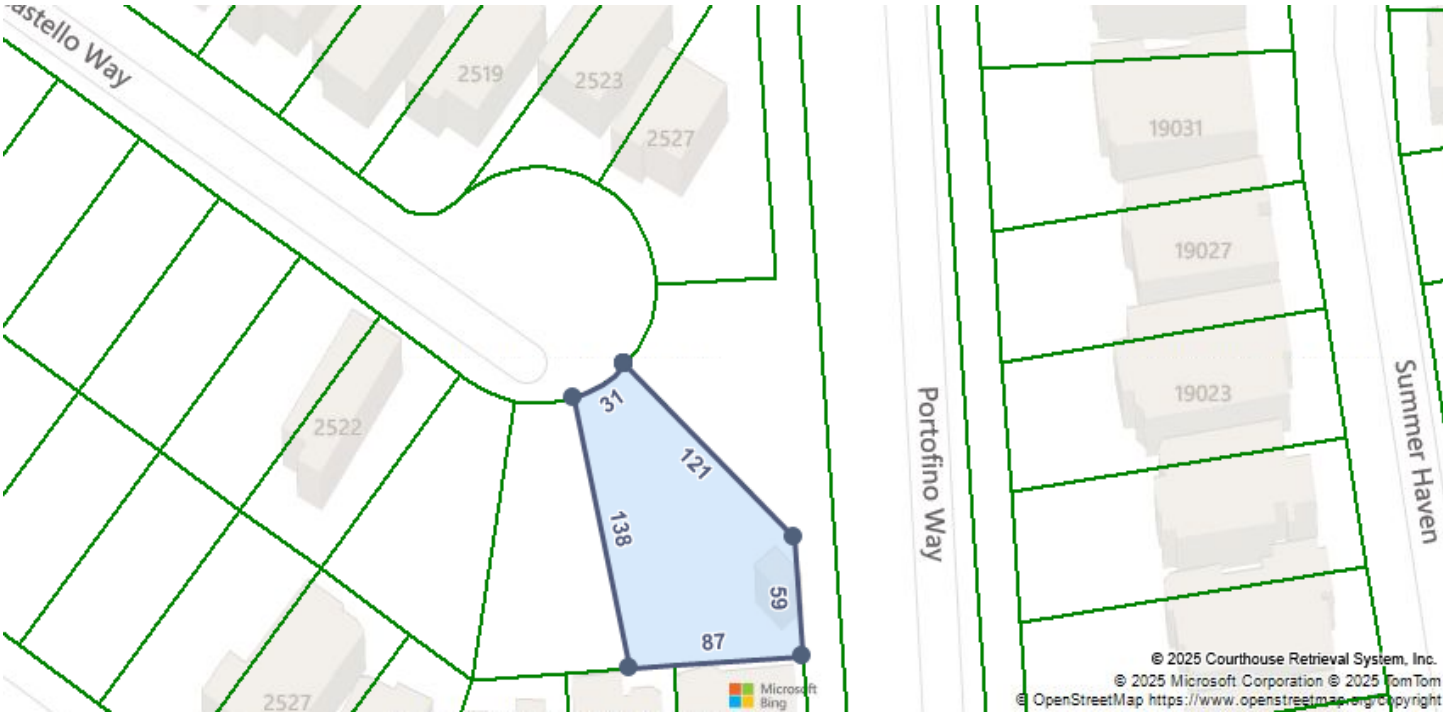
Friday, March 28, 2025



LOCATION

Property Address	2534 Castello Way San Antonio, TX 78259-2681
Subdivision	Sienna Subd
County	Bexar County, TX

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	17866-002-0120
Alternate Parcel ID	1291007
Map Page / Grid	517 / E1
Flood Zone/Panel	
MLS Area/Sub Area	18/02
2020 Census Trct/Blk	1219.06/1
Assessor Roll Year	2024

PROPERTY SUMMARY

Property Type	Residential
Land Use	Single-Structure Prop W/O Agr
Improvement Type	Single-Structure Prop W/O Agr
Square Feet	2491

CURRENT OWNER

Name	Tabor Rustin
Mailing Address	2534 Castello Way San Antonio, TX 78259-2681

SCHOOL ZONE INFORMATION

Encino Park Elementary School	1.2 mi
Elementary: K to 5	Distance
Tejeda Middle School	1.7 mi
Middle: 6 to 8	Distance
Johnson High School	2.9 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 03/14/2025

Tax Data					**MLS Data**	
Date	**Buyer/Owners**	**Seller**	**Instrument**	**Book/Page or Document#**	**Date**	**Amount**
9/7/2023	Tabor Rustin	Frolov Kateryna & Frolov Alexey	Vendors Lien	2023016714	09/07/2023	$480,000

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10/15/2021	Frolov Kateryna & Frolov Alexey	Meritage Homes Of Texas LLC	Vendors Lien	20210293536
8/23/2017	Meritage Homes Of Texas LLC			18706/557 20170169274

TAX ASSESSMENT

Appraisals & Taxes	2024	Change (%)	2023	Change (%)	2022
Appraised Land	$106,730.00		$106,730.00	$13,990.00 (15.1%)	$92,740.00
Appraised Improvements	$373,270.00	-$23,390.00 (-5.9%)	$396,660.00	$124,900.00 (46.0%)	$271,760.00
Total Tax Appraisal	$480,000.00	-$23,390.00 (-4.6%)	$503,390.00	$138,890.00 (38.1%)	$364,500.00
Equalized	$480,000.00	$79,050.00 (19.7%)	$400,950.00	$36,450.00 (10.0%)	$364,500.00
Total Taxes	$10,970.62	-$584.57 (-5.1%)	$11,555.19	$2,560.95 (28.5%)	$8,994.24
Exempt Reason					

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
09/07/2023	**$384,000**	Tabor Rustin	United Wholesale	20230167145
10/15/2021	$160,500	Frolov Kateryna Frolov Alexey And Frolov Alexe	Loan Depot Com	20210293537

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Single-Structure Prop W/O Agr	**Condition**		**Units**	
Year Built	2021	**Effective Year**	2021	**Stories**	
BRs	4	**Baths**	3 F 1 H	**Rooms**	
Total Sq. Ft.	2,491				

Building Square Feet (Living Space)	**Building Square Feet** (Other)
Living Area 1,334	Attached Garage 399
Living Area 2nd Level 1,157	Attached Open Porch 15
	Attached Open Porch 136

- CONSTRUCTION

Quality		**Roof Framing**	
Shape		**Roof Cover Deck**	Asphalt Shingle
Partitions		**Cabinet Millwork**	
Common Wall		**Floor Finish**	
Foundation	Slab	**Interior Finish**	
Floor System		**Air Conditioning**	Central
Exterior Wall		**Heat Type**	Forced Air
Structural Framing		**Bathroom Tile**	
Fireplace		**Plumbing Fixtures**	

- OTHER

Occupancy		**Building Data Source**	

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Single-Structure Prop W/O Agr	**Lot Dimensions**	

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Block/Lot	2/12	**Lot Square Feet**	10,860
Latitude/Longitude	29.617827°/-98.448006°	**Acreage**	0.249

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		**Road Type**	
Electric Source		**Topography**	
Water Source		**District Trend**	
Sewer Source		**School District**	North East Isd
Zoning Code	R-6		
Owner Type			

LEGAL DESCRIPTION

Subdivision	Sienna Subd	**Plat Book/Page**	
Block/Lot	2/12	**District/Ward**	
Description	Ncb 17866 (Sienna Subd Ph-1), Block 2 Lot 12 2019-New Per Plat 20001/425-431 Filed 9-14-18. Jlf/Gis/11-13-18		
Neighborhood Code	98831		

INTERNET ACCESS

courtesy of Fiberhomes.com

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.	48029C0255G	09/29/2010

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