



106 MESQUITE TRAIL

JUSTIN COP, BROKER, GRI, CNE | 830-997-6531

F | **FREDERICKSBURG**
REALTY



FREDERICKSBURG REALTY TEXAS RANCH REALTY

106 Mesquite Trail | Boerne, Texas 78006 | Kendall County

10.0+/- Acres

\$975,000

Agent

Justin Cop/ Walter Crowder

Property Highlights

- 10.0± acres in Kendall County
- Located between Comfort and Boerne, Texas
- 4 bedrooms, each with its own full bathroom
- 4.5 bathrooms total
- Approx. 4,117 sq ft of living space
- Primary suite with bonus room and large walk-through closet
- Granite countertops, kitchen island, and breakfast area
- Corner fireplace and high tray ceilings
- Formal dining and multiple flex spaces
- Covered back patio with sunset views
- In-ground swimming pool
- Large workshop and two-car garage
- Quiet, private setting in the Texas Hill Country
- Located:
 - 11.5 miles to Boerne
 - 27 miles to The Rim
 - 15 miles to Comfort
 - 33.5 miles to Fredericksburg
 - 28.7 miles to Kerrville

Property Taxes:

\$12,940.80

Tucked between the charm of Comfort and the convenience of Boerne, this beautifully maintained Hill Country retreat sits on 10± private acres with room to spread out, unwind, and enjoy big Texas sunsets.

Designed for both comfort and versatility, the spacious 4,117 sq ft home offers **four bedrooms**, each with its own **private en-suite bath**, creating the perfect setup for multi-generational living or hosting guests in style. The **primary suite** features a large **walk-through closet**, a **spa-like bathroom** with a soaking tub and walk-in shower, and a **bonus room** perfect for a nursery, office, or craft space—with private access to the covered back patio.

The **open-concept living and kitchen area** is filled with natural light and includes granite countertops, a breakfast nook, bar seating, and an island made for gatherings. High **tray ceilings**, a **corner fireplace**, **formal dining**, and multiple flexible-use rooms give you the freedom to customize the home to your lifestyle.

Step outside to find a **two-car garage**, **large workshop**, **in-ground swimming pool**, and **wide-open views** that capture the essence of Hill Country living. This is the kind of space that invites both peaceful mornings and lively weekends.

MLS #: R98065A (Active) List Price: \$975,000 (39 Hits)

106 -- Mesquite Trl Boerne, TX 78006



New Construction: No
Bedrooms: 4
Full Baths: 4
Half Baths: 1
Main House Living SqFt : 4,117
Apx Total SqFt: 4,117
Price Per SQFT: \$236.82
Source SqFt: GCAD
Appx Year Built: 1998
Type & Style: Hill Country Style
Current B&B: No
Stories: Two
Heating: Central
A/C: Central Air
Garage/Carport: 2 Car

Unit #:
Original List Price: \$1,039,000
Area: County-Central
Subdivision: Southern Oaks
County: Kendall
School District: Comfort
Distance From City Limits: 10-15 miles
Property Size Range: 6-10 Acres
Apx Acreage: 10.0000
Seller's Est Tax: 12941.00
Showing Instructions: Appointment Only, Call Listing Agent, LA Must Accompany
Days on Market 102

Tax Exemptions:	Taxes w/o Exemptions: \$12,941.00	Tax Info Source: CAD	CAD Property ID #: 36323	Zoning: None
Flood Plain: No	Deed Restrictions: Yes	STR Permit: No	Permit #: 0	Manufactured Homes Allowed: No
HOA: Yes	HOA Fees: 150.00	HOA Fees Pd: Yearly	HO Warranty:	
Road Maintenance Agreement: Yes	Rental Property:		Rental \$:	Items Not In Sale:
Guest House: No	# of Guest Houses:	Total Guest House SqFt: 0		
Guest House # Bedrooms:	Guest House # Baths:	Guest House # Half Baths:		

Construction: Stone, Stucco
Foundation: Slab
Roof: Composition
Flooring: Laminate, Tile
Utilities: Other
Water: Well
Sewer: Septic Tank
Fireplace/Woodstove: Wood Burning Stove
Appliances: Cooktop, Dishwasher, Disposal, Microwave, Refrigerator

City/Rural: Outside City(w/Acrgr)
Site Features: Deck/Patio, Swimming Pool
Interior Features: Ceiling Fan(s), Formal Dining Room, Garage Door Opener, High Ceilings, Pantry, Walk-in Closet(s), Washer-Dryer Connection
Topography: Few Trees, Sloped, Views
Surface Water: None
Access: City Street, County Road
Location Description: Concrete Drive
Documents on File: None

Trms/Fin:	Trms/Fin: Cash, Conventional	Possessn: After Closing/Funding	Excl Agy: No
Title Company: Hill Country Titles		Attorney:	Refer to MLS#:
Location/Directions: From Boerne, head W on I-10. Exit at FM-289, take a right onto Waring-Welfare Rd. In 3.4 miles take a right turn onto Majestic Oaks Dr. and another right at Mesquite Trl. Property on the right.			

Owner: MCGINNIS BONNIE TRUST OF 2002**Occupancy:** Owner**Legal Description:** SOUTHERN OAKS LOT 15 &16, 10.0 +/- ACRES**Instructions:**

Public Remarks: Tucked between the charm of Comfort and the convenience of Boerne, this beautifully maintained Hill Country retreat sits on 10± private acres with room to spread out, unwind, and enjoy big Texas sunsets. Designed for both comfort and versatility, the spacious 4,117 sq ft home offers four bedrooms, each with its own private en-suite bath, creating the perfect setup for multi-generational living or hosting guests in style. The primary suite features a large walk-through closet, a spa-like bathroom with a soaking tub and walk-in shower, and a bonus room perfect for a nursery, office, or craft space—with private access to the covered back patio. The open-concept living and kitchen area is filled with natural light and includes granite countertops, a breakfast nook, bar seating, and an island made for gatherings. High tray ceilings, a corner fireplace, formal dining, and multiple flexible-use rooms give you the freedom to customize the home to your lifestyle. Step outside to find a two-car garage, large workshop, in-ground swimming pool, and wide-open views that capture the essence of Hill Country living. This is the kind of space that invites both peaceful mornings and lively weekends.

Agent Remarks:

Display on Internet: Yes	Display Address: Yes	Allow AVM: No	Allow Comments: No
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Office Broker's Lic #: 9003085

Listing Office: Fredericksburg Realty (#:14)
Main: (830) 997-6531
Mail Address 1: 257 W Main Street
Mail City: Fredericksburg
Mail Zip Code: 78624
Supervising Agent Name:
Supervising Agent License #:

Listing Agent: Walter Crowder (#:140)
Agent Email: walter@fredericksburgrealty.com
Contact #: (409) 916-1222
License Number: 0807416

Information Herein Deemed Reliable but Not Guaranteed
 Central Hill Country Board of REALTORS Inc., 2007

106 Mesquite Trl.
Kendall County, Texas, 10 AC +/-



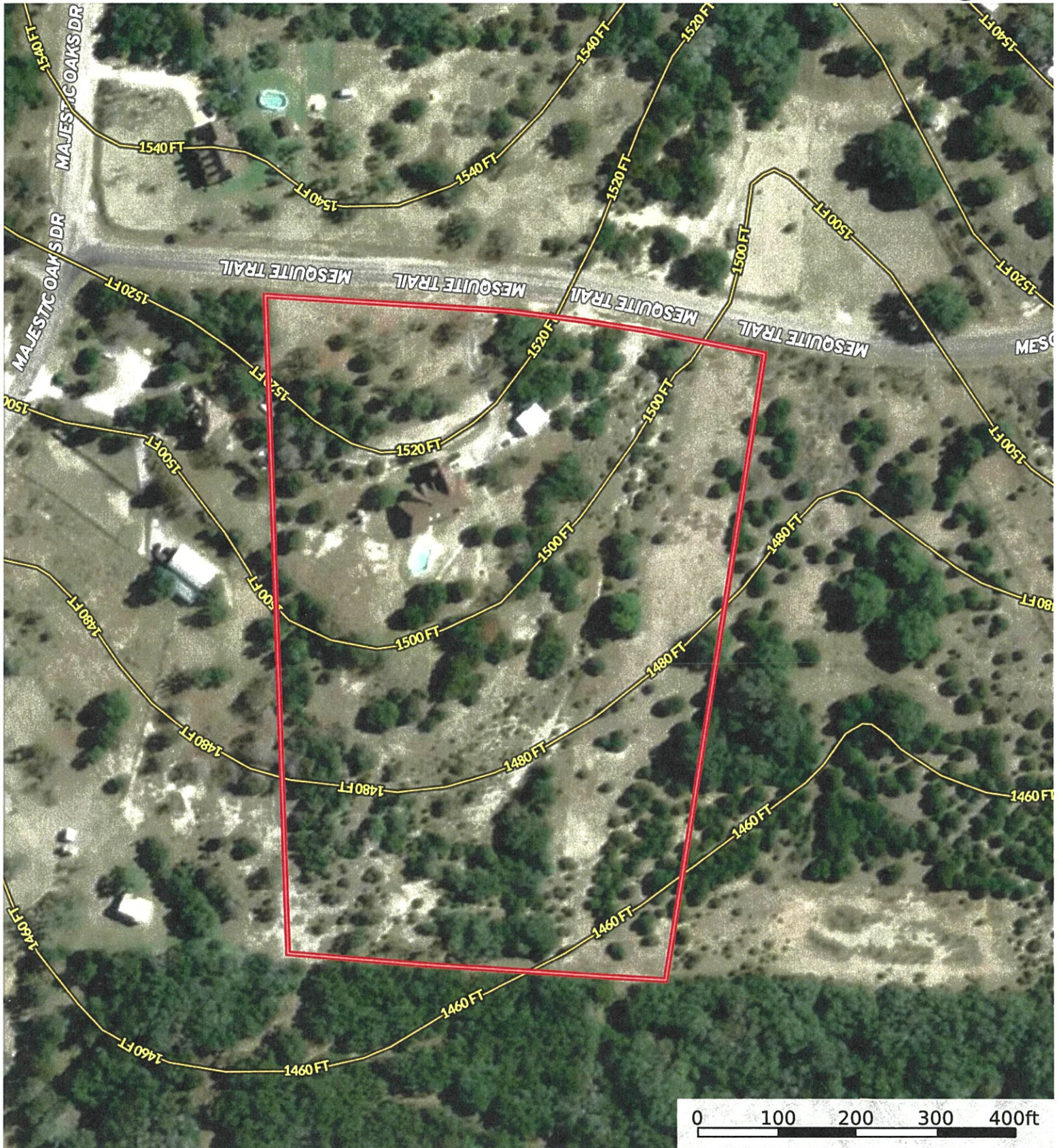
Boundary

Justin Cop
P: 830-997-6531

www.fredericksburgrealty.com

257 West Main St.

id.
The information contained herein was obtained from sources deemed to be reliable.
Land idr Services makes no warranties or guarantees as to the completeness or accuracy thereof.



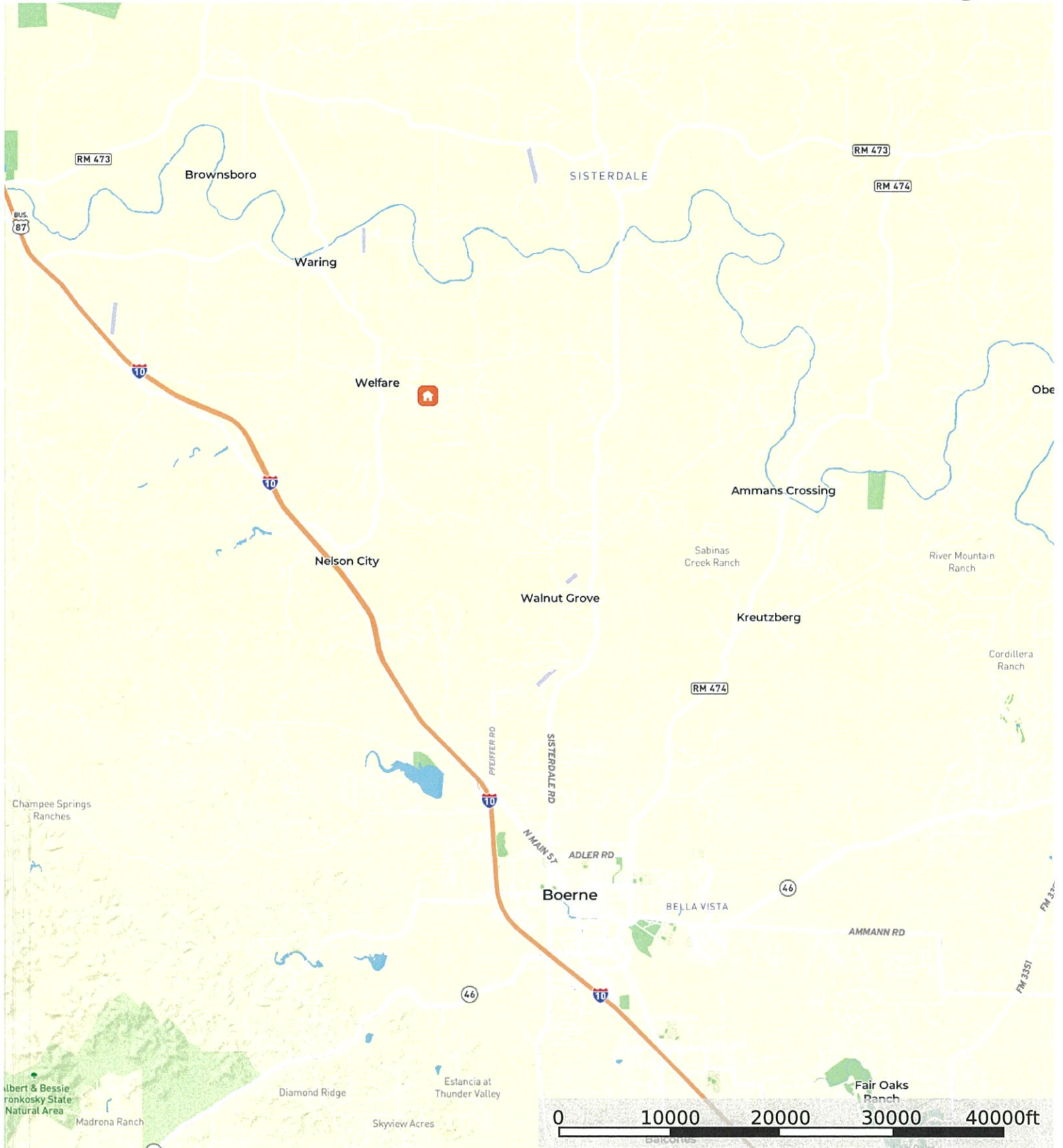
Boundary

106 Mesquite Trl.
Kendall County, Texas. 10 AC +/-



Boundary

106 Mesquite Trl.
Kendall County, Texas, 10 AC +/-



ATTENTION OWNER: Confidentiality
Privilege Notice on on reverse side
of Well Owner's copy (pink)

State of Texas WELL REPORT

Texas Water Well Drillers Advisory Council
MC 177
P.O. Box 13087
Austin, TX 78711-3087
512-239-0530

1) OWNER CENTURY HOMES-GENE BURZYNSKI ADDRESS 16410 BLANCO RD #2 SAN ANTONIO TX 78232
(Name) (Street or RFD) (City) (State) (Zip)

2) ADDRESS OF WELL:
County KENDALL SOUTHERN OAKS WELFARE TX GRID # 68-02-9
(Street, RFD or other) (City) (State) (Zip)

3) TYPE OF WORK (Check):
☒ New Well ☐ Deepening
☐ Reconditioning ☐ Plugging

4) PROPOSED USE (Check): ☐ Monitor ☐ Environmental Soil Boring ☒ Domestic
☐ Industrial ☐ Irrigation ☐ Injection ☐ Public Supply ☐ De-watering ☐ Testwell
If Public Supply well, were plans submitted to the TNRCC? ☐ Yes ☐ No

6) WELL LOG:

Date Drilling:

Started 2-10 19 98

Completed 2-17 19 98

DIAMETER OF HOLE

Dia. (in.)	From (ft.)	To (ft.)
<u>9</u>	Surface	<u>335</u>
<u>6"</u>	<u>335</u>	<u>475</u>

7) DRILLING METHOD (Check):

☒ Air Rotary ☐ Mud Rotary ☐ Bored
☐ Air Hammer ☐ Cable Tool ☐ Jetted
☐ Other _____

From (ft.) To (ft.) Description and color of formation material

0-21 COLICHE
21-27 MH GR & SHALE
27-34 MH GR
34-96 MH GR & SHELLS
96-126 MH GR & CLAY
126-163 MH GR
163-267 MH CL GR SHELLS
267-318 MH GR SHELLS
318-327 MH GR
327-364 MH GR SHELLS
364-390 MH CL GR
390-401 MH PBR
401-406 MH CL GR
406-431 MH PBR
431-450 MH PBR
450-475 (Use reverse side of Well Owner's copy, if necessary)

8) Borehole Completion (Check): ☐ Open Hole ☐ Straight Wall

☐ Underreamed ☐ Gravel Packed ☐ Other _____
If Gravel Packed give interval ... from _____ ft. to _____ ft.

CASING, BLANK PIPE, AND WELL SCREEN DATA:

Dia. (in.)	New or Used	Steel, Plastic, etc. Perf., Slotted, etc. Screen Mfg., if commercial	Setting (ft.)		Gage Casting Screen
			From	To	
<u>6</u>	<u>N</u>	<u>PVC</u>	<u>0</u>	<u>335</u>	<u>6DR-21</u>
<u>RUN TREMBLE PIPE 200'</u>			<u>PUMPED</u>		
<u>SLURRY TO TOP</u>					

9) CEMENTING DATA [Rule 338.44(1)] 15 SACKS BENSEAL
Cemented from 0 ft. to 335 ft. No. of sacks used _____
_____ ft. to _____ ft. No. of sacks used _____
Method used CIRCUIT PUMP
Cemented by REISSIG WATER WELL
Distance to septic system field lines or other concentrated contamination 100'
Method of verification of above distance MEASURE WHEEL

13) TYPE PUMP:

☐ Turbine ☐ Jet ☒ Submersible ☐ Cylinder
☐ Other _____

Depth to pump bowls, cylinder, jet, etc., _____ ft.

14) WELL TESTS:

Type test: ☐ Pump ☐ Bailer ☐ Jetted ☒ Estimated
Yield: 35 gpm with _____ ft. drawdown after _____ hrs.

15) WATER QUALITY:

Did you knowingly penetrate any strata which contained undesirable constituents?

☐ Yes ☒ No If yes, submit "REPORT OF UNDESIRABLE WATER"

Type of water? _____ Depth of strata _____

Was a chemical analysis made? ☐ Yes ☐ No

10) SURFACE COMPLETION

☒ Specified Surface Slab Installed [Rule 338.44(2)(A)]
☐ Specified Steel Sleeve Installed [Rule 338.44(3)(A)]
☐ Pitless Adapter Used [Rule 338.44(3)(b)]
☐ Approved Alternative Procedure Used [Rule 338.71]

11) WATER LEVEL:

Static level _____ ft. below land surface Date _____
Artesian flow _____ gpm. Date _____

12) PACKERS:

Type Depth

I hereby certify that this well was drilled by me (or under my supervision) and that each and all of the statements herein are true to the best of my knowledge and belief. I understand that failure to complete items 1 thru 15 will result in the log(s) being returned for completion and resubmittal.

COMPANY NAME REISSIG WATER WELL SVC WELL DRILLER'S LICENSE NO. 2902 WPKL
(Type or print)

ADDRESS P.O. Box 508 Boerne (City) TX (State) 78006 (Zip)

(Signed) [Signature] (Licensed Well Driller) (Signed) _____ (Registered Driller Trainee)

Please attach electric log, chemical analysis, and other pertinent information, if available.

"KEY"

H- Hard
MH- Medium Hard
XH- Extra Hard
MS- Medium Soft
lt- Light
dk- Dark
B- Blue
Br- Brown
G- Gray
Gr- Green
W- White
Y- Yellow
C- Caliche
R- Rock
S- Shale
S/S- Sticky Shale
P- Porous

KENDALL COUNTY DEVELOPMENT OFFICE
INSPECTION REPORT

2-11-98

DEVELOPMENT # _____

DRIVEWAY # _____

LAND AFFIDAVIT# _____

REFERENCE # _____

WELL PERMIT # W-2903

SEPTIC PERMIT# _____

OWNER Century Homes

SUBDIVISION Y. Oak (LOT# 15)

ADDRESS(911) 106 Mesquite Trail

DRILLER Reising

DISTANCE FROM PROPERTY LINE 100'

DISTANCE FROM SEPTIC LATERAL _____

DISTANCE FROM AEROBIC HEAD _____

TYPE CASING PVC

UPPER GLEN ROSE _____

SIZE CASING 6"

LOWER GLEN ROSE _____

LENGTH CASING 350'

COW CREEK 415'

CEMENTED FROM 0 TO 350' 2 1/2" PINE ISLAND ?

TOTAL DEPTH 475', G.P.M. 40 Jet est.

DATE WELL COMPLETED 2/17/98

STATIC LEVEL _____

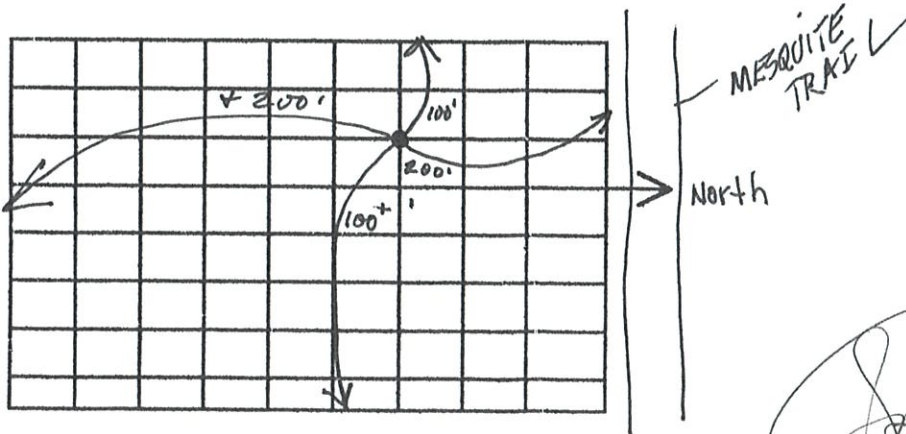
AQUIFER _____

ELEVATION 1438'

LONGITUDE 098°46.2783

LATITUDE 29°55.0934

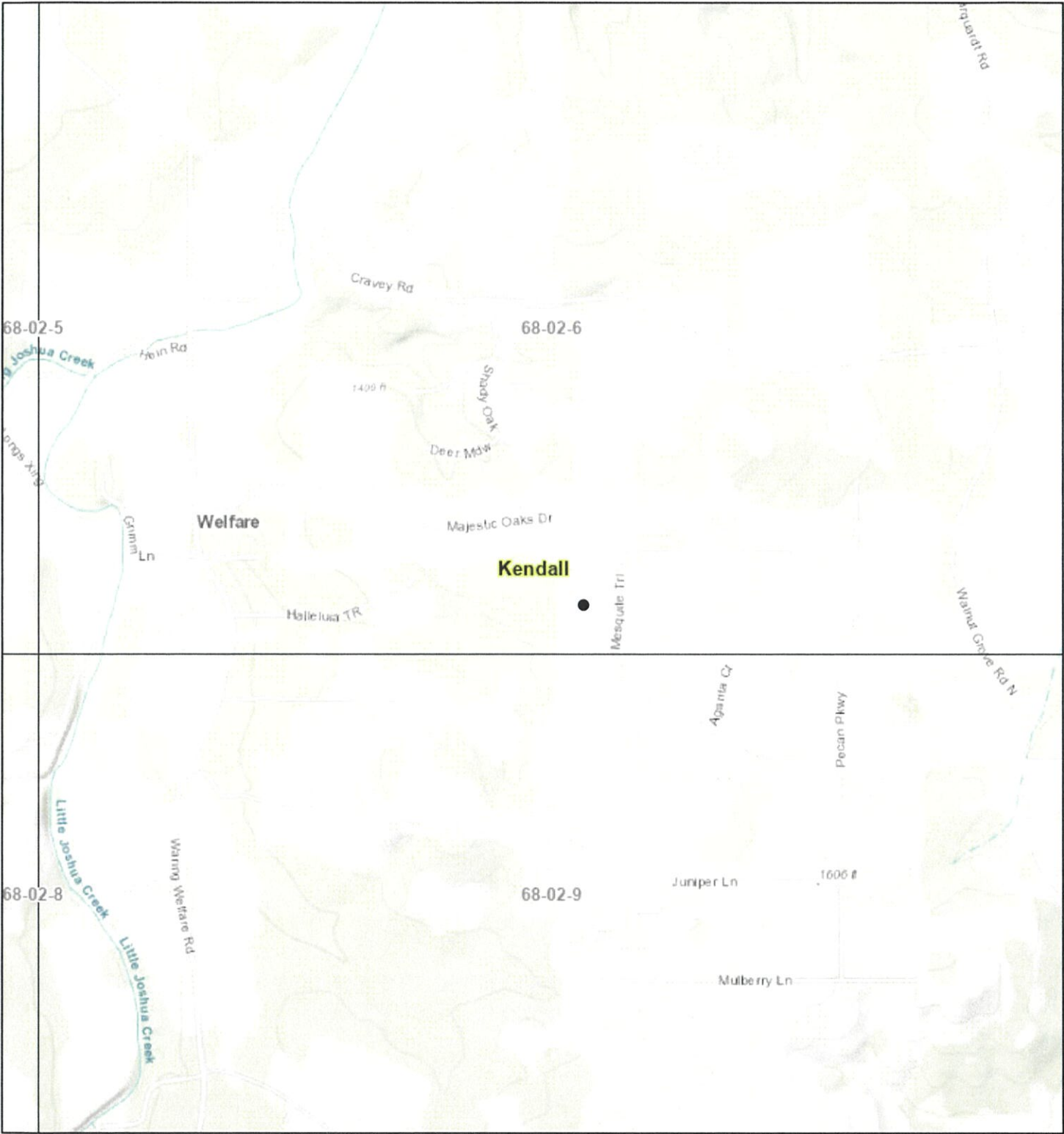
LOTS OF H₂O @ 10-120'



INSPECTOR [Signature]

10.9
123285.0
122961.8
323.2
143
126
192
42

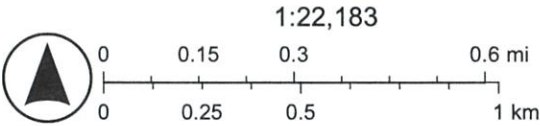
ArcGIS Web Map



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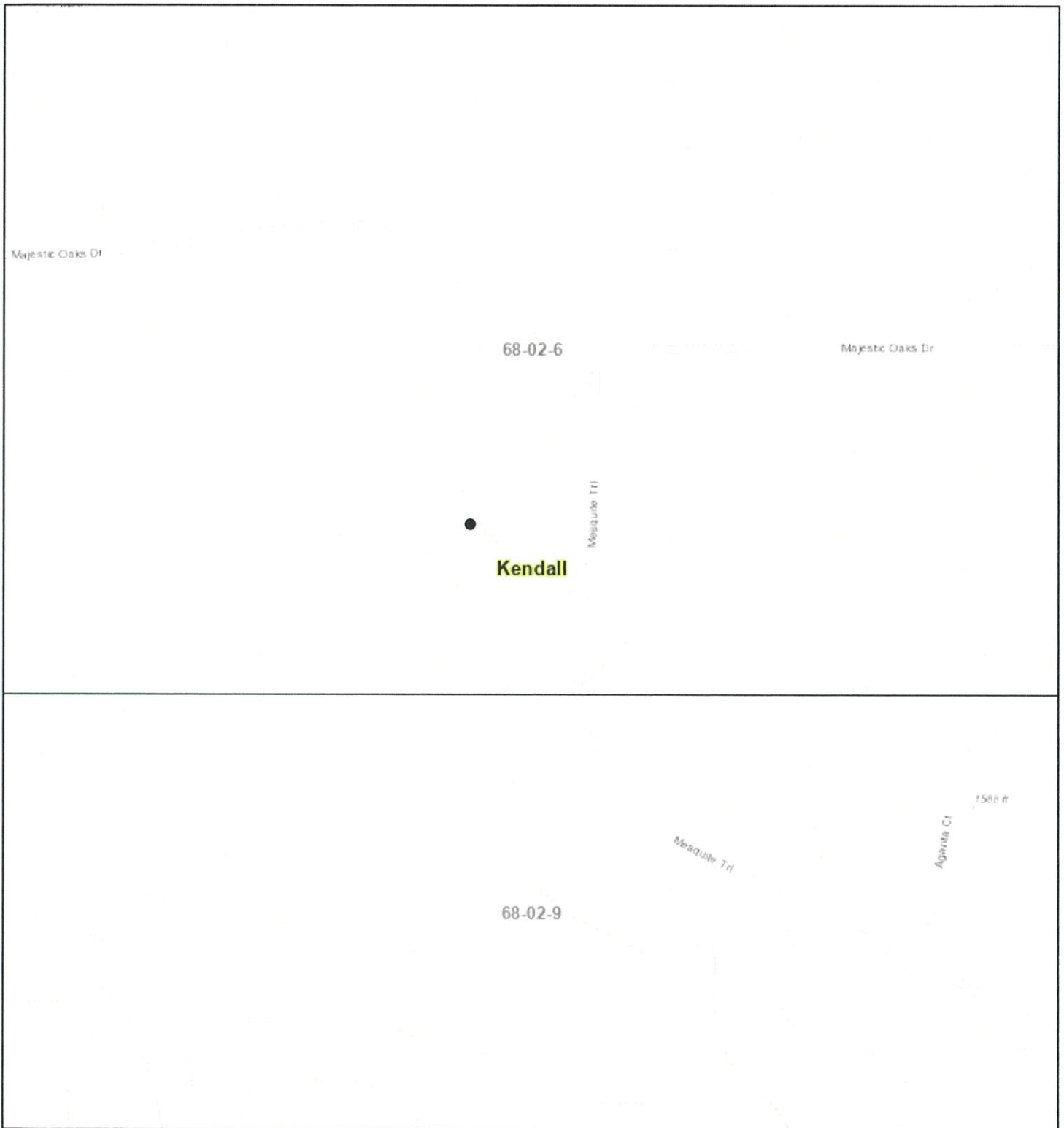
- ArcGIS World Geocoding Service
- 2.5 Minute Quad Grid
- TX Counties

Citations



Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, METI/ NASA, EPA, USDA, USGS, TXDOT

ArcGIS Web Map



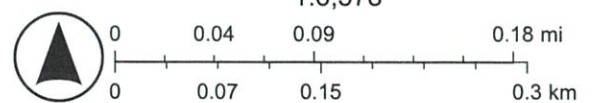
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● ArcGIS World Geocoding Service

□ 2.5 Minute Quad Grid

--- TX Counties

Citations



Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, USGS, TXDOT

SEPTIC

mesquite Tol

KENDALL COUNTY

DEPARTMENT OF
DEVELOPMENT MANAGEMENT
211 East San Antonio Street, Suite 6
Boerne, Texas 78006
Telephone: (A) 249-8343 Ext. 23

FILE NO. S- 4657

SEPTIC FORM

PRIVATE SEWAGE FACILITY (LICENSED) IN KENDALL COUNTY, TEXAS

APPLICANT INFORMATION:

PROPERTY OWNER (LICENSEE) [REDACTED]

CONTRACTOR J. RIEBE

SUBDIVISION OR LOCATION

SOUTHERN OAKS L-15
106 MESQUITE TRAIL

TOTAL AREA SQ. FT.

OR ACRES 5.0

NO. BEDROOMS 3

OR SQ. FT. OF HOUSE 3,804 OR GAL/DAY 360

PERC RATE 064

CLASS NO.

TRENCH REQ. SQ. FT. 5,675 OR BED REQ. SQ.

GALLON CAPACITY REQ. FOR CONCRETE SEPTIC TANK

J-500 JET
500 GAL. PUMP

INSTALLED: SPRAY

LENGTH

SPRAY AREA

WIDTH

2 - 5' H.

AEROBIC
SYSTEM

SQ. FT.

5,655

BED

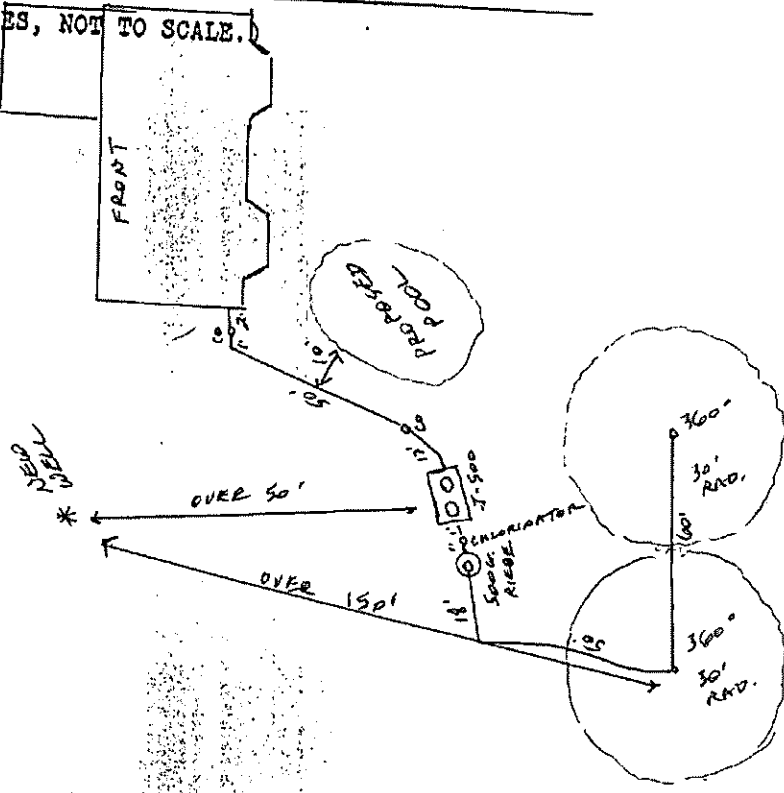
TRENCH

EA. 30' RADIOS
EA. 360°

REMARKS:

First inspection - 6-1-98.

(SKETCH OF APPROXIMATE DISTANCES, NOT TO SCALE.)



THE COUNTY OF KENDALL, THE TEXAS DEPARTMENT OF HEALTH, OR THEIR AGENTS OR DESIGNEES, MAKE NO REPRESENTATION THAT FACILITIES HEREIN LICENSED WILL PROVIDE SATISFACTORY SERVICE TO THE PREMISES SERVED. IT WILL BE THE LICENSEE'S RESPONSIBILITY TO MAKE ANY CHANGES OR MODIFICATIONS WHICH OPERATING EXPERIENCE MAY SHOW TO BE NECESSARY IN ORDER FOR THESE FACILITIES TO PROVIDE SATISFACTORY SERVICE. SEPTIC DISTANCES MEET MINIMUM TEXAS DEPARTMENT OF HEALTH SEPARATION DISTANCES IN MOST INSTANCES, SOME RENOVATIONS MAY BE LESS IF REPAIRED OR REPLACED IN THE SAME GENERAL AREA AS THE PRE-EXISTING SYSTEM BEING RENOVATED.

PERMIT (LICENSE) GRANTED AND APPROVED THIS DATE: 23 June 98

JOHN B. DUNKIN, DIRECTOR OR LEON BRIMHALL, ASSISTANT
DEPARTMENT OF DEVELOPMENT MGT.

Property Owner Name (Last)	Subdiv. or Location	
[REDACTED]	Southern Oaks 15	
[REDACTED] (First)	106 MESQUITE TRAIL	☒ Log Or Abs.
WELL PERMIT #	2903	
SEPTIC PERMIT #	4657	
DEVEL. PERMIT #		
REMARKS ON BACK:		

150 P.M.M.
MOM.

Permit
No.



File

5-4657

KENDALL COUNTY
DEPARTMENT OF DEVELOPMENT MANAGEMENT
211 E. SAN ANTONIO ST. SUITE 6
BOKENE, TEXAS 78006
210-249-9343 EXT. 23 FAX 210-249-6206

APPLICATION FOR PRIVATE SEWAGE FACILITY IN
KENDALL COUNTY

I hereby make application for a permit (license) to construct and operate a private sewage facility in Kendall County, Texas as required by the Texas Natural Resource Conservation Commission (TNRCC) construction standards for effective date February 4, 1997.

Authorization is hereby given to permitting (licensing) authority of Kendall County, TNRCC, or their agents or designees, singly or jointly, to enter upon the property on which the proposed private sewage facility that I am applying for in this application is located, for the purpose of inspections of the private sewage facility, or any health problems caused by the private sewage facility herein for which application has been applied.

I understand that the County of Kendall, TNRCC, or their agents or designees, make no representation that facilities herein applied for will provide satisfactory service to the premises served. It will be my responsibility to make any changes or modifications which operating experience may show to be necessary in order for these facilities applied for to provide satisfactory service.

Name of Applicant:

C. [REDACTED] RESIDENCE

Mailing Address:

CO CENTURY HOMES 16410 BLANCK RD, #2

City

S.A.

State

TX

Zip

78232

Owner (If different than applicant)

Location of Property:

SOUTHERN OAKS

Name of Subdivision

Unit No. Block NO.

Lot No.

If NOT located in subdivision:

15
5.00

Name and No. of Survey/Abstract

Acreage

911 Address:

106 MESQUITE TR

Date:

3-4-98

Location Description (Attach a map sufficiently detailed to help locate the property).

Signature:

[Signature] (AGENT)

APPROVED MAR 12 1998
[Signature]

**ON-SITE
SEWAGE FACILITY
APPLICATION & DESIGN**

Prepared for:


106 Mesquite Trail
Kendall County, Texas

c/o Century Custom Homes
16410 Blanco Road, #2
San Antonio, TX 78232

Prepared by:

Chris H. Menzel, R.S.
Wastewater Consultant
265 Danube Pass
Boerne, TX
(830) 336-2989
(830) 336-2975 (Fax)

Project No. 59889
March 1998



Chris H. Menzel
Registered Professional Sanitarian

Chris H. Menzel, R.S.
Wastewater Consultant
265 Danube Pass, Boerne, TX 78006

(830) 336-2989

Fax (830) 336-2975

TECHNICAL REPORT
ON-SITE AEROBIC WASTEWATER SYSTEM APPLICATION

DATE: MARCH 4, 1998

OWNER: [REDACTED]

ADDRESS: c/o CENTURY HOMES, 16410 BLANCO ROAD #2, SAN ANTONIO, TX 78232

TELEPHONE: [REDACTED]

SITE LOCATION: 106 MESQUITE TRAIL, SOUTHERN OAKS SUBDIVISION

DESIGN PARAMETERS

SIZE OF RESIDENCE: 3,804 FT²

NUMBER OF BEDROOMS: 3

AVERAGE EXPECTED FLOW: 360 GAL./DAY

APPLICATION RATE: 0.064 GAL./FT²/DAY

APPLICATION RATE REQUIRED: 5,625 FT² = (360 GAL./DAY)/(0.064 GAL./FT²/DAY)

ACTUAL APPLICATION AREA: 5,655 FT²

EQUIPMENT SPECIFICATIONS

TREATMENT SYSTEM: JET, INC., MODEL J-500, CLASS 1 AEROBIC SYSTEM

PRETREATMENT TANK: 325 GAL.

PUMP TANK: 500 GAL. WITH PUMP & HIGH WATER LEVEL ALARM

SURFACE APPLICATION:

- * SURFACE APPLICATION WITH DISCHARGE PUMP
- * HUNTER (or equivalent) SPRINKLER HEADS
- * (2) 30 FT. RADIUS @ 360 DEG. = 5,655 FT²

DISINFECTION: STACK-FEED CONTACT CHLORINATOR

INSTALLER: James Riebe, 830-336-2274, (Manufactures Equipment and Operational Data Furnished to Homeowner by Installer)

This design is based on rules and guidance standards developed by the Texas Natural Resources Conservation Commission and, under normal conditions and proper installation, should be expected to function in a satisfactory manner.


Chris H. Menzel, Registered Professional Sanitarian

Date: 3-4-98



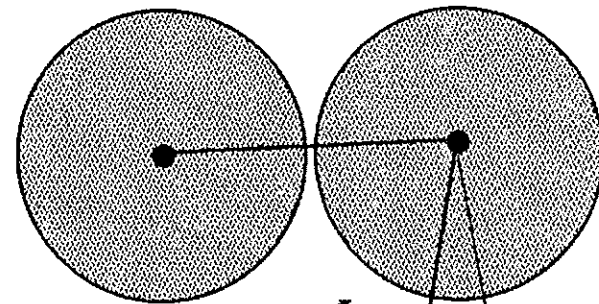
Chris H. Menzel, R.S.
Wastewater Consultant
265 Danube Pass, Boerne, TX 78006

(830) 336-2989

(Fax) (830) 336-2975



LOT 15
SOUTHERN OAKS SUBDIVISION
106 MESQUITE TRAIL
KENDALL COUNTY, TEXAS



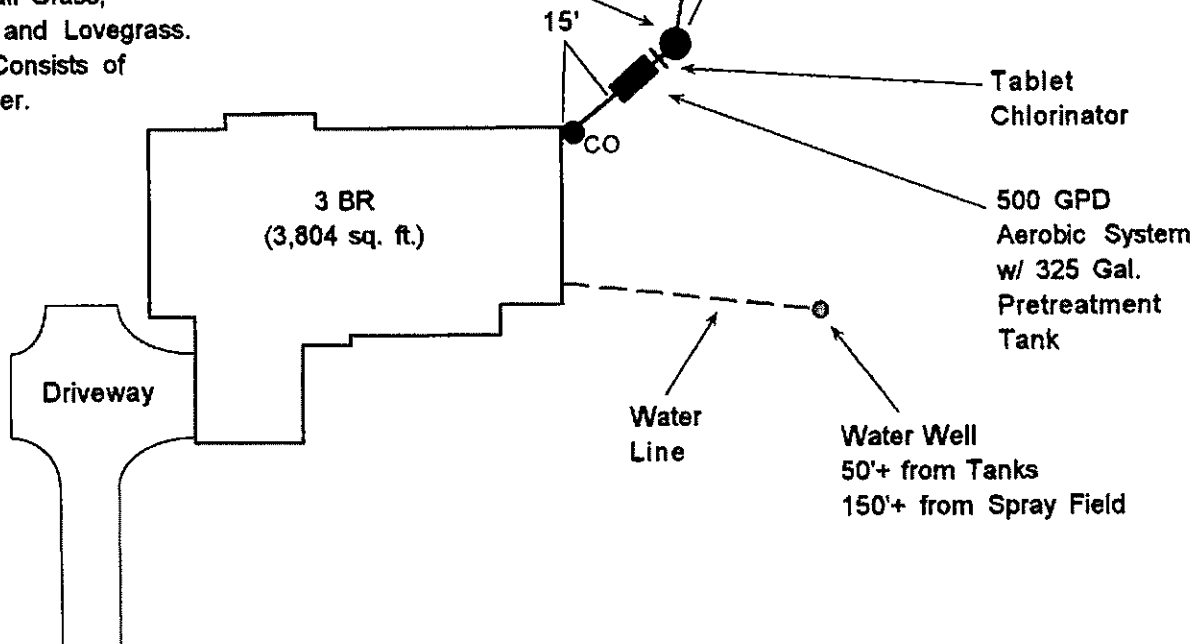
(2) 30' Radius 360 deg.
Sprinkler Heads
5,655 sq. ft.

Approx.
130'

500 Gal.
Pump Tank
w/ Audio/Visual
Alarm & Sampling Port

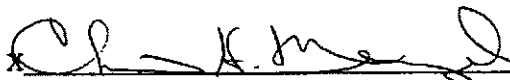
LANDSCAPE PLAN

Ground Cover is Already in Place.
The Site Supports Good Stands
of Mid Grass and Tall Grass,
Including Bluestem and Lovegrass.
Woody Vegetation Consists of
Live Oak and Juniper.



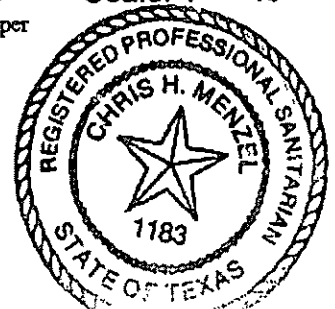
I hereby certify that this sewage facility design submitted conforms to rules and guidance standards developed by the Texas Natural Resources Conservation Commission and the applicable county, and under normal conditions and proper installation, can be expected to function without creating a nuisance.

Scale: 1" = 40'


CHRIS H. MENZEL
REGISTERED PROFESSIONAL SANITARIAN

R.S. # 1183

DATE: 3-4-98



Chris H Menzel, R.S.
Wastewater Consultant
265 Danube Pass, Boerne, TX 78006

(830) 336-2989

Fax (830) 336-2975

SITE EVALUATION INFORMATION

Applicant: _____

Facility Location: 106 MESQUITE CR

AEROBIC TREATMENT w/SURFACE IRR.
OWNER REQUESTED

Soil Texture Analysis

Actual Site Profile Description: _____

USDA Soil Texture Type (Class): Ia Ib II III IV N/A

Soil Structure Analysis Massive Blocky Platy N/A

Soil Depth Analysis

Is the soil texture and structure consistent to at least 24 inches below the proposed disposal area? Yes No N/A

Restrictive Horizons

Are there any dense clay subsoils, solid rock, or groundwater at least 24 inches below the proposed disposal area? Yes No N/A

If yes, describe: _____

Topography

Slope within area of proposed disposal area: <10 %

Flood Hazard

Potential or known flood hazards: NONE

Overall Site Suitability Suitable Not Suitable N/A

I certify that I have completed this site evaluation in accordance with Chapter 285, Subchapter D, §285.30, Texas Natural Resources Conservation Commission (Effective February 4, 1997).

Chris H. Menzel
3-4-98

Chris H. Menzel, R.S., 1183
Date of Evaluation



Kendall AD Property Search

Property ID: 36323 For Year 2024

Property Details

Account		
Property ID:	36323	Geographic ID: 1-5743-0000-0150
Type:	R	Zoning: AO
Property Use:		Condo:
Location		
Situs Address:	106 MESQUITE TRL	
Map ID:	SOAKS-AO	Mapsco:
Legal Description:	SOUTHERN OAKS LOT 15 &16, 10.0 ACRES	
Abstract/Subdivision:	S15743	
Neighborhood:	(SOUTHNOAKS) SOUTHERN OAKS	
Owner		
Owner ID:	5392445	
Name:	MCGINNIS BONNIE	
Agent:	LAW OFFICE OF RYAN M COHEN, PLLC	
Mailing Address:	106 MESQUITE TRAIL BOERNE, TX 78006	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:		\$0 (+)
Improvement Non-Homesite Value:		\$627,562 (+)
Land Homesite Value:		\$0 (+)
Land Non-Homesite Value:		\$332,438 (+)
Agricultural Market Valuation:		\$0 (+)
Market Value:		\$960,000 (=)

Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value: ⓘ	\$960,000 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$960,000
Ag Use Value:	\$0

VALUES DISPLAYED ARE 2025 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: MCGINNIS BONNIE

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	KENDALL APPRAISAL DISTRICT	0.000000	\$960,000	\$960,000	\$0.00	
GKE	KENDALL COUNTY	0.382700	\$960,000	\$960,000	\$3,673.92	
SCF	COMFORT ISD	0.960300	\$960,000	\$960,000	\$9,218.88	
WCC	COW CREEK GROUNDWATER	0.005000	\$960,000	\$960,000	\$48.00	

Total Tax Rate: 1.348000

Estimated Taxes With Exemptions: \$12,940.80

Estimated Taxes Without Exemptions: \$12,940.80

Property Improvement - Building

Type: Residential **Living Area:** 4117.0 sqft **Value:** \$682,160

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	R5+	1998	3277

PC	COVERED PORCH OR PATIO	*	1998	60
PC	COVERED PORCH OR PATIO	*	1998	420
AGF2	ATTACHED TWO-CAR GARAGE FIN	*	1998	598
MA2	SECOND FLOOR MAIN AREA	*	1998	840
POOL	POOL	POO1	1998	600
DGF2	DETACHED TWO-CAR GARAGE	*	2004	750

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RL	Residential Lot	5.00	217,800.00			\$180,680	\$0
RL	Residential Lot	5.00	217,800.00	0.00	0.00	\$180,680	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$627,562	\$332,438	\$0	\$960,000	\$0	\$960,000
2023	\$613,940	\$325,220	\$0	\$939,160	\$0	\$939,160
2022	\$620,150	\$328,500	\$0	\$948,650	\$0	\$948,650
2021	\$442,140	\$146,000	\$0	\$588,140	\$0	\$588,140
2020	\$442,140	\$146,000	\$0	\$588,140	\$0	\$588,140
2019	\$442,140	\$146,000	\$0	\$588,140	\$0	\$588,140
2018	\$442,140	\$146,000	\$0	\$588,140	\$0	\$588,140
2017	\$442,140	\$146,000	\$0	\$588,140	\$0	\$588,140

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
3/26/2025	WD	WARRANTY DEED	MCGINNIS BONNIE	MCGINNIS BONNIE TRUST OF 2002			397436
8/31/2016	WD-VL	WARRANTY DEED/VENDORS LIEN	ARENA MICHAEL P & KATHRYN L	MCGINNIS BONNIE	1540	153	
9/28/2011	WD-VL	WARRANTY DEED/VENDORS LIEN	CUEVAS THAYNE H & BETTY R	ARENA MICHAEL P & KATHRYN L	1279	464	

ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Cad Value	Board's Determination Of Value	ARB Determination
07/03/2024 01:30 PM		\$0	\$1,043,520	\$960,000	TOPLINE CHANGE

Estimated Tax Due

If Paid:

05/28/2025



Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest
2024	KENDALL COUNTY	0.382700	\$960,000	\$960,000	\$3,673.92	\$3,673.92	\$0.00	\$0.00
2024	COMFORT ISD	0.960300	\$960,000	\$960,000	\$9,218.88	\$9,218.88	\$0.00	\$0.00
2024	COW CREEK GROUNDWATER	0.005000	\$960,000	\$960,000	\$48.00	\$48.00	\$0.00	\$0.00
	2024 Total:	1.348000			\$12,940.80	\$12,940.80	\$0.00	\$0.00
2023	KENDALL COUNTY	0.382700	\$939,160	\$939,160	\$3,594.16	\$3,594.16	\$0.00	\$0.00
2023	COMFORT ISD	0.962600	\$939,160	\$939,160	\$9,040.36	\$9,040.36	\$0.00	\$0.00
2023	COW CREEK GROUNDWATER	0.005000	\$939,160	\$939,160	\$46.96	\$46.96	\$0.00	\$0.00
	2023 Total:	1.350300			\$12,681.48	\$12,681.48	\$0.00	\$0.00
2022	KENDALL COUNTY	0.387700	\$948,650	\$948,650	\$3,677.92	\$3,677.92	\$0.00	\$0.00
2022	COMFORT ISD	1.147960	\$948,650	\$948,650	\$10,890.12	\$10,890.12	\$0.00	\$0.00
2022	COW CREEK GROUNDWATER	0.005000	\$948,650	\$948,650	\$47.43	\$47.43	\$0.00	\$0.00
	2022 Total:	1.540660			\$14,615.47	\$14,615.47	\$0.00	\$0.00
2021	KENDALL COUNTY	0.412700	\$588,140	\$588,140	\$2,427.25	\$2,427.25	\$0.00	\$0.00
2021	COMFORT ISD	1.213500	\$588,140	\$588,140	\$7,137.08	\$7,137.08	\$0.00	\$0.00
2021	COW CREEK GROUNDWATER	0.005000	\$588,140	\$588,140	\$29.41	\$29.41	\$0.00	\$0.00

	2021 Total:	1.631200			\$9,593.74	\$9,593.74	\$0.00	\$0.00
2020	KENDALL COUNTY	0.412700	\$588,140	\$588,140	\$2,427.26	\$2,427.26	\$0.00	\$0.00
2020	COMFORT ISD	1.252300	\$588,140	\$588,140	\$7,365.28	\$7,365.28	\$0.00	\$0.00
2020	COW CREEK GROUNDWATER	0.005000	\$588,140	\$588,140	\$29.41	\$29.41	\$0.00	\$0.00
	2020 Total:	1.670000			\$9,821.95	\$9,821.95	\$0.00	\$0.00
2019	KENDALL COUNTY	0.412700	\$588,140	\$588,140	\$2,427.26	\$2,427.26	\$0.00	\$0.00
2019	COMFORT ISD	1.152300	\$588,140	\$588,140	\$6,777.14	\$6,777.14	\$0.00	\$0.00
2019	COW CREEK GROUNDWATER	0.005000	\$588,140	\$588,140	\$29.41	\$29.41	\$0.00	\$0.00
	2019 Total:	1.570000			\$9,233.81	\$9,233.81	\$0.00	\$0.00
2018	KENDALL COUNTY	0.412700	\$588,140	\$588,140	\$2,427.26	\$2,427.26	\$0.00	\$0.00
2018	COMFORT ISD	1.230200	\$588,140	\$588,140	\$7,235.30	\$7,235.30	\$0.00	\$0.00
2018	COW CREEK GROUNDWATER	0.005000	\$588,140	\$588,140	\$29.41	\$29.41	\$0.00	\$0.00
	2018 Total:	1.647900			\$9,691.97	\$9,691.97	\$0.00	\$0.00
2017	KENDALL COUNTY	0.412700	\$588,140	\$588,140	\$2,427.25	\$2,427.25	\$0.00	\$0.00
2017	COMFORT ISD	1.202000	\$588,140	\$588,140	\$7,069.45	\$7,069.45	\$0.00	\$0.00
2017	COW CREEK GROUNDWATER	0.005000	\$588,140	\$588,140	\$29.41	\$29.41	\$0.00	\$0.00
	2017 Total:	1.619700			\$9,526.11	\$9,526.11	\$0.00	\$0.00
2016	KENDALL COUNTY	0.412700	\$437,020	\$437,020	\$1,803.58	\$1,803.58	\$0.00	\$0.00
2016	COMFORT ISD	1.204000	\$437,020	\$412,020	\$4,960.72	\$4,960.72	\$0.00	\$0.00
2016	COW CREEK GROUNDWATER	0.005000	\$437,020	\$437,020	\$21.85	\$21.85	\$0.00	\$0.00
	2016 Total:	1.621700			\$6,786.15	\$6,786.15	\$0.00	\$0.00
2015	KENDALL COUNTY	0.386700	\$437,020	\$437,020	\$1,689.95	\$1,689.95	\$0.00	\$0.00
2015	COMFORT ISD	1.210000	\$437,020	\$412,020	\$4,985.45	\$4,985.45	\$0.00	\$0.00

2015	COW CREEK GROUNDWATER	0.005000	\$437,020	\$437,020	\$21.85	\$21.85	\$0.00	\$0.00
	2015 Total:	1.601700			\$6,697.25	\$6,697.25	\$0.00	\$0.00
2014	KENDALL COUNTY	0.394000	\$437,020	\$437,020	\$1,721.86	\$1,721.86	\$0.00	\$0.00
2014	COMFORT ISD	1.210000	\$437,020	\$422,020	\$5,106.44	\$5,106.44	\$0.00	\$0.00
2014	COW CREEK GROUNDWATER	0.005000	\$437,020	\$437,020	\$21.85	\$21.85	\$0.00	\$0.00
	2014 Total:	1.609000			\$6,850.15	\$6,850.15	\$0.00	\$0.00
2013	KENDALL COUNTY	0.394000	\$437,020	\$437,020	\$1,721.86	\$1,721.86	\$0.00	\$0.00
2013	COMFORT ISD	1.210000	\$437,020	\$422,020	\$5,106.44	\$5,106.44	\$0.00	\$0.00
2013	COW CREEK GROUNDWATER	0.005000	\$437,020	\$437,020	\$21.85	\$21.85	\$0.00	\$0.00
	2013 Total:	1.609000			\$6,850.15	\$6,850.15	\$0.00	\$0.00
2012	KENDALL COUNTY	0.395000	\$437,020	\$437,020	\$1,726.23	\$1,726.23	\$0.00	\$0.00
2012	COMFORT ISD	1.210000	\$437,020	\$422,020	\$5,106.45	\$5,106.45	\$0.00	\$0.00
2012	COW CREEK GROUNDWATER	0.005000	\$437,020	\$437,020	\$21.85	\$21.85	\$0.00	\$0.00
	2012 Total:	1.610000			\$6,854.53	\$6,854.53	\$0.00	\$0.00
2011	KENDALL COUNTY	0.370000	\$509,200	\$501,597	\$1,507.31	\$1,507.31	\$0.00	\$0.00
2011	COMFORT ISD	1.210000	\$509,200	\$486,598	\$4,590.85	\$4,590.85	\$0.00	\$0.00
2011	COW CREEK GROUNDWATER	0.005000	\$509,200	\$504,200	\$25.21	\$25.21	\$0.00	\$0.00
	2011 Total:	1.585000			\$6,123.37	\$6,123.37	\$0.00	\$0.00
2010	KENDALL COUNTY	0.370000	\$509,200	\$487,200	\$1,507.31	\$1,507.31	\$0.00	\$0.00
2010	COMFORT ISD	1.210000	\$509,200	\$472,200	\$4,590.85	\$4,590.85	\$0.00	\$0.00
2010	COW CREEK GROUNDWATER	0.005000	\$509,200	\$497,200	\$24.86	\$24.86	\$0.00	\$0.00
	2010 Total:	1.585000			\$6,123.02	\$6,123.02	\$0.00	\$0.00
2009	KENDALL COUNTY	0.370000	\$531,140	\$509,140	\$1,507.31	\$1,507.31	\$0.00	\$0.00

2009	COMFORT ISD	1.210000	\$531,140	\$494,140	\$4,590.85	\$4,590.85	\$0.00	\$0.00
2009	COW CREEK GROUNDWATER	0.005000	\$531,140	\$519,140	\$25.96	\$25.96	\$0.00	\$0.00
	2009 Total:	1.585000			\$6,124.12	\$6,124.12	\$0.00	\$0.00
2008	KENDALL COUNTY	0.370000	\$526,740	\$497,550	\$1,507.31	\$1,507.31	\$0.00	\$0.00
2008	COMFORT ISD	1.210000	\$526,740	\$482,550	\$4,590.85	\$4,590.85	\$0.00	\$0.00
2008	COW CREEK GROUNDWATER	0.005000	\$526,740	\$507,550	\$25.38	\$25.38	\$0.00	\$0.00
	2008 Total:	1.585000			\$6,123.54	\$6,123.54	\$0.00	\$0.00
2007	KENDALL COUNTY	0.370000	\$518,520	\$450,318	\$1,507.31	\$1,507.31	\$0.00	\$0.00
2007	COMFORT ISD	1.170000	\$518,520	\$435,318	\$4,590.85	\$4,590.85	\$0.00	\$0.00
2007	COW CREEK GROUNDWATER	0.005000	\$518,520	\$460,318	\$23.02	\$23.02	\$0.00	\$0.00
	2007 Total:	1.545000			\$6,121.18	\$6,121.18	\$0.00	\$0.00
2006	KENDALL COUNTY	0.370000	\$429,380	\$407,380	\$1,507.30	\$1,507.30	\$0.00	\$0.00
2006	COMFORT ISD	1.375000	\$429,380	\$392,380	\$5,395.22	\$5,395.22	\$0.00	\$0.00
2006	COW CREEK GROUNDWATER	0.005000	\$429,380	\$417,380	\$20.87	\$20.87	\$0.00	\$0.00
	2006 Total:	1.750000			\$6,923.39	\$6,923.39	\$0.00	\$0.00
2005	KENDALL COUNTY	0.370000	\$404,710	\$399,710	\$1,478.92	\$1,478.92	\$0.00	\$0.00
2005	COMFORT ISD	1.500000	\$404,710	\$384,710	\$5,770.65	\$5,770.65	\$0.00	\$0.00
	2005 Total:	1.870000			\$7,249.57	\$7,249.57	\$0.00	\$0.00
2004	KENDALL COUNTY	0.370000	\$398,090	\$399,710	\$1,454.43	\$1,454.43	\$0.00	\$0.00
2004	COMFORT ISD	1.500000	\$398,090	\$384,710	\$5,671.35	\$5,671.35	\$0.00	\$0.00
	2004 Total:	1.870000			\$7,125.78	\$7,125.78	\$0.00	\$0.00
2003	KENDALL COUNTY	0.380000	\$365,580	\$399,710	\$1,370.20	\$1,370.20	\$0.00	\$0.00
2003	COMFORT ISD	1.480000	\$365,580	\$384,710	\$5,114.58	\$5,114.58	\$0.00	\$0.00
	2003 Total:	1.860000			\$6,484.78	\$6,484.78	\$0.00	\$0.00

2002	KENDALL COUNTY	0.364290	\$364,680	\$399,710	\$1,310.28	\$1,310.28	\$0.00	\$0.00
2002	COMFORT ISD	1.420000	\$364,680	\$384,710	\$4,894.46	\$4,894.46	\$0.00	\$0.00
	2002 Total:	1.784290			\$6,204.74	\$6,204.74	\$0.00	\$0.00
2001	KENDALL COUNTY	0.365000	\$369,000	\$399,710	\$1,259.36	\$1,259.36	\$0.00	\$0.00
2001	COMFORT ISD	1.420000	\$369,000	\$384,710	\$4,686.43	\$4,686.43	\$0.00	\$0.00
	2001 Total:	1.785000			\$5,945.79	\$5,945.79	\$0.00	\$0.00
2000	KENDALL COUNTY	0.370000	\$318,210	\$399,710	\$1,158.88	\$1,158.88	\$0.00	\$0.00
2000	COMFORT ISD	1.420000	\$318,210	\$384,710	\$4,234.58	\$4,234.58	\$0.00	\$0.00
	2000 Total:	1.790000			\$5,393.46	\$5,393.46	\$0.00	\$0.00