

VINEYARD RIDGE LOT 91

FREDERICKSBURG, TEXAS | GILLESPIE COUNTY | 3.01± ACRES





FREDERICKSBURG REALTY TEXAS RANCH REALTY

Vineyard Ridge Lot 91

Axis Circle, Lot 91 | Fredericksburg, Texas 78624 | Gillespie County

3.01+/- Acres

\$144,000

Agent

Justin Cop/Keely Corona

Property Highlights

- 3.01± acres in the sought-after Vineyard Ridge Subdivision
- Gated Hill Country community
- Beautiful long-range ridge views
- Elevated homesite with excellent privacy
- Rolling terrain with ideal building site
- Water and electrical service in place
- Community well system
- Underground utilities
- Paved private roads
- Wildlife tax exemption for reduced property taxes
- Minimal deed restrictions
- Thoughtfully designed community protecting property values
- One primary residence plus guest quarters permitted
- Additional barn, workshop, or storage building allowed
- Native wildlife and scenic Hill Country landscape
- Approximately 15 minutes to Fredericksburg
- Convenient access to wineries, restaurants, and shopping
- Ideal for a custom home or weekend retreat
- Excellent opportunity to build in one of Gillespie County's premier acreage communities

Property Taxes:

\$3.56

\$1,739 w/o

\$660 HOA Yearly

Set among the rolling hills of the Texas Wine Country, this exceptional 3.01± acre homesite offers the perfect balance of privacy, convenience, and breathtaking Hill Country scenery. Located within the highly sought-after gated community of Vineyard Ridge, Lot 91 is ready for its next owner with water and electrical service already in place, allowing you to focus on designing and building your custom Hill Country home.

The property's predominantly level terrain, complemented by gentle elevation changes, provides an outstanding homesite with beautiful long-range Hill Country views. Mature hardwoods and native vegetation enhance the natural landscape while creating a peaceful, private setting that feels removed from the hustle of everyday life. Community amenities include paved roads, underground utilities, and a central well system, offering modern infrastructure within a carefully planned rural community.

Whether you're planning a full-time residence, a weekend getaway, or a place to build lasting family memories, Vineyard Ridge offers an exceptional opportunity to enjoy the very best of the Texas Hill Country. Located just 15 minutes from historic Fredericksburg, you'll enjoy convenient access to award-winning wineries, acclaimed restaurants, boutique shopping, and countless outdoor attractions, all while returning home to the quiet beauty of Wine Country.

MLS #: T104850A (Active) List Price: \$144,000 (66 Hits)

Lot 91 -- Axis Circle Fredericksburg, TX 78624



Type: Rural Subdivision
Best Use: Residential, Recreational
Topography: Gentle Sloping, Gentle Sloping, Few Trees, Views
Surface Cover: Wooded/Native Pasture
Views: Yes
Apx \$/Acre: 0
Lot/Tract #: 91

Original List Price: \$155,000
Area: County-Northeast
Subdivision: Vineyard Ridge
County: Gillespie
School District: Fredericksburg
Distance From City: 10-15 miles
Apx Acreage: 3.0100
Seller's Est Tax: 3.56
Showing Instructions: Call Listing Agent
Days on Market 64

Tax Exemptions: **Taxes w/o Exemptions:** \$1,739.00 **Tax Info Source:** CAD **CAD Property ID #:** 179749 **Zoning:** None

Flood Plain: No **Deed Restrictions:** Yes **Easements:** Electric Distribution, ROW Easement **Road Maintenance Agreement:** Yes

HOA: Yes **HOA Fees:** 55.00

HOA Fees Pd: Monthly

Items Not In Sale:

Documents on File: Survey/Plat, Topographical Map, Deed Restrictions, Aerial Photo

Water: Community, Well

Sewer: None

Utilities: Electricity Available, PEC

Access/Location: County Road, Private, Paved

Minerals: None

Improvements: None

Misc Search: Other-See Remarks

Fence: None

TrmsFin: Cash, Conventional

Possessn: After Closing/Funding

Excl Agy: No

Title Company: Fredericksburg Titles

Attorney:

Refer to MLS#:

Location/Directions: From N. Grape Creek Rd., turn left onto Thriving Oak Dr. Pass the first Axis Circle entrance and continue to the second Axis Circle. Turn right. Property will be on the left, second lot from the end.

Owner: Tom Dalton & Raquel Calderon

Legal Description: VINEYARD RIDGE LOT 91, 3.01

Instructions: Call Listing Agent to show. Gated subdivision.

Public Remarks: Set among the rolling hills of the Texas Wine Country, this exceptional 3.01± acre homesite offers the perfect balance of privacy, convenience, and breathtaking Hill Country scenery. Located within the highly sought-after gated community of Vineyard Ridge, Lot 91 is ready for its next owner with water and electrical service already in place, allowing you to focus on designing and building your custom Hill Country home. The property's predominantly level terrain, complemented by gentle elevation changes, provides an outstanding homesite with beautiful long-range Hill Country views. Mature hardwoods and native vegetation enhance the natural landscape while creating a peaceful, private setting that feels removed from the hustle of everyday life. Community amenities include paved roads, underground utilities, and a central well system, offering modern infrastructure within a carefully planned rural community. Whether you're planning a full-time residence, a weekend getaway, or a place to build lasting family memories, Vineyard Ridge offers an exceptional opportunity to enjoy the very best of the Texas Hill Country. Located just 15 minutes from historic Fredericksburg, you'll enjoy convenient access to award-winning wineries, acclaimed restaurants, boutique shopping, and countless outdoor attractions, all while returning home to the quiet beauty of Wine Country.

Agent Remarks:

Withdraw Comments:

Display on Internet: Yes

Display Address: Yes

Allow AVM: No

Allow Comments: Yes

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: Keely C. Corona (#:131)

Agent Email: keely@fredericksburgrealty.com

Contact #: (210) 788-6150

License Number: 0660013

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



Gillespie CAD Property Search

Property ID: 179749 For Year 2026

📖 Property Details

Account		
Property ID:	179749	Geographic ID:
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	AXIS CIR	
Map ID:	6-U	Mapsco:
Legal Description:	VINEYARD RIDGE LOT 91, 3.01	
Abstract/Subdivision:	S1676	
Neighborhood:	(F500) FBG 1631 & 2721	
Owner		
Owner ID:	339820	
Name:	DALTON, THOMAS C & CALDERON, RAQUEL ROJO	
Agent:		
Mailing Address:	10 WOODVIEW CT WIMBERLEY, TX 78676	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

📖 Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$166,200 (+)

Market Value:	\$166,200 (=)
Agricultural Value Loss: ⓘ	\$165,870 (-)
Appraised Value: ⓘ	\$330 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$330
Ag Use Value:	\$330

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: DALTON, THOMAS C & CALDERON, RAQUEL ROJO

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	\$166,200	\$330	\$0.89	
HUW	HILL CNTRY UWCD	\$166,200	\$330	\$0.02	
SFB	FREDBG ISD	\$166,200	\$330	\$2.55	
WCD	GILLESPIE WCID	\$166,200	\$330	\$0.00	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	\$166,200	\$330	\$0.00	

Total Tax Rate: 1.046678

Estimated Taxes With Exemptions: \$3.46

Estimated Taxes Without Exemptions: \$1,739.58

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RN2	NATIVE PASTURE 2	3.01	131,115.60	0.00	0.00	\$166,200	\$330

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2026	\$0	\$166,200	\$330	\$330	\$0	\$330
2025	\$0	\$166,200	\$340	\$340	\$0	\$340
2024	\$0	\$156,260	\$310	\$310	\$0	\$310
2023	\$0	\$156,260	\$310	\$310	\$0	\$310
2022	\$0	\$126,320	\$290	\$290	\$0	\$290
2021	\$0	\$123,230	\$290	\$290	\$0	\$290
2020	\$0	\$117,120	\$240	\$240	\$0	\$240
2019	\$0	\$117,120	\$240	\$240	\$0	\$240
2018	\$0	\$105,200	\$230	\$230	\$0	\$230

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
4/28/2021	GWD	GENERAL WARRANTY DEED	MIKOLAITIS, LORA JEANNE	DALTON, THOMAS C & CALDERON, RAQUEL ROJO	20213217		
9/29/2017	WDVL	WARRANTY DEED VENDORS LIEN	VINEYARD RIDGE LLC	MIKOLAITIS, LORA JEANNE	20174915		

ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Board's Determination Of Value	ARB Determination
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Estimated Tax Due

If Paid:

06/29/2026

