

# LIVE OAK CREEK RANCH

FREDERICKSBURG, TEXAS | GILLESPIE COUNTY | 52.23± ACRES





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## LIVE OAK CREEK RANCH

1670 FM 2093 (Tivydale Rd.) | Fredericksburg, Texas 78624 | Gillespie County

52.23+/- Acres

\$2,150,000

### Agent

Justin Cop

### Property Highlights

- Prime location along **FM 2093 (Tivydale Road)** just minutes south of Fredericksburg
- Approximately **1,350± feet of Live Oak Creek frontage**
- Ownership on both sides of Live Oak Creek
- Beautiful mature pecan grove
- Towering cypress, pecan, and live oak trees
- Productive coastal fields suitable for hay production
- Numerous large live oak trees throughout the property
- Gently rolling terrain with scenic hilltop homesites
- Ideal for horses, livestock, recreation, or a private family ranch
- Excellent paved road frontage and easy year-round access
- Well-maintained **1,785± SF** ranch-style home
- Well-maintained ranch-style home featuring 2-bed/2-bath, offering **1,785± SF** of living space
- **624± SF** detached two-car garage
- **288± SF** storage building
- Agricultural and Homestead tax exemptions currently in place
- Beautiful building sites with scenic Hill Country views
- Abundant wildlife and outstanding recreational opportunities
- Convenient to Fredericksburg's shopping, restaurants, wineries, and medical facilities
- Seller will consider dividing the property (maximum of three tracts preferred)
- Exceptional opportunity for a private residence, family ranch, recreational retreat, or long-term investment

### Property Taxes:

\$698.12 Ag/HS exempt | \$14,861.69 w/o exemptions

## LIVE OAK CREEK RANCH | Where Live Water Meets the Texas Hill Country.

Located just minutes from Fredericksburg along scenic Tivydale Road, Live Oak Creek Ranch offers 52.23± acres of live water, productive pasture, and scenic creek frontage in one of Gillespie County's most desirable rural settings. Approximately 1,350± feet of Live Oak Creek winds through the ranch, with ownership extending to both sides of the creek, creating a beautiful setting of towering cypress trees, a picturesque pecan grove, productive coastal fields, and gently rolling terrain. The combination of live water, open pasture, and mature hardwoods creates a landscape that is equally suited for recreation, livestock, or simply enjoying the natural beauty of the Texas Hill Country.

The ranch is improved with a well-maintained 2-bed/2-bath ranch-style home offering 1,785± SF of living space, a detached two-car garage, and an additional storage building, providing comfortable accommodations while allowing the land and creek to remain the focal point of the ranch. A paved entrance and established homesite offer immediate functionality, while the expansive acreage provides ample room for future improvements, guest accommodations, equestrian facilities, or other enhancements.

Productive coastal pasture has historically been used for hay production, while the creek corridor attracts abundant wildlife and provides exceptional opportunities for fishing, exploring, or simply relaxing beneath the shade of centuries-old cypress and pecan trees. One of the property's most remarkable features is Live Oak Creek itself, where shaded banks, clear water, deep swimming holes, and majestic cypress trees create an unforgettable landscape rarely found this close to Fredericksburg.

Whether you're seeking a full-time residence, family ranch, weekend retreat, or investment opportunity, the versatility of the property lends itself to a wide variety of uses. Combined with agricultural tax valuation, convenient paved access, and a location just minutes from Fredericksburg's renowned restaurants, shopping, wineries, and medical facilities, this property offers an exceptional combination of live water, usable acreage, privacy, and long-term investment potential. The seller will consider dividing the property, with a preference that it not be divided into more than three tracts.

MLS #: A105342A (Active) List Price: \$2,150,000 (1 Hits)

1670 -- FM 2093 Fredericksburg, TX 78624



**Type:** Ranch Land, Single Family Residential  
**Best Use:** Grazing, Residential, Recreational  
**Topography:** Level, Gentle Sloping, Gentle Sloping, Flood Plain, Views  
**Surface Cover:** Improved Pasture, Wooded/Native Pasture, Brushy  
**Views:** Yes  
**Apx \$/Acre:** 0  
**Lot/Tract #:**

**Original List Price:** \$2,150,000  
**Area:** County-Southeast  
**Subdivision:** N/A, Not in Sub  
**County:** Gillespie  
**School District:** Fredericksburg  
**Distance From City:** Less than 6 miles  
**Apx Acreage:** 52.2300  
**Seller's Est Tax:** 698.12  
**Showing Instructions:** Call Listing Agent  
**Days on Market** 1

**Tax Exemptions:** HS/AG **Taxes w/o Exemptions:** \$14,861.69 **Tax Info Source:** CAD **CAD Property ID #:** 1170,1172.. **Zoning:** ETJ

**Flood Plain:** Yes **Deed Restrictions:** Yes **Easements:** Oil/Gas Transmission, ROW Easement, Other-See Remarks **Road Maintenance Agreement:** No

**HOA:** No **HOA Fees:** **HOA Fees Pd:**

**Items Not In Sale:**

**Documents on File:** Topographical Map, Aerial Photo, Septic Permit

**Water:** Well  
**Sewer:** Septic Tank  
**Utilities:** CTEC, Electricity Connected  
**Access/Location:** County Road  
**Minerals:** Unknown

**Improvements:** Barn, Guest House, House  
**Misc Search:** Livestock Permitted, Mobile Homes Permitted, Other-See Remarks  
**Fence:** Barbed Wire, Perimeter

**TrmsFin:** Cash, Conventional

**Possessn:** Closing/Funding

**Excl Agy:** No

**Title Company:** Fredericksburg Titles

**Attorney:**

**Refer to MLS#:**

**Location/Directions:** From downtown Fredericksburg, head S on hwy 16, turn right on Tivydale Rd and in about 1.5 miles the property will be on the right, right after passing Live Oak Creek.

**Owner:** MOCKINGBIRD CAROLINE WOLLNY TRUST

**Legal Description:** ABS A0504 R & F W MARTIN #48, 18.8 ACRES, G E CO #700 MULTIPLE LOTS LOT GE597, GE598 & GE599, 20.5, FRITZ LOT 9R, 5.16, FRITZ LOT 7R, 5.77, G E CO #597 LOT M, 2.0, -HOMESITE-

**Instructions:** Call LA for instructions

**Public Remarks:** Located just minutes from Fredericksburg along scenic Tivydale Road, Live Oak Creek Ranch offers 52.23± acres of live water, productive pasture, and scenic creek frontage in one of Gillespie County's most desirable rural settings. Approximately 1,350± feet of Live Oak Creek winds through the ranch, with ownership extending to both sides of the creek, creating a beautiful setting of towering cypress trees, a picturesque pecan grove, productive coastal fields, and gently rolling terrain. The combination of live water, open pasture, and mature hardwoods creates a landscape that is equally suited for recreation, livestock, or simply enjoying the natural beauty of the Texas Hill Country. The ranch is improved with a well-maintained 2-bed/2-bath ranch-style home offering 1,785± SF of living space, a detached two-car garage, and an additional storage building, providing comfortable accommodations while allowing the land and creek to remain the focal point of the ranch. A paved entrance and established homesite offer immediate functionality, while the expansive acreage provides ample room for future improvements, guest accommodations, equestrian facilities, or other enhancements. Productive coastal pasture has historically been used for hay production, while the creek corridor attracts abundant wildlife and provides exceptional opportunities for fishing, exploring, or simply relaxing beneath the shade of centuries-old cypress and pecan trees. One of the property's most remarkable features is Live Oak Creek itself, where shaded banks, clear water, deep swimming holes, and majestic cypress trees create an unforgettable landscape rarely found this close to Fredericksburg. Whether you're seeking a full-time residence, family ranch, weekend retreat, or investment opportunity, the versatility of the property lends itself to a wide variety of uses. Combined with agricultural tax valuation, convenient paved access, and a location just minutes from Fredericksburg's renowned restaurants, shopping, wineries, and medical facilities, this property offers an exceptional combination of live water, usable acreage, privacy, and long-term investment potential. The seller will consider dividing the property, with a preference that it not be divided into more than three tracts.

**Agent Remarks:** Additional parcel are: 16824, 16825, 29250

**Withdraw Comments:**

**Display on Internet:** Yes

**Display Address:** Yes

**Allow AVM:** No

**Allow Comments:** No

**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 #:**

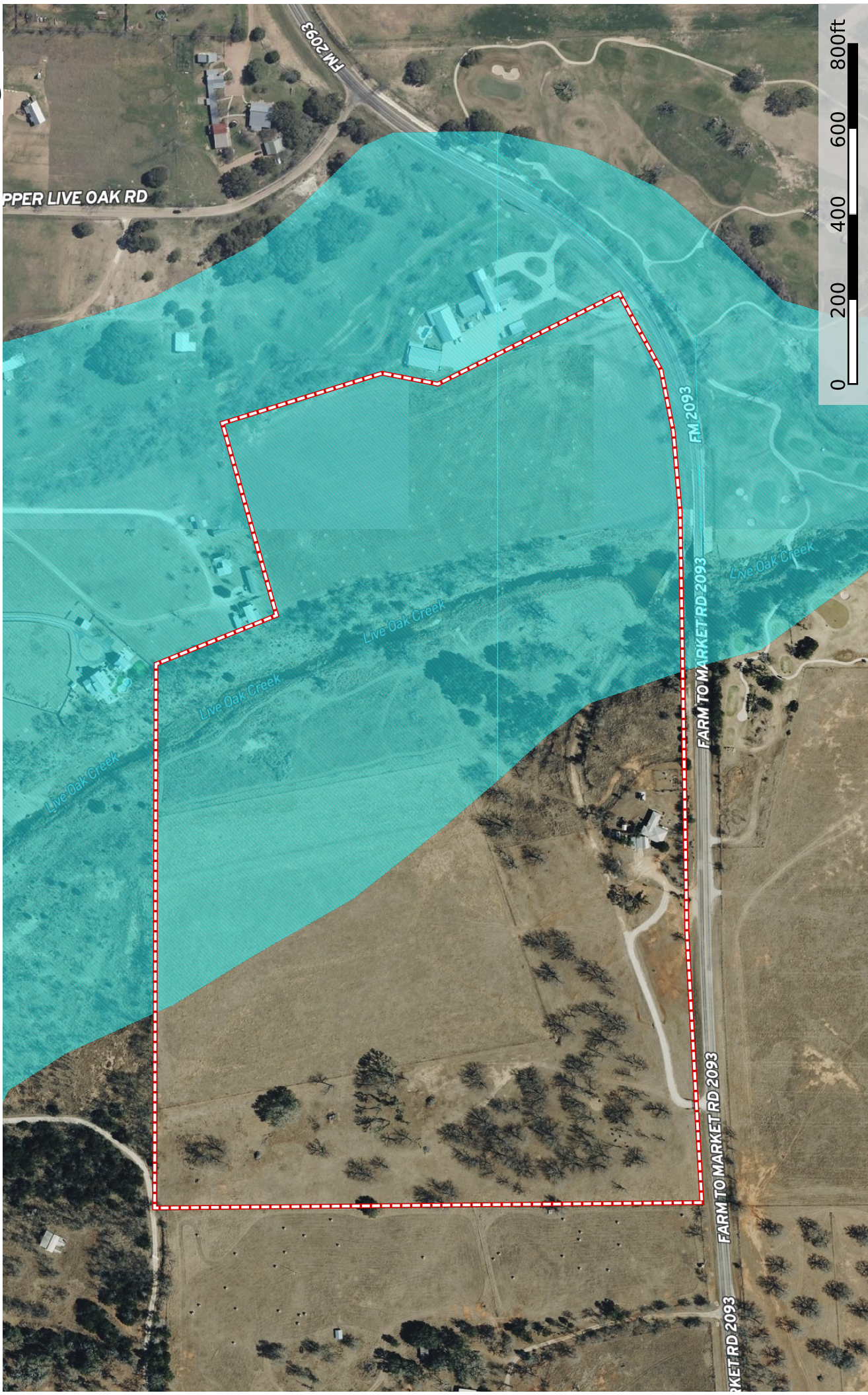
**Listing Agent:** Justin Cop (#:130)  
**Agent Email:** [justin@fredericksburgrealty.com](mailto:justin@fredericksburgrealty.com)  
**Contact #:** (830) 998-2895  
**License Number:** 0613372



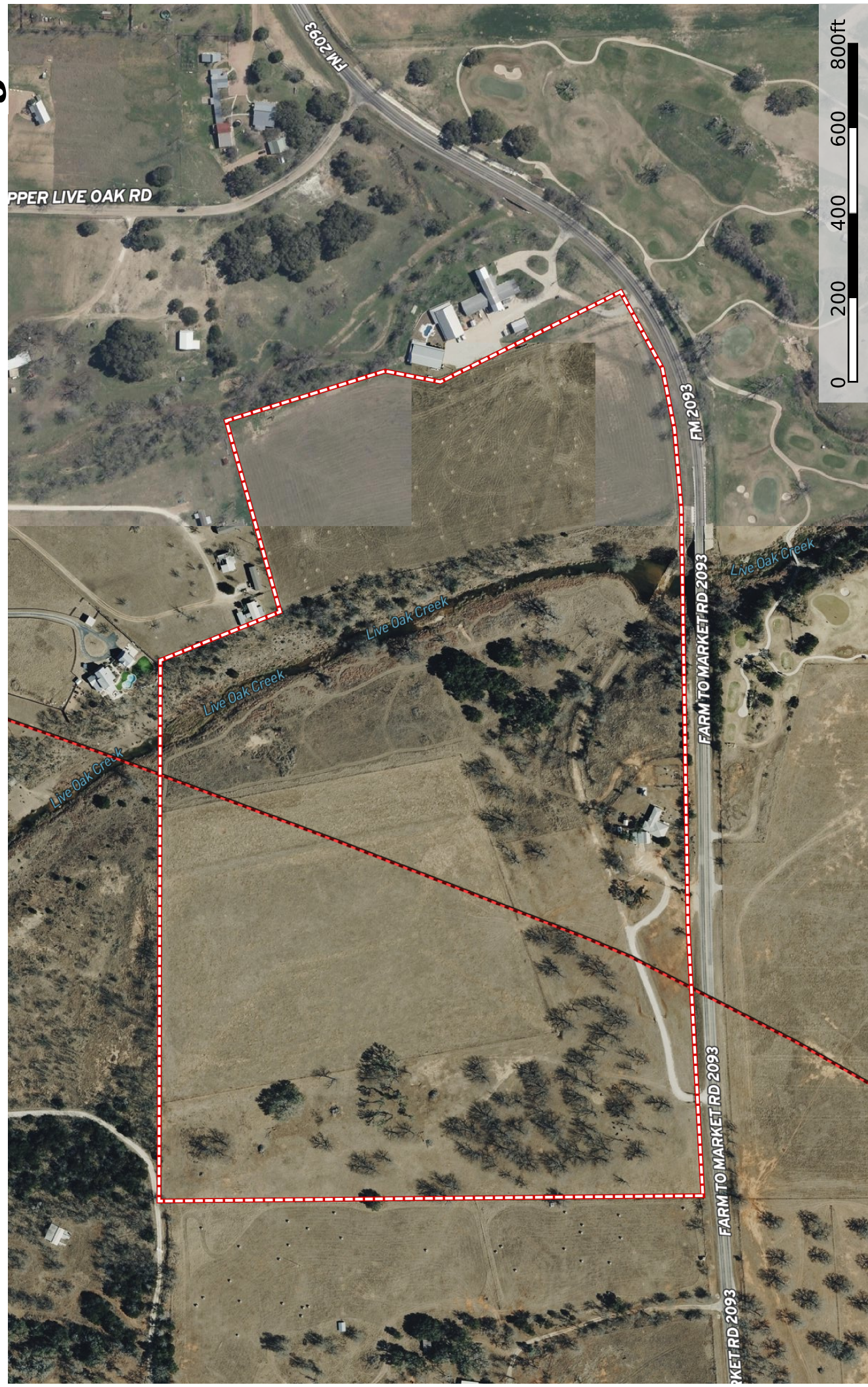


- Boundary
- Wetlands
- Riparian
- Stream, Intermittent
- River/Creek
- Water Body









Boundary



Crude Oil



Natural Gas

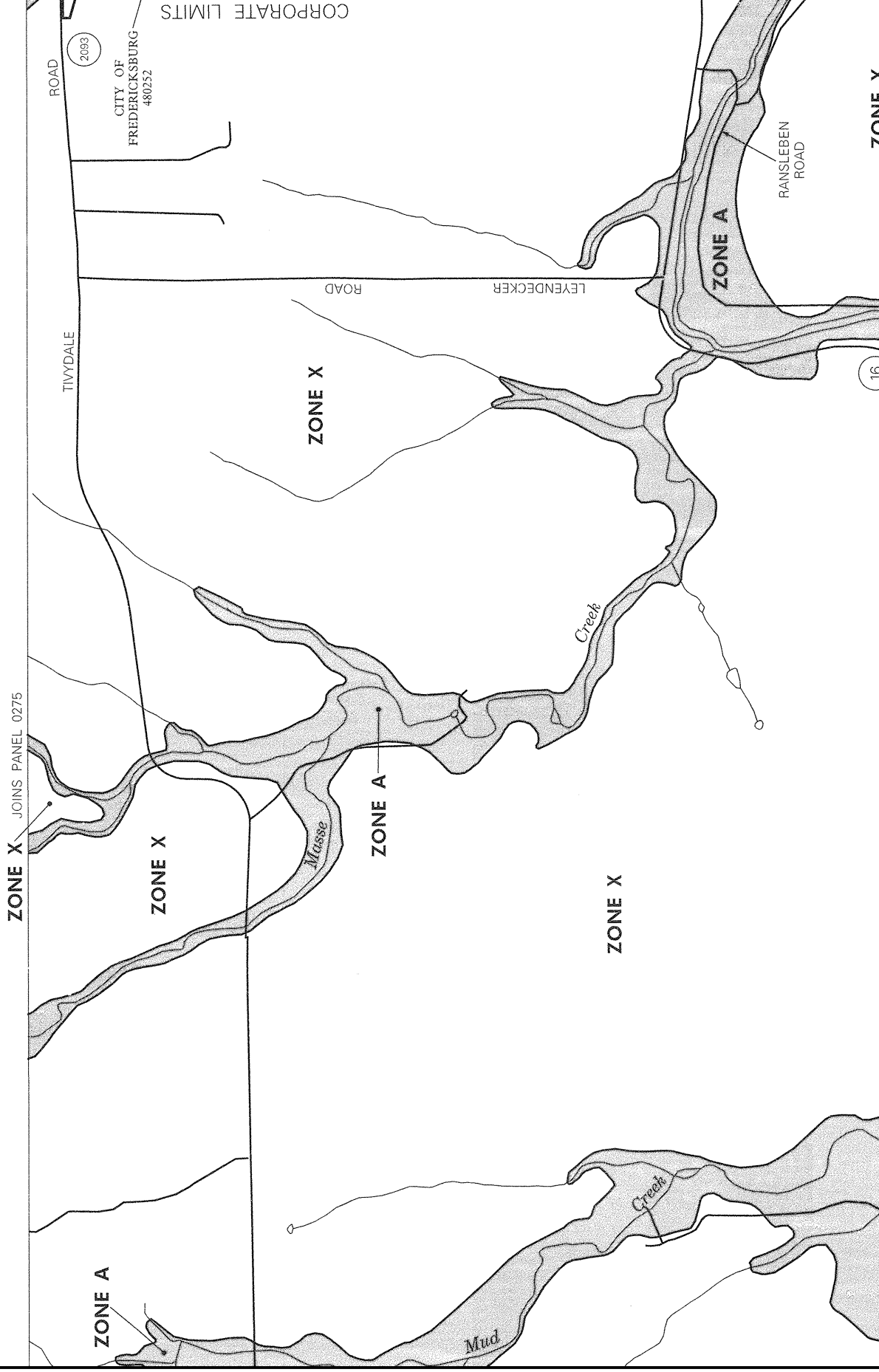
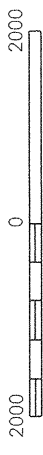


Other





APPROXIMATE SCALE IN FEET



ROAD

TIVYDALE

2093

CITY OF  
FREDERICKSBURG  
480252

CORPORATE LIMITS

# ZONE X

ROAD

LEYENDECKER

ZONE A

RANSLEBEN  
ROAD

16

**ZONE X**

**ZONE A**

# ZONE X

X  
E  
N  
Z

M

Creek

720

## NATIONAL FLOOD INSURANCE PROGRAM

**REVIEW**

**FLOOD INSURANCE RATE MAP**  
**GILLESPIE COUNTY,**  
**TEXAS AND**  
**INCORPORATED AREAS**

PANEL 450 OF 525

(SEE MAP INDEX FOR PANELS NOT PRINTED)

| CONTAINS:<br>COMMUNITY                                              | NUMBER | PANEL | SUFFIX |
|---------------------------------------------------------------------|--------|-------|--------|
| FREDERICKSBURG CITY OF<br>GILLESPIE COUNTY,<br>UNINCORPORATED AREAS | 482252 | Q450  | Q      |
|                                                                     | 482696 | Q46C  | C      |



MAP NUMBER  
48171C0450 C

**EFFECTIVE DATE:**  
**OCTOBER 19, 2001**

Federal Emergency Management Agency

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the FEMA Flood Map is current, please see the Flood Hazard Mapping Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.





Dwayn Boos  
On-Site Sewage Facilities  
101 W. Main St  
Fredericksburg, TX 78624

**NOTICE OF APPROVAL**

Mockingbird Trust C/O Walter Wollny  
PO Box 1024  
Fredericksburg, TX 78624

**PERMIT #8800**

**Property Location: 1670 FM 2093**

**GILLESPIE COUNTY, TEXAS**

This serves to notify all persons that the on-site sewage facility owned by the above has satisfied design, construction, and installation requirements of the Texas Commission on Environmental Quality (TCEQ) and Gillespie County. This Gillespie County On-Site Sewage Facility Permit is issued for the operation of the above-identified on-site sewage facility.

**ANY MODIFICATIONS TO THE STRUCTURE, SYSTEM COMPONENTS, OR CHANGES OF OWNERSHIP MAY REQUIRE A NEW PERMIT.** The owner must notify this office of the aforementioned changes.

Addition:

240 GPD = UP TO 3 BR, < 2500 SQ FT LIVING AREA

Inspector and Gillespie County Designated Representatives:

\_\_\_\_\_  
Dwayn C. Boos OS0011257

*Linda A. Page*  
Linda A. Page OS0036695

Date: 23 JUNE 22





# GILLESPIE COUNTY

## Permit Application for On-Site Sewage Facility

(Permit application is good for 1 year from purchase date.)

Permit # 8800 Date: APRIL 28, 2022 Fee: 150.00

Reason For Permit (Circle one): ☐ New Construction ☐ System Replacement ☐ System Repair

Name of Landowner: MOCKINGBIRD TRUST % WOOLNY, WALTER  
(Last Name or Entity) (First Name) (MI)

Mailing Address: P.O. Box 1024 FBG TX 78624  
(House # and Street Name/or PO Box) (City & State) (Zip Code)

Daytime Phone Number(s): (916) 212-7318 Cell Number(s): (916) 212-7318

\*\*\*Email Mandatory MELINDA@RESCOMEE.COM

Physical Address/Location of new Septic System: 11670 FM 2093  
(House # & Street Name)  
FBG. 78624 \*\*\* GATE CODE: NA  
(City & State) (Zip Code)

Legal Description: Gillespie CAD Property ID #: 29250 Volume \_\_\_\_\_ Page \_\_\_\_\_ Instrument# \_\_\_\_\_

☐ Subdivision Name: \_\_\_\_\_ Lot#: \_\_\_\_\_ Blk \_\_\_\_\_ Phase \_\_\_\_\_ Tract \_\_\_\_\_  
or

☐ Abstract: \_\_\_\_\_ Survey Name and #: G.E. Co Outlot # 597, 598, 599

Total Acreage: 41.3 ☒ Private Well ☐ Public Well (Supplier's Name): \_\_\_\_\_

Name & License # of person installing the Septic System: DAVID SMITH OS# 0025589

Email: PATRICIA S @ FISC.ORG Cell #: 830-456-4506

Information on a Single Family Residence: ☒ House ☐ Mobile Home ☐ Manufactured  
Total Square Footage of Living Area: ☐ <1500 ☒ <2500 ☐ <3500 ☐ <4500 or ☐ \_\_\_\_\_  
# of bedrooms 3, # of bathrooms (Full) 2 (Half) 0. Does it have or will it have water  
saving devices such as low flush toilets, reduced flow shower heads or faucets, pressure reducing  
valves and/or faucet aerators: Y or N Water Softener (Demand Initiated Regeneration): Y or N  
Is the water softener plumbed separate from the OSSF: Y or N

Information on a Non-Single Family Residence or Commercial/Institutional Facility (including Multi-Family  
residences) Describe usage: \_\_\_\_\_

I certify that the above statements are true and correct to the best of my knowledge. Authorization is  
hereby given to Gillespie County OSSF Department to enter upon the above described property for  
the purpose of soil/site evaluation and investigation of an on-site sewage facility.

Mockingbird Trust, Walter T.E. 3.29.22  
(Signature of Landowner) (Date)

### Office Use Only:

Daily wastewater usage rate: Q= 240 (gallons/day)

Q: 240 GPD = UP TO 3 BR, < 2500  
SQ FT

☒ Site Evaluation

☒ Planning Materials submitted by: ☐ Installer ☐ P.E. ☒ R.S.

☐ Development Plans required for Subdivisions, Manufactured Housing Communities,  
Multi-Unit Residential Development, Business Parks, or other similar uses (i.e. B&B  
Rental, R.V. Park)

☐ Floodplain and/or ☐ Development Permit # 2444-22

For Aerobic Treatment units and non-standard treatment (if applicable):

☐ Affidavit to the Public

☐ Two-year Maintenance Contract

☒ AUTHORIZATION to CONSTRUCT

DR: Linda A. Page DATE: 6 MAY 2022



# Certification of Approval

Final Inspection PERMIT # 8800

Date: 23 JUNE 22

Approved by: Glenn A. Page

I. Sewer (House Drain) ☐ 3" Sch 40 ☒ 4" Sch 40 ☐ Other: \_\_\_\_\_

Slope of sewer pipe to tank ☒ minimum of 1/8"/ft.

☒ Cleanouts every <100' and within 5' of 90° bends

II. Treatment: ☒ Conventional Tanks Aerobic Other: \_\_\_\_\_

TANKS SIZE AND COMPARTMENTS SERIAL# RISERS MANUFACTURER

1. 1000 2c 61222 Y/N Buchanan

2. \_\_\_\_\_ Y/N \_\_\_\_\_

3. \_\_\_\_\_ Y/N \_\_\_\_\_

4. \_\_\_\_\_ Y/N \_\_\_\_\_

III. Disposal Field: ☐ Conventional Gravel ☒ Leaching Chambers (Brand) Quick 4 Plus

☐ Low-Pressure Pipe ☐ Mounds ☐ Gravel-Less Pipe ☐ Pressure Emitters (drip)

☐ ET Beds ☐ Other: \_\_\_\_\_

Subsurface Disposal:

LENGTH OF TRENCH WIDTH HEIGHT OF MEDIA CREDIT SQUARE FEET AREA LENGTH X CREDIT

1. 184 ft. 3 ft. 1 ft. 5 920 Sq.ft.

2. \_\_\_\_\_ ft. \_\_\_\_\_ ft. \_\_\_\_\_ ft. \_\_\_\_\_ Sq.ft.

3. \_\_\_\_\_ ft. \_\_\_\_\_ ft. \_\_\_\_\_ ft. \_\_\_\_\_ Sq.ft.

IV. Surface Disposal (Application):

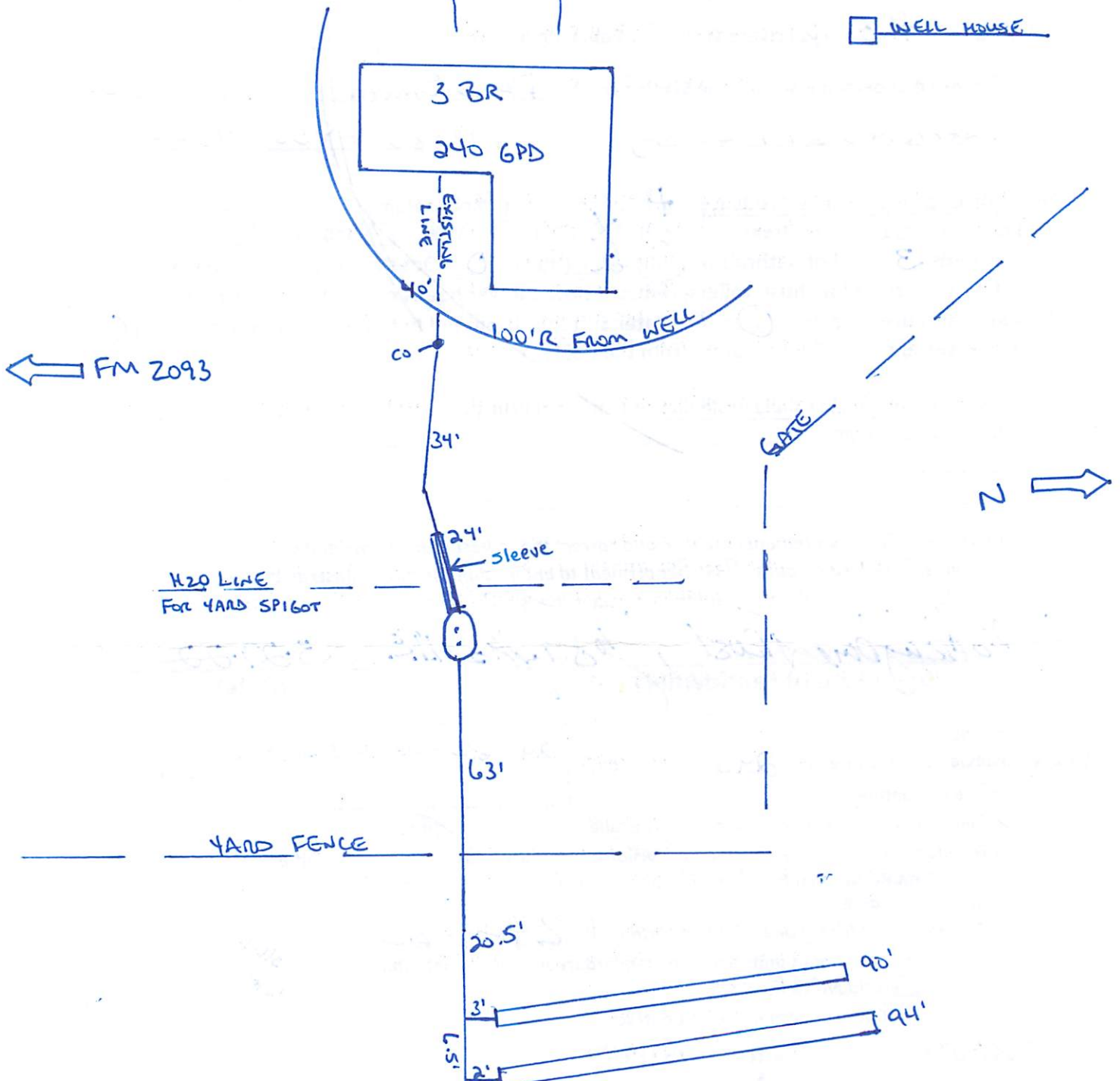
Loading Rate: \_\_\_\_\_ Area Required in Sq. ft. \_\_\_\_\_

Timer installed \_\_\_\_\_ Y/N Area Designed in Sq. ft. \_\_\_\_\_

Anti-siphon Hole used \_\_\_\_\_ Y/N

Check valve used \_\_\_\_\_ Y/N

V. Map of System: GPS UTM 14 R \_\_\_\_\_ **Not to Scale**





# ON-SITE SEWAGE FACILITY Soil Evaluation Report Information

Date Soil Survey Performed: 3/30/2022

Site Location: 1670 FM 2093

Name of Site Evaluator: Hoyt Seidensticker Registration Number: OS0008771

Proposed Excavation Depth: 18 inches County: Gillespie

**Requirements:**

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.  
Location of soil boring or dug pits must be shown on the site drawing.  
For subsurface disposal, soil evaluation must be performed to a depth of at least two feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.

Describe each soil horizon and identify any restrictive feature on the form. Indicate depths where features appear.

| Soil Boring Number <u>1</u> |               |                |                 |                                        |                     |                                   |
|-----------------------------|---------------|----------------|-----------------|----------------------------------------|---------------------|-----------------------------------|
| Depth (feet)                | Texture Class | Soil Structure | Gravel Analysis | Drainage (Redox Features/ Water Table) | Restrictive Horizon | Observations (color, consistence) |
| 0                           | III           | Clay loam      | <30%            | none                                   | none                | BROWN                             |
| 1 <u>12 in</u>              | III           | Clay loam      | <30%            |                                        |                     | Beige                             |
| 2                           |               |                |                 |                                        |                     |                                   |
| 3                           |               |                |                 |                                        |                     |                                   |
| 4 <u>40 in</u>              | III           | Clay loam      | <30%            |                                        |                     | white with calcareous             |
| 5 <u>60 in</u>              |               |                |                 |                                        |                     | material                          |

| Soil Boring Number <u>2</u> |               |                |                 |                                        |                     |                                   |
|-----------------------------|---------------|----------------|-----------------|----------------------------------------|---------------------|-----------------------------------|
| Depth (feet)                | Texture Class | Soil Structure | Gravel Analysis | Drainage (Redox Features/ Water Table) | Restrictive Horizon | Observations (color, consistence) |
| 0                           | III           | Clay loam      | <30%            |                                        |                     | red                               |
| 1 <u>12 in</u>              | III           | Clay loam      | <30%            |                                        |                     | beige with calcareous             |
| 2                           |               |                |                 |                                        |                     | material                          |
| 3                           |               |                |                 |                                        |                     |                                   |
| 4                           |               |                |                 |                                        |                     |                                   |
| 5 <u>60 in</u>              |               |                |                 |                                        |                     |                                   |

## Features of Site Area

Presence of 100-year flood zone Yes      No X

Presence of adjacent ponds, streams, water improvements Yes      No X

Existing or proposed water well in nearby area Yes X No     

Organized sewage service available to lot or tract Yes      No X

Recharge feature within 150 feet Yes      No X

By my signature, I hereby certify that the information provided in this report is based on my site observations and are accurate to the best of my ability.

I understand that any misrepresentation of the information contained in this report may be grounds to revoke or suspend my license. The site evaluation

determined the site is suitable for a Standard disposal system with Septic Tank treatment

According to table XIII, the site is suitable for this proposed system. A copy of Table XIII has been given to the property owner to inform them of other alternatives based upon the result of this site evaluation

Hoyt Seidensticker  
Signature of Site Evaluator

4-22-22  
Date



4/22/2022

8:29 AM

Standard System

# ON-SITE SEWAGE FACILITY DESIGN CRITERIA

## MOCKINGBIRD TRUST, C/O/WALTER WOLLNY

### Property Information:

St. Address: 1670 FM 2093City: Fredericksburg State: TexasZip code: 78624

### Predicted Quantity of Sewage (Q)

Water Saving Devices in house. (y/n): yesGallons/day (Q): 240Greywater included (yes/no): yes

### Rate of Adsorption (Ra)

Application rate (g/sq. ft): 0.2Minimum Adsorptive Area in (sq. ft.): 120025% reduction Min Abs area (sq. ft.): 900

### Supply Line from house

Total length of supply line (approx. ft): 53Type of supply line: min Sch 40Size of Supply line (in): 3 or 4

### Septic Tank Capacity

Block Creek Concrete Products tank

(830) 995-3189 or equivalent: 1Total tank volume (gallons) 10001st compartment size (gallons): 7002nd compartment size (gallons): 300

### House Information

number of bedrooms: 3approx. square ft. 1800Water Supply: well

gallons per day

### Supply Line From Tank & Lateral Lines

Length of supply line (approx. ft): 142Type of supply line: min of SDR 35Size of supply line (in): 3 or 4Total length of manifold (ft): 8Manifold placement: endNumber of laterals: 2Type of laterals: leaching chambersNumber of panels: 45Tot length of laterals required (ft): 180Tot length of laterals installed (ft): 180

### Trench Information

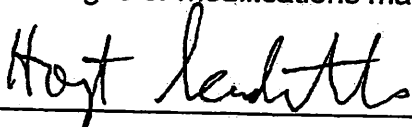
Trench depth (in): 18Single trench length (ft): 88 and 92Trench width (ft): 3

Gravel depth under

lateral (minimum in): N/AMinimum total gravel depth (in): N/A

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 27, 2012). The above design was based on the best available information and should function properly under normal operating conditions.

All changes or modifications made to design must be approved by the below signed designer.



Hoyt Seidensticker, R.S. No. 3588

4-22-22

Date

Land Stewardship Services, 124 Bristow Way, Boerne, Texas 78006

Cell (210) 414-6603,

[hoyt@landstewardshipservices.com](mailto:hoyt@landstewardshipservices.com)

Effective Immediately: If any change(s) are made that require a revision to this design, a \$150.00 fee will be assessed. This includes, but not limited to, change(s) in the house size, number of bedrooms, location of house or one type of system to another.



ON-SITE SEWAGE FACILITY  
Site Evaluation Report Information

Date: 4/13/2022

**Applicant Information:**

Name: Mockingbird Trust C/O Walter Wollny

Address: PO Box 1024

City: Fredericksburg State: Texas Zip: 78624

Phone: 916-212-7318

**Property Location:**

Lot: \_\_\_\_\_ Block: \_\_\_\_\_

Sub.: \_\_\_\_\_

Street/Road Address: 1670 FM 2093

City: Fredericksburg State: Texas Zip: 78624

Unincorporated Area? Y or N

Additional information \_\_\_\_\_

**Site Evaluator Information:**

Name: Hoyt Seidensticker

License OS0008771 Expires 8/31/2023

Company: Land Stewardship Services, LLC

Address: 124 Bristow Way

City: Boerne State: Texas Zip: 78006

Phone: (210) 414-6603

Email hoyt@landstewardshipservices.com

**Installer information:**

Name: Unknown

Company: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: Texas Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

**Show:**

**Schematic of Lot or Tract**

Compass North, adjacent streets, property lines, property dimensions, location of buildings, easements, water lines, and other surface improvements where known (drainage, patios, sidewalks).

Location of existing or proposed water wells within 150 feet of property.

Indicate slope or show contour lines from the structure to the farthest location of the proposed soil absorption or irrigation area.

Location of soil borings or dug pits (show location with respect to a known reference point).

Location of natural, constructed, or proposed drainage ways, (streams, ponds, lakes, rivers, high tide of salt water bodies) water impoundments areas, cut or fill bank, sharp slopes and breaks.

**SITE DRAWING**

Lot Size: \_\_\_\_\_ acres

**SEE ATTACHED**

Signature of Site Evaluator

Hoyt Seidensticker

Site Evaluator License No: OS0008771



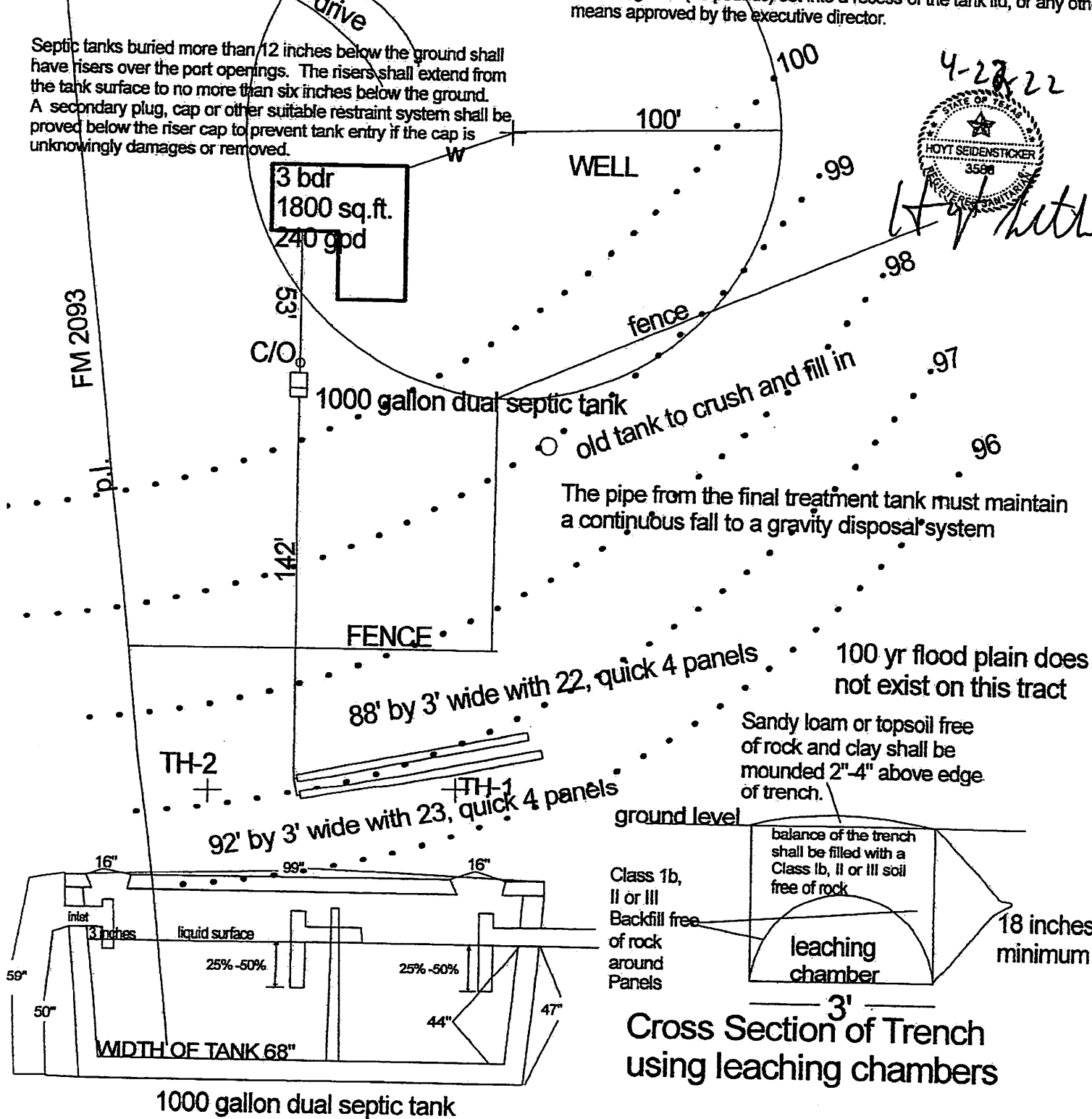
Fredericksburg, Texas 78624  
Gillespie County



4. Risers must be permanently fastened to the tank lid or cast into the tank. The connection between the riser and the tank lid must be watertight. Risers must be fitted with removable watertight caps and protected against unauthorized intrusions by either a padlock, a cover that can be removed with specialized tools, a cover having a minimum net weight of 29.5 kilograms (65 pounds) set into a recess of the tank lid, or any other means approved by the executive director.



179/12/11



# Gillespie CAD Property Search

## Property ID: 29250 For Year 2026

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### Property Details

|                       |                                                                                             |                |
|-----------------------|---------------------------------------------------------------------------------------------|----------------|
| Account               |                                                                                             |                |
| Property ID:          | 29250                                                                                       | Geographic ID: |
| Type:                 | R                                                                                           | Zoning:        |
| Property Use:         |                                                                                             | Condo:         |
| Location              |                                                                                             |                |
| Situs Address:        | 1670 FM 2093 TX                                                                             |                |
| Map ID:               | 8-K                                                                                         | Mapsco:        |
| Legal Description:    | G E CO #597 LOT M, 2.0, -HOMESITE-                                                          |                |
| Abstract/Subdivision: | GE0597                                                                                      |                |
| Neighborhood:         | (FW) WEST OF CITY, NEAR CITY                                                                |                |
| Owner                 |                                                                                             |                |
| Owner ID:             | 345604                                                                                      |                |
| Name:                 | MOCKINGBIRD CAROLINE WOLLNY TRUST                                                           |                |
| Agent:                |                                                                                             |                |
| Mailing Address:      | % PEREZ, CAROLINE L & FROESS, MELINDA D TRUSTEES<br>PO BOX 1024<br>FREDERICKSBURG, TX 78624 |                |
| % Ownership:          | 100.0%                                                                                      |                |
| Exemptions:           | HS -<br>For privacy reasons not all exemptions are shown online.                            |                |

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### Property Values

|                                        |               |
|----------------------------------------|---------------|
|                                        |               |
| <b>Improvement Homesite Value:</b>     | \$184,400 (+) |
| <b>Improvement Non-Homesite Value:</b> | \$0 (+)       |
| <b>Land Homesite Value:</b>            | \$49,630 (+)  |
| <b>Land Non-Homesite Value:</b>        | \$0 (+)       |



|                                       |               |
|---------------------------------------|---------------|
| <b>Agricultural Market Valuation:</b> | \$0 (+)       |
| <b>Market Value:</b>                  | \$234,030 (=) |
| <b>Agricultural Value Loss:</b> ⓘ     | \$0 (-)       |
| <b>Appraised Value:</b> ⓘ             | \$234,030 (=) |
| <b>HS Cap Loss:</b> ⓘ                 | \$0 (-)       |
| <b>Circuit Breaker:</b> ⓘ             | \$0 (-)       |
| <b>Assessed Value:</b>                | \$234,030     |
| <b>Ag Use Value:</b>                  | \$0           |

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:** MOCKINGBIRD CAROLINE WOLLNY TRUST

| Entity | Description                          | Market Value | Taxable Value | Estimated Tax | Freeze Ceiling |
|--------|--------------------------------------|--------------|---------------|---------------|----------------|
| G086   | GILLESPIE COUNTY                     | \$234,030    | \$234,030     | \$628.37      | \$946.23       |
| HUW    | HILL CNTRY UWCD                      | \$234,030    | \$234,030     | \$11.47       |                |
| SFB    | FREDBG ISD                           | \$234,030    | \$34,030      | \$263.09      | \$0.00         |
| WCD    | GILLESPIE WCID                       | \$234,030    | \$234,030     | \$0.42        |                |
| CAD    | GILLESPIE CENTRAL APPRAISAL DISTRICT | \$234,030    | \$234,030     | \$0.00        |                |

**Total Tax Rate:** 1.046678

**Estimated Taxes With Exemptions:** \$640.26

**Estimated Taxes Without Exemptions:** \$2,449.55

## Property Improvement - Building

**Description:** RESIDENCE **Type:** RESIDENTIAL **Living Area:** 1785.0 sqft **Value:** \$184,400

| Type | Description         | Class CD | Year Built | SQFT |
|------|---------------------|----------|------------|------|
| MA   | MAIN AREA           | M4       | 1952       | 1785 |
| DGL  | DETACHED GARAGE LOW | *        | 0          | 624  |
| STGL | STORAGE LOW         | *        | 0          | 288  |
| OP   | OPEN PORCH          | *        | 0          | 42   |

## Property Land

| Type | Description      | Acreage | Sqft      | Eff Front | Eff Depth | Market Value | Prod. Value |
|------|------------------|---------|-----------|-----------|-----------|--------------|-------------|
| RN2  | NATIVE PASTURE 2 | 2.00    | 87,120.00 | 0.00      | 0.00      | \$49,630     | \$0         |

## Property Roll Value History

| Year | Improvements | Land Market | Ag Valuation | Appraised | HS Cap Loss | Assessed  |
|------|--------------|-------------|--------------|-----------|-------------|-----------|
| 2026 | \$184,400    | \$49,630    | \$0          | \$234,030 | \$0         | \$234,030 |
| 2025 | \$202,230    | \$49,630    | \$0          | \$251,860 | \$0         | \$251,860 |
| 2024 | \$197,200    | \$49,630    | \$0          | \$246,830 | \$0         | \$246,830 |
| 2023 | \$197,200    | \$49,630    | \$0          | \$246,830 | \$0         | \$246,830 |
| 2022 | \$192,630    | \$45,070    | \$0          | \$237,700 | \$8,139     | \$229,561 |
| 2021 | \$177,650    | \$40,690    | \$0          | \$218,340 | \$9,648     | \$208,692 |
| 2020 | \$151,530    | \$38,190    | \$0          | \$189,720 | \$0         | \$189,720 |
| 2019 | \$151,530    | \$38,190    | \$0          | \$189,720 | \$0         | \$189,720 |
| 2018 | \$144,090    | \$37,040    | \$0          | \$181,130 | \$0         | \$181,130 |

## Property Deed History

| Deed Date | Type | Description   | Grantor           | Grantee                           | Volume   | Page | Number |
|-----------|------|---------------|-------------------|-----------------------------------|----------|------|--------|
| 4/11/2023 | WD   | WARRANTY DEED | MOCKINGBIRD TRUST | MOCKINGBIRD CAROLINE WOLLNY TRUST | 20231947 |      |        |



# Gillespie CAD Property Search

## Property ID: 1170 For Year 2026

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### 📖 Property Details

|                       |                                                                                             |                                     |
|-----------------------|---------------------------------------------------------------------------------------------|-------------------------------------|
| Account               |                                                                                             |                                     |
| Property ID:          | 1170                                                                                        | Geographic ID: A0504-0048-000000-00 |
| Type:                 | R                                                                                           | Zoning:                             |
| Property Use:         |                                                                                             | Condo:                              |
| Location              |                                                                                             |                                     |
| Situs Address:        | 1670 FM 2093 TX                                                                             |                                     |
| Map ID:               | 8-L                                                                                         | Mapsco:                             |
| Legal Description:    | ABS A0504 R & F W MARTIN #48, 18.8 ACRES                                                    |                                     |
| Abstract/Subdivision: | A0504                                                                                       |                                     |
| Neighborhood:         | (F800) FBG 16 SOUTH                                                                         |                                     |
| Owner                 |                                                                                             |                                     |
| Owner ID:             | 345604                                                                                      |                                     |
| Name:                 | MOCKINGBIRD CAROLINE WOLLNY TRUST                                                           |                                     |
| Agent:                |                                                                                             |                                     |
| Mailing Address:      | % PEREZ, CAROLINE L & FROESS, MELINDA D TRUSTEES<br>PO BOX 1024<br>FREDERICKSBURG, TX 78624 |                                     |
| % Ownership:          | 100.0%                                                                                      |                                     |
| Exemptions:           | For privacy reasons not all exemptions are shown online.                                    |                                     |

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### 📖 Property Values

|                                        |         |
|----------------------------------------|---------|
|                                        |         |
| <b>Improvement Homesite Value:</b>     | \$0 (+) |
| <b>Improvement Non-Homesite Value:</b> | \$0 (+) |
| <b>Land Homesite Value:</b>            | \$0 (+) |
| <b>Land Non-Homesite Value:</b>        | \$0 (+) |

|                                       |               |
|---------------------------------------|---------------|
| <b>Agricultural Market Valuation:</b> | \$460,200 (+) |
| <b>Market Value:</b>                  | \$460,200 (=) |
| <b>Agricultural Value Loss:</b> ⓘ     | \$458,150 (-) |
| <b>Appraised Value:</b> ⓘ             | \$2,050 (=)   |
| <b>HS Cap Loss:</b> ⓘ                 | \$0 (-)       |
| <b>Circuit Breaker:</b> ⓘ             | \$0 (-)       |
| <b>Assessed Value:</b>                | \$2,050       |
| <b>Ag Use Value:</b>                  | \$2,050       |

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:** MOCKINGBIRD CAROLINE WOLLNY TRUST

| Entity | Description                          | Market Value | Taxable Value | Estimated Tax | Freeze Ceiling |
|--------|--------------------------------------|--------------|---------------|---------------|----------------|
| G086   | GILLESPIE COUNTY                     | \$460,200    | \$2,050       | \$5.50        |                |
| HUW    | HILL CNTRY UWCD                      | \$460,200    | \$2,050       | \$0.10        |                |
| SFB    | FREDBG ISD                           | \$460,200    | \$2,050       | \$15.85       |                |
| WCD    | GILLESPIE WCID                       | \$460,200    | \$2,050       | \$0.00        |                |
| CAD    | GILLESPIE CENTRAL APPRAISAL DISTRICT | \$460,200    | \$2,050       | \$0.00        |                |

**Total Tax Rate:** 1.046678

**Estimated Taxes With Exemptions:** \$21.45

**Estimated Taxes Without Exemptions:** \$4,816.82



## Property Improvement - Building

## Property Land

| Type | Description                 | Acreage | Sqft       | Eff Front | Eff Depth | Market Value | Prod. Value |
|------|-----------------------------|---------|------------|-----------|-----------|--------------|-------------|
| RN2W | NATIVE PASTURE 2 - WILDLIFE | 18.80   | 818,928.00 | 0.00      | 0.00      | \$460,200    | \$2,050     |

## Property Roll Value History

| Year | Improvements | Land Market | Ag Valuation | Appraised | HS Cap Loss | Assessed |
|------|--------------|-------------|--------------|-----------|-------------|----------|
| 2026 | \$0          | \$460,200   | \$2,050      | \$2,050   | \$0         | \$2,050  |
| 2025 | \$0          | \$460,200   | \$2,100      | \$2,100   | \$0         | \$2,100  |
| 2024 | \$0          | \$460,200   | \$1,950      | \$1,950   | \$0         | \$1,950  |
| 2023 | \$0          | \$460,200   | \$1,950      | \$1,950   | \$0         | \$1,950  |
| 2022 | \$0          | \$385,130   | \$1,820      | \$1,820   | \$0         | \$1,820  |
| 2021 | \$0          | \$327,250   | \$1,800      | \$1,800   | \$0         | \$1,800  |
| 2020 | \$0          | \$305,500   | \$1,490      | \$1,490   | \$0         | \$1,490  |
| 2019 | \$0          | \$305,500   | \$1,490      | \$1,490   | \$0         | \$1,490  |
| 2018 | \$0          | \$305,500   | \$1,410      | \$1,410   | \$0         | \$1,410  |

## Property Deed History

| Deed Date | Type | Description           | Grantor             | Grantee                           | Volume   | Page | Number |
|-----------|------|-----------------------|---------------------|-----------------------------------|----------|------|--------|
| 4/11/2023 | WD   | WARRANTY DEED         | MOCKINGBIRD TRUST   | MOCKINGBIRD CAROLINE WOLLNY TRUST | 20231947 |      |        |
| 1/12/2001 | SWD  | SPECIAL WARRANTY DEED | ALLEN FAMILY TRUST  | MOCKINGBIRD TRUST                 | 411      | 992  | 0      |
| 9/22/1998 | SWD  | SPECIAL WARRANTY DEED | ALLEN, FAMILY TRUST | ALLEN FAMILY TRUST                | 355      | 504  | 0      |
| 2/28/1995 | SWD  | SPECIAL WARRANTY DEED | ALLEN, CLARENCE R   | ALLEN, FAMILY TRUST               | 283      | 313  | 0      |

# Gillespie CAD Property Search

## Property ID: 1172 For Year 2026

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### 📖 Property Details

|                       |                                                                                             |                           |
|-----------------------|---------------------------------------------------------------------------------------------|---------------------------|
| Account               |                                                                                             |                           |
| Property ID:          | 1172                                                                                        | Geographic ID: GE0598-0-0 |
| Type:                 | R                                                                                           | Zoning:                   |
| Property Use:         |                                                                                             | Condo:                    |
| Location              |                                                                                             |                           |
| Situs Address:        | 1670 FM 2093 TX                                                                             |                           |
| Map ID:               | 8-L                                                                                         | Mapsco:                   |
| Legal Description:    | G E CO #700 MULTIPLE LOTS LOT GE597, GE598 & GE599, 20.5                                    |                           |
| Abstract/Subdivision: | GE0700                                                                                      |                           |
| Neighborhood:         | (FW) WEST OF CITY, NEAR CITY                                                                |                           |
| Owner                 |                                                                                             |                           |
| Owner ID:             | 345604                                                                                      |                           |
| Name:                 | MOCKINGBIRD CAROLINE WOLLNY TRUST                                                           |                           |
| Agent:                |                                                                                             |                           |
| Mailing Address:      | % PEREZ, CAROLINE L & FROESS, MELINDA D TRUSTEES<br>PO BOX 1024<br>FREDERICKSBURG, TX 78624 |                           |
| % Ownership:          | 100.0%                                                                                      |                           |
| Exemptions:           | For privacy reasons not all exemptions are shown online.                                    |                           |

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### 📖 Property Values

|                                        |         |
|----------------------------------------|---------|
|                                        |         |
| <b>Improvement Homesite Value:</b>     | \$0 (+) |
| <b>Improvement Non-Homesite Value:</b> | \$0 (+) |
| <b>Land Homesite Value:</b>            | \$0 (+) |
| <b>Land Non-Homesite Value:</b>        | \$0 (+) |



|                                       |               |
|---------------------------------------|---------------|
| <b>Agricultural Market Valuation:</b> | \$508,690 (+) |
| <b>Market Value:</b>                  | \$508,690 (=) |
| <b>Agricultural Value Loss:</b> ⓘ     | \$506,460 (-) |
| <b>Appraised Value:</b> ⓘ             | \$2,230 (=)   |
| <b>HS Cap Loss:</b> ⓘ                 | \$0 (-)       |
| <b>Circuit Breaker:</b> ⓘ             | \$0 (-)       |
| <b>Assessed Value:</b>                | \$2,230       |
| <b>Ag Use Value:</b>                  | \$2,230       |

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:** MOCKINGBIRD CAROLINE WOLLNY TRUST

| Entity | Description                          | Market Value | Taxable Value | Estimated Tax | Freeze Ceiling |
|--------|--------------------------------------|--------------|---------------|---------------|----------------|
| G086   | GILLESPIE COUNTY                     | \$508,690    | \$2,230       | \$5.99        |                |
| HUW    | HILL CNTRY UWCD                      | \$508,690    | \$2,230       | \$0.11        |                |
| SFB    | FREDBG ISD                           | \$508,690    | \$2,230       | \$17.24       |                |
| WCD    | GILLESPIE WCID                       | \$508,690    | \$2,230       | \$0.00        |                |
| CAD    | GILLESPIE CENTRAL APPRAISAL DISTRICT | \$508,690    | \$2,230       | \$0.00        |                |

**Total Tax Rate:** 1.046678

**Estimated Taxes With Exemptions:** \$23.34

**Estimated Taxes Without Exemptions:** \$5,324.35

## Property Improvement - Building

## Property Land

| Type | Description                 | Acreage | Sqft       | Eff Front | Eff Depth | Market Value | Prod. Value |
|------|-----------------------------|---------|------------|-----------|-----------|--------------|-------------|
| RN2W | NATIVE PASTURE 2 - WILDLIFE | 10.00   | 435,600.00 | 0.00      | 0.00      | \$248,140    | \$1,090     |
| RN2W | NATIVE PASTURE 2 - WILDLIFE | 8.00    | 348,480.00 | 0.00      | 0.00      | \$198,510    | \$870       |
| RN2W | NATIVE PASTURE 2 - WILDLIFE | 2.50    | 108,900.00 | 0.00      | 0.00      | \$62,040     | \$270       |

## Property Roll Value History

| Year | Improvements | Land Market | Ag Valuation | Appraised | HS Cap Loss | Assessed |
|------|--------------|-------------|--------------|-----------|-------------|----------|
| 2026 | \$0          | \$508,690   | \$2,230      | \$2,230   | \$0         | \$2,230  |
| 2025 | \$0          | \$508,690   | \$2,300      | \$2,300   | \$0         | \$2,300  |
| 2024 | \$0          | \$508,690   | \$2,130      | \$2,130   | \$0         | \$2,130  |
| 2023 | \$0          | \$508,690   | \$2,130      | \$2,130   | \$0         | \$2,130  |
| 2022 | \$0          | \$225,340   | \$970        | \$970     | \$0         | \$970    |
| 2021 | \$0          | \$203,460   | \$960        | \$960     | \$0         | \$960    |
| 2020 | \$0          | \$190,960   | \$790        | \$790     | \$0         | \$790    |
| 2019 | \$0          | \$190,960   | \$790        | \$790     | \$0         | \$790    |
| 2018 | \$0          | \$185,180   | \$750        | \$750     | \$0         | \$750    |

## Property Deed History

| Deed Date | Type | Description           | Grantor            | Grantee                           | Volume   | Page | Number |
|-----------|------|-----------------------|--------------------|-----------------------------------|----------|------|--------|
| 4/11/2023 | WD   | WARRANTY DEED         | MOCKINGBIRD TRUST  | MOCKINGBIRD CAROLINE WOLLNY TRUST | 20231947 |      |        |
| 1/12/2001 | SWD  | SPECIAL WARRANTY DEED | ALLEN FAMILY TRUST | MOCKINGBIRD TRUST                 | 411      | 992  | 0      |

# Gillespie CAD Property Search

## Property ID: 16824 For Year 2026

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### 📖 Property Details

|                       |                                                                                             |                                  |
|-----------------------|---------------------------------------------------------------------------------------------|----------------------------------|
| Account               |                                                                                             |                                  |
| Property ID:          | 16824                                                                                       | Geographic ID: S0573-0000-000910 |
| Type:                 | R                                                                                           | Zoning:                          |
| Property Use:         |                                                                                             | Condo:                           |
| Location              |                                                                                             |                                  |
| Situs Address:        | 1670 FM 2093 TX                                                                             |                                  |
| Map ID:               | 8-L                                                                                         | Mapsco:                          |
| Legal Description:    | FRITZ LOT 9R, 5.16                                                                          |                                  |
| Abstract/Subdivision: | S0573                                                                                       |                                  |
| Neighborhood:         | (FW) WEST OF CITY, NEAR CITY                                                                |                                  |
| Owner                 |                                                                                             |                                  |
| Owner ID:             | 345604                                                                                      |                                  |
| Name:                 | MOCKINGBIRD CAROLINE WOLLNY TRUST                                                           |                                  |
| Agent:                |                                                                                             |                                  |
| Mailing Address:      | % PEREZ, CAROLINE L & FROESS, MELINDA D TRUSTEES<br>PO BOX 1024<br>FREDERICKSBURG, TX 78624 |                                  |
| % Ownership:          | 100.0%                                                                                      |                                  |
| Exemptions:           | For privacy reasons not all exemptions are shown online.                                    |                                  |

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### 📖 Property Values

|                                        |         |
|----------------------------------------|---------|
|                                        |         |
| <b>Improvement Homesite Value:</b>     | \$0 (+) |
| <b>Improvement Non-Homesite Value:</b> | \$0 (+) |
| <b>Land Homesite Value:</b>            | \$0 (+) |
| <b>Land Non-Homesite Value:</b>        | \$0 (+) |



|                                       |               |
|---------------------------------------|---------------|
| <b>Agricultural Market Valuation:</b> | \$102,430 (+) |
| <b>Market Value:</b>                  | \$102,430 (=) |
| <b>Agricultural Value Loss:</b> ⓘ     | \$101,840 (-) |
| <b>Appraised Value:</b> ⓘ             | \$590 (=)     |
| <b>HS Cap Loss:</b> ⓘ                 | \$0 (-)       |
| <b>Circuit Breaker:</b> ⓘ             | \$0 (-)       |
| <b>Assessed Value:</b>                | \$590         |
| <b>Ag Use Value:</b>                  | \$590         |

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:** MOCKINGBIRD CAROLINE WOLLNY TRUST

| Entity | Description                          | Market Value | Taxable Value | Estimated Tax | Freeze Ceiling |
|--------|--------------------------------------|--------------|---------------|---------------|----------------|
| G086   | GILLESPIE COUNTY                     | \$102,430    | \$590         | \$1.58        |                |
| HUW    | HILL CNTRY UWCD                      | \$102,430    | \$590         | \$0.03        |                |
| SFB    | FREDBG ISD                           | \$102,430    | \$590         | \$4.56        |                |
| WCD    | GILLESPIE WCID                       | \$102,430    | \$590         | \$0.00        |                |
| CAD    | GILLESPIE CENTRAL APPRAISAL DISTRICT | \$102,430    | \$590         | \$0.00        |                |

**Total Tax Rate:** 1.046678

**Estimated Taxes With Exemptions:** \$6.17

**Estimated Taxes Without Exemptions:** \$1,072.11

## Property Improvement - Building

## Property Land

| Type  | Description                   | Acreage | Sqft       | Eff Front | Eff Depth | Market Value | Prod. Value |
|-------|-------------------------------|---------|------------|-----------|-----------|--------------|-------------|
| RID2W | IMPROVED PASTURE 2 - WILDLIFE | 5.16    | 224,769.60 | 0.00      | 0.00      | \$102,430    | \$590       |

## Property Roll Value History

| Year | Improvements | Land Market | Ag Valuation | Appraised | HS Cap Loss | Assessed |
|------|--------------|-------------|--------------|-----------|-------------|----------|
| 2026 | \$0          | \$102,430   | \$590        | \$590     | \$0         | \$590    |
| 2025 | \$0          | \$102,430   | \$600        | \$600     | \$0         | \$600    |
| 2024 | \$0          | \$102,430   | \$560        | \$560     | \$0         | \$560    |
| 2023 | \$0          | \$102,430   | \$560        | \$560     | \$0         | \$560    |
| 2022 | \$0          | \$93,020    | \$550        | \$550     | \$0         | \$550    |
| 2021 | \$0          | \$83,990    | \$570        | \$570     | \$0         | \$570    |
| 2020 | \$0          | \$92,880    | \$0          | \$92,880  | \$0         | \$92,880 |
| 2019 | \$0          | \$92,880    | \$0          | \$92,880  | \$0         | \$92,880 |
| 2018 | \$0          | \$79,980    | \$0          | \$79,980  | \$0         | \$79,980 |

## Property Deed History

| Deed Date | Type | Description           | Grantor           | Grantee                           | Volume   | Page | Number |
|-----------|------|-----------------------|-------------------|-----------------------------------|----------|------|--------|
| 4/11/2023 | WD   | WARRANTY DEED         | MOCKINGBIRD TRUST | MOCKINGBIRD CAROLINE WOLLNY TRUST | 20231947 |      |        |
| 8/31/2015 | WD   | WARRANTY DEED         | FM 2093 LP        | MOCKINGBIRD TRUST                 | 20153901 |      |        |
| 5/23/2001 | SWD  | SPECIAL WARRANTY DEED | ROBERTS, DENNIS E | FM 2093 LP                        | 434      | 164  | 0      |
| 1/14/2000 | GWD  | GENERAL WARRANTY DEED | SKINNER, MELDA L  | ROBERTS, DENNIS E                 | 388      | 238  | 0      |

# Gillespie CAD Property Search

## Property ID: 16825 For Year 2026

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### 📖 Property Details

|                       |                                                                                             |                                  |
|-----------------------|---------------------------------------------------------------------------------------------|----------------------------------|
| Account               |                                                                                             |                                  |
| Property ID:          | 16825                                                                                       | Geographic ID: S0573-0000-000710 |
| Type:                 | R                                                                                           | Zoning:                          |
| Property Use:         |                                                                                             | Condo:                           |
| Location              |                                                                                             |                                  |
| Situs Address:        | 1670 FM 2093 TX                                                                             |                                  |
| Map ID:               | 8-L                                                                                         | Mapsco:                          |
| Legal Description:    | FRITZ LOT 7R, 5.77                                                                          |                                  |
| Abstract/Subdivision: | S0573                                                                                       |                                  |
| Neighborhood:         | (FW) WEST OF CITY, NEAR CITY                                                                |                                  |
| Owner                 |                                                                                             |                                  |
| Owner ID:             | 345604                                                                                      |                                  |
| Name:                 | MOCKINGBIRD CAROLINE WOLLNY TRUST                                                           |                                  |
| Agent:                |                                                                                             |                                  |
| Mailing Address:      | % PEREZ, CAROLINE L & FROESS, MELINDA D TRUSTEES<br>PO BOX 1024<br>FREDERICKSBURG, TX 78624 |                                  |
| % Ownership:          | 100.0%                                                                                      |                                  |
| Exemptions:           | For privacy reasons not all exemptions are shown online.                                    |                                  |

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### 📖 Property Values

|                                        |         |
|----------------------------------------|---------|
|                                        |         |
| <b>Improvement Homesite Value:</b>     | \$0 (+) |
| <b>Improvement Non-Homesite Value:</b> | \$0 (+) |
| <b>Land Homesite Value:</b>            | \$0 (+) |
| <b>Land Non-Homesite Value:</b>        | \$0 (+) |



|                                       |               |
|---------------------------------------|---------------|
| <b>Agricultural Market Valuation:</b> | \$114,540 (+) |
| <b>Market Value:</b>                  | \$114,540 (=) |
| <b>Agricultural Value Loss:</b> ⓘ     | \$113,880 (-) |
| <b>Appraised Value:</b> ⓘ             | \$660 (=)     |
| <b>HS Cap Loss:</b> ⓘ                 | \$0 (-)       |
| <b>Circuit Breaker:</b> ⓘ             | \$0 (-)       |
| <b>Assessed Value:</b>                | \$660         |
| <b>Ag Use Value:</b>                  | \$660         |

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:** MOCKINGBIRD CAROLINE WOLLNY TRUST

| Entity | Description                          | Market Value | Taxable Value | Estimated Tax | Freeze Ceiling |
|--------|--------------------------------------|--------------|---------------|---------------|----------------|
| G086   | GILLESPIE COUNTY                     | \$114,540    | \$660         | \$1.77        |                |
| HUW    | HILL CNTRY UWCD                      | \$114,540    | \$660         | \$0.03        |                |
| SFB    | FREDBG ISD                           | \$114,540    | \$660         | \$5.10        |                |
| WCD    | GILLESPIE WCID                       | \$114,540    | \$660         | \$0.00        |                |
| CAD    | GILLESPIE CENTRAL APPRAISAL DISTRICT | \$114,540    | \$660         | \$0.00        |                |

**Total Tax Rate:** 1.046678

**Estimated Taxes With Exemptions:** \$6.90

**Estimated Taxes Without Exemptions:** \$1,198.86

## Property Improvement - Building

## Property Land

| Type  | Description                   | Acreage | Sqft       | Eff Front | Eff Depth | Market Value | Prod. Value |
|-------|-------------------------------|---------|------------|-----------|-----------|--------------|-------------|
| RID2W | IMPROVED PASTURE 2 - WILDLIFE | 5.77    | 251,341.20 | 0.00      | 0.00      | \$114,540    | \$660       |

## Property Roll Value History

| Year | Improvements | Land Market | Ag Valuation | Appraised | HS Cap Loss | Assessed  |
|------|--------------|-------------|--------------|-----------|-------------|-----------|
| 2026 | \$0          | \$114,540   | \$660        | \$660     | \$0         | \$660     |
| 2025 | \$0          | \$114,540   | \$670        | \$670     | \$0         | \$670     |
| 2024 | \$0          | \$114,540   | \$630        | \$630     | \$0         | \$630     |
| 2023 | \$0          | \$114,540   | \$630        | \$630     | \$0         | \$630     |
| 2022 | \$0          | \$104,020   | \$620        | \$620     | \$0         | \$620     |
| 2021 | \$0          | \$93,920    | \$630        | \$630     | \$0         | \$630     |
| 2020 | \$0          | \$103,860   | \$0          | \$103,860 | \$0         | \$103,860 |
| 2019 | \$0          | \$103,860   | \$0          | \$103,860 | \$0         | \$103,860 |
| 2018 | \$0          | \$89,440    | \$0          | \$89,440  | \$0         | \$89,440  |

## Property Deed History

| Deed Date | Type | Description           | Grantor           | Grantee                           | Volume   | Page | Number |
|-----------|------|-----------------------|-------------------|-----------------------------------|----------|------|--------|
| 4/11/2023 | WD   | WARRANTY DEED         | MOCKINGBIRD TRUST | MOCKINGBIRD CAROLINE WOLLNY TRUST | 20231947 |      |        |
| 8/31/2015 | WD   | WARRANTY DEED         | FM 2093 LP        | MOCKINGBIRD TRUST                 | 20153901 |      |        |
| 5/23/2001 | SWD  | SPECIAL WARRANTY DEED | ROBERTS, DENNIS E | FM 2093 LP                        | 434      | 164  | 0      |
| 1/14/2000 | GWD  | GENERAL WARRANTY DEED | SKINNER, MELDA L  | ROBERTS, DENNIS E                 | 388      | 238  | 0      |