

# 237 DUDLEY WAY

FREDERICKSBURG, TEXAS | GILLESPIE COUNTY | 0.14± ACRES





# FREDERICKSBURG REALTY TEXAS RANCH REALTY

**237 Dudley Way | Fredericksburg, Texas 78624 | Gillespie County**

**0.14+/- Acres**

**\$450,000**

## **Agent**

Krista Bennett

## **Property Highlights**

- Located in the desirable Crabapple Grove subdivision just outside downtown Fredericksburg
- Built in 2021 offering modern construction and low-maintenance living
- Approx. 1,648± sq ft with 3 bedrooms and 2 bathrooms
- Spacious open-concept layout with abundant natural light
- Well-appointed kitchen featuring stainless steel appliances, extensive cabinetry, and a large kitchen island
- Generous primary suite with tray ceiling, large walk-in closet, ensuite bathroom with soaking tub and separate shower
- Thoughtfully designed floor plan with comfortable bedroom separation and functional flow
- Attached 462± sq ft two-car garage
- Covered back patio ideal for outdoor dining or relaxing
- Fully fenced backyard with privacy fencing enhancements
- Zero-scaped front yard for reduced maintenance and water efficiency
- Rear drainage and utility easement creates additional separation from neighboring homes and enhances openness behind the property
- Approximately 3 minutes to Fredericksburg Elementary School
- Convenient access to shopping, dining, medical facilities, and everyday amenities

## **Property Taxes:**

\$4,525.38 HS exempt

\$5,607.72 w/o exemptions

Located in the desirable Crabapple Grove subdivision, this well-maintained 2021 home offers modern comfort, thoughtful design, and a highly convenient Fredericksburg location just minutes from downtown. Positioned close to schools, shopping, dining, and medical facilities, the property provides the perfect balance of accessibility and everyday tranquility.

Offering approximately 1,648± square feet of living space, the home features a spacious open-concept layout with 3 bedrooms and 2 bathrooms designed for both functionality and comfort. The living, dining, and kitchen areas flow seamlessly together, creating an inviting setting for entertaining or daily living. The kitchen is well appointed with stainless steel appliances, extensive cabinetry, generous counter space, and a large kitchen island.

The primary suite offers a relaxing retreat with a tray ceiling, oversized walk-in closet, ensuite bathroom with soaking tub, and separate walk-in shower. Additional bedrooms are well-sized and complemented by ample storage throughout the home, including generously sized closets and pantry space.

Outside, the property continues to impress with a covered back patio, fully fenced backyard with privacy fence, perfect for relaxing, entertaining, pets, or play. A unique rear drainage and utility easement provides additional separation behind the property, enhancing the sense of openness and privacy rarely found in similar neighborhood settings. The low-maintenance zero-scaped front yard further adds to the home's ease of ownership.

With modern finishes, an excellent floor plan, attached two-car garage, and a location just minutes from Fredericksburg's Main Street attractions, this property presents an exceptional opportunity for full-time living, investment, or those seeking a low-maintenance Hill Country home in a growing and desirable area. Adding to its appeal, the property benefits from no HOA and light restrictions, offering homeowners additional flexibility while maintaining the neighborhood's attractive character.

MLS #: R104538A (Active) List Price: \$450,000 (38 Hits)

237 -- Dudley Way Fredericksburg, TX 78624



**New Construction:** No  
**Bedrooms:** 3  
**Full Baths:** 2  
**Half Baths:** 0  
**Main House Living SqFt :** 1,648  
**Apx Total SqFt:** 1,648  
**Price Per SQFT:** \$273.06  
**Source SqFt:** GCAD  
**Appx Year Built:** 2021  
**Type & Style:** Hill Country Style  
**Current B&B:** No  
**# Stories:** One  
**Heating:** Central, Electric  
**A/C:** Central Air, Electric  
**Garage/Carpport:** 2 Car, Attached, Garage

**Unit #:**  
**Original List Price:** \$450,000  
**Area:** City-Northeast  
**Subdivision:** Crabapple Grove  
**County:** Gillespie  
**School District:** Fredericksburg  
**Distance From City Limits:** In City Limits  
**Apx Acreage:** 0.1400  
**Seller's Est Tax:** 4525.30  
**Showing Instructions:** Call Listing Agent  
**Days on Market** 14

|                                       |   |                                  |                                  |                                       |
|---------------------------------------|---|----------------------------------|----------------------------------|---------------------------------------|
| <b>Tax Exemptions:</b>                | <b>Taxes w/o Exemptions:</b> \$5,607.72 | <b>Tax Info Source:</b> CAD      | <b>CAD Property ID #:</b> 101546 | <b>Zoning:</b> R1-A                   |
| <b>Flood Plain:</b> No                | <b>Deed Restrictions:</b> Yes           | <b>STR Permit:</b> No            | <b>Permit #:</b> 0               | <b>Manufactured Homes Allowed:</b> No |
| <b>HOA:</b> No                        | <b>HOA Fees:</b>                        | <b>HOA Fees Pd:</b>              | <b>HO Warranty:</b> No           |                                       |
| <b>Road Maintenance Agreement:</b> No |   | <b>Rental Property:</b>          | <b>Rental \$:</b>                | <b>Items Not In Sale:</b>             |
| <b>Guest House:</b> No                | <b># of Guest Houses:</b>               | <b>Total Guest House SqFt:</b> 0 |                                  |                                       |
| <b>Guest House # Bedrooms:</b>        | <b>Guest House # Baths:</b>             | <b>Guest House # Half Baths:</b> |                                  |                                       |

**Construction:** Stone, Stucco  
**Foundation:** Slab  
**Roof:** Composition  
**Flooring:** Tile  
**Utilities:** City Electric  
**Water:** Public  
**Sewer:** Public Sewer  
**Fireplace/Woodstove:** None  
**Appliances:** Built-in Electric Oven, Dishwasher, Microwave, Refrigerator

**City/Rural:** In City Limits  
**Site Features:** Privacy Fence  
**Interior Features:** Ceiling Fan(s), Pantry, Walk-in Closet(s), Washer-Dryer Connection  
**Topography:** City Lot  
**Surface Water:** None  
**Access:** City Street  
**Location Description:** Concrete Drive  
**Documents on File:** Deed Restrictions  
**Misc Search:** None

|   |                                  |                       |
|---|----------------------------------|-----------------------|
| <b>Trms/Fin:</b> Cash, Conventional, FHA, VA Loan   | <b>Possessn:</b> Closing/Funding | <b>Excl Agy:</b> No   |
| <b>Title Company:</b> Hill Country Titles   | <b>Attorney:</b>                 | <b>Refer to MLS#:</b> |
| <b>Location/Directions:</b> From Fbg Courthouse, head East on main, left on N Llano, 1.1 miles turn left on Lower Crabapple, .8 miles take a right on Dudley Way, home will be on the right |                                  |                       |
| <b>Owner:</b> Derrick & Kayla Loth  | <b>Occupancy:</b> See Remarks    |                       |
| <b>Legal Description:</b> CRABAPPLE GROVE #2 LOT 114  |                                  |                       |
| <b>Instructions:</b> Call/text listing agent  |                                  |                       |

**Public Remarks:** Located in the desirable Crabapple Grove subdivision, this well-maintained 2021 home offers modern comfort, thoughtful design, and a highly convenient Fredericksburg location just minutes from downtown. Positioned close to schools, shopping, dining, and medical facilities, the property provides the perfect balance of accessibility and everyday tranquility. Offering approximately 1,648± square feet of living space, the home features a spacious open-concept layout with 3 bedrooms and 2 bathrooms designed for both functionality and comfort. The living, dining, and kitchen areas flow seamlessly together, creating an inviting setting for entertaining or daily living. The kitchen is well appointed with stainless steel appliances, extensive cabinetry, generous counter space, and a large kitchen island. The primary suite offers a relaxing retreat with a tray ceiling, oversized walk-in closet, ensuite bathroom with soaking tub, and separate walk-in shower. Additional bedrooms are well-sized and complemented by ample storage throughout the home, including generously sized closets and pantry space. Outside, the property continues to impress with a covered back patio, fully fenced backyard with privacy fence, perfect for relaxing, entertaining, pets, or play. A unique rear drainage and utility easement provides additional separation behind the property, enhancing the sense of openness and privacy rarely found in similar neighborhood settings. The low-maintenance zero-scaped front yard further adds to the home's ease of ownership. With modern finishes, an excellent floor plan, attached two-car garage, and a location just minutes from Fredericksburg's Main Street attractions, this property presents an exceptional opportunity for full-time living, investment, or those seeking a low-maintenance Hill Country home in a growing and desirable area. Adding to its appeal, the property benefits from no HOA and light restrictions, offering homeowners additional flexibility while maintaining the neighborhood's attractive character.

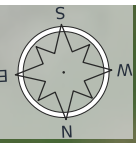
**Agent Remarks:**

|                                 |                             |                      |                           |
|---------------------------------|-----------------------------|----------------------|---------------------------|
| <b>Display on Internet:</b> Yes | <b>Display Address:</b> Yes | <b>Allow AVM:</b> No | <b>Allow Comments:</b> 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:** Krista Bennett (#:127)  
**Agent Email:** [krista@fredericksburgrealty.com](mailto:krista@fredericksburgrealty.com)  
**Contact #:** (830) 998-0633  
**License Number:** 0622568



237 Dudley Way  
Texas, 0.14 AC +/-



Boundary

Justin Cop  
P: 830-997-6531

[www.fredericksburgrealty.com](http://www.fredericksburgrealty.com)

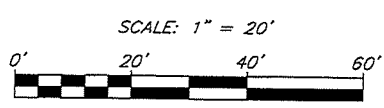
257 West Main St.



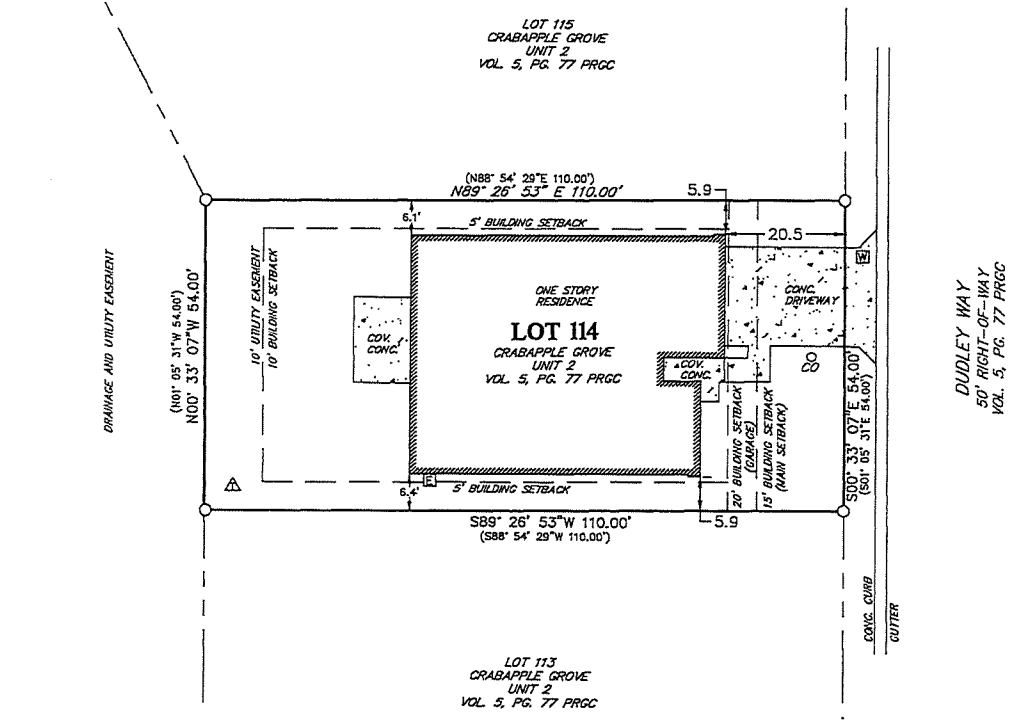
The information contained herein was obtained from sources deemed to be reliable. Land ID® Services makes no warranties or guarantees as to the completeness or accuracy thereof.

**LEGEND**

- ( ) RECORD BEARING & DISTANCE
- BSL BUILDING SETBACK LINE
- IRF 1/2" IRON ROD FOUND
- IRS 1/2" IRON ROD SET CAPPED "MDS"
- PG PAGE
- PRKC PLAT RECORDS OF GILLESPIE COUNTY
- DRCC DEED RECORDS OF GILLESPIE COUNTY
- OPRGC OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY
- VOL VOLUME
- 1/2" IRON ROD W/ "HCLS" CAP FOUND
- CLEANOUT
- ⊠ ELECTRIC METER
- △ TELECOMMUNICATION PEDESTAL
- ADJOINER LINE
- BOUNDARY LINE
- BUILDING SETBACK LINE



- GENERAL NOTES:**
1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203).
  2. DISTANCES SHOWN HEREON ARE GRID VALUES.
  3. FIELD SURVEY COMPLETED 04-20-2021.
  4. VISIBLE IMPROVEMENTS/UTILITIES WERE LOCATED WITH THIS SURVEY. NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED FOR THIS SURVEY. UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.
  5. DETERMINATION OF THE OWNERSHIP, LOCATION, OR DEVELOPMENT OF MINERALS RELATED TO THE SUBJECT TRACT FALL OUTSIDE THE SCOPE OF THIS SURVEY. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT OR PROSPECTIVE PURCHASER TO AN EXPERT CONSULTANT.
  6. ADDRESS: 237 DUDLEY WAY, FREDERICKSBURG, TX



I/We have reviewed this survey and are aware of any and all discrepancies, conflicts, or shortages in area or boundary lines or any encroachments, or protrusions or any overlapping of improvements.

Sign: Garrett A. Smith Date: 5-19-2022  
 Sign: \_\_\_\_\_ Date: \_\_\_\_\_

**TITLE COMMITMENT NOTES:**

ISSUED BY: NATIONAL INVESTORS TITLE INSURANCE COMPANY  
 CF No. 221-560  
 EFFECTIVE DATE: 04-26-2021  
 ISSUE DATE: 04-26-2021

**REFERENCES:**

- VOL. 5, PG. 77 PRGC - PLAT
- REGISTER NO. 20102424 OPRGC - RESTRICTIONS
- REGISTER NO. 20140761 OPRGC - RESTRICTIONS
- REGISTER NO. 20181015 OPRGC - RESTRICTIONS
- VOL. 82, PGS. 478-479 DRGC - ELECTRIC EASEMENT

PLAT SHOWING: LOT NO. 114, CRABAPPLE GROVE UNIT 2, SITUATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF IN VOLUME 5, PAGE 77, PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.

**LAND TITLE SURVEY**  
 OF  
**LOT 114**  
 CRABAPPLE GROVE UNIT 2  
 GILLESPIE COUNTY, TEXAS  
 APRIL 2021

STATE OF TEXAS §  
 COUNTY OF KERR §

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION, THIS 22nd DAY OF APRIL, 2021, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.

JEFF BOERNER  
 TX R.P.L.S. NO. 4939

**MDS**  
 LAND SURVEYING  
 COMPANY, INC.  
 78PLS FIRM No. 10019600

874 HARPER ROAD  
 SUITE 104  
 KERRVILLE, TX 78028  
 830-816-1818  
 MDS-SURVEYING.COM

|                  |                  |
|------------------|------------------|
| JOB #: 21-210-00 | SURVEYORS: JB/LK |
| DATE: 04-22-2021 | SHEET 1 OF 1     |

# Gillespie CAD Property Search

## Property ID: 101546 For Year 2026

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### Property Details

|                              |  |   |
|------------------------------|--|---|
| <b>Account</b>               |  |   |
| <b>Property ID:</b>          | 101546   | <b>Geographic ID:</b> S0418-0000-011400 |
| <b>Type:</b>                 | R  | <b>Zoning:</b> R1A                      |
| <b>Property Use:</b>         |  | <b>Condo:</b>                           |
| <b>Location</b>              |  |   |
| <b>Situs Address:</b>        | 237 DUDLEY WAY TX  |   |
| <b>Map ID:</b>               | 7-N  | <b>Mapsco:</b>                          |
| <b>Legal Description:</b>    | CRABAPPLE GROVE #2 LOT 114                                       |   |
| <b>Abstract/Subdivision:</b> | S0418  |   |
| <b>Neighborhood:</b>         | (CRABGROV) CRABAPPLE GROVE                                       |   |
| <b>Owner</b>                 |  |   |
| <b>Owner ID:</b>             | 343034   |   |
| <b>Name:</b>                 | LOTH, DERRICK A  |   |
| <b>Agent:</b>                |  |   |
| <b>Mailing Address:</b>      | 237 DUDLEY WAY<br>FREDERICKSBURG, TX 78624                       |   |
| <b>% Ownership:</b>          | 100.0%   |   |
| <b>Exemptions:</b>           | HS -<br>For privacy reasons not all exemptions are shown online. |   |

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### Property Values

|  |               |
|--|---------------|
| <b>Improvement Homesite Value:</b>     | \$346,930 (+) |
| <b>Improvement Non-Homesite Value:</b> | \$0 (+)       |
| <b>Land Homesite Value:</b>            | \$93,200 (+)  |
| <b>Land Non-Homesite Value:</b>        | \$0 (+)       |

|                                       |               |
|---------------------------------------|---------------|
| <b>Agricultural Market Valuation:</b> | \$0 (+)       |
| <b>Market Value:</b>                  | \$440,130 (=) |
| <b>Agricultural Value Loss:</b> ⓘ     | \$0 (-)       |
| <b>Appraised Value:</b> ⓘ             | \$440,130 (=) |
| <b>HS Cap Loss:</b> ⓘ                 | \$0 (-)       |
| <b>Circuit Breaker:</b> ⓘ             | \$0 (-)       |
| <b>Assessed Value:</b>                | \$440,130     |
| <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:** LOTH, DERRICK A

| Entity | Description                          | Market Value | Taxable Value | Estimated Tax | Freeze Ceiling |
|--------|--------------------------------------|--------------|---------------|---------------|----------------|
| CFB    | CITY OF FREDBG                       | \$440,130    | \$440,130     | \$1,000.97    |                |
| G086   | GILLESPIE COUNTY                     | \$440,130    | \$440,130     | \$1,181.75    |                |
| HUW    | HILL CNTRY UWCD                      | \$440,130    | \$440,130     | \$21.57       |                |
| SFB    | FREDBG ISD                           | \$440,130    | \$300,130     | \$2,320.31    |                |
| WCD    | GILLESPIE WCID                       | \$440,130    | \$440,130     | \$0.78        |                |
| CAD    | GILLESPIE CENTRAL APPRAISAL DISTRICT | \$440,130    | \$440,130     | \$0.00        |                |

**Total Tax Rate:** 1.274105

**Estimated Taxes With Exemptions:** \$4,525.38

**Estimated Taxes Without Exemptions:** \$5,607.72

## Property Improvement - Building

**Type:** RESIDENTIAL **Living Area:** 1648.0 sqft **Value:** \$346,930

| Type | Description                | Class CD | Year Built | SQFT |
|------|----------------------------|----------|------------|------|
| MA   | MAIN AREA                  | M6       | 2021       | 1648 |
| AGF2 | ATT GARAGE FINISHED DOUBLE | *        | 2021       | 462  |
| OP   | OPEN PORCH                 | *        | 2021       | 150  |
| OP   | OPEN PORCH                 | *        | 2021       | 48   |

## Property Land

| Type | Description     | Acreage | Sqft     | Eff Front | Eff Depth | Market Value | Prod. Value |
|------|-----------------|---------|----------|-----------|-----------|--------------|-------------|
| LR   | RESIDENTIAL LOT | 0.14    | 5,940.00 | 54.00     | 110.00    | \$93,200     | \$0         |

## Property Roll Value History

| Year | Improvements | Land Market | Ag Valuation | Appraised | HS Cap Loss | Assessed  |
|------|--------------|-------------|--------------|-----------|-------------|-----------|
| 2026 | \$346,930    | \$93,200    | \$0          | \$440,130 | \$0         | \$440,130 |
| 2025 | \$369,750    | \$86,670    | \$0          | \$456,420 | \$0         | \$456,420 |
| 2024 | \$377,450    | \$67,540    | \$0          | \$444,990 | \$0         | \$444,990 |
| 2023 | \$377,450    | \$67,540    | \$0          | \$444,990 | \$0         | \$444,990 |
| 2022 | \$327,220    | \$57,500    | \$0          | \$384,720 | \$0         | \$384,720 |
| 2021 | \$0          | \$52,500    | \$0          | \$52,500  | \$0         | \$52,500  |
| 2020 | \$0          | \$31,830    | \$0          | \$31,830  | \$0         | \$31,830  |
| 2019 | \$0          | \$33,996    | \$0          | \$33,996  | \$0         | \$33,996  |
| 2018 | \$0          | \$27,500    | \$0          | \$27,500  | \$0         | \$27,500  |

## Property Deed History

| Deed Date  | Type | Description                | Grantor                 | Grantee            | Volume   | Page | Number |
|------------|------|----------------------------|-------------------------|--------------------|----------|------|--------|
| 5/19/2022  | GWD  | GENERAL WARRANTY DEED      | WILDER, JACOB           | LOTH, DERRICK A    | 20223754 |      |        |
| 5/17/2021  | WDVL | WARRANTY DEED VENDORS LIEN | JAIMES, JOEL GIRAL      | WILDER, JACOB      | 20213764 |      |        |
| 10/14/2020 | WD   | WARRANTY DEED              | FRIENDS DEVELOPMENT LTD | JAIMES, JOEL GIRAL | 20206189 |      |        |