

## KEENER BRANCH RANCH

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CALEB HAIL, REALTOR®, GRI | 325-214-2764

**FREDERICKSBURG**  
**REALTY**



**FREDERICKSBURG REALTY**  
**TEXAS RANCH REALTY**

**Keener Branch Ranch**

**527 Walter Rd. | Fredericksburg, Texas 78624 | Gillespie County**

**257± Acres**

**\$4,100,000**

**Agent**

Caleb Hail

**Property Highlights**

- **257± acres** with elevations from **1,560–1,940 ft**
- **Exceptional long-range views**, including **Enchanted Rock** only 2.6 miles away
- **2.14 miles of established hiking trails** through ridge lines & wooded interior
- **Keener Branch Creek** flowing through the property
- Mixture of hardwoods, brush cover, and open areas
- Easy access roads throughout the property
- **Excellent hunting & recreation** with abundant native wildlife
- **Diverse topography**, mature trees & multiple premier building sites
- **1,548± sq. ft. two-story barndominium** (3-bed/1-bath) with large deck upper deck with incredible views
- Updated interiors with beadboard walls and farmhouse charm
- Large living room, bright kitchen, and dining area
- **Separate efficiency cabin** with full bathroom
- **Fully insulated 672 sq. ft. metal shed**
- **Well, septic & electricity** in place
- **15.6 miles to Fredericksburg, 2.6 miles (5 min) to Enchanted Rock**
- **Ag-exempt**

**Property Taxes:**

\$4778.61 ag exempt

\$31488.9 w/o exemptions

**Prime Gillespie County Acreage**

Set on 257± acres with striking elevations ranging from 1,560 to 1,940 feet, this Gillespie County ranch showcases sweeping Hill Country panoramas—including exceptional views of Enchanted Rock just minutes away. The property features a 1,548± sq. ft. two-story barndominium serving as the main residence (3 bed / 1 bath), with charming beadboard finishes, updated flooring, large windows framing the landscape, and a spacious second-story deck that captures dramatic vistas.

A separate efficiency cabin with a full bathroom provides additional guest accommodations or a quiet private retreat tucked beneath mature trees. The ranch also includes a large, fully insulated metal shop—ideal for equipment storage, a workshop, or the potential conversion into additional living space.

With a water well, septic, and electricity already in place, the property is fully equipped for full-time living or weekend escapes.

The land reveals true Hill Country character—ridge lines, hardwood groves, native grasses, and diverse topography—plus a mapped **2.14-mile private hiking trail** looping through the interior. This well-defined trail system is perfect for morning walks, wildlife viewing, UTV rides, and exploring the natural terrain. **Keener Branch**, a seasonal creek, winds through the ranch, creating scenic pockets of shade, enhancing wildlife habitat, and enriching the overall landscape. Exceptional cover and browse support abundant native wildlife, offering opportunities for hunting, recreation, or simply enjoying the quiet solitude.

Whether you're seeking a family legacy ranch, a private Hill Country getaway, or a future homestead with extraordinary views, this acreage delivers rare scale and natural beauty in one of Gillespie County's most coveted settings.

Located just **15.6 miles from Fredericksburg** and **2.6 miles ( $\pm 5$  minutes) from Enchanted Rock**, the ranch blends privacy with outstanding accessibility—an uncommon opportunity this close to world-class destinations.



**Type:** Ranch Land  
**Best Use:** Grazing, Recreational, Hunting  
**Topography:** Sloped, Wooded, Views  
**Surface Cover:** Wooded/Native Pasture, Brushy  
**Views:** Yes  
**Apx \$/Acre:** 0  
**Lot/Tract #:**

**Original List Price:** \$4,100,000  
**Area:** County-Northeast  
**Subdivision:** N/A, Not in Sub  
**County:** Gillespie  
**School District:** Fredericksburg  
**Distance From City:** 16-20 miles  
**Property Size Range:** 251-500 Acres  
**Apx Acreage:** 257.0000  
**Seller's Est Tax:** 31488.90  
**Showing Instructions:** Call Listing Agent  
**Days on Market:** 7

**Tax Exemptions:** Ag Exempt

**Taxes w/o Exemptions:** \$4,778.61

**Tax Info Source:** CAD

**CAD Property ID #:** 33788,28540,17935

**Zoning:** None

**Flood Plain:** No

**Deed Restrictions:** No

**Easements:** Oil/Gas Distribution

**Road Maintenance Agreement:** No

**HOA:** No

**HOA Fees:**

**HOA Fees Pd:**

**Items Not In Sale:**

**Documents on File:** Topographical Map, Legal Description, Aerial Photo, Well Log

**Water:** Well  
**Sewer:** Septic Tank  
**Utilities:** CTEC Electric on Property  
**Access/Location:** Highway, Easement, See Remarks  
**Minerals:** Conveys All Owned

**Improvements:** Barn, Cabin, House, Workshop  
**Misc Search:** Livestock Permitted  
**Fence:** Perimeter

**TrmsFin:** Cash, Conventional

**Possessn:** After Closing/Funding

**Excl Agy:** No

**Title Company:** Hill Country Titles

**Attorney:**

**Refer to MLS#:**

**Location/Directions:** From Main St. Fbg. take N. Milam St. Continue on Ranch Rd 965 for 13.2 miles. Turn right on Walter Rd.

**Owner:** MILLER, RYAN CHARLES

**Legal Description:** ABS A0645 J W SCALLION #484, 257.83 ACRES ABS A0645 J W SCALLION #484, .5 ACRES, -HOMESITE- ABS A0645 J W SCALLION #484, 1.0 ACRES, -HOMESITE-

**Instructions:** Call LA Appointment Gate Locked-Combo

**Public Remarks:** Set on 257± acres with striking elevations ranging from 1,560 to 1,940 feet, this Gillespie County ranch showcases sweeping Hill Country panoramas—including exceptional views of Enchanted Rock just minutes away. The property features a 1,548± sq. ft. two-story barndominium serving as the main residence (3 bed / 1 bath), with charming beadboard finishes, updated flooring, large windows framing the landscape, and a spacious second-story deck that captures dramatic vistas. A separate efficiency cabin with a full bathroom provides additional guest accommodations or a quiet private retreat. The ranch also includes a large, fully insulated metal shop—ideal for equipment storage, a workshop, or the potential conversion into additional living space. With a water well, septic, and electricity already in place, the property is fully equipped for full-time living or weekend escapes. The land reveals true Hill Country character—ridge lines, hardwood groves, native grasses, and diverse topography—a 2.14-mile private hiking trail looping through the interior of the property. Perfect for morning walks, wildlife viewing, UTV rides, and exploring the natural terrain. Keener Branch, a seasonal creek, winds through the ranch, creating scenic pockets of shade, enhancing wildlife habitat, and enriching the overall landscape. Abundant native wildlife, offering opportunities for hunting, recreation, or simply enjoying the quiet solitude. Located just 15.6 miles from downtown Fbg and 2.6 miles (±5 minutes) from Enchanted Rock, the ranch blends privacy with outstanding accessibility—an uncommon opportunity this close to world-class destinations. This rare, expansive acreage in a sought-after Gillespie County location offers the perfect Hill Country getaway or family legacy ranch.

**Agent Remarks:**

**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)

**Listing Agent:** Caleb Hail (#:133)

**Main:** (830) 997-6531

**Agent Email:** [Caleb@FredericksburgRealty.com](mailto:Caleb@FredericksburgRealty.com)

**Mail Address 1:** 257 W Main Street

**Contact #:** (325) 214-2764

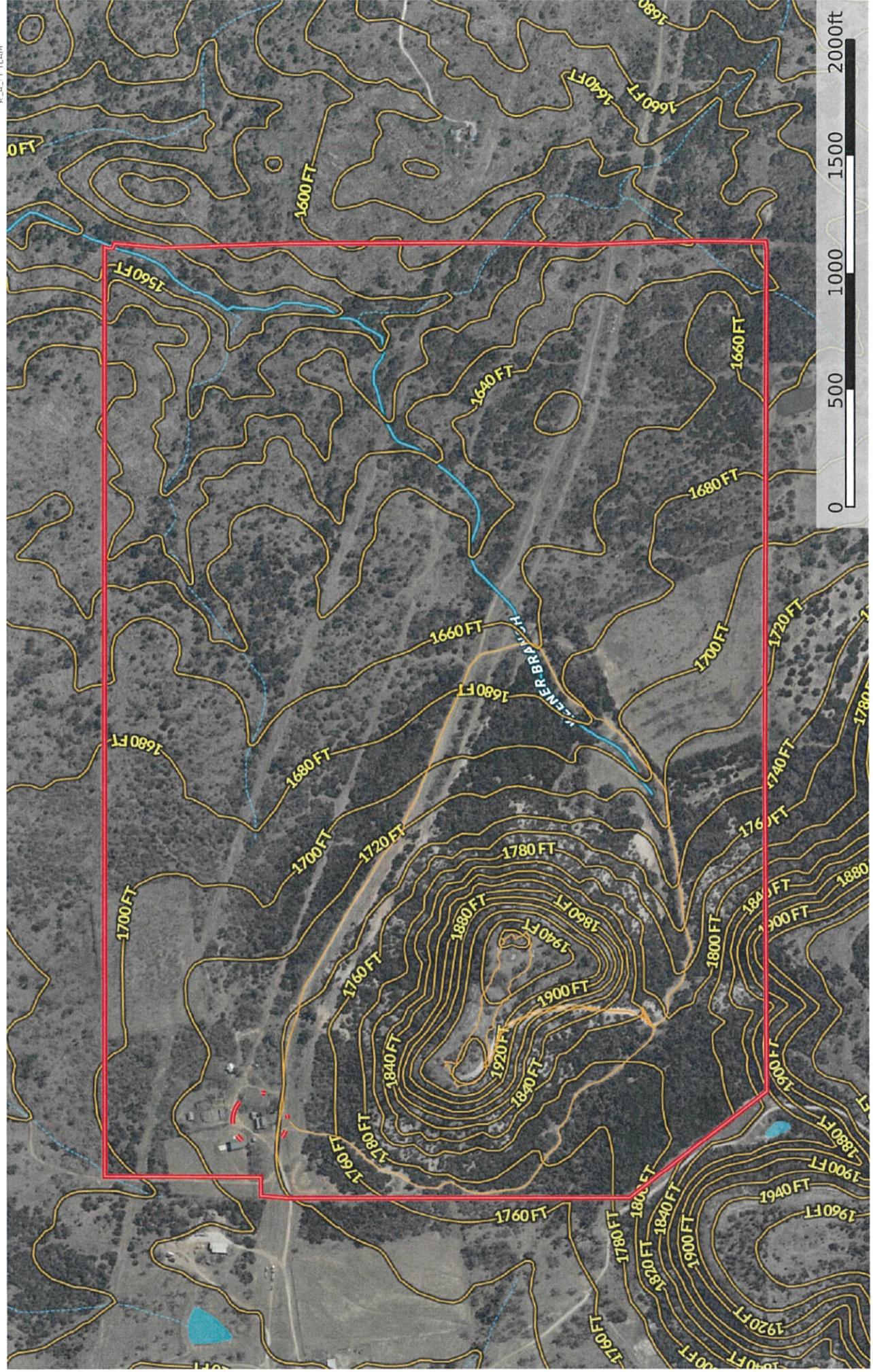
**Mail City:** Fredericksburg

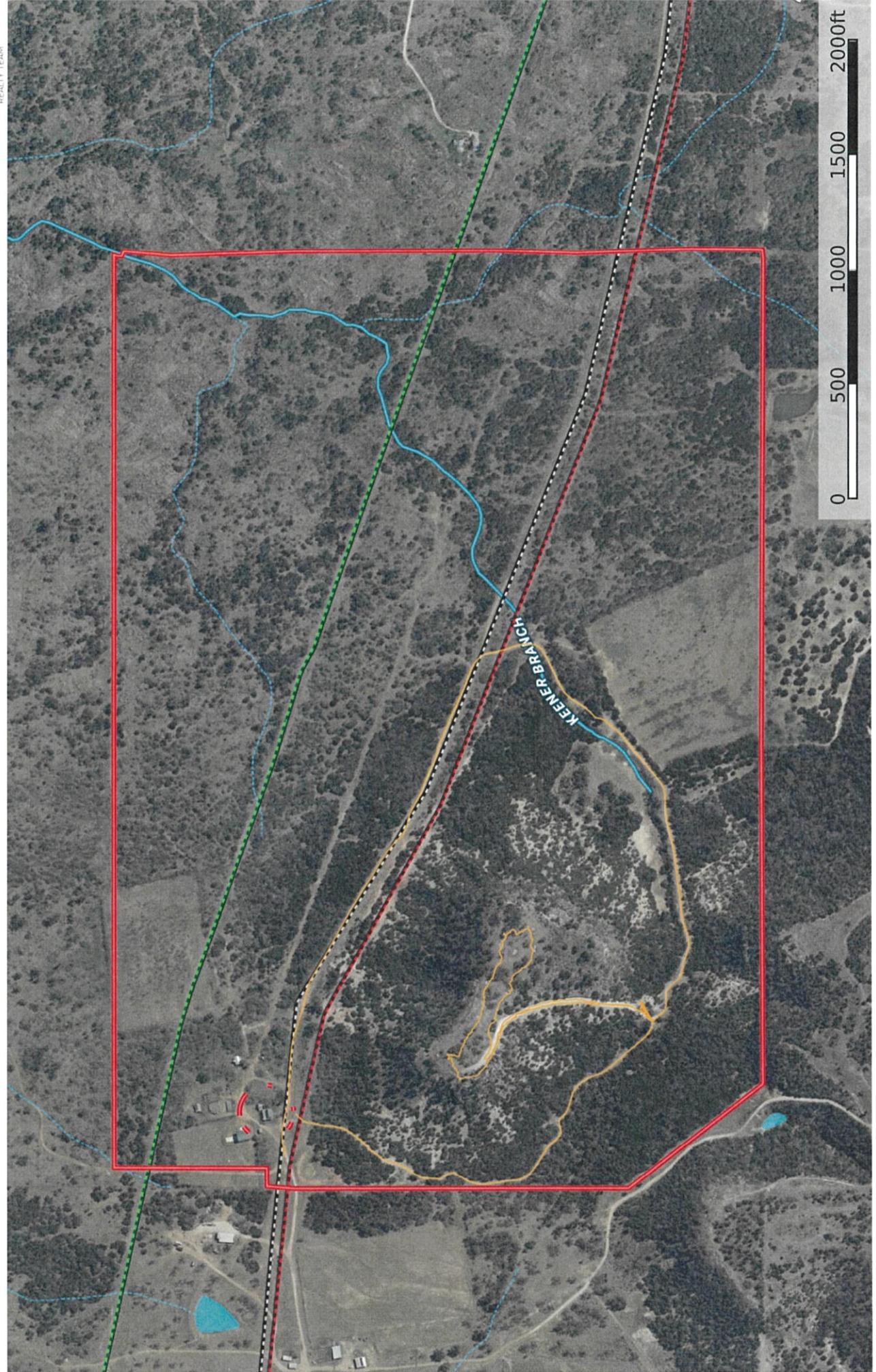
**License Number:** 0621071

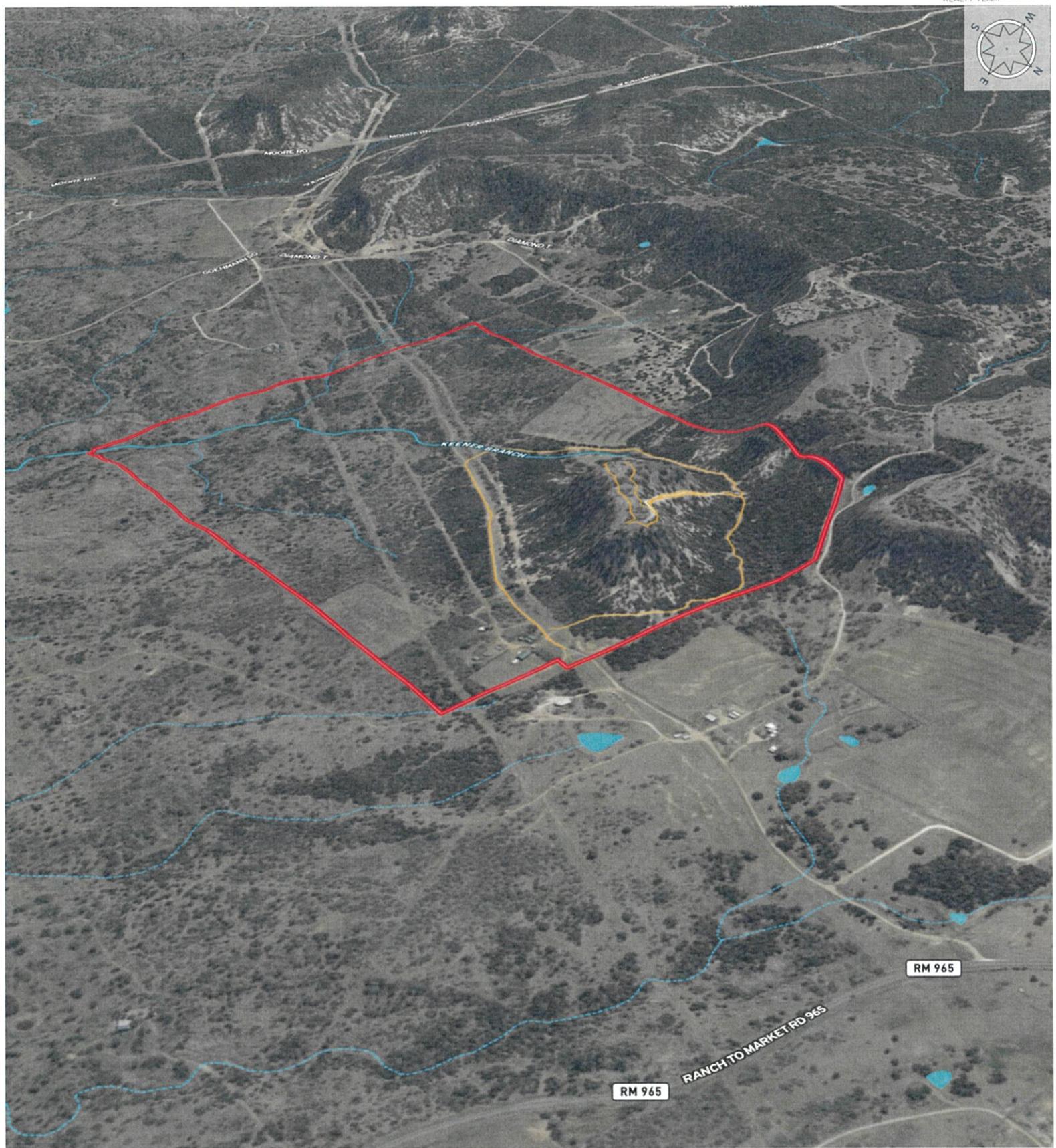
**Mail Zip Code:** 78624

**Supervising Agent Name:**

**Supervising Agent License #:**







— Track

Boundary

Stream,  
Intermittent

River/Creek

Water Body



— Track

□ Boundary

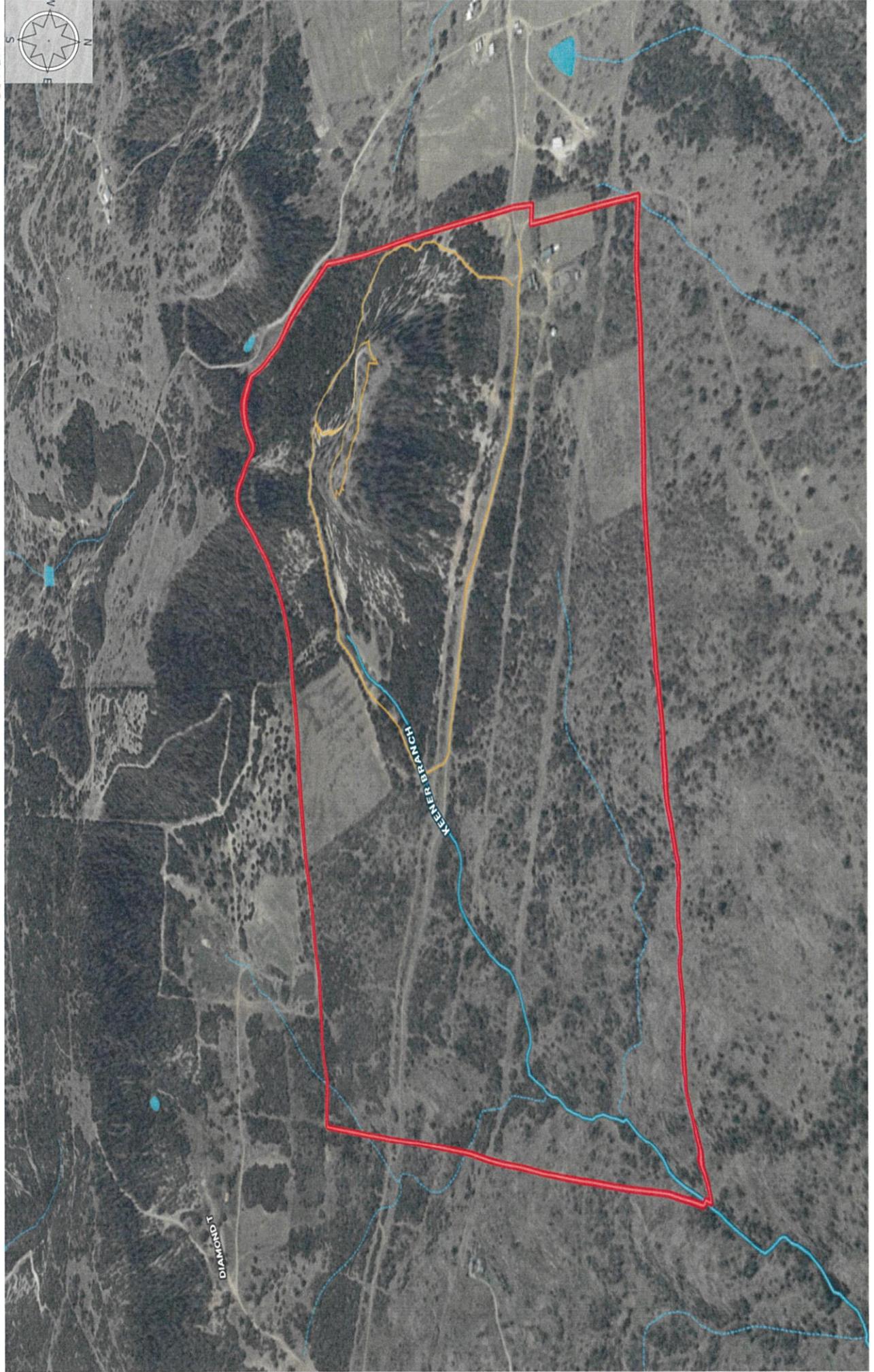
— Stream,  
Intermittent

— River/Creek



Water Body

Miller - 257  
Texas, AC +/-

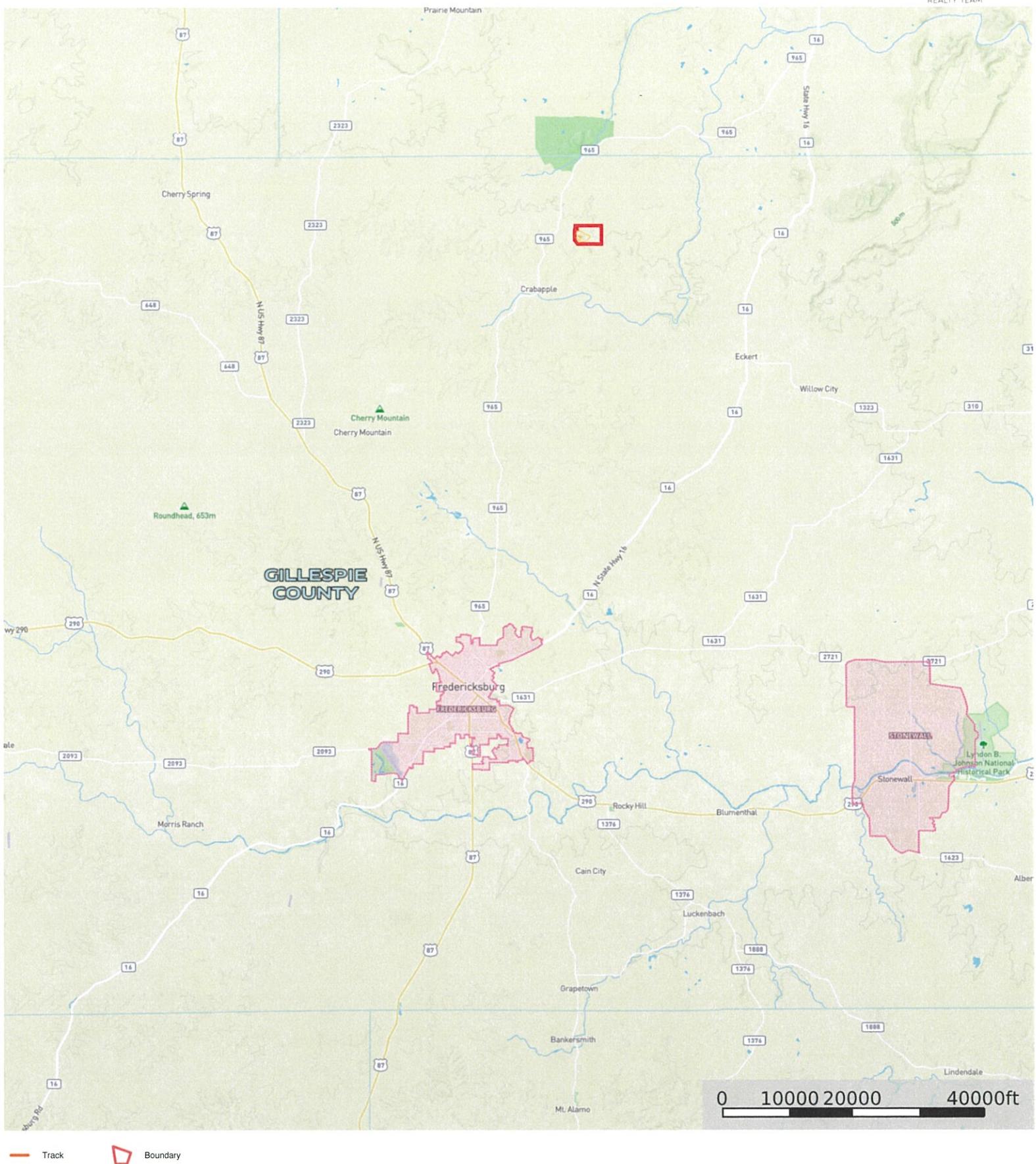


Caleb Hail  
P: 3252142764

257 W Main St, Fredericksburg, Tx  
www.fredericksburgrealty.com

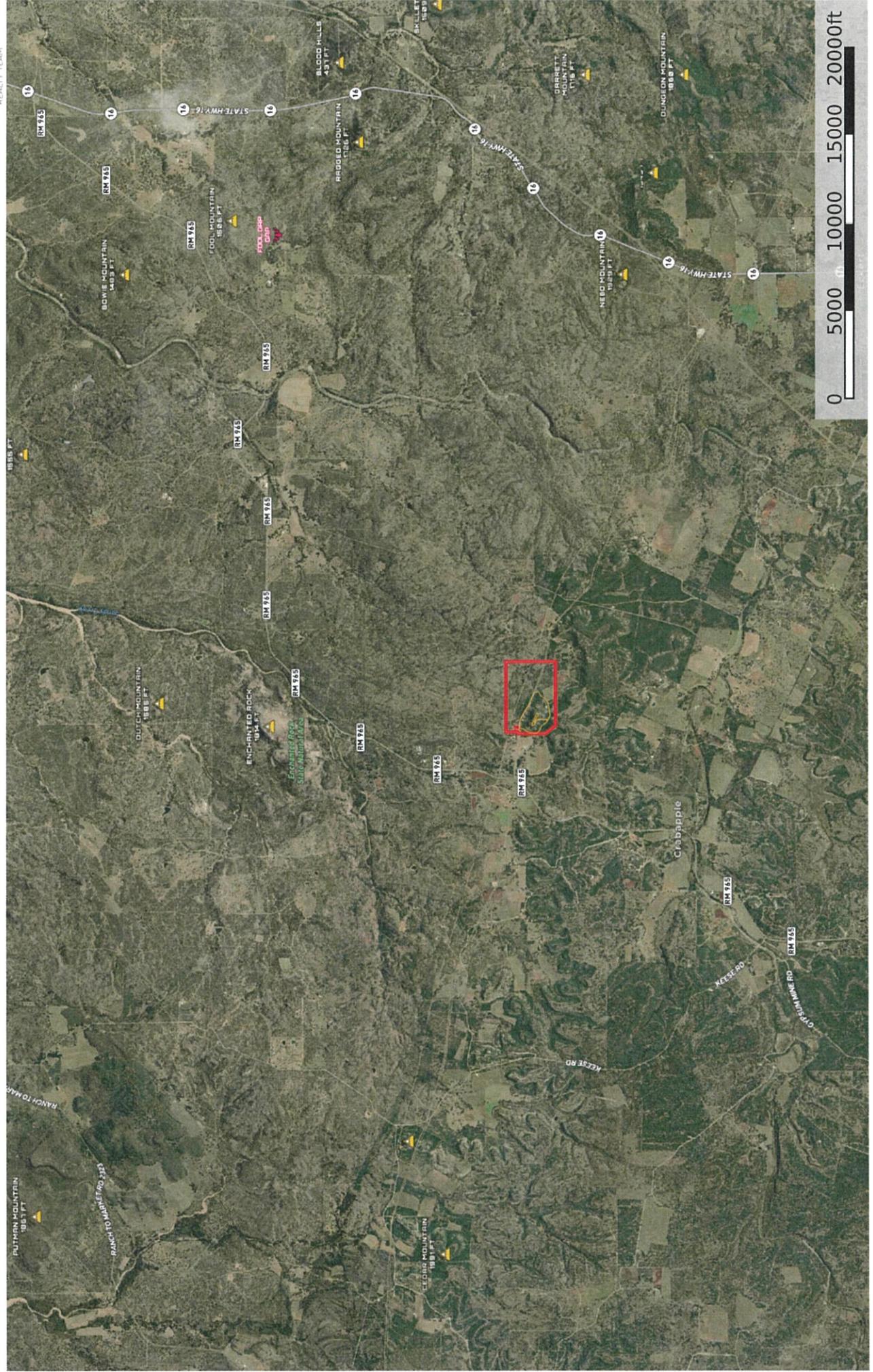
The information contained herein was obtained from sources  
deemed to be reliable.  
Land i<sup>nd</sup> Services makes no warranties or guarantees as to the  
completeness or accuracy thereof.





Miller - 257  
Texas, AC +/-

TEXAS RANCH  
REALTY TEAM



— Track  
— Boundary

Caleb Hail  
P: 32552142764

257 W Main St, Fredericksburg, Tx  
www.fredericksburgrealty.com



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Limit of "as is". Seller makes no warranties or guarantees as to the  
completeness or accuracy of the information.

## STATE OF TEXAS WELL REPORT for Tracking #1068

Owner:	<b>Benneth Welgehausen</b>	Owner Well #:	<b>No Data</b>
Address:	<b>527 Walter Rd. Fredericksburg, TX 78624</b>	Grid #:	<b>57-34-2</b>
Well Location:	<b>.5 mi. E of RR 965 on Walter Rd.; .5 mi. E in pasture TX</b>	Latitude:	<b>30° 27' 57" N</b>
		Longitude:	<b>098° 48' 38" W</b>
Well County:	<b>Gillespie</b>		Elevation: <b>No Data</b>
Type of Work:	<b>New Well</b>		Proposed Use: <b>Domestic</b>

Drilling Start Date: **5/24/2001** Drilling End Date: **5/24/2001**

	<i>Diameter (in.)</i>	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>
Borehole:	<b>9</b>	<b>0</b>	<b>37</b>
	<b>6.75</b>	<b>37</b>	<b>38</b>
	<b>6</b>	<b>38</b>	<b>60</b>

Drilling Method: **Air Hammer**

Borehole Completion: **Filter Packed**

	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>	<i>Filter Material</i>	<i>Size</i>
Filter Pack Intervals:	<b>20</b>	<b>38</b>	<b>Gravel</b>	

	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>	<i>Description (number of sacks &amp; material)</i>
Annular Seal Data:	<b>0</b>	<b>20</b>	<b>4</b>

Seal Method: **grout** Distance to Property Line (ft.): **No Data**

Sealed By: **Driller** Distance to Septic Field or other concentrated contamination (ft.): **No Data**

Distance to Septic Tank (ft.): **No Data**

Method of Verification: **No Data**

Surface Completion: **Surface Sleeve Installed**

Water Level:	<b>11 ft. below land surface on 2001-05-24</b>	Measurement Method:	<b>Unknown</b>
Packers:	<b>No Data</b>		
Type of Pump:	<b>Submersible</b>	Pump Depth (ft.):	<b>50</b>
Well Tests:	<b>Jetted</b>	<b>Yield:</b>	<b>35 GPM</b>

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Water Quality:	<i>Strata Depth (ft.)</i> <b>20-50</b>	<i>Water Type</i> <b>good (450 ppm TDS)</b>
		<i>Chemical Analysis Made:</i> <b>No</b>

Did the driller knowingly penetrate any strata which contained injurious constituents?: **No**

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Certification Data: The driller certified that the driller drilled this well (or the well was drilled under the driller's direct supervision) and that each and all of the statements herein are true and correct. The driller understood that failure to complete the required items will result in the report(s) being returned for completion and resubmittal.

Company Information: **Virdell Drilling Inc.**  
**111 E. Grayson St.**  
**Llano, TX 78643**

Driller Name: **Lynn Hoy** License Number: **4071**

Comments: **No Data**

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DESCRIPTION & COLOR OF FORMATION MATERIAL			Casing: BLANK PIPE & WELL SCREEN DATA				
<i>Top (ft.)</i>	<i>Bottom (ft.)</i>	<i>Description</i>	<i>Dia. (in.)</i>	<i>New/Used</i>	<i>Type</i>	<i>Setting From/To (ft.)</i>	
0	2	<b>Topsoil</b>	<b>6</b>	<b>New</b>	<b>PVC casing</b>	<b>+2.5 - 28 sch 40</b>	
2	9	<b>Broken red metamorphic &amp; gravel</b>	<b>6</b>	<b>New</b>	<b>custom slot</b>	<b>28 - 38 sch 40</b>	
9	60	<b>Red &amp; gray metamorphic</b>					

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#### **IMPORTANT NOTICE FOR PERSONS HAVING WELLS DRILLED CONCERNING CONFIDENTIALITY**

TEX. OCC. CODE Title 12, Chapter 1901.251, authorizes the owner (owner or the person for whom the well was drilled) to keep information in Well Reports confidential. The Department shall hold the contents of the well log confidential and not a matter of public record if it receives, by certified mail, a written request to do so from the owner.

Please include the report's Tracking Number on your written request.

**Texas Department of Licensing and Regulation**  
**P.O. Box 12157**  
**Austin, TX 78711**  
**(512) 334-5540**



## SELLER'S DISCLOSURE NOTICE

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Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.

CONCERNING THE PROPERTY AT

527 Walter Rd  
Fredericksburg, TX 78624

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller  is  not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? \_\_\_\_\_ (approximate date) or  never occupied the Property

### Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

*This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.*

Item	Y	N	U
Cable TV Wiring	<input checked="" type="checkbox"/>		
Carbon Monoxide Det.	<input checked="" type="checkbox"/>		
Ceiling Fans	<input checked="" type="checkbox"/>		
Cooktop	<input checked="" type="checkbox"/>		
Dishwasher	<input checked="" type="checkbox"/>		
Disposal	<input checked="" type="checkbox"/>		
Emergency Escape Ladder(s)	<input checked="" type="checkbox"/>		
Exhaust Fans	<input checked="" type="checkbox"/>		
Fences	<input checked="" type="checkbox"/>		
Fire Detection Equip.		<input checked="" type="checkbox"/>	
French Drain	<input checked="" type="checkbox"/>		
Gas Fixtures	<input checked="" type="checkbox"/>		
Liquid Propane Gas:	<input checked="" type="checkbox"/>		
-LP Community (Captive)			
-LP on Property	<input checked="" type="checkbox"/>		

Item	Y	N	U
Natural Gas Lines	<input checked="" type="checkbox"/>		
Fuel Gas Piping:	<input checked="" type="checkbox"/>		
-Black Iron Pipe		<input checked="" type="checkbox"/>	
-Copper		<input checked="" type="checkbox"/>	
-Corrugated Stainless Steel Tubing	<input checked="" type="checkbox"/>		
Hot Tub	<input checked="" type="checkbox"/>		
Intercom System	<input checked="" type="checkbox"/>		
Microwave	<input checked="" type="checkbox"/>		
Outdoor Grill		<input checked="" type="checkbox"/>	
Patio/Decking	<input checked="" type="checkbox"/>		
Plumbing System	<input checked="" type="checkbox"/>		
Pool		<input checked="" type="checkbox"/>	
Pool Equipment		<input checked="" type="checkbox"/>	
Pool Maint. Accessories		<input checked="" type="checkbox"/>	
Pool Heater	<input checked="" type="checkbox"/>		

Item	Y	N	U
Pump: sump grinder	<input checked="" type="checkbox"/>		
Rain Gutters		<input checked="" type="checkbox"/>	
Range/Stove		<input checked="" type="checkbox"/>	
Roof/Attic Vents		<input checked="" type="checkbox"/>	
Sauna		<input checked="" type="checkbox"/>	
Smoke Detector		<input checked="" type="checkbox"/>	
Smoke Detector - Hearing Impaired		<input checked="" type="checkbox"/>	
Spa		<input checked="" type="checkbox"/>	
Trash Compactor		<input checked="" type="checkbox"/>	
TV Antenna		<input checked="" type="checkbox"/>	
Washer/Dryer Hookup	<input checked="" type="checkbox"/>		
Window Screens		<input checked="" type="checkbox"/>	
Public Sewer System		<input checked="" type="checkbox"/>	

Item	Y	N	U	Additional Information
Central A/C	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: _____
Evaporative Coolers	<input checked="" type="checkbox"/>			number of units: _____
Wall/Window AC Units	<input checked="" type="checkbox"/>			number of units: _____
Attic Fan(s)	<input checked="" type="checkbox"/>			if yes, describe: _____
Central Heat	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: _____
Other Heat	<input checked="" type="checkbox"/>			if yes, describe: _____
Oven	<input checked="" type="checkbox"/>			number of ovens: 2 electric <input checked="" type="checkbox"/> gas other: _____
Fireplace & Chimney	<input checked="" type="checkbox"/>			wood <input type="checkbox"/> gas logs <input type="checkbox"/> mock <input type="checkbox"/> other: _____
Carport	<input checked="" type="checkbox"/>			attached <input type="checkbox"/> not attached <input type="checkbox"/>
Garage	<input checked="" type="checkbox"/>			attached <input checked="" type="checkbox"/> not attached <input type="checkbox"/>
Garage Door Openers	<input checked="" type="checkbox"/>			number of units: _____ number of remotes: _____
Satellite Dish & Controls	<input checked="" type="checkbox"/>			owned <input type="checkbox"/> leased from: _____
Security System	<input checked="" type="checkbox"/>			owned <input type="checkbox"/> leased from: _____

Concerning the Property at \_\_\_\_\_

527 Walter Rd  
Fredericksburg, TX 78624

Solar Panels	<input checked="" type="checkbox"/>	owned	leased from:	
Water Heater	<input checked="" type="checkbox"/>	electric	<input checked="" type="checkbox"/>	gas other: number of units: 2
Water Softener	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	owned	leased from:
Other Leased Items(s)	<input checked="" type="checkbox"/>	if yes, describe:		
Underground Lawn Sprinkler	<input checked="" type="checkbox"/>	automatic	<input type="checkbox"/>	manual areas covered
Septic / On-Site Sewer Facility	<input checked="" type="checkbox"/>	if yes, attach Information About On-Site Sewer Facility (TXR-1407)		

Water supply provided by: \_\_\_\_\_ city  well  MUD  co-op  unknown  other: \_\_\_\_\_Was the Property built before 1978?  yes  no  unknown

(If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).

Roof Type: metal Age: 8 (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)?  yes  no  unknownAre you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair?  yes  no If yes, describe (attach additional sheets if necessary): \_\_\_\_\_**Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)**

Item	Y	N
Basement	<input checked="" type="checkbox"/>	
Ceilings	<input checked="" type="checkbox"/>	
Doors	<input checked="" type="checkbox"/>	
Driveways	<input checked="" type="checkbox"/>	
Electrical Systems	<input checked="" type="checkbox"/>	
Exterior Walls	<input checked="" type="checkbox"/>	

Item	Y	N
Floors	<input checked="" type="checkbox"/>	
Foundation / Slab(s)	<input checked="" type="checkbox"/>	
Interior Walls	<input checked="" type="checkbox"/>	
Lighting Fixtures	<input checked="" type="checkbox"/>	
Plumbing Systems	<input checked="" type="checkbox"/>	
Roof	<input checked="" type="checkbox"/>	

Item	Y	N
Sidewalks	<input checked="" type="checkbox"/>	
Walls / Fences	<input checked="" type="checkbox"/>	
Windows	<input checked="" type="checkbox"/>	
Other Structural Components	<input checked="" type="checkbox"/>	

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): \_\_\_\_\_  
Shower window is cracked.**Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)**

Condition	Y	N
Aluminum Wiring	<input checked="" type="checkbox"/>	
Asbestos Components	<input checked="" type="checkbox"/>	
Diseased Trees: oak wilt	<input checked="" type="checkbox"/>	
Endangered Species/Habitat on Property	<input checked="" type="checkbox"/>	
Fault Lines	<input checked="" type="checkbox"/>	
Hazardous or Toxic Waste	<input checked="" type="checkbox"/>	
Improper Drainage	<input checked="" type="checkbox"/>	
Intermittent or Weather Springs	<input checked="" type="checkbox"/>	
Landfill	<input checked="" type="checkbox"/>	
Lead-Based Paint or Lead-Based Pt. Hazards	<input checked="" type="checkbox"/>	
Encroachments onto the Property	<input checked="" type="checkbox"/>	
Improvements encroaching on others' property	<input checked="" type="checkbox"/>	
Located in Historic District	<input checked="" type="checkbox"/>	
Historic Property Designation	<input checked="" type="checkbox"/>	
Previous Foundation Repairs	<input checked="" type="checkbox"/>	

Condition	Y	N
Radon Gas	<input checked="" type="checkbox"/>	
Settling	<input checked="" type="checkbox"/>	
Soil Movement	<input checked="" type="checkbox"/>	
Subsurface Structure or Pits	<input checked="" type="checkbox"/>	
Underground Storage Tanks	<input checked="" type="checkbox"/>	
Unplatted Easements	<input checked="" type="checkbox"/>	
Unrecorded Easements	<input checked="" type="checkbox"/>	
Urea-formaldehyde Insulation	<input checked="" type="checkbox"/>	
Water Damage Not Due to a Flood Event	<input checked="" type="checkbox"/>	
Wetlands on Property	<input checked="" type="checkbox"/>	
Wood Rot	<input checked="" type="checkbox"/>	
Active infestation of termites or other wood destroying insects (WDI)	<input checked="" type="checkbox"/>	
Previous treatment for termites or WDI	<input checked="" type="checkbox"/>	
Previous termite or WDI damage repaired	<input checked="" type="checkbox"/>	
Previous Fires	<input checked="" type="checkbox"/>	

(TXR-1406) 07-10-23

Initialed by: Buyer: \_\_\_\_\_ and Seller: 

Page 2 of 7

Concerning the Property at \_\_\_\_\_

527 Walter Rd  
Fredericksburg, TX 78624

Previous Roof Repairs	<input checked="" type="checkbox"/>	
Previous Other Structural Repairs	<input checked="" type="checkbox"/>	
Previous Use of Premises for Manufacture of Methamphetamine		<input checked="" type="checkbox"/>

Termite or WDI damage needing repair	<input checked="" type="checkbox"/>
Single Blockable Main Drain in Pool/Hot Tub/Spa*	<input checked="" type="checkbox"/>

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): \_\_\_\_\_  
the main house was remodeled 8 years ago including adding exterior metal walls and metal roof.

\_\_\_\_\_

\_\_\_\_\_

\*A single blockable main drain may cause a suction entrapment hazard for an individual.

**Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? \_\_\_\_\_ yes  no \_\_\_\_\_ If yes, explain (attach additional sheets if necessary): \_\_\_\_\_**

\_\_\_\_\_

\_\_\_\_\_

**Section 5. Are you (Seller) aware of any of the following conditions?\* (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)**

Y      N

- \_\_\_\_  Present flood insurance coverage.
- \_\_\_\_  Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
- \_\_\_\_  Previous flooding due to a natural flood event.
- \_\_\_\_  Previous water penetration into a structure on the Property due to a natural flood.
- \_\_\_\_  Located \_\_\_\_ wholly \_\_\_\_ partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).
- \_\_\_\_  Located \_\_\_\_ wholly \_\_\_\_ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
- \_\_\_\_  Located \_\_\_\_ wholly \_\_\_\_ partly in a floodway.
- \_\_\_\_  Located \_\_\_\_ wholly \_\_\_\_ partly in a flood pool.
- \_\_\_\_  Located \_\_\_\_ wholly \_\_\_\_ partly in a reservoir.

If the answer to any of the above is yes, explain (attach additional sheets as necessary): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**\*If Buyer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414).**

For purposes of this notice:

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

(TXR-1406) 07-10-23

Initialed by: Buyer: \_\_\_\_\_, \_\_\_\_\_ and Seller:  \_\_\_\_\_

Page 3 of 7

Concerning the Property at \_\_\_\_\_

527 Walter Rd  
Fredericksburg, TX 78624

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

**Section 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)?\***  yes  no If yes, explain (attach additional sheets as necessary): \_\_\_\_\_

\*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

**Section 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property?\***  yes  no If yes, explain (attach additional sheets as necessary): \_\_\_\_\_

**Section 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)**

Y  N 

Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time.

Homeowners' associations or maintenance fees or assessments. If yes, complete the following:

Name of association: \_\_\_\_\_

Manager's name: \_\_\_\_\_ Phone: \_\_\_\_\_

Fees or assessments are: \$ \_\_\_\_\_ per \_\_\_\_\_ and are:  mandatory  voluntary

Any unpaid fees or assessment for the Property?  yes (\$ \_\_\_\_\_)  no

If the Property is in more than one association, provide information about the other associations below or attach information to this notice.

Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:

Any optional user fees for common facilities charged?  yes  no If yes, describe: \_\_\_\_\_

Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)

Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.

Any condition on the Property which materially affects the health or safety of an individual.

Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.

If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).

Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.

(TXR-1406) 07-10-23

Initialed by: Buyer: \_\_\_\_\_ and Seller:  \_\_\_\_\_

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## Concerning the Property at

527 Walter Rd  
Fredericksburg, TX 78624

The Property is located in a propane gas system service area owned by a propane distribution system retailer.

Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary): \_\_\_\_\_

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Section 9. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? yes  no  If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages

*Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.*

**Section 10. Check any tax exemption(s) which you (Seller) currently claim for the Property:**

Homestead       Senior Citizen       Disabled  
 Wildlife Management       Agricultural       Disabled Veteran  
Other:  Unknown

Section 11. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider?  yes  no

Section 12. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made?  yes  no If yes, explain: \_\_\_\_\_

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Section 13. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?\*    unknown  no  yes. If no or unknown, explain. (Attach additional sheets if necessary): \_\_\_\_\_

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Page 10 of 10

*\*Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.*

*A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.*

Concerning the Property at \_\_\_\_\_

527 Walter Rd  
Fredericksburg, TX 78624

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

 Ryan Charles Miller  
Signature of Seller

10/09/2025

Date Signature of Seller

Date

Printed Name: Ryan Miller

Printed Name: \_\_\_\_\_

**ADDITIONAL NOTICES TO BUYER:**

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit <https://publicsite.dps.texas.gov>. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the Property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the Property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information Regarding Windstorm and Hail Insurance for Certain Properties* (TXR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.
- (4) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.
- (5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (6) The following providers currently provide service to the Property:

Electric: Central Texas Electric Co-op

phone #: 1 800 900-2832

Sewer: \_\_\_\_\_

phone #: \_\_\_\_\_

Water: \_\_\_\_\_

phone #: \_\_\_\_\_

Cable: Dish

phone #: \_\_\_\_\_

Trash: \_\_\_\_\_

phone #: \_\_\_\_\_

Natural Gas: \_\_\_\_\_

phone #: \_\_\_\_\_

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

phone #: \_\_\_\_\_

Propane: \_\_\_\_\_

phone #: \_\_\_\_\_

Internet: \_\_\_\_\_

phone #: \_\_\_\_\_

(TXR-1406) 07-10-23

Initialed by: Buyer: \_\_\_\_\_, \_\_\_\_\_ and Seller:  \_\_\_\_\_

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Fredericksburg Realty, 257 West Main Street Fredericksburg TX 78624  
Caleb Hail

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 [www.lwolf.com](http://www.lwolf.com)

Phone: (325) 214-2764

Fax:

Miller

Concerning the Property at \_\_\_\_\_

**527 Walter Rd  
Fredericksburg, TX 78624**

(7) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer

Date

Signature of Buyer

Date

Printed Name: \_\_\_\_\_

Printed Name: \_\_\_\_\_

(TXR-1406) 07-10-23

Initialed by: Buyer: \_\_\_\_\_, \_\_\_\_\_ and Seller:  \_\_\_\_\_

Page 7 of 7

# Gillespie CAD Property Search

**2025 values are now certified!**

Property ID: 33788 For Year 2025

## Property Details

### Account

Property ID:	33788	Geographic ID: A0645-0484-000000-00
Type:	R	Zoning:
Property Use:		Condo:

### Location

Situs Address:	527 WALTER RD OFF RANCH ROAD 965, TX	
Map ID:	1-O	Mapsco:
Legal Description:	ABS A0645 J W SCALLION #484, 1.0 ACRES, -HOMESITE-	
Abstract/Subdivision:	A0645	
Neighborhood:	(F301) FBG 965 NORTH	

### Owner

Owner ID:	222575
Name:	MILLER, RYAN CHARLES
Agent:	
Mailing Address:	1514 GLENOAK DR CORPUS CHRISTI, TX 78418
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

## Property Values

Improvement Homesite Value:	\$260,320 (+)
Improvement Non-Homesite Value:	\$76,700 (+)
Land Homesite Value:	\$10,010 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)

Market Value:	\$347,030 (=)
Agricultural Value Loss: 	\$0 (-)
Appraised Value: 	\$347,030 (=)
HS Cap Loss: 	\$0 (-)
Circuit Breaker: 	\$0 (-)
Assessed Value:	\$347,030
Ag Use Value:	\$0

### **2025 values are now certified!**

Information provided for research purposes only, for current ownership research you are able to change the search year to 2026. 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:** MILLER, RYAN CHARLES

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	\$347,030	\$347,030	\$931.78	
HUW	HILL CNTRY UWCD	\$347,030	\$347,030	\$17.00	
SFB	FREDBG ISD	\$347,030	\$347,030	\$2,682.89	
WCD	GILLESPIE WCID	\$347,030	\$347,030	\$0.62	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	\$347,030	\$347,030	\$0.00	

**Total Tax Rate:** 1.046678

**Estimated Taxes With Exemptions:** \$3,632.29

**Estimated Taxes Without Exemptions:** \$3,632.29

## Property Improvement - Building

**Type: RESIDENTIAL Living Area: 1548.0 sqft Value: \$260,320**

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	F4	1921	1044
MA2	MAIN AREA 2ND STORY	F4	0	504
WD	WOOD DECK	*	0	1428
OP2	OPEN PORCH 2ND STORY	*	0	288
OP	OPEN PORCH	*	0	256
STGL	STORAGE LOW	STG	0	308
OP	OPEN PORCH	*	0	352

**Living Area: 0 sqft Value: \$76,700**

Type	Description	Class CD	Year Built	SQFT
BARN	BARN	BARN5	2018	2400

## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RN2	NATIVE PASTURE 2	1.00	43,560.00	0.00	0.00	\$10,010	\$0

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$337,020	\$10,010	\$0	\$347,030	\$0	\$347,030
2024	\$353,850	\$10,010	\$0	\$363,860	\$0	\$363,860
2023	\$353,850	\$9,160	\$0	\$363,010	\$0	\$363,010
2022	\$341,130	\$8,540	\$0	\$349,670	\$0	\$349,670
2021	\$312,920	\$7,760	\$0	\$320,680	\$0	\$320,680
2020	\$270,430	\$6,410	\$0	\$276,840	\$0	\$276,840
2019	\$259,960	\$6,410	\$0	\$266,370	\$0	\$266,370
2018	\$152,610	\$4,040	\$0	\$156,650	\$0	\$156,650
2017	\$131,240	\$4,040	\$0	\$135,280	\$0	\$135,280

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number

7/31/2015	WD	WARRANTY DEED	GRIMSRUD 375 LLC	MILLER, RYAN CHARLES	20153473
9/24/2013	WD	WARRANTY DEED	WELGEHAUSEN, BENNIE	GRIMSRUD 375 LLC	20134476
2/8/2001	WD	WARRANTY DEED	WELGEHAUSEN, KENNETH ETAL	WELGEHAUSEN, BENNIE	414 627 0

## ■ 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: 11/25/2025  \$ Pay 2025 Taxes

Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	At
2025	GILLESPIE COUNTY	0.268500	\$347,030	\$347,030	\$931.78	\$0.00	\$931.78		\$0.00
2025	HILL CNTRY UWCD	0.004900	\$347,030	\$347,030	\$17.00	\$0.00	\$17.00		\$0.00
2025	FREDBG ISD	0.773100	\$347,030	\$347,030	\$2,682.89	\$0.00	\$2,682.89		\$0.00
2025	GILLESPIE WCID	0.000178	\$347,030	\$347,030	\$0.62	\$0.00	\$0.62		\$0.00
2025 Total:		1.046678			\$3,632.29	\$0.00	\$3,632.29		\$0.00
2024	GILLESPIE COUNTY	0.268500	\$363,860	\$363,860	\$976.96	\$976.96	\$0.00		\$0.00
2024	HILL CNTRY UWCD	0.004800	\$363,860	\$363,860	\$17.47	\$17.47	\$0.00		\$0.00
2024	FREDBG ISD	0.773100	\$363,860	\$363,860	\$2,813.00	\$2,813.00	\$0.00		\$0.00
2024	GILLESPIE WCID	0.000174	\$363,860	\$363,860	\$0.63	\$0.63	\$0.00		\$0.00
2024 Total:		1.046574			\$3,808.06	\$3,808.06	\$0.00		\$0.00

# Gillespie CAD Property Search

**2025 values are now certified!**

Property ID: 179354 For Year 2025

## Bookmark Property Details

### Account

Property ID:	179354	Geographic ID:	A0645-0484-000000-00
Type:	R	Zoning:	
Property Use:		Condo:	

### Location

Situs Address:	527 WALTER RD OFF RANCH ROAD 965, TX
Map ID:	1-O
Legal Description:	ABS A0645 J W SCALLION #484, .5 ACRES, -HOMESITE-
Abstract/Subdivision:	A0645

### Neighborhood:

(F301) FBG 965 NORTH

### Owner

Owner ID:	222575
Name:	MILLER, RYAN CHARLES
Agent:	
Mailing Address:	1514 GLENOAK DR CORPUS CHRISTI, TX 78418

% Ownership: 100.0%

Exemptions: For privacy reasons not all exemptions are shown online.

## Bookmark Property Values

Improvement Homesite Value:	\$74,520 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$5,000 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)

Market Value:	\$79,520 (=)
Agricultural Value Loss:?	\$0 (-)
Appraised Value:?	\$79,520 (=)
HS Cap Loss: ?	\$0 (-)
Circuit Breaker: ?	\$0 (-)
Assessed Value:	\$79,520
Ag Use Value:	\$0

### **2025 values are now certified!**

Information provided for research purposes only, for current ownership research you are able to change the search year to 2026. 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:** MILLER, RYAN CHARLES

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	\$79,520	\$79,520	\$213.51	
HUW	HILL CNTRY UWCD	\$79,520	\$79,520	\$3.90	
SFB	FREDBG ISD	\$79,520	\$79,520	\$614.77	
WCD	GILLESPIE WCID	\$79,520	\$79,520	\$0.14	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	\$79,520	\$79,520	\$0.00	

**Total Tax Rate:** 1.046678

**Estimated Taxes With Exemptions:** \$832.32

**Estimated Taxes Without Exemptions:** \$832.32

### **Property Improvement - Building**

**Type: RESIDENTIAL Living Area: 582.0 sqft Value: \$74,520**

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	F2P	0	582
OP	OPEN PORCH	*	0	162

## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RN2	NATIVE PASTURE 2	0.50	21,780.00	0.00	0.00	\$5,000	\$0

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$74,520	\$5,000	\$0	\$79,520	\$0	\$79,520
2024	\$70,200	\$5,000	\$0	\$75,200	\$0	\$75,200
2023	\$70,200	\$4,580	\$0	\$74,780	\$0	\$74,780
2022	\$66,730	\$4,270	\$0	\$71,000	\$0	\$71,000
2021	\$63,800	\$3,880	\$0	\$67,680	\$0	\$67,680
2020	\$52,040	\$3,200	\$0	\$55,240	\$0	\$55,240
2019	\$101,110	\$3,200	\$0	\$104,310	\$0	\$104,310
2018	\$82,260	\$2,020	\$0	\$84,280	\$0	\$84,280
2017	\$76,250	\$2,020	\$0	\$78,270	\$0	\$78,270

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
7/31/2015	WD	WARRANTY DEED	GRIMSRUD 375 LLC	MILLER, RYAN CHARLES	20153473		

## 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: 11/25/2025

JUL  
17

\$ Pay 2025 Taxes

Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Atto
2025	GILLESPIE COUNTY	0.268500	\$79,520	\$79,520	\$213.51	\$0.00	\$213.51	\$0.00	\$
2025	HILL CNTRY UWCD	0.004900	\$79,520	\$79,520	\$3.90	\$0.00	\$3.90	\$0.00	\$
2025	FREDBG ISD	0.773100	\$79,520	\$79,520	\$614.77	\$0.00	\$614.77	\$0.00	\$
2025	GILLESPIE WCID	0.000178	\$79,520	\$79,520	\$0.14	\$0.00	\$0.14	\$0.00	\$
2025 Total:		1.046678			\$832.32	\$0.00	\$832.32	\$0.00	\$
2024	GILLESPIE COUNTY	0.268500	\$75,200	\$75,200	\$201.92	\$201.92	\$0.00	\$0.00	\$
2024	HILL CNTRY UWCD	0.004800	\$75,200	\$75,200	\$3.61	\$3.61	\$0.00	\$0.00	\$
2024	FREDBG ISD	0.773100	\$75,200	\$75,200	\$581.37	\$581.37	\$0.00	\$0.00	\$
2024	GILLESPIE WCID	0.000174	\$75,200	\$75,200	\$0.13	\$0.13	\$0.00	\$0.00	\$
2024 Total:		1.046574			\$787.03	\$787.03	\$0.00	\$0.00	\$
2023	GILLESPIE COUNTY	0.279600	\$74,780	\$74,780	\$209.08	\$209.08	\$0.00	\$0.00	\$
2023	HILL CNTRY UWCD	0.004700	\$74,780	\$74,780	\$3.51	\$3.51	\$0.00	\$0.00	\$
2023	FREDBG ISD	0.775400	\$74,780	\$74,780	\$579.85	\$579.85	\$0.00	\$0.00	\$
2023	GILLESPIE WCID	0.000176	\$74,780	\$74,780	\$0.13	\$0.13	\$0.00	\$0.00	\$
2023 Total:		1.059876			\$792.57	\$792.57	\$0.00	\$0.00	\$
2022	GILLESPIE COUNTY	0.332600	\$71,000	\$71,000	\$236.15	\$236.15	\$0.00	\$0.00	\$

# Gillespie CAD Property Search

**2025 values are now certified!**

Property ID: 28540 For Year 2025

## Property Details

### Account

**Property ID:** 28540 **Geographic ID:** A0645-0484-000000-00

**Type:** R **Zoning:**

**Property Use:** **Condo:**

### Location

**Situs Address:** 527 WALTER RD OFF RANCH ROAD 965, TX

**Map ID:** 1-O **Mapsco:**

**Legal Description:** ABS A0645 J W SCALLION #484, 257.83 ACRES

**Abstract/Subdivision:** A0645

**Neighborhood:** (F301) FBG 965 NORTH

### Owner

**Owner ID:** 222575

**Name:** MILLER, RYAN CHARLES

### Agent:

**Mailing Address:** 1514 GLENOAK DR  
CORPUS CHRISTI, TX 78418

**% Ownership:** 100.0%

**Exemptions:** For privacy reasons not all exemptions are shown online.

## Property Values

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$1,450 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$0 (-)
<b>Agricultural Market Valuation:</b>	\$2,580,460 (+)

Market Value:	\$2,581,910 (=)
Agricultural Value Loss: 	\$2,551,050 (-)
Appraised Value: 	\$30,860 (=)
HS Cap Loss: 	\$0 (-)
Circuit Breaker: 	\$0 (-)
Assessed Value:	\$30,860
Ag Use Value:	\$29,410

### **2025 values are now certified!**

Information provided for research purposes only, for current ownership research you are able to change the search year to 2026. 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:** MILLER, RYAN CHARLES

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	\$2,581,910	\$30,860	\$82.86	
HUW	HILL CNTRY UWCD	\$2,581,910	\$30,860	\$1.51	
SFB	FREDBG ISD	\$2,581,910	\$30,860	\$238.58	
WCD	GILLESPIE WCID	\$2,581,910	\$30,860	\$0.05	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	\$2,581,910	\$30,860	\$0.00	

**Total Tax Rate:** 1.046678

**Estimated Taxes With Exemptions:** \$323.00

**Estimated Taxes Without Exemptions:** \$27,024.29

## Property Improvement - Building

Type: MISC IMP Living Area: 0 sqft Value: \$1,450

Type	Description	Class CD	Year Built	SQFT
SHED	SHED	SHED2	0	672
SHED	SHED	SHED2	0	160

## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RID1	IMPROVED PASTURE 1	19.90	866,844.00	0.00	0.00	\$199,170	\$2,720
RN1	NATIVE PASTURE 1	77.80	3,388,968.00	0.00	0.00	\$778,650	\$9,140
RN2	NATIVE PASTURE 2	77.67	3,383,305.20	0.00	0.00	\$777,350	\$8,690
RN3	NATIVE PASTURE 3	82.46	3,591,957.60	0.00	0.00	\$825,290	\$8,860

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$1,450	\$2,580,460	\$29,410	\$30,860	\$0	\$30,860
2024	\$680	\$2,580,460	\$27,270	\$27,950	\$0	\$27,950
2023	\$680	\$2,360,870	\$27,290	\$27,970	\$0	\$27,970
2022	\$680	\$2,200,500	\$25,460	\$26,140	\$0	\$26,140
2021	\$680	\$2,000,340	\$25,310	\$25,990	\$0	\$25,990
2020	\$680	\$1,651,840	\$21,160	\$21,840	\$0	\$21,840
2019	\$680	\$1,651,840	\$21,160	\$21,840	\$0	\$21,840
2018	\$680	\$1,040,660	\$20,090	\$20,770	\$0	\$20,770
2017	\$680	\$1,040,660	\$19,760	\$20,440	\$0	\$20,440

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
7/31/2015	WD	WARRANTY DEED	GRIMSRUD 375 LLC	MILLER, RYAN CHARLES	20153473		
9/24/2013	WD	WARRANTY DEED	WELGEHAUSEN, KENNETH R REVOCABLE LIVING TRUST	GRIMSRUD 375 LLC	20134476		

7/9/2009 GWD GENERAL WELGEHAUSEN, WELGEHAUSEN, 20093374  
 WARRANTY KENNETH R  
 DEED REVOCABLE LIVING  
 TRUST

## ■ 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: 11/25/2025  \$ Pay 2025 Taxes

Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	AttorneFee
2025	GILLESPIE COUNTY	0.268500	\$2,581,910	\$30,860	\$82.86	\$0.00	\$82.86	\$0.00	\$0.00
2025	HILL CNTRY UWCD	0.004900	\$2,581,910	\$30,860	\$1.51	\$0.00	\$1.51	\$0.00	\$0.00
2025	FREDBG ISD	0.773100	\$2,581,910	\$30,860	\$238.58	\$0.00	\$238.58	\$0.00	\$0.00
2025	GILLESPIE WCID	0.000178	\$2,581,910	\$30,860	\$0.05	\$0.00	\$0.05	\$0.00	\$0.00
2025 Total:		1.046678			\$323.00	\$0.00	\$323.00	\$0.00	\$0.00
2024	GILLESPIE COUNTY	0.268500	\$2,581,140	\$27,950	\$75.04	\$75.04	\$0.00	\$0.00	\$0.00
2024	HILL CNTRY UWCD	0.004800	\$2,581,140	\$27,950	\$1.34	\$1.34	\$0.00	\$0.00	\$0.00
2024	FREDBG ISD	0.773100	\$2,581,140	\$27,950	\$216.08	\$216.08	\$0.00	\$0.00	\$0.00
2024	GILLESPIE WCID	0.000174	\$2,581,140	\$27,950	\$0.05	\$0.05	\$0.00	\$0.00	\$0.00
2024 Total:		1.046574			\$292.51	\$292.51	\$0.00	\$0.00	\$0.00
2023	GILLESPIE COUNTY	0.279600	\$2,361,550	\$27,970	\$78.20	\$78.20	\$0.00	\$0.00	\$0.00