



## CANYONS LOT 7

GINNY TILLMAN, REALTOR®, GRI | CELL: 830-456-1235





## Canyons Lot 7

Longview Dr | Fredericksburg, Texas 78624 | Gillespie County

5.19+/- Acres

\$149,000

### Agent

Ginny Tillman

### Property Highlights

- 5.19± acre cul-de-sac lot in **The Canyons at Longview** gated subdivision
- **Short-term rentals permitted**
- Up to **4 total structures per lot** allowed (guesthouse, cabin, barndominium, etc.)
- Minimum build size: **1,600 sq. ft. residence / 800 sq. ft. guest structures**
- **Ag-exempt** community for low property taxes
- Mature trees, Hill Country views & **multiple building sites**
- Paved roads, underground electricity (CTEC), & high-speed fiber internet
- Abundant wildlife: whitetail deer, turkey, and hogs
- Private recreational area with pavilion & pond
- Conveniently located 18 miles from Fredericksburg

### Property Taxes:

\$6.07 ag exempt

\$3,802.20 w/o

\$1,000 HOA

### Views, Wildlife & STR-Friendly

Canyons Lot 7 offers 5.19± acres in a private, gated subdivision just outside Fredericksburg. This property combines privacy with convenience, offering stunning Hill Country views, mature trees, and multiple building sites. The subdivision is ag-exempt and designed for those who value both natural beauty and modern amenities, with paved roads, underground electricity, and high-speed fiber internet.

Buyers will appreciate the flexibility: short-term rentals are permitted, and up to four total structures may be built per lot, including guesthouses, cabins, or barndominiums. Minimum building requirements call for 1,600 sq. ft. for a main residence and 800 sq. ft. for additional structures, ensuring a well-kept community while allowing creative use of the land.

Enjoy abundant wildlife including whitetail deer, turkey, and hogs, along with access to a scenic recreational area featuring a pavilion and pond. With its tranquil setting, strong building potential, and thoughtful subdivision guidelines, this lot is an exceptional opportunity to build a dream home, retreat, or income-producing property in Gillespie County.



**Type:** Rural Subdivision, Vacant Land  
**Best Use:** Residential, Recreational, Vacation  
**Topography:** Gentle Sloping, Gentle Sloping, Few Trees, Views  
**Surface Cover:** Wooded/Native Pasture, Improved Grasses  
**Views:** Yes  
**Apx \$/Acre:** 0  
**Lot/Tract #:** 7

**Original List Price:** \$190,000  
**Area:** County-North  
**Subdivision:** The Canyons  
**County:** Gillespie  
**School District:** Fredericksburg  
**Distance From City:** 10-15 miles  
**Property Size Range:** 6-10 Acres  
**Apx Acreage:** 5.1900  
**Seller's Est Tax:** 6.07  
**Showing Instructions:** Call Listing Agent, Vacant, Gate Locked-Key  
**Days on Market:** 85

<b>Tax Exemptions:</b>	<b>Taxes w/o Exemptions:</b> \$3,802.20	<b>Tax Info Source:</b> CAD	<b>CAD Property ID #:</b> 186358	<b>Zoning:</b> None
<b>Flood Plain:</b> No	<b>Deed Restrictions:</b> Yes	<b>Easements:</b> None	<b>Road Maintenance Agreement:</b> Yes	
<b>HOA:</b> Yes	<b>HOA Fees:</b> 1000.00		<b>HOA Fees Pd:</b> Yearly	

**Items Not In Sale:**

**Documents on File:** Survey/Plat, Deed Restrictions, Legal Description, Aerial Photo

**Water:** None  
**Sewer:** None  
**Utilities:** CTEC Electric Available  
**Access/Location:** State Road, County Road, Paved  
**Minerals:** None

**Improvements:** None  
**Misc Search:** None  
**Fence:** None

**TrmsFin:** Cash, Conventional, FHA, VA Loan  
**Title Company:** TBD  
**Possessn:** Closing/Funding  
**Attorney:** **Refer to MLS#:**

**Location/Directions:** Take US Highway 87 north from the Y on Main Street for 6 miles, right on FM 2323 for 6 miles, right on Schneider-Moellering Rd and left on Canyons Dr. look for sign

**Owner:** Brian and Kristen Swearingen

**Legal Description:** CANYONS, THE LOT 7, 5.19

**Instructions:**

**Public Remarks:** Canyons Lot 7 offers 5.19± acres in a private, gated subdivision just outside Fredericksburg. This property combines privacy with convenience, offering stunning Hill Country views, mature trees, and multiple building sites. The subdivision is ag-exempt and designed for those who value both natural beauty and modern amenities, with paved roads, underground electricity, and high-speed fiber internet. Buyers will appreciate the flexibility: short-term rentals are permitted, and up to four total structures may be built per lot, including guesthouses, cabins, or barndominiums. Minimum building requirements call for 1,600 sq. ft. for a main residence and 800 sq. ft. for additional structures, ensuring a well-kept community while allowing creative use of the land. Enjoy abundant wildlife including whitetail deer, turkey, and hogs, along with access to a scenic recreational area featuring a pavilion and pond. With its tranquil setting, strong building potential, and thoughtful subdivision guidelines, this lot is an exceptional opportunity to build a dream home, retreat, or income-producing property in Gillespie County.

**Agent Remarks:** Call LA for showings and gate code

**Withdraw Comments:**

<b>Display on Internet:</b> Yes	<b>Display Address:</b> Yes	<b>Allow AVM:</b> No	<b>Allow Comments:</b> No
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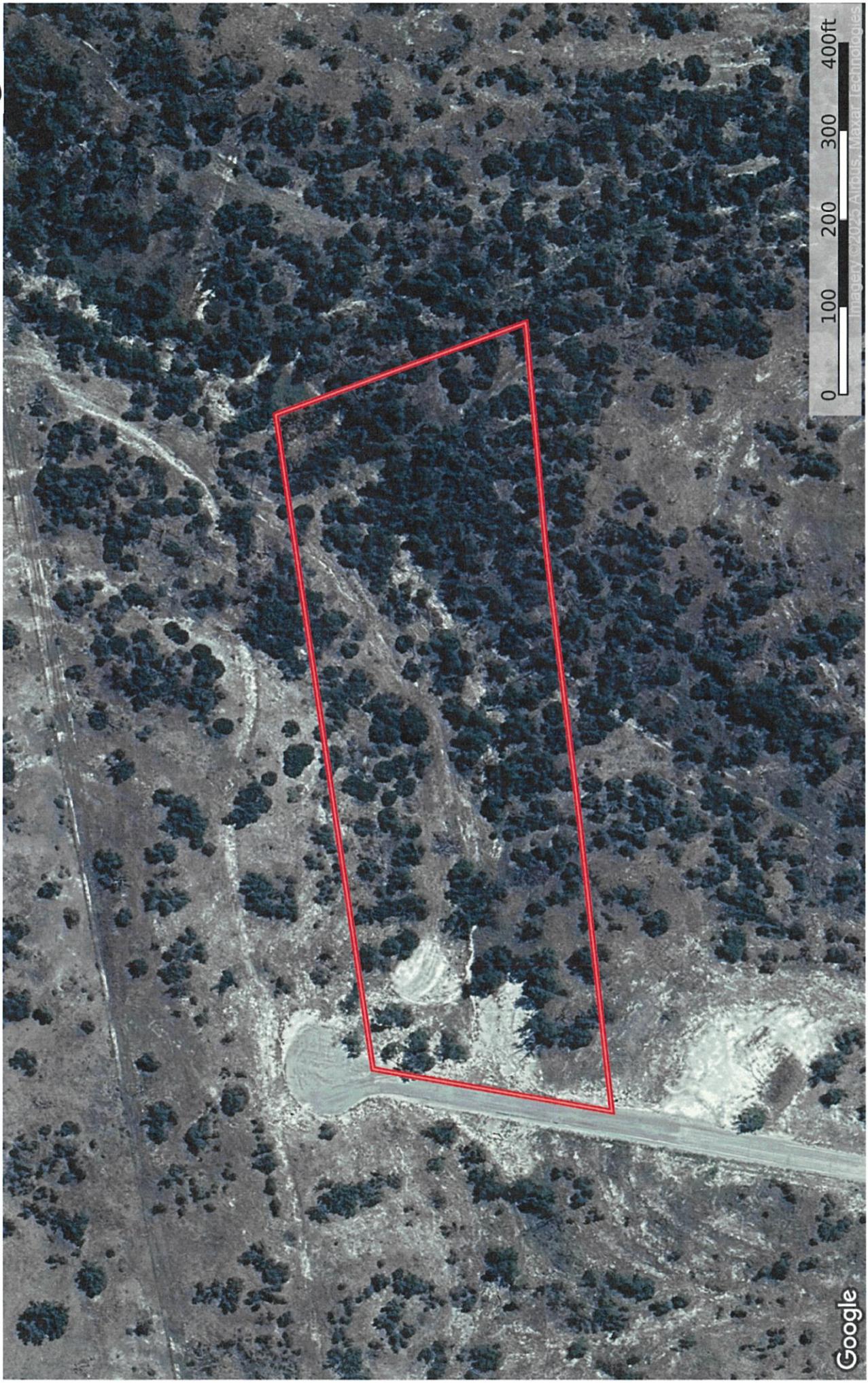
**Office Broker's Lic #:** 9003085

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

**Listing Agent:** Virginia Tillman (#:134)  
**Agent Email:** [ginny@fredericksburgrealty.com](mailto:ginny@fredericksburgrealty.com)  
**Contact #:** (830) 456-1235  
**License Number:** 0614714

GT

**Lot 7, Longview**  
Gillespie County, Texas, 5.19 AC +/-



Boundary  
D

**Google**

0 100 200 300 400ft

Image ©2023 Airbus, Maxar Technologies

Justin Cop  
P: 830-997-6531

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

257 West Main St.

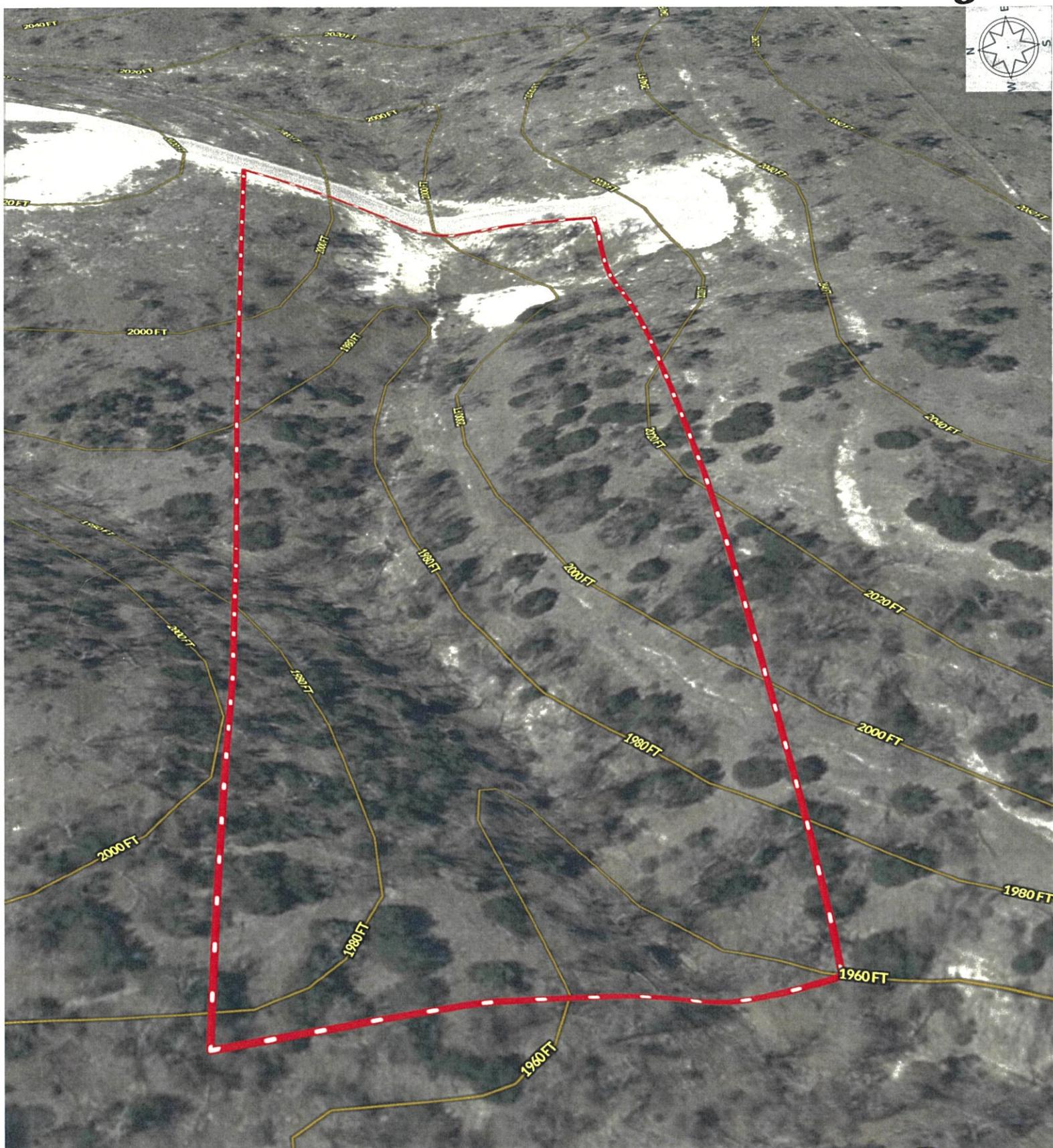
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# The Canyons Subdivision - Lot 7

Texas, AC +/-

OF  
J



Gate

Boundary

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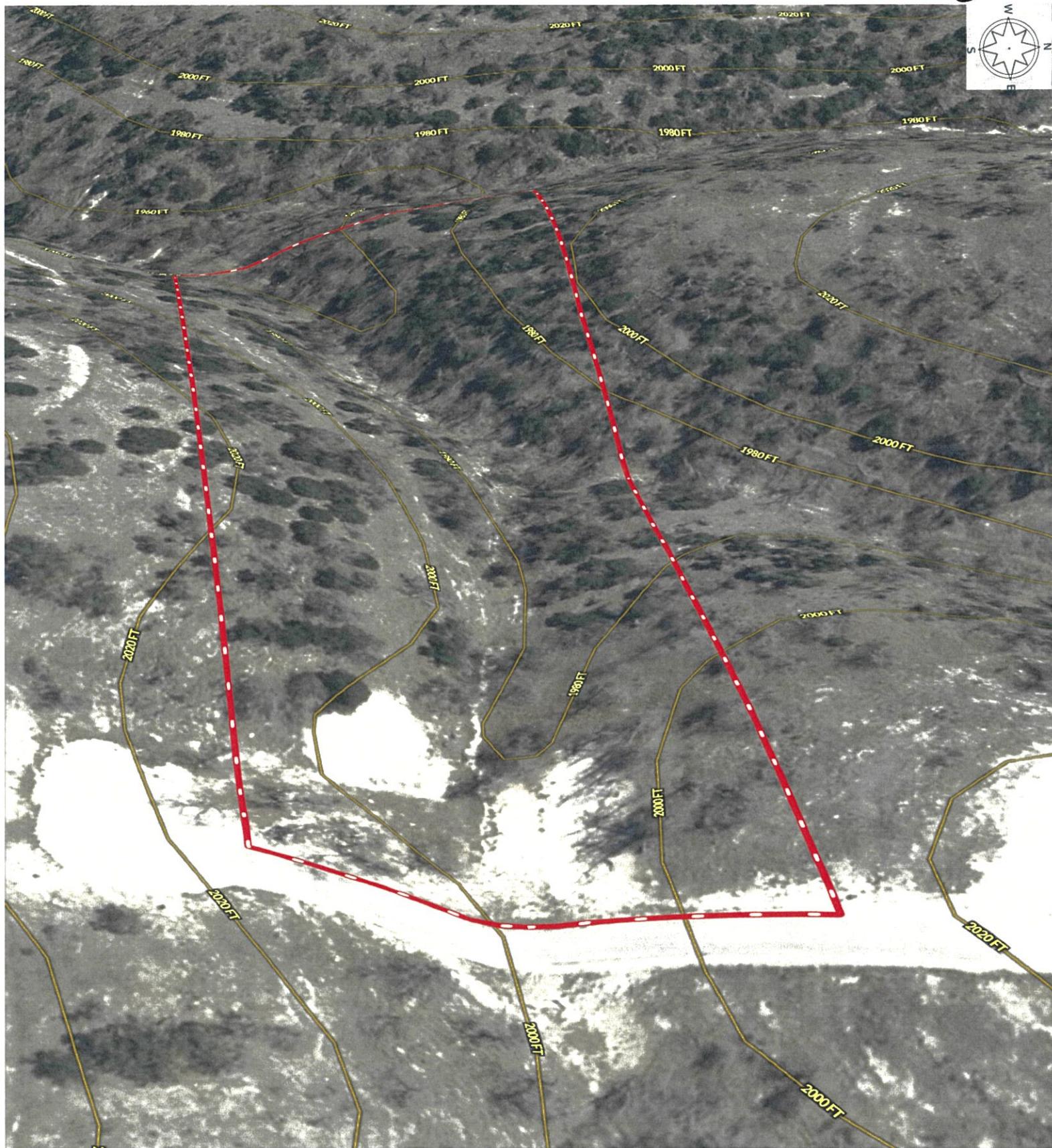
257 West Main St.



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## The Canyons Subdivision - Lot 7

Texas, AC +/-



Gate



### Boundary

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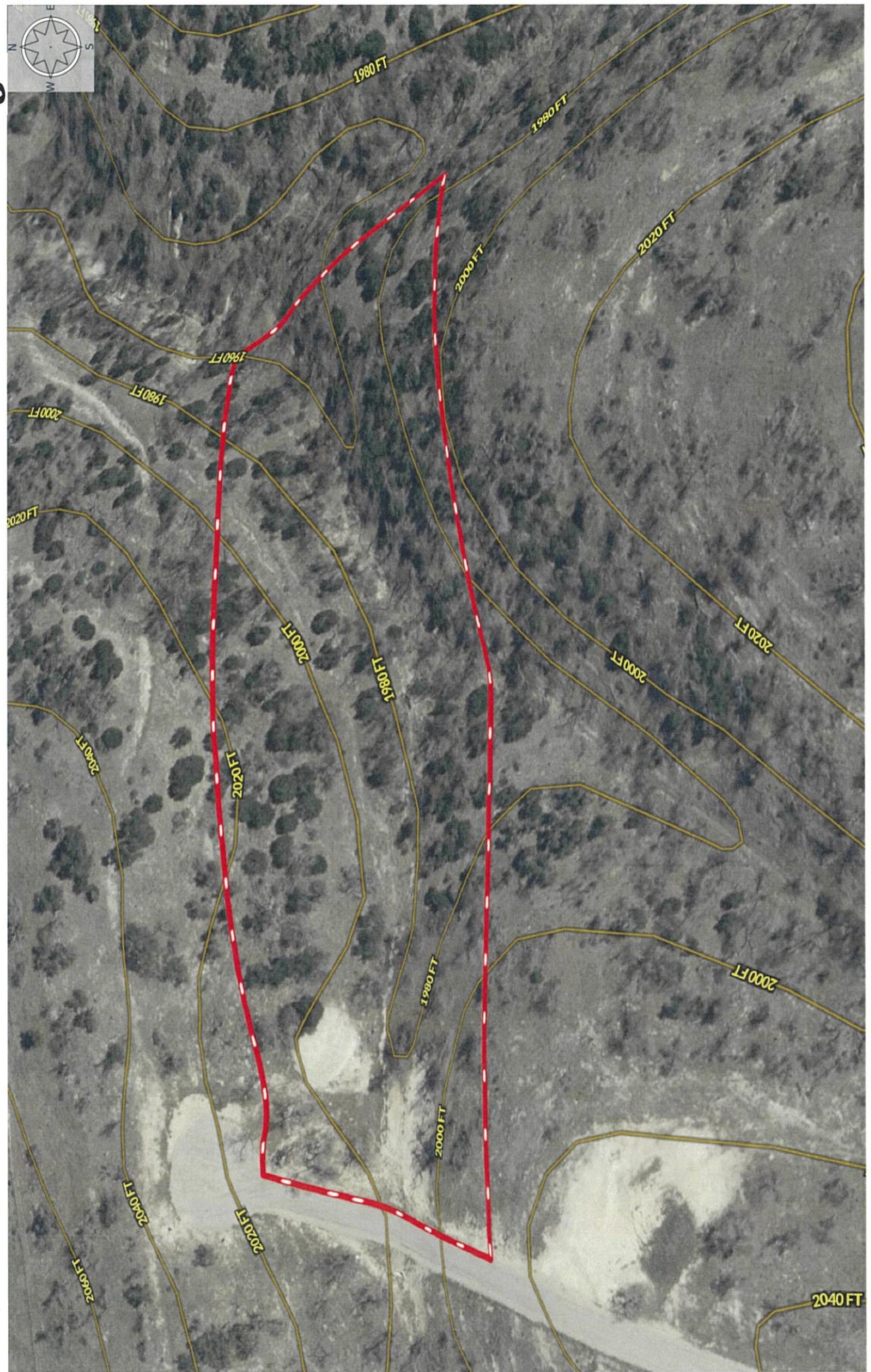
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257 West Main St



The Canyons Subdivision - Lot 7  
Texas, AC +/-



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The Canyons Subdivision - Lot 7  
Texas, AC +/-



Gate

Boundary

Boundary

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# THE CANYONS

FREDERICKSBURG, TX

TO ENCHANTED  
ROCK

TO FREDERICKSBURG



THIS MAP IS FOR INFORMATION PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR, OR IS UNFIT FOR, LEGAL, ENGINEERING, OR SURVEYING PURPOSES.

# Gillespie CAD Property Search

**2025 values are now certified!**

Property ID: 186358 For Year 2025

## Property Details

### Account

Property ID:	186358	Geographic ID:
Type:	R	Zoning:
Property Use:		Condo:

### Location

Situs Address:	LONGVIEW DR TX
Map ID:	2-L
Legal Description:	CANYONS, THE LOT 7, 5.19
Abstract/Subdivision:	S0244

### Neighborhood:

(F200) FBG HWY 87 NORTH

### Owner

Owner ID:	340807
Name:	SWEARINGEN, BRIAN M & KRISTEN S

### Agent:

Mailing Address:	12504 MULBERRY CREEK CT AUSTIN, TX 78732
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

## Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$363,300 (+)

Market Value:	\$363,300 (=)
Agricultural Value Loss: 	\$362,720 (-)
Appraised Value: 	\$580 (=)
HS Cap Loss: 	\$0 (-)
Circuit Breaker: 	\$0 (-)
Assessed Value:	\$580
Ag Use Value:	\$580

### **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:** SWEARINGEN, BRIAN M & KRISTEN S

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	\$363,300	\$580	\$1.56	
HUW	HILL CNTRY UWCD	\$363,300	\$580	\$0.03	
SFB	FREDBG ISD	\$363,300	\$580	\$4.48	
WCD	GILLESPIE WCID	\$363,300	\$580	\$0.00	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	\$363,300	\$580	\$0.00	

**Total Tax Rate:** 1.046574

**Estimated Taxes With Exemptions:** \$6.07

**Estimated Taxes Without Exemptions:** \$3,802.20

## Property Improvement - Building

## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RN2	NATIVE PASTURE 2	5.19	226,076.40	0.00	0.00	\$363,300	\$580

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$0	\$363,300	\$580	\$580	\$0	\$580
2024	\$0	\$363,300	\$540	\$540	\$0	\$540
2023	\$0	\$363,300	\$540	\$540	\$0	\$540
2022	\$0	\$363,300	\$500	\$500	\$0	\$500

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
10/21/2021	WDVL	WARRANTY DEED VENDORS LIEN	LANDSTAR HOLDINGS LLC	SWEARINGEN, BRIAN M & KRISTEN S	20218223		

## 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: 09/18/2025 

Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	Amoi
2024	GILLESPIE COUNTY	0.268500	\$363,300	\$540	\$1.45	\$1.45	\$0.00	\$0.00	\$0.00	\$0
2024	HILL CNTRY UWCD	0.004800	\$363,300	\$540	\$0.03	\$0.03	\$0.00	\$0.00	\$0.00	\$0
2024	FREDBG ISD	0.773100	\$363,300	\$540	\$4.17	\$4.17	\$0.00	\$0.00	\$0.00	\$0

2024	GILLESPIE WCID	0.000174	\$363,300	\$540	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0
	2024 Total:	1.046574		\$5.65	\$5.65	\$0.00		\$0.00	\$0.00	\$0
2023	GILLESPIE COUNTY	0.279600	\$363,300	\$540	\$1.51	\$1.51	\$0.00	\$0.00	\$0.00	\$0
2023	HILL CNTRY UWCD	0.004700	\$363,300	\$540	\$0.03	\$0.03	\$0.00	\$0.00	\$0.00	\$0
2023	FREDBG ISD	0.775400	\$363,300	\$540	\$4.18	\$4.18	\$0.00	\$0.00	\$0.00	\$0
2023	GILLESPIE WCID	0.000176	\$363,300	\$540	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0
	2023 Total:	1.059876		\$5.72	\$5.72	\$0.00		\$0.00	\$0.00	\$0
2022	GILLESPIE COUNTY	0.332600	\$363,300	\$500	\$1.66	\$1.66	\$0.00	\$0.00	\$0.00	\$0
2022	HILL CNTRY UWCD	0.005100	\$363,300	\$500	\$0.03	\$0.03	\$0.00	\$0.00	\$0.00	\$0
2022	FREDBG ISD	0.960800	\$363,300	\$500	\$4.80	\$4.80	\$0.00	\$0.00	\$0.00	\$0
2022	GILLESPIE WCID	0.000184	\$363,300	\$500	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0
	2022 Total:	1.298684		\$6.49	\$6.49	\$0.00		\$0.00	\$0.00	\$0