

237 DUDLEY WAY

FREDERICKSBURG, TEXAS | GILLESPIE COUNTY | 0.14± ACRES





237 Dudley Way | Fredericksburg, Texas 78624 | Gillespie County

0.14+/- Acres

\$440,000

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.



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: \$266.99
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/Carport: 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 103

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

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

Trms/Fin: Cash, Conventional, FHA, VA Loan	Possessn: Closing/Funding	Excl Agy: No
Title Company: Hill Country Titles	Attorney:	Refer to MLS#:
Location/Directions: 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		
Owner: Derrick & Kayla Loth	Occupancy: See Remarks	
Legal Description: CRABAPPLE GROVE #2 LOT 114		
Instructions: 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.

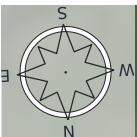
Agent Remarks:

Display on Internet: Yes	Display Address: Yes	Allow AVM: No	Allow Comments: 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: Krista Bennett (#:127)
Agent Email: 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

257 West Main St.

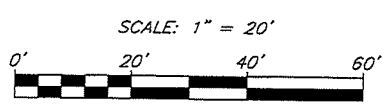


The information contained herein was obtained from sources deemed to be reliable. Land ID Services makes no warranties or guarantees as to the completeness or accuracy thereof.

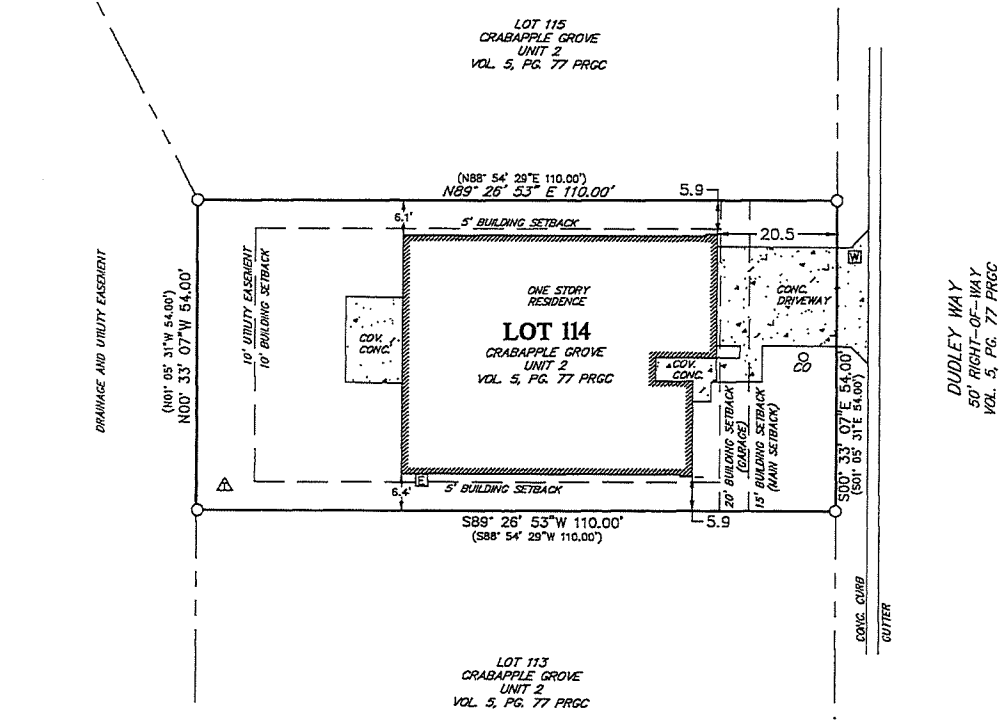
LEGEND

() RECORD BEARING & DISTANCE
BSL BUILDING SETBACK LINE
IRF 1/2" IRON ROD FOUND
IRS 1/2" IRON ROD SET CAPPED "WDS"
PG PAGE
PRGC PLAT RECORDS OF GILLESPIE COUNTY
DRGC 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



ADDRESS:
237 DUDLEY WAY
FREDERICKSBURG, TX 78624

TITLE COMMITMENT NOTES:

ISSUED BY: NATIONAL INVESTORS TITLE INSURANCE COMPANY
OF 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. 20161015 OPRGC - RESTRICTIONS
• VOL. 82, PGS. 478-479 DRGC - ELECTRIC EASEMENT

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

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

MDS
LAND SURVEYING
COMPANY, INC.
TBPLS FIRM No. 10079600

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

JOB #: 21-210-00
DATE: 04-22-2021

SURVEYORS: JB/LK
SHEET 1 OF 1

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: Date: 5-19-2022

Sign: _____ Date: _____

Gillespie CAD Property Search

Property ID: 101546 For Year 2026

📖 Property Details

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

📖 Property Values

Improvement Homesite Value:	\$346,930 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$93,200 (+)
Land Non-Homesite Value:	\$0 (+)

Agricultural Market Valuation:	\$0 (+)
Market Value:	\$440,130 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value: ⓘ	\$440,130 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$440,130
Ag Use Value:	\$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		