

1132 THIELE LANE

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



FREDERICKSBURG REALTY

1132 Thiele Ln. | Fredericksburg, Texas 78624 | Gillespie County
0.59+/- Acres
$545,000

Agent
Ginny TIllman

Property Highlights
- 0.59± acre lot
- R-2 zoning
- 3 bedrooms | 2 bathrooms
- 1,536± SF residence
- Built in 1951
- Updated kitchen
- Wood-burning stove
- Double-pane & storm windows
- Covered front porch
- Covered back porch/patio
- Mature shade trees
- Privacy-fenced backyard
- Detached two-car garage
- 308± SF storage shed
- Additional storage building
- Covered RV storage
- Spacious yard with room for gardening, pets, or outdoor activities
- Located at the end of a dead-end street
- Approximately two blocks from the hospital
- Convenient to downtown Fredericksburg

Property Taxes:
$7,310.17

Thiele Lane Homestead
Set on a spacious 0.59± acre lot at the end of a quiet dead-end street, Thiele Lane Homestead offers an uncommon combination of in-town convenience, generous outdoor space, and versatility just minutes from downtown Fredericksburg. The 1,536± SF home features 3 bedrooms and 2 bathrooms, an updated kitchen, wood-burning stove, double-pane and storm windows, and inviting covered porches that extend the living space outdoors. Mature shade trees surround the homesite, giving the property an established character and providing welcome shade across the expansive yard.

The property is exceptionally well suited for buyers who value usable outdoor space. Improvements include a detached two-car garage, 308± SF storage shed, additional storage building, covered RV storage, and privacy fencing. The large backyard provides plenty of room for gardening, pets, outdoor entertaining, hobbies, or simply enjoying a little more breathing room than typically found with an in-town residence.

Located approximately two blocks from the hospital and convenient to Fredericksburg's restaurants, shopping, schools, and everyday amenities, the property combines accessibility with a tucked-away setting at the end of the street. R-2 zoning and the oversized lot add another layer of versatility and long-term potential, making this an appealing opportunity for a primary residence, investment property, or buyer looking for space to make their own.

MLS #: R105152A (Active) List Price: $545,000 (106 Hits) **1132 -- Thiele Lane Fredericksburg, TX 78624**



New Construction: No
Bedrooms: 3
Full Baths: 2
Half Baths: 0
Main House Living SqFt : 1,536
Apx Total SqFt: 1,536
Price Per SQFT: $354.82
Source SqFt: GCAD
Appx Year Built: 1951
Type & Style: Ranch, Traditional
Current B&B: No
 # Stories: One
Heating: Propane, Central, Electric, Floor Furnace
A/C: Central Air, Electric
Garage/Carport: 2 Car, Detached, Garage, Garage Door Opener

Unit #:
Original List Price: $600,000
Area: City-Southeast
Subdivision: Other
County: Gillespie
School District: Fredericksburg
Distance From City Limits: In City Limits
Apx Acreage: 0.5900
Seller's Est Tax: 7310.00
Showing Instructions: Appointment Only, LA Must Accompany, Lockbox, Occupied
Days on Market 87

Tax Exemptions: **Taxes w/o Exemptions:** $7,310.17 **Tax Info Source:** CAD **CAD Property ID #:** 18095 **Zoning:** R-2
Flood Plain: No **Deed Restrictions:** Yes **STR Permit:** No **Permit #:** 0 **Manufactured Homes Allowed:** No
HOA: No **HOA Fees:** **HOA Fees Pd:** **HO Warranty:**
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: HardiPlank Type, Wood Siding
Foundation: Pillar/Post/Pier
Roof: Metal
Flooring: Laminate, Tile, Wood
Utilities: City Electric
Water: Well
Sewer: Public Sewer
Fireplace/Woodstove: Wood Burning Stove
Appliances: Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer

City/Rural: In City Limits
Site Features: Deck/Patio, Double Pane Windows, Privacy Fence, RV Storage, Storage Building, Wired for High Speed Internet
Interior Features: Ceiling Fan(s), Storage, Walk-in Closet(s), Washer-Dryer Connection
Topography: Level, Views, Wooded, See Remarks
Surface Water: None
Access: City Street
Location Description: Asphalt Drive, Cul-De-Sac, See Remarks
Documents on File: Deed Restrictions, Survey
Misc Search: See Remarks

Trms/Fin: Cash, Conventional, FHA **Possessn:** After Closing/Funding **Excl Agy:** No
Title Company: TBD **Attorney:** **Refer to MLS#:**

Location/Directions: From Main St go S on Adams then a left on E Highway St then a right on Thiele Ln. Property is at the end of the street on the right. See sign

Owner: TATUM, NANCY **Occupancy:** Tenant

Legal Description: G E CO #700 MULTIPLE LOTS 0.5883, GE0053 & GE0054

Instructions: Call LA for instructions

Public Remarks: Set on a spacious 0.59± acre lot at the end of a quiet dead-end street, Thiele Lane Homestead offers an uncommon combination of in-town convenience, generous outdoor space, and versatility just minutes from downtown Fredericksburg. The 1,536± SF home features 3 bedrooms and 2 bathrooms, an updated kitchen, wood-burning stove, double-pane and storm windows, and inviting covered porches that extend the living space outdoors. Mature shade trees surround the homesite, giving the property an established character and providing welcome shade across the expansive yard.

Agent Remarks: The property is exceptionally well suited for buyers who value usable outdoor space. Improvements include a detached two-car garage, 308± SF storage shed, additional storage building, covered RV storage, and privacy fencing. The large backyard provides plenty of room for your outdoor needs.

Display on Internet: Yes **Display Address:** Yes **Allow AVM:** No **Allow Comments:** No

Office Broker's Lic #: 9003085

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

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

Information Herein Deemed Reliable but Not Guaranteed
Central Hill Country Board of REALTORS Inc., 2007

1132 Thiele Ln.

Texas, AC +/-



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

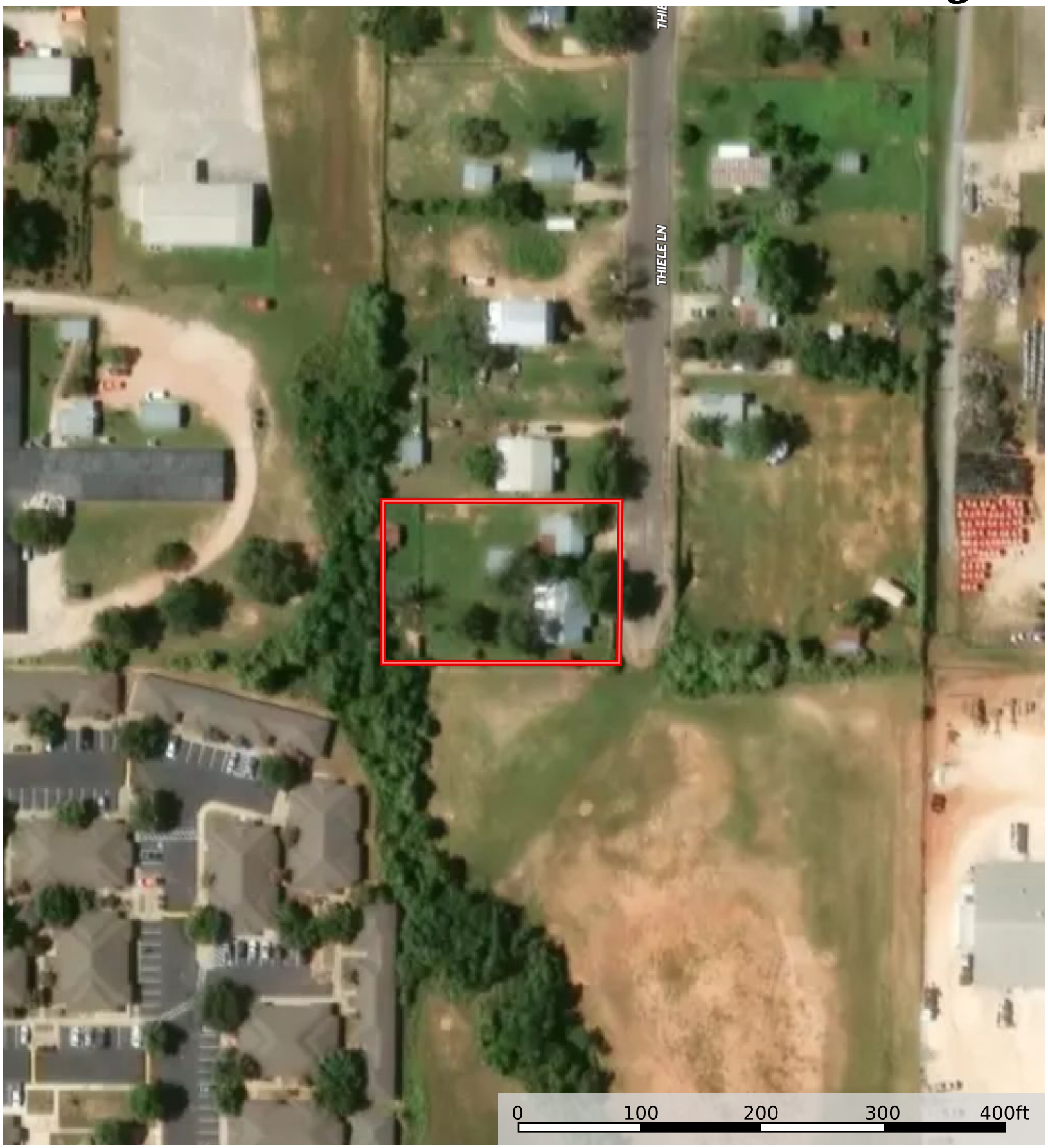
Justin Cop

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.

1132 Thiele Ln.

Texas, AC +/-



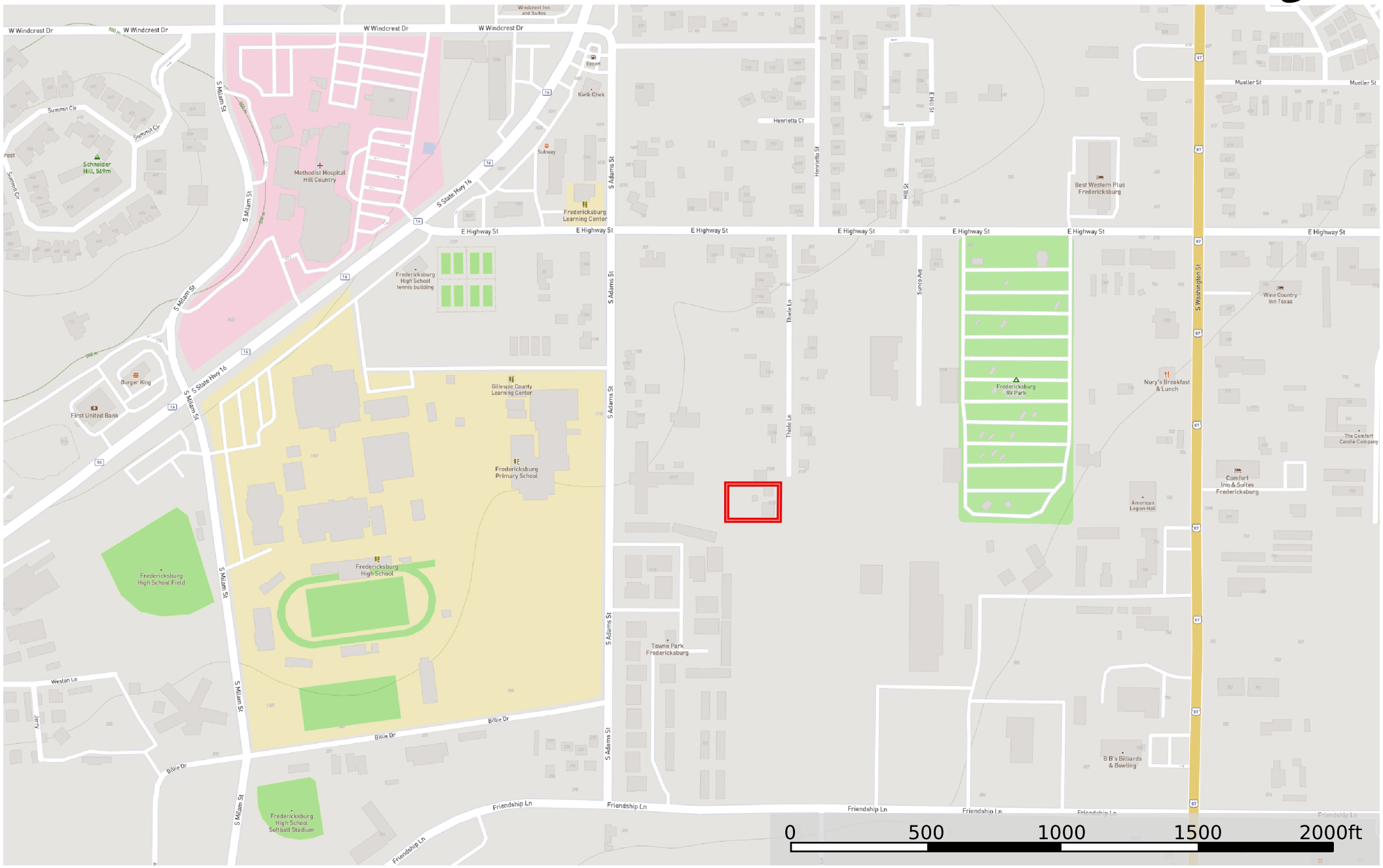
Boundary

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Gillespie CAD Property Search

Property ID: 18095 For Year 2026

Property Details

Account		
Property ID:	18095	**Geographic ID:** GE0700-0-0
Type:	R	**Zoning:** R2
Property Use:		**Condo:**
Location		
Situs Address:	1132 THIELE LN TX	
Map ID:	19	**Mapsco:**
Legal Description:	G E CO #700 MULTIPLE LOTS 0.5883, GE0053 & GE0054	
Abstract/Subdivision:	GE0700	
Neighborhood:	(FCS) CITY SOUTH	
Owner		
Owner ID:	218643	
Name:	TATUM, NANCY A	
Agent:		
Mailing Address:	213 SHANNON DR FREDERICKSBURG, TX 78624	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	$191,930 (+)
Improvement Non-Homesite Value:	$0 (+)
Land Homesite Value:	$381,820 (+)
Land Non-Homesite Value:	$0 (+)
Agricultural Market Valuation:	$0 (+)

Market Value:	$573,750 (=)
Agricultural Value Loss:	$0 (-)
Appraised Value:	$573,750 (=)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$0 (-)
Assessed Value:	$573,750
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: TATUM, NANCY A

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CFB	CITY OF FREDBG	$573,750	$573,750	$1,304.86	
G086	GILLESPIE COUNTY	$573,750	$573,750	$1,540.52	
HUW	HILL CNTRY UWCD	$573,750	$573,750	$28.11	
SFB	FREDBG ISD	$573,750	$573,750	$4,435.66	
WCD	GILLESPIE WCID	$573,750	$573,750	$1.02	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	$573,750	$573,750	$0.00	

Total Tax Rate: 1.274105

Estimated Taxes With Exemptions: $7,310.17

Estimated Taxes Without Exemptions: $7,310.17

Property Improvement - Building

Description: RESIDENCE **Type:** RESIDENTIAL **Living Area:** 1536.0 sqft **Value:** $191,930

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	C3	1951	1432
MA	MAIN AREA	C3	0	104
OP	OPEN PORCH	*	0	336
OP	OPEN PORCH	*	1986	108
DGA	DETACHED GARAGE AVG	*	0	616
SHED	SHED	SHED2	0	308
STGA	STORAGE AVG	*	1986	260
STGL	STORAGE LOW	*	0	60
SHED	SHED	SHED1	0	420
SHED	SHED	*	0	288
CNOP	CANOPY	*	1986	220

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RN2	NATIVE PASTURE 2	0.59	25,625.70	0.00	0.00	$381,820	$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2026	$191,930	$381,820	$0	$573,750	$0	$573,750
2025	$200,800	$381,820	$0	$582,620	$0	$582,620
2024	$198,990	$381,820	$0	$580,810	$229,814	$350,996
2023	$202,570	$381,820	$0	$584,390	$265,303	$319,087
2022	$196,850	$202,440	$0	$399,290	$109,211	$290,079
2021	$175,960	$121,470	$0	$297,430	$33,722	$263,708
2020	$77,880	$53,815	$0	$131,695	$11,683	$120,012
2019	$77,880	$53,815	$0	$131,695	$22,593	$109,102
2018	$70,455	$37,070	$0	$107,525	$8,341	$99,184

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
7/30/2020	QD	QUITCLAIM DEED	MEYER, JOSEPH E	TATUM, NANCY	20204275		
7/30/2020	QD	QUITCLAIM DEED	MEYER, JOSEPH E	TATUM, NANCY A	20204275		
4/5/2013	WDVL	WARRANTY DEED VENDORS LIEN	HEINER, JEROME E	TATUM, NANCY A	20131480		

ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Board's Determination Of Value	ARB Determination

Estimated Tax Due

If Paid: 08/07/2026

Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Amount Paid	Base Tax Due	Discount/Penalty & Interest	Attorn Fe
2025	CITY OF FREDBG	0.227427	$582,620	$582,620	$1,325.03	$1,325.03	$0.00	$0.00	$0.
2025	GILLESPIE COUNTY	0.268500	$582,620	$582,620	$1,564.34	$1,564.34	$0.00	$0.00	$0.
2025	HILL CNTRY UWCD	0.004900	$582,620	$582,620	$28.55	$28.55	$0.00	$0.00	$0.
2025	FREDBG ISD	0.773100	$582,620	$582,620	$4,504.23	$4,504.23	$0.00	$0.00	$0.
2025	GILLESPIE WCID	0.000178	$582,620	$582,620	$1.04	$1.04	$0.00	$0.00	$0.
	2025 Total:	1.274105			$7,423.19	$7,423.19	$0.00	$0.00	$0.
2024	CITY OF FREDBG	0.205326	$580,810	$350,996	$223.76	$223.76	$0.00	$0.00	$0.
2024	GILLESPIE COUNTY	0.268500	$580,810	$350,996	$404.77	$404.77	$0.00	$0.00	$0.

2024	HILL CNTRY UWCD	0.004800	$580,810	$350,996	$16.85	$16.85	$0.00	$0.00	$0.
2024	FREDBG ISD	0.773100	$580,810	$240,996	$0.00	$0.00	$0.00	$0.00	$0.
2024	GILLESPIE WCID	0.000174	$580,810	$350,996	$0.61	$0.61	$0.00	$0.00	$0.
	2024 Total:	1.251900			$645.99	$645.99	$0.00	$0.00	$0.
2023	CITY OF FREDBG	0.165180	$584,390	$319,087	$223.76	$223.76	$0.00	$0.00	$0.
2023	GILLESPIE COUNTY	0.279600	$584,390	$319,087	$404.77	$404.77	$0.00	$0.00	$0.
2023	HILL CNTRY UWCD	0.004700	$584,390	$319,087	$15.00	$15.00	$0.00	$0.00	$0.
2023	FREDBG ISD	0.775400	$584,390	$209,087	$0.00	$0.00	$0.00	$0.00	$0.
2023	GILLESPIE WCID	0.000176	$584,390	$319,087	$0.56	$0.56	$0.00	$0.00	$0.
	2023 Total:	1.225056			$644.09	$644.09	$0.00	$0.00	$0.
2022	CITY OF FREDBG	0.195823	$399,290	$290,079	$223.76	$223.76	$0.00	$0.00	$0.
2022	GILLESPIE COUNTY	0.332600	$399,290	$290,079	$404.77	$404.77	$0.00	$0.00	$0.
2022	HILL CNTRY UWCD	0.005100	$399,290	$290,079	$14.79	$14.79	$0.00	$0.00	$0.
2022	FREDBG ISD	0.960800	$399,290	$240,079	$936.26	$936.26	$0.00	$0.00	$0.
2022	GILLESPIE WCID	0.000184	$399,290	$290,079	$0.53	$0.53	$0.00	$0.00	$0.
	2022 Total:	1.494507			$1,580.11	$1,580.11	$0.00	$0.00	$0.
2021	CITY OF FREDBG	0.195823	$297,430	$263,708	$223.76	$223.76	$0.00	$0.00	$0.
2021	GILLESPIE COUNTY	0.357700	$297,430	$263,708	$404.77	$404.77	$0.00	$0.00	$0.

2021	HILL CNTRY UWCD	0.005700	$297,430	$263,708	$15.03	$15.03	$0.00	$0.00	$0.
2021	FREDBG ISD	0.978200	$297,430	$228,708	$936.26	$936.26	$0.00	$0.00	$0.
2021	GILLESPIE WCID	0.000191	$297,430	$263,708	$0.50	$0.50	$0.00	$0.00	$0.
	2021 Total:	1.537614			$1,580.32	$1,580.32	$0.00	$0.00	$0.
2020	CITY OF FREDBG	0.220775	$131,695	$120,012	$223.76	$223.76	$0.00	$0.00	$0.
2020	GILLESPIE COUNTY	0.404400	$131,695	$120,012	$404.77	$404.77	$0.00	$0.00	$0.
2020	HILL CNTRY UWCD	0.006200	$131,695	$120,012	$7.44	$7.44	$0.00	$0.00	$0.
2020	FREDBG ISD	1.055300	$131,695	$102,512	$936.26	$936.26	$0.00	$0.00	$0.
2020	GILLESPIE WCID	0.000200	$131,695	$120,012	$0.24	$0.24	$0.00	$0.00	$0.
	2020 Total:	1.686875			$1,572.47	$1,572.47	$0.00	$0.00	$0.
2019	CITY OF FREDBG	0.227284	$131,695	$109,102	$223.76	$223.76	$0.00	$0.00	$0.
2019	GILLESPIE COUNTY	0.412500	$131,695	$109,102	$404.77	$404.77	$0.00	$0.00	$0.
2019	HILL CNTRY UWCD	0.006200	$131,695	$109,102	$6.76	$6.76	$0.00	$0.00	$0.
2019	FREDBG ISD	1.076200	$131,695	$91,602	$936.26	$936.26	$0.00	$0.00	$0.
2019	GILLESPIE WCID	0.000200	$131,695	$109,102	$0.22	$0.22	$0.00	$0.00	$0.
	2019 Total:	1.722384			$1,571.77	$1,571.77	$0.00	$0.00	$0.
2018	CITY OF FREDBG	0.225600	$107,525	$99,184	$223.76	$223.76	$0.00	$0.00	$0.
2018	GILLESPIE COUNTY	0.408100	$107,525	$99,184	$404.77	$404.77	$0.00	$0.00	$0.

2018	HILL CNTRY UWCD	0.006700	$107,525	$99,184	$6.65	$6.65	$0.00	$0.00	$0.
2018	FREDBG ISD	1.146200	$107,525	$81,684	$936.26	$936.26	$0.00	$0.00	$0.
2018	GILLESPIE WCID	0.000200	$107,525	$99,184	$0.20	$0.20	$0.00	$0.00	$0.
	2018 Total:	1.786800			$1,571.64	$1,571.64	$0.00	$0.00	$0.
2017	CITY OF FREDBG	0.225600	$103,755	$90,167	$203.42	$468.14	$0.00	$0.00	$0.
2017	GILLESPIE COUNTY	0.399900	$103,755	$90,167	$360.57	$829.83	$0.00	$0.00	$0.
2017	HILL CNTRY UWCD	0.007100	$103,755	$90,167	$6.40	$14.73	$0.00	$0.00	$0.
2017	FREDBG ISD	1.146200	$103,755	$77,667	$890.22	$2,378.48	$0.00	$0.00	$0.
2017	GILLESPIE WCID	0.000200	$103,755	$90,167	$0.18	$0.42	$0.00	$0.00	$0.
	2017 Total:	1.779000			$1,460.79	$3,691.60	$0.00	$0.00	$0.
2016	CITY OF FREDBG	0.240000	$81,970	$81,970	$196.73	$373.82	$0.00	$0.00	$0.
2016	GILLESPIE COUNTY	0.434200	$81,970	$81,970	$355.91	$676.31	$0.00	$0.00	$0.
2016	HILL CNTRY UWCD	0.007800	$81,970	$81,970	$6.39	$12.15	$0.00	$0.00	$0.
2016	FREDBG ISD	1.146200	$81,970	$69,470	$796.27	$1,785.32	$0.00	$0.00	$0.
2016	GILLESPIE WCID	0.000200	$81,970	$81,970	$0.16	$0.31	$0.00	$0.00	$0.
	2016 Total:	1.828400			$1,355.46	$2,847.91	$0.00	$0.00	$0.