

622 DAWN LANE

FREDERICKSBURG, TEXAS | GILLESPIE COUNTY | 0.20± ACRES





FREDERICKSBURG REALTY TEXAS RANCH REALTY

622 Dawn Ln. | Fredericksburg, Texas 78624 | Gillespie County

0.20+/- Acres

\$399,000

Agent

Krista Bennett

Property Highlights

- 3 Bedrooms | 2 Bathrooms
- Approx. 1,512± SF of living area
- Built in 2004
- Located within Fredericksburg city limits
- Quiet Southcreek neighborhood near a cul-de-sac
- No HOA
- Split-bedroom floor plan
- Spacious primary suite with walk-in closet
- Attached 2-car garage
- Covered front porch
- Covered back patio
- Large fenced backyard
- Mature shade and fruit trees
- Low-maintenance landscaping
- Public water and sewer
- Central heat and air
- Refrigerator and microwave convey
- Flat, easy-to-maintain 0.20± acre lot
- Ideal for first-time buyers, downsizing, or retirement living

Property Taxes:

\$1,155.05 HS /O65

\$5,031.44 w/o

Located in the established Southcreek subdivision, this well-maintained 3-bedroom, 2-bath home offers comfortable living in a quiet neighborhood near the end of a cul-de-sac, helping minimize through traffic while remaining conveniently close to everything Fredericksburg has to offer. Situated on a manageable 0.20± acre lot, the property combines low-maintenance living with a spacious backyard shaded by mature trees and complemented by established landscaping.

Inside, the thoughtfully designed split-bedroom floor plan provides privacy and functionality. The home features approximately 1,512 square feet of living space, durable flooring throughout much of the home, a spacious primary suite with walk-in closet, and an inviting kitchen with ample cabinetry, generous counter space, and a dining area filled with natural light.

A covered front porch creates a welcoming first impression, while the large fenced backyard offers plenty of room for gardening, pets, outdoor entertaining, or simply enjoying the shade of the mature fruit and shade trees. Complete with an attached two-car garage, and city utilities, this property presents an excellent opportunity for first-time buyers, retirees, or anyone seeking a comfortable home in a peaceful Fredericksburg neighborhood.

MLS #: R104747A (Active) List Price: \$399,000 (27 Hits)

622 -- Dawn Lane Fredericksburg, TX 78624



New Construction: No
Bedrooms: 3
Full Baths: 2
Half Baths: 0
Main House Living SqFt : 1,512
Apx Total SqFt: 1,512
Price Per SQFT: \$263.89
Source SqFt: GCAD
Appx Year Built: 2004
Type & Style: Traditional
Current B&B: No
Stories: One
Heating: Central, Electric
A/C: Central Air, Electric
Garage/Carpport: 2 Car, Attached, Garage

Unit #:
Original List Price: \$399,000
Area: City-Southeast
Subdivision: South Creek
County: Gillespie
School District: Fredericksburg
Distance From City Limits: In City Limits
Apx Acreage: 0.2000
Seller's Est Tax: 1155.00
Showing Instructions: Appointment Only, Call Listing Agent
Days on Market 5

Tax Exemptions: HS,O65 **Taxes w/o Exemptions:** \$5,031.44 **Tax Info Source:** CAD **CAD Property ID #:** 67167 **Zoning:** R-1

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: Brick
Foundation: Slab
Roof: Metal
Flooring: Laminate, Vinyl
Utilities: CTEC Electric
Water: Public
Sewer: Public Sewer
Fireplace/Woodstove: None
Appliances: Microwave, Range, Refrigerator

City/Rural: In City Limits
Site Features: Deck/Patio, Privacy Fence, Satellite
Interior Features: Ceiling Fan(s), Walk-in Closet(s)
Topography: City Lot, Few Trees, Level, See Remarks
Surface Water: None
Access: City Street
Location Description: Asphalt Drive, Concrete Drive, Cul-De-Sac
Documents on File: Deed Restrictions, Topographical Map
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 downtown Fredericksburg, head SE towards Friendship Ln. then turn left onto S. Creek St. Turn left on Sunrise St. then right on Dawn Ln. Property will be on the left.

Owner: PALMERIN, HUMBERTO & MARY KATHLEEN

Occupancy: Owner

Legal Description: SOUTHCREEK LOT 7

Instructions: Call LA to make Appointment Need some notice. 24 hrs preferably

Public Remarks: Located in the established Southcreek subdivision, this well-maintained 3-bedroom, 2-bath home offers comfortable living in a quiet neighborhood near the end of a cul-de-sac, helping minimize through traffic while remaining conveniently close to everything Fredericksburg has to offer. Situated on a manageable 0.20± acre lot, the property combines low-maintenance living with a spacious backyard shaded by mature trees and complemented by established landscaping. Inside, the thoughtfully designed split-bedroom floor plan provides privacy and functionality. The home features approximately 1,512 square feet of living space, durable flooring throughout much of the home, a spacious primary suite with walk-in closet, and an inviting kitchen with ample cabinetry, generous counter space, and a dining area filled with natural light. A covered front porch creates a welcoming first impression, while the large fenced backyard offers plenty of room for gardening, pets, outdoor entertaining, or simply enjoying the shade of the mature fruit and shade trees. Complete with an attached two-car garage, and city utilities, this property presents an excellent opportunity for first-time buyers, retirees, or anyone seeking a comfortable home in a peaceful Fredericksburg neighborhood.

Agent Remarks:

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: Krista Bennett (#:127)
Agent Email: krista@fredericksburgrealty.com
Contact #: (830) 998-0633
License Number: 0622568

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

Gillespie CAD Property Search

Property ID: 67167 For Year 2026

Property Details

Account		
Property ID:	67167	Geographic ID: S1462-0000-000700
Type:	R	Zoning: R1
Property Use:		Condo:
Location		
Situs Address:	622 DAWN LN TX	
Map ID:	52	Mapsco:
Legal Description:	SOUTHCREEK LOT 7	
Abstract/Subdivision:	S1462	
Neighborhood:	(FCSE) CITY SOUTHEAST	
Owner		
Owner ID:	222427	
Name:	PALMERIN, HUMBERTO & MARY KATHLEEN	
Agent:		
Mailing Address:	622 DAWN LN FREDERICKSBURG, TX 78624	
% Ownership:	100.0%	
Exemptions:	HS - For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$266,900 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$128,000 (+)
Land Non-Homesite Value:	\$0 (+)

Agricultural Market Valuation:	\$0 (+)
Market Value:	\$394,900 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value: ⓘ	\$394,900 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$394,900
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: PALMERIN, HUMBERTO & MARY KATHLEEN

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CFB	CITY OF FREDBG	\$394,900	\$394,900	\$898.11	\$517.56
G086	GILLESPIE COUNTY	\$394,900	\$394,900	\$1,060.31	\$617.44
HUW	HILL CNTRY UWCD	\$394,900	\$394,900	\$19.35	
SFB	FREDBG ISD	\$394,900	\$194,900	\$1,506.77	\$0.00
WCD	GILLESPIE WCID	\$394,900	\$394,900	\$0.70	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	\$394,900	\$394,900	\$0.00	

Total Tax Rate: 1.274105

Estimated Taxes With Exemptions: \$1,155.05

Estimated Taxes Without Exemptions: \$5,031.44

Property Improvement - Building

Type: RESIDENTIAL **Living Area:** 1512.0 sqft **Value:** \$266,900

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	M4P	2004	1512
AGF2	ATT GARAGE FINISHED DOUBLE	M4P	2004	484
OP	OPEN PORCH	M4P	2004	248
WD	WOOD DECK	*	2004	140

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
UI	URBAN INTERIOR	0.20	8,749.00	0.00	0.00	\$128,000	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2026	\$266,900	\$128,000	\$0	\$394,900	\$0	\$394,900
2025	\$274,800	\$142,170	\$0	\$416,970	\$0	\$416,970
2024	\$278,610	\$142,170	\$0	\$420,780	\$26,336	\$394,444
2023	\$278,610	\$142,170	\$0	\$420,780	\$62,195	\$358,585
2022	\$263,450	\$87,490	\$0	\$350,940	\$24,954	\$325,986
2021	\$234,300	\$65,620	\$0	\$299,920	\$3,569	\$296,351
2020	\$209,650	\$59,760	\$0	\$269,410	\$0	\$269,410
2019	\$209,650	\$59,760	\$0	\$269,410	\$0	\$269,410
2018	\$189,860	\$56,870	\$0	\$246,730	\$0	\$246,730

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
10/9/2015	WDVL	WARRANTY DEED VENDORS LIEN	SCHOESSOW, CARL ETAL	PALMERIN, HUMBERTO & MARY KATHLEEN	20154423		
10/1/2014	PROBATE		SCHOESSOW, NORMA	SCHOESSOW, CARL ETAL	P-9780		