415 MEADOW RIDGE DRIVE

KERRVILLE, TEXAS | KERR COUNTY | 0.28± ACRES



FREDERICKSBURG REALTY

415 Meadow Ridge Dr. | Kerrville, Texas 78028 | Kerr County

0.28+/- Acres

$439,000

Agent

Krista Bennett

Property Highlights

- Built in 1982
- 2,115± SF of living space
- 3 bedrooms | 2 bathrooms
- 0.28± acre lot with mature trees
- Vaulted living room with exposed wood beams
- Floor-to-ceiling stone fireplace
- Hardwood and tile flooring
- Open kitchen, dining & living arrangement
- Granite-style countertops & breakfast bar
- Stainless steel kitchen appliances
- Spacious primary suite
- Dual-vanity primary bath
- Tiled walk-in shower with built-in bench
- Flexible bonus room / office / hobby space
- Attached two-car garage with workshop space
- Privacy-fenced backyard
- Backyard patio & storage shed
- Established lawn and landscaping
- Approx. 3 minutes to Tally Elementary
- Approx. 5 minutes to shopping, restaurants & Walmart

Property Taxes:

$6,300.03 HS exemption | $7,448.72 w/o exemption

Set beneath mature trees in a well-established Kerrville neighborhood, this spacious 3-bedroom, 2-bath home offers 2,115± square feet of comfortable living space with a layout designed for both everyday living and entertaining. A welcoming tiled foyer with a decorative glass front door and chandelier opens into the main living area, creating an inviting first impression with a clear view toward the home's stone fireplace.

The living room is anchored by a floor-to-ceiling stone fireplace and features hardwood flooring, a vaulted ceiling, and an exposed wood beam. The adjoining kitchen and dining areas keep the main gathering spaces connected, with the kitchen offering abundant cabinetry and counter space, stainless steel appliances, a breakfast bar with pendant lighting, and tile flooring. A wall of windows along the dining area brings in natural light while overlooking the backyard.

The generously sized primary bedroom includes an ensuite bath with dual vanities and a tiled walk-in shower with a built-in bench and shelving. Two additional bedrooms provide flexibility for family, guests, or a home office, while a separate bonus room adds even more usable space for a second living area, hobby room, playroom, or workspace.

Outside, the 0.28± acre property offers a spacious privacy-fenced backyard framed by mature trees and established greenery. An open lawn provides plenty of usable outdoor space, while a patio, garden structure with greenhouse potential, and separate storage shed add versatility for gardening, hobbies, storage, or simply enjoying the shaded backyard setting.

Conveniently located approximately three minutes from Tally Elementary and about five minutes from Walmart, shopping, dining, and other everyday necessities, this home combines the space and character of an established property with easy access to Kerrville amenities.

MLS #: R105129A (Active) **List Price: $439,000** **(23 Hits)** **415 -- Meadow Ridge Dr Kerrville, TX 78028**



New Construction: No
Bedrooms: 3
Full Baths: 2
Half Baths: 0
Main House Living SqFt : 2,115
Apx Total SqFt: 2,115
Price Per SQFT: $207.57
Source SqFt: GCAD
Appx Year Built: 1982
Type & Style: Traditional
Current B&B: No
 # Stories: One
Heating: Central, Natural Gas
A/C: Central Air
Garage/Carport: 2 Car, Attached, Garage

Unit #:
Original List Price: $448,000
Area: City-Northwest
Subdivision: Forest West
County: Kerr
School District: Kerrville
Distance From City Limits: In City Limits
Apx Acreage: 0.2800
Seller's Est Tax: 6300.00
Showing Instructions: Appointment Only, Call Listing Agent
Days on Market 79

Tax Exemptions: HS **Taxes w/o Exemptions:** $7,448.72 **Tax Info Source:** CAD **CAD Property ID #:** 26787 **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:** Small water fountain in backyard
Guest House: No **# of Guest Houses:** **Total Guest House SqFt:** 0
Guest House # Bedrooms: **Guest House # Baths:** **Guest House # Half Baths:**

Construction: Stone, Wood Siding
Foundation: Slab
Roof: Composition
Flooring: Carpet, Tile, Wood
Utilities: City Electric
Water: Public
Sewer: Public Sewer
Fireplace/Woodstove: Gas Logs, Masonry
Appliances: Microwave, Range, Refrigerator

City/Rural: In City Limits
Site Features: Privacy Fence, Storage Building
Interior Features: Ceiling Fan(s), Formal Dining Room, Storage, Vaulted Ceilings, Walk-in Closet(s), Washer-Dryer Connection
Topography: City Lot, Few Trees, Level
Surface Water: None
Access: City Street
Location Description: Concrete Drive
Documents on File:
Misc Search: See Remarks

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 Kerrville, head west on Junction Hwy/Hwy 27 W toward Coronado Dr. Turn right onto Coronado Dr., make a left on West Ln, and then take a right onto Meadow Ridge Dr. Property will be on the right.

Owner: WILSON, DEVIN **Occupancy:** Vacant

Legal Description: FOREST WEST 4, PH 1 BLK 2 LOT 4

Instructions: Call LA to make Appointment

Public Remarks: Set beneath mature trees in a well-established Kerrville neighborhood, this spacious 3-bedroom, 2-bath home offers 2,115± square feet of comfortable living space with a layout designed for both everyday living and entertaining. A welcoming tiled foyer with a decorative glass front door and chandelier opens into the main living area, creating an inviting first impression with a clear view toward the home's stone fireplace. The living room is anchored by a floor-to-ceiling stone fireplace and features hardwood flooring, a vaulted ceiling, and an exposed wood beam. The adjoining kitchen and dining areas keep the main gathering spaces connected, with the kitchen offering abundant cabinetry and counter space, stainless steel appliances, a breakfast bar with pendant lighting, and tile flooring. A wall of windows along the dining area brings in natural light while overlooking the backyard. The generously sized primary bedroom includes an ensuite bath with dual vanities and a tiled walk-in shower with a built-in bench and shelving. Two additional bedrooms provide flexibility for family, guests, or a home office, while a separate bonus room adds even more usable space for a second living area, hobby room, playroom, or workspace. Outside, the 0.28± acre property offers a spacious privacy-fenced backyard framed by mature trees and established greenery. An open lawn provides plenty of usable outdoor space, while a patio, garden structure with greenhouse potential, and separate storage shed add versatility for gardening, hobbies, storage, or simply enjoying the shaded backyard setting. Conveniently located approximately three minutes from Tally Elementary and about five minutes from Walmart, shopping, dining, and other everyday necessities, this home combines the space and character of an established property with easy access to Kerrville amenities.

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

415 Meadow Ridge

Texas, AC +/-



Boundary

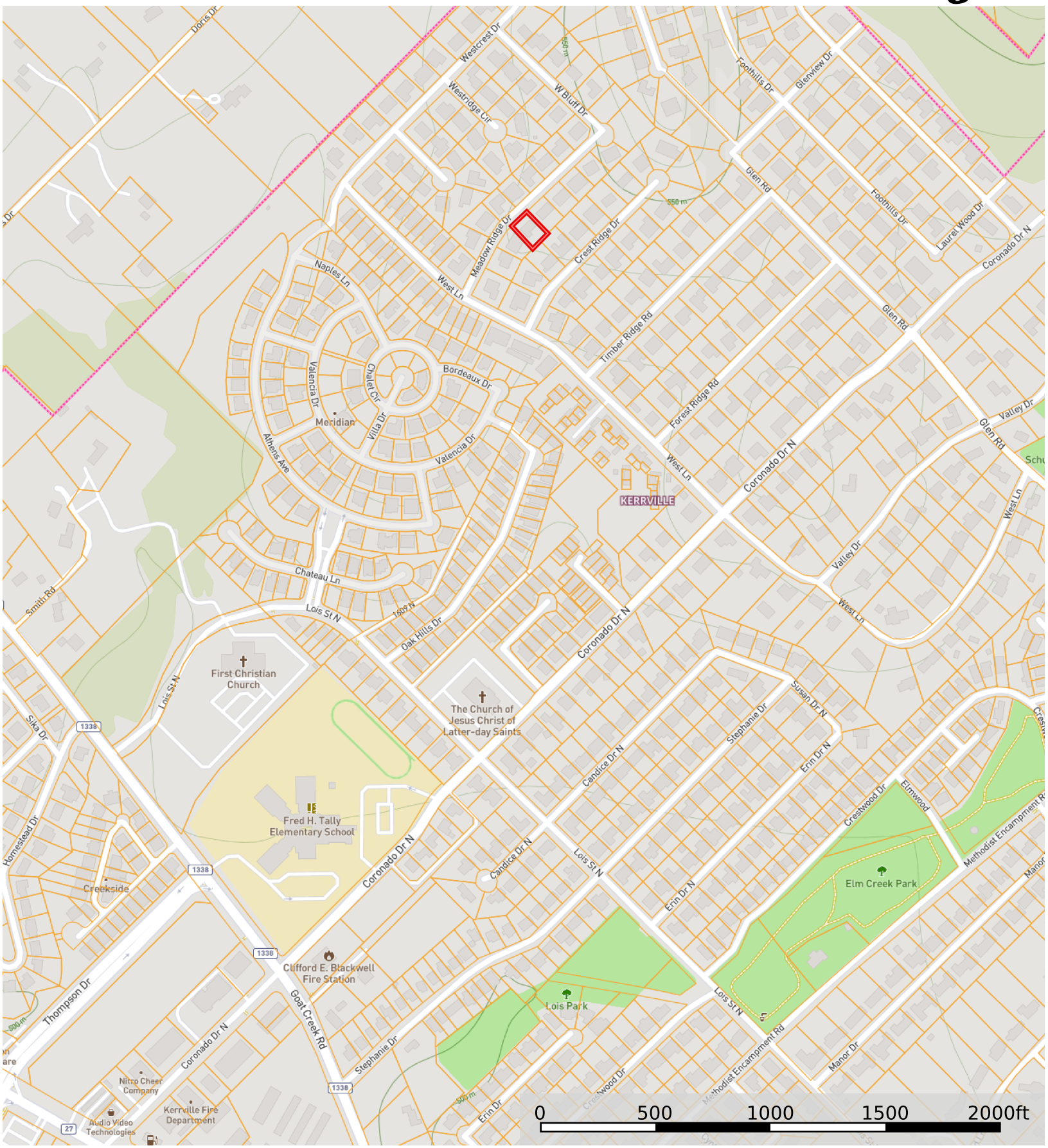
Justin Cop

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.

415 Meadow Ridge

Texas, AC +/-



Boundary

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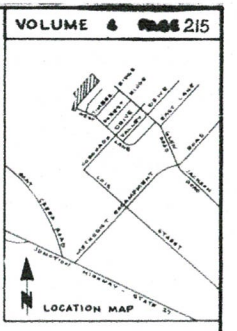
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VOLUME 4 PAGE 215







CURVE	CENTRAL ANGLE	RADIUS	ARC LENGTH	TANGENT	DEG. OF CURVATURE
D					
E					
F					
H					
I					
J					

NOTE:

UTILITY EASEMENTS ARE RESERVED TEN (10) FEET ABUTTING ALL REAR LOT LINES, AND FIVE (5) FEET ABUTTING ALL INTERIOR LOTS LINES.

KNOW ALL MEN BY THESE PRESENTS:

That I certify that this plat is an accurate representation of the property shown and described hereon as determined by a survey made on the ground under my direction and supervision, except no survey was made to reestablish Patent Survey lines or corners, and that all lot corners are marked in accordance with the subdivision ordinance of the City of Kerrville.

Dated this 4th day of December, 1979

D. R. Voelkel
Registered Professional Engineer No. 8889
Registered Public Surveyor No. 443

STATE OF TEXAS
D. R. VOELKEL 8889 REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
D. R. VOELKEL 443 REGISTERED PUBLIC SURVEYOR

STATE OF TEXAS
COUNTY OF KERR

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS AND EASEMENTS TO THE PUBLIC FOR THE PURPOSES NOTED.

DATED THIS 4TH DAY OF DECEMBER, 1979

JOHN W. MILLER, JR. OWNER

STATE OF TEXAS
COUNTY OF KERR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN W. MILLER, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING AND ACKNOWLEDGED TO ME THAT HE EXECUTED SAME FOR PURPOSES STATED HEREIN.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 7th DAY OF DECEMBER, 1979.

D. R. VOELKEL NOTARY PUBLIC IN AND FOR KERR COUNTY, TEXAS, TERM EXPIRES 4-30-81

NOTARY PUBLIC KERR COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO BE IN COMPLIANCE WITH THE SUBDIVISION REGULATIONS FOR KERRVILLE, TEXAS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION OF THE CITY OF KERRVILLE, TEXAS AND THAT IT HAS BEEN DULY APPROVED FOR RECORDING IN PLAT RECORDS OF KERR COUNTY, TEXAS.

DATED THIS 5th DAY OF JUNE, 1980

[illegible] CHAIRMAN
KERRVILLE PLANNING COMMISSION

APPROVED BY THE COMMISSIONERS COURT OF KERR COUNTY, TEXAS ON THE 16th DAY OF JUNE, 1980 BY ORDER NO. 19036 OF SAID COURT FILED FOR RECORD ON THE 16th DAY OF JUNE, 1980 AT 11:30 O'CLOCK A. M., AND RECORDED ON THE 17th DAY OF JUNE, 1980 AT 11:55 O'CLOCK A. M., IN VOLUME 4 AT PAGE 215 OF THE PLAT RECORDS OF KERR COUNTY, TEXAS

EMMIE M. MUENKER, COUNTY CLERK
FOR KERR COUNTY, TEXAS

FOREST WEST FOUR - PHASE I

A SUBDIVISION COMPRISING 6.59 ACRES OF LAND OUT OF FLORENTINE LARA SURVEY Nº 123, ABSTRACT Nº 225, IN THE CITY OF KERRVILLE, KERR COUNTY, TEXAS.

JOHN W. MILLER, JR.
OWNER - DEVELOPER
KERRVILLE, TEXAS

DATE:

JOB NO: Y-284.7

This conveyance is made and accepted subject to the following restrictions:

1. Said land shall be developed and used for single family dwellings.

2. No mobile homes or house trailer shall ever be placed thereon.

3. No swine shall ever be allowed on said property.

These restrictions and covenants shall run with the land and are enforceable by Grantors.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its successors and assigns forever, and Grantors do hereby bind themselves, their heirs, executors, administrators and successors to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this the 18th day of May, A.D. 1979.

Walton Jennings Wenzel

WALTON JENNINGS WENZEL, Independent Executor of the Estate of Walter A. Wenzel, Deceased

Erma Yoss Wenzel

ERMA YOSS WENZEL, Independent Executrix of the Estate of Walter A. Wenzel, Deceased

Erma M. Wenzel

ERMA M. WENZEL

Kerr CAD Property Search

Property ID: 26787 For Year 2026

Property Details

Account		
Property ID:	26787	**Geographic ID:** 3965-0020-004000
Type:	R	**Zoning:** R1
Property Use:		
Location		
Situs Address:	415 MEADOW RIDGE DRIVE N Kerrville, TX 78028	
Map ID:	S3965	**Mapsco:**
Legal Description:	FOREST WEST 4, PH 1 BLK 2 LOT 4	
Abstract/Subdivision:	S3965	
Neighborhood:	(FW) FOREST WEST 1 - 4 PH 6	
Owner		
Owner ID:	591774	
Name:	WILSON, DEVIN CLAY	
Agent:		
Mailing Address:	415 MEADOW RIDGE KERRVILLE, TX 78028	
% Ownership:	100.0%	
Exemptions:	HS - For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	$347,998 (+)
Improvement Non-Homesite Value:	$0 (+)
Land Homesite Value:	$60,000 (+)
Land Non-Homesite Value:	$0 (+)
Agricultural Market Valuation:	$0 (+)

Market Value:	$407,998 (=)
Agricultural Value Loss:	$0 (-)
Appraised Value:	$407,998 (=)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$0 (-)
Assessed Value:	$407,998
Ag Use Value:	$0

The 2026 values have now been certified.

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: WILSON, DEVIN CLAY

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CKV	CITY OF KERRVILLE	0.579800	$407,998	$407,998	$2,365.57	
GKR	KERR COUNTY	0.386900	$407,998	$407,998	$1,578.54	
RLT	LATERAL ROADS	0.021200	$407,998	$404,998	$85.86	
SKV	KERRVILLE I.S.D.	0.820033	$407,998	$267,998	$2,197.67	
UGR	UPPER GUADALUPE RIVER AUTHORITY	0.011170	$407,998	$407,998	$45.57	
WHU	HEADWATERS GROUNDWATER CONSERVATION DISTRICT	0.006573	$407,998	$407,998	$26.82	
CAD	CENTRAL APPRAISAL DISTRICT	0.000000	$407,998	$407,998	$0.00	

Total Tax Rate: 1.825676

Estimated Taxes With Exemptions: $6,300.03

Estimated Taxes Without Exemptions: $7,448.72

Property Improvement - Building

Type: Residential **Living Area:** 2115.0 sqft **Value:** $347,998

Type	Description	Class CD	Year Built	SQFT
MA		M7	0	1835
PO	ACAD CONV CODE: PO	M7	0	188
OP	ACAD CONV CODE: OP	M7	0	170
GF2	ACAD CONV CODE: GF2	M7	0	579
MAA	ACAD CONV CODE: MAA	M7	1982	280
STG	ACAD CONV CODE: STG	M7	0	100
STG	ACAD CONV CODE: STG	M7	0	100

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
A1	A1			95.00		$60,000	$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2026	$347,998	$60,000	$0	$407,998	$0	$407,998
2025	$347,998	$60,000	$0	$407,998	$12,242	$395,756
2024	$329,778	$30,000	$0	$359,778	$0	$359,778
2023	$329,778	$30,000	$0	$359,778	$21,746	$338,032
2022	$286,769	$30,000	$0	$316,769	$9,467	$307,302
2021	$249,365	$30,000	$0	$279,365	$0	$279,365
2020	$230,894	$30,000	$0	$260,894	$0	$260,894
2019	$218,991	$30,000	$0	$248,991	$0	$248,991
2018	$207,046	$20,400	$0	$227,446	$0	$227,446

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number

10/5/2012	WD	Warranty Deed	MEADOW PROPERTIES, LLC - SERIES D	WILSON, DEVIN CLAY	12-06358	06358	0000
2/14/2012	WD	Warranty Deed	MEADOW PROPERTIES, LLC - SERIES A	MEADOW PROPERTIES, LLC - SERIES D	12-00964	00964	0000
2/3/2009	WDVL	Warranty Deed With Vendors Lien	FUNDERBURK, ORIN P & SAMMIE P TR	BLIZZARD, ANDREW A & MEGAN L	1719	0185	001067

ARB Data

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