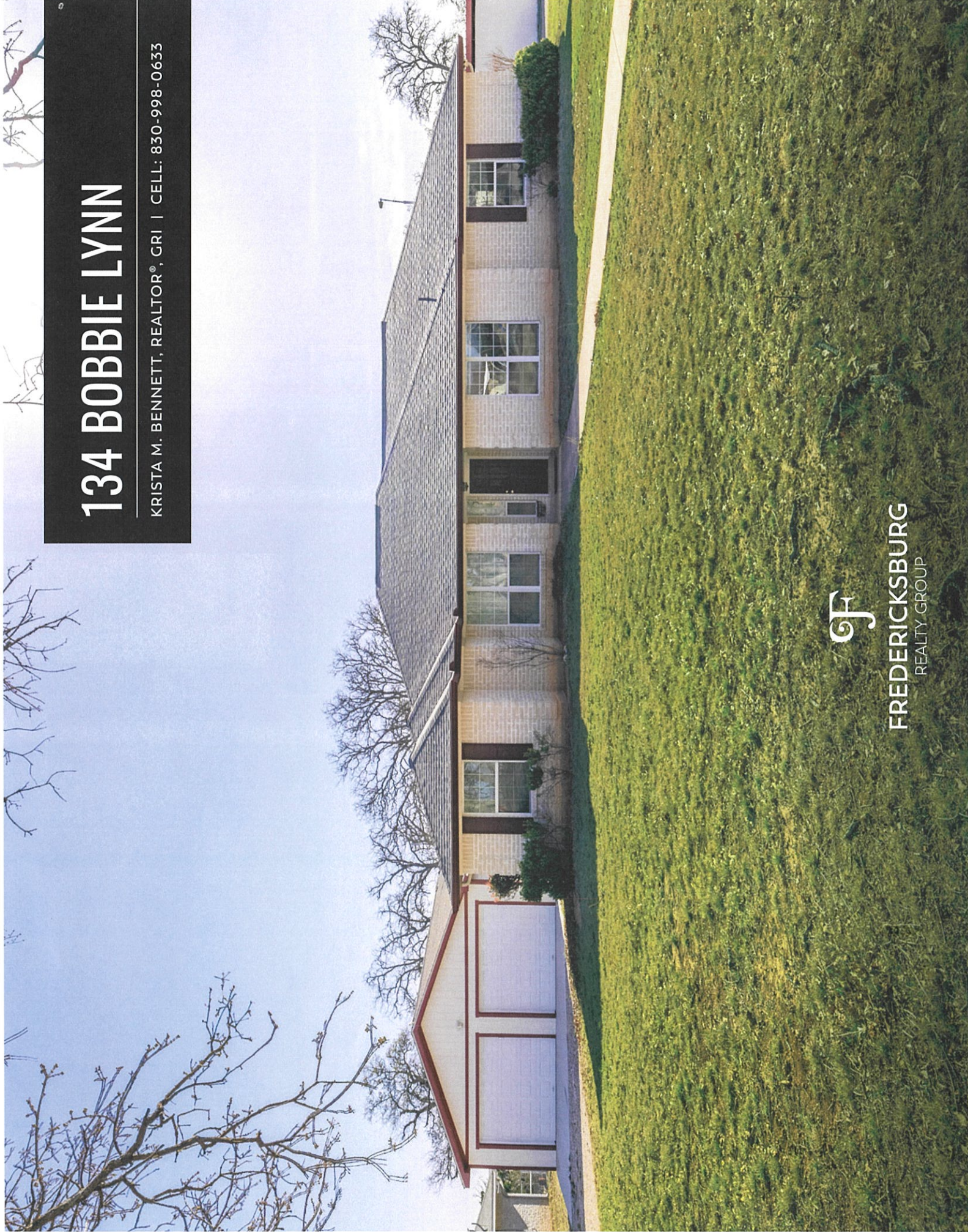


134 BOBBIE LYNN

KRISTA M. BENNETT, REALTOR®, GRI | CELL: 830-998-0633


FREDERICKSBURG
REALTY GROUP





134 Bobbie Lynn | Harper, Texas 78631 | Gillespie County

1.0+/- Acres

\$455,000

Agent

Krista Bennet

Property Highlights:

- 4-bedroom, 2-bathroom ranch-style home on 1 acre
- Foyer with tile flooring, hardwood floors in main living areas
- Spacious living room with a cozy brick fireplace
- Kitchen with a breakfast nook, pantry, and updated appliances
- Primary suite with a double vanity and large walk-in closet
- 2-car garage and storage shed for extra space
- Expansive backyard, perfect for outdoor enjoyment
- Located minutes from Harper, with easy access to Fredericksburg & Kerrville

Property Taxes:

\$4157.65

Discover Your Hill Country Retreat

Nestled in the serene heart of Harper, Texas, this picturesque ranch-style home offers a perfect blend of comfort and convenience. Situated on a sprawling 1-acre lot, this 4-bedroom, 2-bathroom residence built in 2003 welcomes you with its spacious layout and timeless brick exterior. Step inside to find a welcoming foyer with tile flooring that transitions into beautiful hardwood floors throughout the dining room and spacious living area, where a cozy brick fireplace serves as the focal point, perfect for relaxing evenings with family and friends.

The kitchen, complete with a breakfast nook, pantry, and updated appliances, is perfect for gathering and entertaining. Retreat to the main bedroom featuring an ensuite bathroom with a double vanity and a generously sized walk-in closet. Outside, a 2-car garage and storage shed offer ample space for vehicles and tools, while the expansive backyard invites outdoor gatherings and activities. Located just minutes from downtown Harper, and a short drive to Fredericksburg and Kerrville, this home combines tranquil country living with easy access to local attractions and scenic Hill Country vistas. Don't miss your chance to make this Texas retreat your own—schedule a showing today!

MLS #: R97746A (Active) List Price: \$455,000 (24 Hits)

134 -- Bobbie Lynn St Harper, TX 78631



Bedrooms: 4
Full Baths: 2
Half Baths: 0
Main House Living SqFt : 2,175
Apx Total SqFt: 2,175
Price Per SQFT: \$209.20
Source SqFt: GCAD
Appx Year Built: 2003
Type & Style: Hill Country Style
Current B&B: No
Stories: One
Heating: Central, Electric
A/C: Central Air, Electric
Garage/Carport: 2 Car, Detached, Garage

Unit #:
Original List Price: \$455,000
Area: County-West
Subdivision: Harper Road Estates
County: Gillespie
School District: Harper
Distance From City: Less than 6 miles
Property Size Range: 1-5 Acres
Apx Acreage: 1.0000
Seller's Est Tax: 4109.14
Showing Instructions: Call Listing Agent
Days on Market: 2

Tax Exemptions:		CAD Property ID #: 37768		Zoning: None	
Flood Plain: No	Deed Restrictions: Yes	STR Permit: No	Permit #: 0	Manufactured Homes Allowed: No	
HOA: No	HOA Fees:	HOA Fees Pd:	HO Warranty:		
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:		

Living Room	Den	Family Room	Great Room	Kitchen
Dining Room	Breakfast Area	Office	Utility Room	Other Room
Extra Room	Guest Quarters	Detached Workshop	Master Bedroom	Bedroom 2
Bedroom 3	Bedroom 4			

Construction: Brick
Foundation: Slab
Roof: Composition
Flooring: Tile, Wood
Utilities: Electric-CTEC, Water Heater-Electric
Water: Community
Sewer: Septic Tank
Fireplace/Woodstove: Masonry
Appliances: Cooktop, Dishwasher, Dryer, Refrigerator, Washer

City/Rural: Outside City(w/Acrq)
Site Features: Deck/Patio, Storage Building
Interior Features: Ceiling Fan(s), Storage, Walk-in Closet(s)
Topography: Level
Surface Water: None
Access: County Road
Location Description: Concrete Drive, Gravel Drive
Documents on File: Deed Restrictions, Survey

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

Location/Directions: From Harper head South on Hwy 783 approximately 1.2 miles, turn left on Charolet, Turn left on Bobbie Lynn, House will be the third on the right.

Owner: NEITZKE, BRUCE & JOAN **Occupancy:** Vacant

Legal Description: HP RD EST LOT 103, 1.0, -HOMESITE

Instructions:

Public Remarks: Nestled in the serene heart of Harper, Texas, this picturesque ranch-style home offers a perfect blend of comfort and convenience. Situated on a sprawling 1-acre lot, this 4-bedroom, 2-bathroom residence built in 2003 welcomes you with its spacious layout and timeless brick exterior. Step inside to find a welcoming foyer with tile flooring that transitions into beautiful hardwood floors throughout the dining room and spacious living area, where a cozy brick fireplace serves as the focal point, perfect for relaxing evenings with family and friends. The kitchen, complete with a breakfast nook, pantry, and updated appliances, is perfect for gathering and entertaining. Retreat to the main bedroom featuring an ensuite bathroom with a double vanity and a generously sized walk-in closet. Outside, a 2-car garage and storage shed offer ample space for vehicles and tools, while the expansive backyard invites outdoor gatherings and activities. Located just minutes from downtown Harper, and a short drive to Fredericksburg and Kerrville, this home combines tranquil country living with easy access to local attractions and scenic Hill Country vistas.

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 ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED
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CONCERNING THE PROPERTY AT 134 Bobbie Lynn Hape ITX 78631

A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown
- (2) Type of Distribution System: _____ ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: East of house near Shop ☐ Unknown
- (4) Installer: _____ ☒ Unknown
- (5) Approximate Age: 2002 ☐ Unknown

B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? ☐ Yes ☒ No
If yes, name of maintenance contractor: _____
Phone: _____ contract expiration date: _____
(Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard on-site sewer facilities.)
- (2) Approximate date any tanks were last pumped? 09/2019
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? ☐ Yes ☒ No
If yes, explain: _____
- (4) Does Seller have manufacturer or warranty information available for review? ☐ Yes ☒ No

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

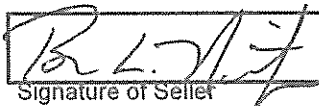
- (1) The following items concerning the on-site sewer facility are attached:
☐ planning materials ☐ permit for original installation ☐ final inspection when OSSF was installed
☐ maintenance contract ☐ manufacturer information ☐ warranty information ☐ _____
- (2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.
- (3) It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.

D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

<u>Facility</u>	<u>Usage (gal/day) without water- saving devices</u>	<u>Usage (gal/day) with water- saving devices</u>
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.


8-29-24
 Signature of Seller Date


8-29-24
 Signature of Seller Date

Receipt acknowledged by:


 Signature of Buyer Date


 Signature of Buyer Date



SELLER'S DISCLOSURE NOTICE

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Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.

CONCERNING THE PROPERTY AT 134 Bobbie Lynn, Harper, TX 78631

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller ☐ is ☒ is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? ☐ 08/2024 (approximate date) or ☐ never occupied the Property

Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

Item	Y	N	U
Cable TV Wiring	☒	☐	☐
Carbon Monoxide Det.	☐	☒	☐
Ceiling Fans	☐	☒	☐
Cooktop	☐	☒	☐
Dishwasher	☒	☐	☐
Disposal	☒	☐	☐
Emergency Escape Ladder(s)	☐	☒	☐
Exhaust Fans	☒	☐	☐
Fences <u>Partial</u>	☒	☐	☐
Fire Detection Equip.	☐	☒	☐
French Drain	☐	☒	☐
Gas Fixtures	☐	☒	☐
Liquid Propane Gas:	☒	☐	☐
-LP Community (Captive)	☐	☒	☐
-LP on Property	☒	☐	☐

Item	Y	N	U
Natural Gas Lines	☐	☒	☐
Fuel Gas Piping:	☐	☒	☒
-Black Iron Pipe	☒	☐	☐
-Copper	☐	☒	☐
-Corrugated Stainless Steel Tubing	☐	☒	☐
Hot Tub	☐	☒	☐
Intercom System	☐	☒	☐
Microwave	☒	☐	☐
Outdoor Grill	☐	☒	☐
Patio/Decking	☒	☐	☐
Plumbing System	☒	☐	☐
Pool	☐	☒	☐
Pool Equipment	☐	☒	☐
Pool Maint. Accessories	☐	☒	☐
Pool Heater	☐	☒	☐

Item	Y	N	U
Pump: ☐ sump ☐ grinder	☐	☒	☐
Rain Gutters	☒	☐	☐
Range/Stove	☒	☐	☐
Roof/Attic Vents	☒	☐	☐
Sauna	☐	☒	☐
Smoke Detector	☒	☐	☐
Smoke Detector - Hearing Impaired	☐	☒	☐
Spa	☐	☒	☐
Trash Compactor	☐	☒	☐
TV Antenna	☐	☒	☐
Washer/Dryer Hookup	☒	☐	☐
Window Screens	☒	☐	☐
Public Sewer System	☐	☒	☐
<u>Cell phone booster system</u>	☒	☐	☐

Item	Y	N	U	Additional Information
Central A/C	☒	☐	☐	☒ electric ☐ gas number of units: <u>one</u>
Evaporative Coolers	☐	☒	☐	number of units:
Wall/Window AC Units	☐	☒	☐	number of units:
Attic Fan(s)	☐	☒	☐	if yes, describe:
Central Heat	☒	☐	☐	☒ electric ☐ gas number of units: <u>one</u>
Other Heat	☐	☒	☐	if yes describe:
Oven	☒	☐	☐	number of ovens: <u>one</u> ☒ electric ☐ gas ☐ other:
Fireplace & Chimney	☒	☐	☐	☒ wood ☐ gas logs ☐ mock ☐ other:
Carport	☐	☒	☐	☐ attached ☐ not attached
Garage	☒	☐	☐	☐ attached ☒ not attached
Garage Door Openers	☒	☐	☐	number of units: <u>two</u> number of remotes: <u>four</u>
Satellite Dish & Controls	☐	☒	☐	☐ owned ☐ leased from
Security System	☐	☒	☐	☐ owned ☐ leased from

Solar Panels	☐	☒	☐	☐ owned	☐ leased from
Water Heater	☒	☐	☐	☒ electric	☐ gas ☐ other: number of units: <u>one</u>
Water Softener	☒	☐	☐	☒ owned	☐ leased from
Other Leased Item(s)	☐	☒	☐	if yes, describe:	
Underground Lawn Sprinkler	☐	☒	☐	☐ automatic	☐ manual areas covered:
Septic / On-Site Sewer Facility	☒	☐	☐	if yes, attach Information About On-Site Sewer Facility (TXR-1407)	

Water supply provided by: ☐ city ☐ well ☐ MUD ☒ co-op ☐ unknown ☐ other: Agua Tx

Was the Property built before 1978? ☐ yes ☒ no ☐ unknown

(If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).

Roof Type: Shingle Age: 2019 (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? ☐ yes ☒ no ☐ unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? ☐ yes ☒ no If yes, describe (attach additional sheets if necessary):

Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Item	Y	N	Item	Y	N	Item	Y	N
Basement	☐	☒	Floors	☐	☒	Sidewalks	☐	☒
Ceilings	☐	☒	Foundation / Slab(s)	☐	☒	Walls / Fences	☐	☒
Doors	☐	☒	Interior Walls	☐	☒	Windows	☐	☒
Driveways	☐	☒	Lighting Fixtures	☐	☒	Other Structural Components	☐	☒
Electrical Systems	☐	☒	Plumbing Systems	☐	☒		☐	☐
Exterior Walls	☐	☒	Roof	☐	☒		☐	☐

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary):

Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Condition	Y	N	Condition	Y	N
Aluminum Wiring	☐	☒	Radon Gas	☐	☒
Asbestos Components	☐	☒	Settling	☐	☒
Diseased Trees: ☐ oak wilt ☐	☐	☒	Soil Movement	☐	☒
Endangered Species/Habitat on Property	☐	☒	Subsurface Structure or Pits	☐	☒
Fault Lines	☐	☒	Underground Storage Tanks	☐	☒
Hazardous or Toxic Waste	☐	☒	Unplatted Easements	☐	☒
Improper Drainage	☐	☒	Unrecorded Easements	☐	☒
Intermittent or Weather Springs	☐	☒	Urea-formaldehyde Insulation	☐	☒
Landfill	☐	☒	Water Damage Not Due to a Flood Event	☐	☒
Lead-Based Paint or Lead-Based Pt. Hazards	☐	☒	Wetlands on Property	☐	☒
Encroachments onto the Property	☐	☒	Wood Rot	☐	☒
Improvements encroaching on others' property	☐	☒	Active infestation of termites or other wood destroying insects (WDI)	☐	☒
Located in Historic District	☐	☒	Previous treatment for termites or WDI	☐	☒
Historic Property Designation	☐	☒	Previous termite or WDI damage repaired	☐	☒
Previous Foundation Repairs	☐	☒	Previous Fires	☐	☒

Previous Roof Repairs	☐	☒
Previous Other Structural Repairs	☐	☒
Previous Use of Premises for Manufacture of Methamphetamine	☐	☒

Termite or WDI damage needing repair	☐	☒
Single Blockable Main Drain in Pool/Hot Tub/Spa*	☐	☒

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): _____

*A single blockable main drain may cause a suction entrapment hazard for an individual.

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? ☐ yes ☒ no If yes, explain (attach additional sheets if necessary): _____

Section 5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

- ~~Y~~ ~~N~~
- ☐ ☒ Present flood insurance coverage.
- ☐ ☒ Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
- ☐ ☒ Previous flooding due to a natural flood event.
- ☐ ☒ Previous water penetration into a structure on the Property due to a natural flood.
- ☐ ☒ Located ☐ wholly ☐ partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).
- ☐ ☒ Located ☐ wholly ☐ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
- ☐ ☒ Located ☐ wholly ☐ partly in a floodway.
- ☐ ☒ Located ☐ wholly ☐ partly in a flood pool.
- ☐ ☒ Located ☐ wholly ☐ partly in a reservoir.

If the answer to any of the above is yes, explain (attach additional sheets as necessary): _____

***If Buyer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414).**

For purposes of this notice:

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

Section 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)? ☐ yes ☒ no If yes, explain (attach additional sheets as necessary): _____

*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

Section 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property? ☐ yes ☒ no If yes, explain (attach additional sheets as necessary): _____

Section 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)

Y N
☐ ☒

Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time.

☐ ☒

Homeowners' associations or maintenance fees or assessments. If yes, complete the following:

Name of association: _____

Manager's name: _____ Phone: _____

Fees or assessments are: \$_____ per _____ and are: ☐ mandatory ☐ voluntary

Any unpaid fees or assessment for the Property? ☐ yes (\$_____) ☐ no

If the Property is in more than one association, provide information about the other associations below or attach information to this notice.

☐ ☒

Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:

Any optional user fees for common facilities charged? ☐ yes ☐ no If yes, describe: _____

☐ ☒

Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

☐ ☒

Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)

☐ ☒

Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.

☐ ☒

Any condition on the Property which materially affects the health or safety of an individual.

☐ ☒

Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.

If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).

☐ ☒

Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.

- ☒ The Property is located in a propane gas system service area owned by a propane distribution system retailer.
- ☒ Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary): _____

Section 9. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? ☐ yes ☒ no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages

Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.

Section 10. Check any tax exemption(s) which you (Seller) currently claim for the Property:

- ☒ Homestead ☒ Senior Citizen ☐ Disabled
☐ Wildlife Management ☐ Agricultural ☐ Disabled Veteran
☐ Other: _____ ☐ Unknown

Section 11. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? ☐ yes ☒ no

Section 12. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? ☐ yes ☒ no If yes, explain: _____

Section 13. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code? ☐ unknown ☐ no ☒ yes. If no or unknown, explain. (Attach additional sheets if necessary): _____

**Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.*

A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

B L Neitzke 8-24-24
Signature of Seller Date

Joan Neitzke 8-24-24
Signature of Seller Date

Printed Name: Bruce L. Neitzke

Printed Name: Joan Neitzke

ADDITIONAL NOTICES TO BUYER:

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit <https://publicsite.dps.texas.gov>. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the Property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the Property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information Regarding Windstorm and Hail Insurance for Certain Properties* (TXR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.
- (4) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.
- (5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (6) The following providers currently provide service to the Property:
- | | | | |
|----------------|-------|----------|-------|
| Electric: | _____ | phone #: | _____ |
| Sewer: | _____ | phone #: | _____ |
| Water: | _____ | phone #: | _____ |
| Cable: | _____ | phone #: | _____ |
| Trash: | _____ | phone #: | _____ |
| Natural Gas: | _____ | phone #: | _____ |
| Phone Company: | _____ | phone #: | _____ |
| Propane: | _____ | phone #: | _____ |
| Internet: | _____ | phone #: | _____ |

(7) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.

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Signature of Buyer _____ Date _____

Printed Name: _____

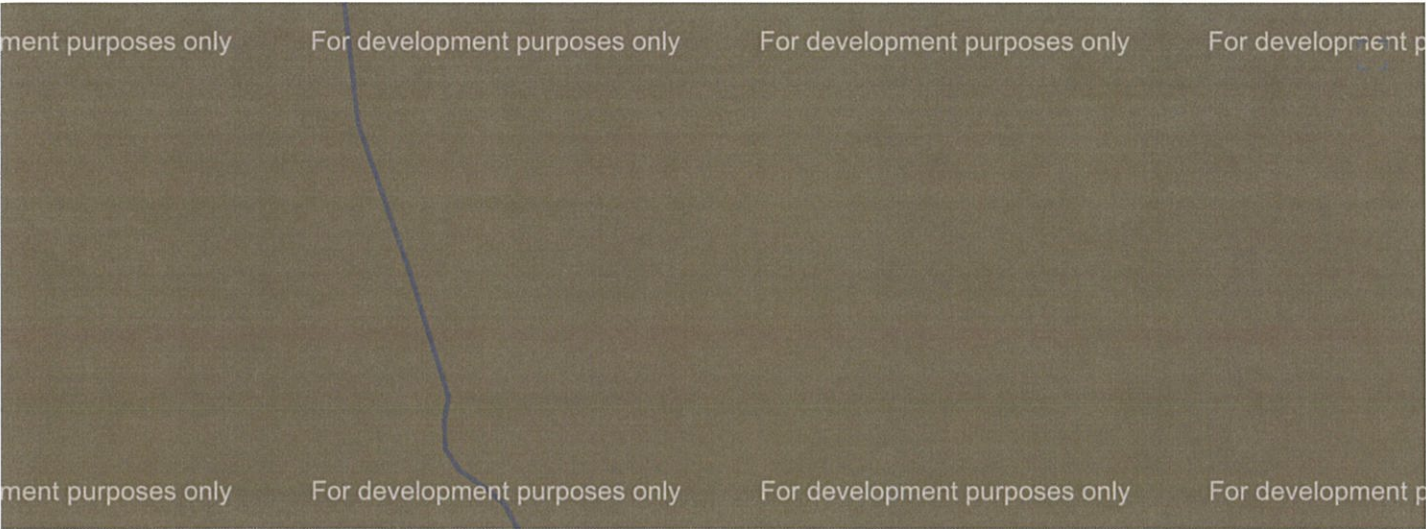
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Signature of Buyer _____ Date _____

Printed Name _____

Property ID: 37768 For Year 2025

Map



Property Details		
Account		
Property ID:	37768	Geographic ID: S0670-0000-010300
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	134 BOBBIE LYNN OFF CHAROLET AVE, TX	
Map ID:	7-B-h	Mapsco:
Legal Description:	HP RD EST LOT 103, 1.0, -HOMESITE-	
Abstract/Subdivision:	S0670	
Neighborhood:	(H100) HARPER PROPER NBHD	
Owner		
Owner ID:	335335	
Name:	NEITZKE, BRUCE & JOAN	
Agent:		
Mailing Address:	PO BOX 217 HARPER, TX 78631	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	N/A (+)
Improvement Non-Homesite Value:	N/A (+)
Land Homesite Value:	N/A (+)
Land Non-Homesite Value:	N/A (+)
Agricultural Market Valuation:	N/A (+)
Market Value:	N/A (=)
Agricultural Value Loss:?	N/A (-)
Appraised Value:?	N/A (=)
HS Cap Loss: ?	N/A (-)
Circuit Breaker: ?	N/A (-)
Assessed Value:	N/A
Ag Use Value:	N/A

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: NEITZKE, BRUCE & JOAN

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	N/A	N/A	N/A	N/A
HUW	HILL CNTRY UWCD	N/A	N/A	N/A	N/A
SHP	HARPER ISD	N/A	N/A	N/A	N/A
WCD	GILLESPIE WCID	N/A	N/A	N/A	N/A
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	N/A	N/A	N/A	N/A

Total Tax Rate: 0.951474

Estimated Taxes With Exemptions: \$4,157.65

Estimated Taxes Without Exemptions: \$4,157.65

Property Improvement - Building

Type: RESIDENTIAL **Living Area:** 2499.0 sqft **Value:** N/A

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	M4P	2003	2175
OP	OPEN PORCH	*	2003	24
PO	PATIO	*	2003	240
STG	STORAGE	*	2003	192
BARN	BARN	BARN2	2003	506
STGG	STORAGE GOOD	*	0	240
OP	OPEN PORCH	*	0	80
DGA	DETACHED GARAGE AVG	*	0	676
STGG	STORAGE GOOD	*	0	96
MA	MAIN AREA	SLAB	0	324

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RN2	NATIVE PASTURE 2	1.00	43,560.00	0.00	0.00	N/A	N/A

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	N/A	N/A	N/A	N/A	N/A	N/A
2024	\$361,970	\$75,000	\$0	\$436,970	\$0	\$436,970
2023	\$356,770	\$75,000	\$0	\$431,770	\$23,700	\$408,070
2022	\$317,150	\$35,000	\$0	\$352,150	\$6,659	\$345,491
2021	\$282,990	\$35,000	\$0	\$317,990	\$3,907	\$314,083
2020	\$252,230	\$33,300	\$0	\$285,530	\$0	\$285,530
2019	\$252,230	\$33,300	\$0	\$285,530	\$0	\$285,530
2018	\$229,220	\$26,640	\$0	\$255,860	\$0	\$255,860
2017	\$222,140	\$29,600	\$0	\$251,740	\$0	\$251,740
2016	\$200,470	\$15,000	\$0	\$215,470	\$0	\$215,470

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
10/10/2019	WD	WARRANTY DEED	WOOD, WILLIAM N & DAWN	NEITZKE, BRUCE & JOAN	20195357		
3/9/2015	WDVL	WARRANTY DEED VENDORS LIEN	STEVENSON, CHRISTOPHER W & HOLLY	WOOD, WILLIAM N & DAWN	20150897		

4/14/2003	WD	WARRANTY DEED	HOFFMANN, TODD A & CAROL L	STEVENSON, CHRISTOPHER W & HOLLY	499	644	0
12/20/2002	WDVL	WARRANTY DEED VENDORS LIEN	TATSCH, REBECCA S	HOFFMANN, TODD A & CAROL L	486	136	0
5/20/1997	WDVL	WARRANTY DEED VENDORS LIEN	RRK LLC	TATSCH, REBECCA S	326	760	0

ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Cad Value	Board's Determination Of Value	ARB Determination
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Estimated Tax Due

If Paid: 03/12/2025

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Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	Amount Due
2024	GILLESPIE COUNTY	\$436,970	\$1,173.26	\$1,173.26	\$0.00	\$0.00	\$0.00	\$0.00
2024	HILL CNTRY UWCD	\$436,970	\$20.97	\$20.97	\$0.00	\$0.00	\$0.00	\$0.00
2024	HARPER ISD	\$326,970	\$1,516.55	\$1,516.55	\$0.00	\$0.00	\$0.00	\$0.00
2024	GILLESPIE WCID	\$436,970	\$0.76	\$0.76	\$0.00	\$0.00	\$0.00	\$0.00
	2024 Total:		\$2,711.54	\$2,711.54	\$0.00	\$0.00	\$0.00	\$0.00
2023	GILLESPIE COUNTY	\$408,070	\$1,140.97	\$1,140.97	\$0.00	\$0.00	\$0.00	\$0.00
2023	HILL CNTRY UWCD	\$408,070	\$19.18	\$19.18	\$0.00	\$0.00	\$0.00	\$0.00
2023	HARPER ISD	\$298,070	\$1,495.07	\$1,495.07	\$0.00	\$0.00	\$0.00	\$0.00
2023	GILLESPIE WCID	\$408,070	\$0.72	\$0.72	\$0.00	\$0.00	\$0.00	\$0.00
	2023 Total:		\$2,655.94	\$2,655.94	\$0.00	\$0.00	\$0.00	\$0.00
2022	GILLESPIE COUNTY	\$345,491	\$1,123.47	\$1,123.47	\$0.00	\$0.00	\$0.00	\$0.00
2022	HILL CNTRY UWCD	\$345,491	\$17.62	\$17.62	\$0.00	\$0.00	\$0.00	\$0.00
2022	HARPER ISD	\$295,491	\$2,433.60	\$2,433.60	\$0.00	\$0.00	\$0.00	\$0.00
2022	GILLESPIE WCID	\$345,491	\$0.64	\$0.64	\$0.00	\$0.00	\$0.00	\$0.00
	2022 Total:		\$3,575.33	\$3,575.33	\$0.00	\$0.00	\$0.00	\$0.00

2021	GILLESPIE COUNTY	\$314,083	\$1,123.47	\$1,123.47	\$0.00	\$0.00	\$0.00	\$0.00
2021	HILL CNTRY UWCD	\$314,083	\$17.90	\$17.90	\$0.00	\$0.00	\$0.00	\$0.00
2021	HARPER ISD	\$279,083	\$2,433.60	\$2,433.60	\$0.00	\$0.00	\$0.00	\$0.00
2021	GILLESPIE WCID	\$314,083	\$0.60	\$0.60	\$0.00	\$0.00	\$0.00	\$0.00
	2021 Total:		\$3,575.57	\$3,575.57	\$0.00	\$0.00	\$0.00	\$0.00
2020	GILLESPIE COUNTY	\$285,530	\$1,154.68	\$1,154.68	\$0.00	\$0.00	\$0.00	\$0.00
2020	HILL CNTRY UWCD	\$285,530	\$17.70	\$17.70	\$0.00	\$0.00	\$0.00	\$0.00
2020	HARPER ISD	\$260,530	\$2,462.79	\$2,462.79	\$0.00	\$0.00	\$0.00	\$0.00
2020	GILLESPIE WCID	\$285,530	\$0.57	\$0.57	\$0.00	\$0.00	\$0.00	\$0.00
	2020 Total:		\$3,635.74	\$3,635.74	\$0.00	\$0.00	\$0.00	\$0.00
2019	GILLESPIE COUNTY	\$285,530	\$1,177.81	\$1,177.81	\$0.00	\$0.00	\$0.00	\$0.00
2019	HILL CNTRY UWCD	\$285,530	\$17.70	\$17.70	\$0.00	\$0.00	\$0.00	\$0.00
2019	HARPER ISD	\$285,530	\$2,769.64	\$2,769.64	\$0.00	\$0.00	\$0.00	\$0.00
2019	GILLESPIE WCID	\$285,530	\$0.57	\$0.57	\$0.00	\$0.00	\$0.00	\$0.00
	2019 Total:		\$3,965.72	\$3,965.72	\$0.00	\$0.00	\$0.00	\$0.00
2018	GILLESPIE COUNTY	\$255,860	\$1,044.17	\$1,044.17	\$0.00	\$0.00	\$0.00	\$0.00
2018	HILL CNTRY UWCD	\$255,860	\$17.14	\$17.14	\$0.00	\$0.00	\$0.00	\$0.00
2018	HARPER ISD	\$255,860	\$2,660.94	\$2,660.94	\$0.00	\$0.00	\$0.00	\$0.00
2018	GILLESPIE WCID	\$255,860	\$0.51	\$0.51	\$0.00	\$0.00	\$0.00	\$0.00
	2018 Total:		\$3,722.76	\$3,722.76	\$0.00	\$0.00	\$0.00	\$0.00
2017	GILLESPIE COUNTY	\$251,740	\$1,006.70	\$1,006.70	\$0.00	\$0.00	\$0.00	\$0.00
2017	HILL CNTRY UWCD	\$251,740	\$17.87	\$17.87	\$0.00	\$0.00	\$0.00	\$0.00
2017	HARPER ISD	\$251,740	\$2,618.10	\$2,618.10	\$0.00	\$0.00	\$0.00	\$0.00
2017	GILLESPIE WCID	\$251,740	\$0.50	\$0.50	\$0.00	\$0.00	\$0.00	\$0.00
	2017 Total:		\$3,643.17	\$3,643.17	\$0.00	\$0.00	\$0.00	\$0.00

2016	GILLESPIE COUNTY	\$215,470	\$935.57	\$935.57	\$0.00	\$0.00	\$0.00	\$0.00
2016	HILL CNTRY UWCD	\$215,470	\$16.81	\$16.81	\$0.00	\$0.00	\$0.00	\$0.00
2016	HARPER ISD	\$215,470	\$2,240.89	\$2,240.89	\$0.00	\$0.00	\$0.00	\$0.00
2016	GILLESPIE WCID	\$215,470	\$0.43	\$0.43	\$0.00	\$0.00	\$0.00	\$0.00
	2016 Total:		\$3,193.70	\$3,193.70	\$0.00	\$0.00	\$0.00	\$0.00
2015	GILLESPIE COUNTY	\$209,370	\$868.26	\$868.26	\$0.00	\$0.00	\$0.00	\$0.00
2015	HILL CNTRY UWCD	\$209,370	\$16.33	\$16.33	\$0.00	\$0.00	\$0.00	\$0.00
2015	HARPER ISD	\$184,370	\$1,917.45	\$1,917.45	\$0.00	\$0.00	\$0.00	\$0.00
2015	GILLESPIE WCID	\$209,370	\$0.42	\$0.42	\$0.00	\$0.00	\$0.00	\$0.00
	2015 Total:		\$2,802.46	\$2,802.46	\$0.00	\$0.00	\$0.00	\$0.00
2014	GILLESPIE COUNTY	\$198,860	\$789.67	\$789.67	\$0.00	\$0.00	\$0.00	\$0.00
2014	HILL CNTRY UWCD	\$198,860	\$16.90	\$16.90	\$0.00	\$0.00	\$0.00	\$0.00
2014	HARPER ISD	\$183,860	\$1,912.14	\$1,912.14	\$0.00	\$0.00	\$0.00	\$0.00
2014	GILLESPIE WCID	\$198,860	\$0.40	\$0.40	\$0.00	\$0.00	\$0.00	\$0.00
	2014 Total:		\$2,719.11	\$2,719.11	\$0.00	\$0.00	\$0.00	\$0.00
2013	GILLESPIE COUNTY	\$198,860	\$756.66	\$756.66	\$0.00	\$0.00	\$0.00	\$0.00
2013	HILL CNTRY UWCD	\$198,860	\$15.91	\$15.91	\$0.00	\$0.00	\$0.00	\$0.00
2013	HARPER ISD	\$183,860	\$1,912.14	\$1,912.14	\$0.00	\$0.00	\$0.00	\$0.00
2013	GILLESPIE WCID	\$198,860	\$0.40	\$0.40	\$0.00	\$0.00	\$0.00	\$0.00
	2013 Total:		\$2,685.11	\$2,685.11	\$0.00	\$0.00	\$0.00	\$0.00
2012	GILLESPIE COUNTY	\$198,860	\$616.67	\$616.67	\$0.00	\$0.00	\$0.00	\$0.00
2012	HILL CNTRY UWCD	\$198,860	\$14.91	\$14.91	\$0.00	\$0.00	\$0.00	\$0.00
2012	HARPER ISD	\$183,860	\$1,912.14	\$1,912.14	\$0.00	\$0.00	\$0.00	\$0.00
2012	GILLESPIE WCID	\$198,860	\$0.20	\$0.20	\$0.00	\$0.00	\$0.00	\$0.00
	2012 Total:		\$2,543.92	\$2,543.92	\$0.00	\$0.00	\$0.00	\$0.00

2011	GILLESPIE COUNTY	\$198,860	\$554.82	\$554.82	\$0.00	\$0.00	\$0.00	\$0.00
2011	HILL CNTRY UWCD	\$198,860	\$14.32	\$14.32	\$0.00	\$0.00	\$0.00	\$0.00
2011	HARPER ISD	\$183,860	\$1,912.14	\$1,912.14	\$0.00	\$0.00	\$0.00	\$0.00
2011	GILLESPIE WCID	\$198,860	\$0.20	\$0.20	\$0.00	\$0.00	\$0.00	\$0.00
	2011 Total:		\$2,481.48	\$2,481.48	\$0.00	\$0.00	\$0.00	\$0.00
2010	GILLESPIE COUNTY	\$198,860	\$521.21	\$521.21	\$0.00	\$0.00	\$0.00	\$0.00
2010	HILL CNTRY UWCD	\$198,860	\$13.92	\$13.92	\$0.00	\$0.00	\$0.00	\$0.00
2010	HARPER ISD	\$183,860	\$1,912.14	\$1,912.14	\$0.00	\$0.00	\$0.00	\$0.00
2010	GILLESPIE WCID	\$198,860	\$0.20	\$0.20	\$0.00	\$0.00	\$0.00	\$0.00
	2010 Total:		\$2,447.47	\$2,447.47	\$0.00	\$0.00	\$0.00	\$0.00
2009	GILLESPIE COUNTY	\$202,320	\$521.58	\$521.58	\$0.00	\$0.00	\$0.00	\$0.00
2009	HILL CNTRY UWCD	\$202,320	\$13.76	\$13.76	\$0.00	\$0.00	\$0.00	\$0.00
2009	HARPER ISD	\$187,320	\$1,948.13	\$1,948.13	\$0.00	\$0.00	\$0.00	\$0.00
2009	GILLESPIE WCID	\$202,320	\$0.20	\$0.20	\$0.00	\$0.00	\$0.00	\$0.00
	2009 Total:		\$2,483.67	\$2,483.67	\$0.00	\$0.00	\$0.00	\$0.00
2008	GILLESPIE COUNTY	\$196,867	\$508.11	\$508.11	\$0.00	\$0.00	\$0.00	\$0.00
2008	HILL CNTRY UWCD	\$196,867	\$13.39	\$13.39	\$0.00	\$0.00	\$0.00	\$0.00
2008	HARPER ISD	\$181,867	\$1,891.42	\$1,891.42	\$0.00	\$0.00	\$0.00	\$0.00
2008	GILLESPIE WCID	\$196,867	\$0.20	\$0.20	\$0.00	\$0.00	\$0.00	\$0.00
	2008 Total:		\$2,413.12	\$2,413.12	\$0.00	\$0.00	\$0.00	\$0.00
2007	GILLESPIE COUNTY	\$178,970	\$495.75	\$495.75	\$0.00	\$0.00	\$0.00	\$0.00
2007	HILL CNTRY UWCD	\$178,970	\$12.53	\$12.53	\$0.00	\$0.00	\$0.00	\$0.00
2007	HARPER ISD	\$163,970	\$1,705.29	\$1,705.29	\$0.00	\$0.00	\$0.00	\$0.00
2007	GILLESPIE WCID	\$178,970	\$0.18	\$0.18	\$0.00	\$0.00	\$0.00	\$0.00
	2007 Total:		\$2,213.75	\$2,213.75	\$0.00	\$0.00	\$0.00	\$0.00

2006	GILLESPIE COUNTY	\$162,700	\$484.20	\$484.20	\$0.00	\$0.00	\$0.00	\$0.00
2006	HILL CNTRY UWCD	\$162,700	\$12.69	\$12.69	\$0.00	\$0.00	\$0.00	\$0.00
2006	HARPER ISD	\$147,700	\$1,860.72	\$1,860.72	\$0.00	\$0.00	\$0.00	\$0.00
2006	GILLESPIE WCID	\$162,700	\$0.16	\$0.16	\$0.00	\$0.00	\$0.00	\$0.00
	2006 Total:		\$2,357.77	\$2,357.77	\$0.00	\$0.00	\$0.00	\$0.00
2005	GILLESPIE COUNTY	\$158,470	\$483.49	\$483.49	\$0.00	\$0.00	\$0.00	\$0.00
2005	HILL CNTRY UWCD	\$158,470	\$13.15	\$13.15	\$0.00	\$0.00	\$0.00	\$0.00
2005	HARPER ISD	\$143,470	\$1,973.72	\$1,973.72	\$0.00	\$0.00	\$0.00	\$0.00
2005	GILLESPIE WCID	\$158,470	\$0.16	\$0.16	\$0.00	\$0.00	\$0.00	\$0.00
	2005 Total:		\$2,470.52	\$2,470.52	\$0.00	\$0.00	\$0.00	\$0.00
2004	GILLESPIE COUNTY	\$154,470	\$488.43	\$488.43	\$0.00	\$0.00	\$0.00	\$0.00
2004	HILL CNTRY UWCD	\$154,470	\$12.82	\$12.82	\$0.00	\$0.00	\$0.00	\$0.00
2004	HARPER ISD	\$139,470	\$1,918.69	\$1,918.69	\$0.00	\$0.00	\$0.00	\$0.00
2004	GILLESPIE WCID	\$154,470	\$0.15	\$0.15	\$0.00	\$0.00	\$0.00	\$0.00
	2004 Total:		\$2,420.09	\$2,420.09	\$0.00	\$0.00	\$0.00	\$0.00