

# 116 BENS BLUFF

FREDERICKSBURG, TEXAS | GILLESPIE COUNTY | 0.14± ACRES





# FREDERICKSBURG REALTY TEXAS RANCH REALTY

## Ben Bluff

116 Bens Bluff | Fredericksburg, Texas 78624 | Gillespie County

0.14+/- Acres

\$340,000

## Agent

Ginny Tillman

## Property Highlights

- Located in the newer Friendship Oaks subdivision
- 4 Bedrooms | 2.5 Bathrooms
- 1,894± Sq Ft | Built in 2024
- Two-story layout with functional floor plan
- Open-concept living, dining, and kitchen area
- Modern kitchen with stainless steel appliances
- Primary suite with private bath and walk-in closet
- Upstairs flex space ideal for second living area, game room, or office
- Spacious secondary bedrooms
- Private backyard with wood privacy fence
- Attached 2-car garage
- Located in established neighborhood with easy access to town
  - ~ **5 minutes to Walmart and nearby shopping centers**
  - ~ **7 minutes to Fredericksburg High School and Hill Country Memorial Hospital**
  - ~ **6 minutes to Main Street shops, dining, and downtown Fredericksburg**

## Property Taxes:

\$7,539.57

\$7,616.88 w/o exemptions

HOA Fees: \$87.50 Quarterly (\$350 yearly)

Well-appointed new construction home in a convenient Fredericksburg location, just minutes from shopping, schools, and downtown amenities. This two-story residence offers 4 bedrooms and 2.5 baths with a functional layout designed for everyday living. The open-concept main level features a bright living area and modern kitchen with clean finishes, while all bedrooms are thoughtfully positioned for privacy. Upstairs, a versatile landing area provides additional space for a second living room, game room, or home office. The primary suite includes a private bath and walk-in closet. Outside, the fully fenced backyard offers a blank canvas with excellent potential to create a garden, patio, or personalized outdoor retreat. Residents of the community also enjoy access to neighborhood amenities including a pool and a playground, adding to the home's appeal for comfortable, family-oriented living. A great opportunity for a full-time residence or long-term investment in a growing area.

MLS #: R104410A (Active) List Price: \$340,000 (3 Hits)

116 -- Bens Bluff Fredericksburg, TX 78624



**New Construction:** No  
**Bedrooms:** 4  
**Full Baths:** 2  
**Half Baths:** 1  
**Main House Living SqFt :** 1,894  
**Apx Total SqFt:** 1,894  
**Price Per SQFT:** \$179.51  
**Source SqFt:** GCAD  
**Appx Year Built:** 2024  
**Type & Style:** Traditional  
**Current B&B:** No  
**# Stories:** Two  
**Heating:** Central, Natural Gas  
**A/C:** Central Air, Electric  
**Garage/Carpport:** 2 Car, Attached, Garage

**Unit #:**  
**Original List Price:** \$340,000  
**Area:** City-Southeast  
**Subdivision:** Friendship Oaks  
**County:** Gillespie  
**School District:** Fredericksburg  
**Distance From City Limits:** In City Limits  
**Apx Acreage:** 0.1400  
**Seller's Est Tax:** 7539.57  
**Showing Instructions:** Appointment Only, Call Listing Agent, Lockbox  
**Days on Market** 6

<b>Tax Exemptions:</b>	<b>Taxes w/o Exemptions:</b> \$7,616.80	<b>Tax Info Source:</b> CAD	<b>CAD Property ID #:</b> 191417	<b>Zoning:</b> R1-A
<b>Flood Plain:</b> No	<b>Deed Restrictions:</b> Yes	<b>STR Permit:</b> No	<b>Permit #:</b> 00	<b>Manufactured Homes Allowed:</b> No
<b>HOA:</b> Yes	<b>HOA Fees:</b> 87.50	<b>HOA Fees Pd:</b> Quarterly	<b>HO Warranty:</b> No	
<b>Road Maintenance Agreement:</b> Yes	<b>Rental Property:</b>		<b>Rental \$:</b>	<b>Items Not In Sale:</b>
<b>Guest House:</b> No	<b># of Guest Houses:</b>	<b>Total Guest House SqFt:</b> 0		
<b>Guest House # Bedrooms:</b>	<b>Guest House # Baths:</b>	<b>Guest House # Half Baths:</b>		

<b>Construction:</b> HardiPlank Type	<b>City/Rural:</b> In City Limits
<b>Foundation:</b> Slab	<b>Site Features:</b> Double Pane Windows, Privacy Fence, See Remarks
<b>Roof:</b> Composition	<b>Interior Features:</b> Pantry, Walk-in Closet(s), Washer-Dryer Connection
<b>Flooring:</b> Carpet, Vinyl	<b>Topography:</b> City Lot
<b>Utilities:</b> CTEC Electric	<b>Surface Water:</b> None
<b>Water:</b> Public	<b>Access:</b> City Street, Paved
<b>Sewer:</b> Public Sewer	<b>Location Description:</b> Asphalt Drive, Cul-De-Sac
<b>Fireplace/Woodstove:</b> None	<b>Documents on File:</b> Deed Restrictions, Plat
<b>Appliances:</b> Dishwasher, Disposal, Microwave, Range, Refrigerator	<b>Misc Search:</b> See Remarks

<b>Trms/Fin:</b> Cash, Conventional, FHA, VA Loan	<b>Possessn:</b> Closing/Funding	<b>Excl Agy:</b> No
<b>Title Company:</b> TBD	<b>Attorney:</b>	<b>Refer to MLS#:</b>
<b>Location/Directions:</b> From Main St head S on Washington St. Left on Friendship Ln Right on S Creek St. Left on Aidan Trail Right on Juanita Way Right on Bens Bluff.		
<b>Owner:</b> SWEARINGEN, BRIAN M & KRISTEN S	<b>Occupancy:</b> Tenant	
<b>Legal Description:</b> FRIENDSHIP OAKS #1 LOT 51		
<b>Instructions:</b> Tenant occupied call agent for showings		

**Public Remarks:** Well-appointed new construction home in a convenient Fredericksburg location, just minutes from shopping, schools, and downtown amenities. This two-story residence offers 4 bedrooms and 2.5 baths with a functional layout designed for everyday living. The open-concept main level features a bright living area and modern kitchen with clean finishes, while all bedrooms are thoughtfully positioned for privacy. Upstairs, a versatile landing area provides additional space for a second living room, game room, or home office. The primary suite includes a private bath and walk-in closet. Outside, the fully fenced backyard offers a blank canvas with excellent potential to create a garden, patio, or personalized outdoor retreat. Residents of the community also enjoy access to neighborhood amenities including a pool and a playground, adding to the home's appeal for comfortable, family-oriented living. A great opportunity for a full-time residence or long-term investment in a growing area.

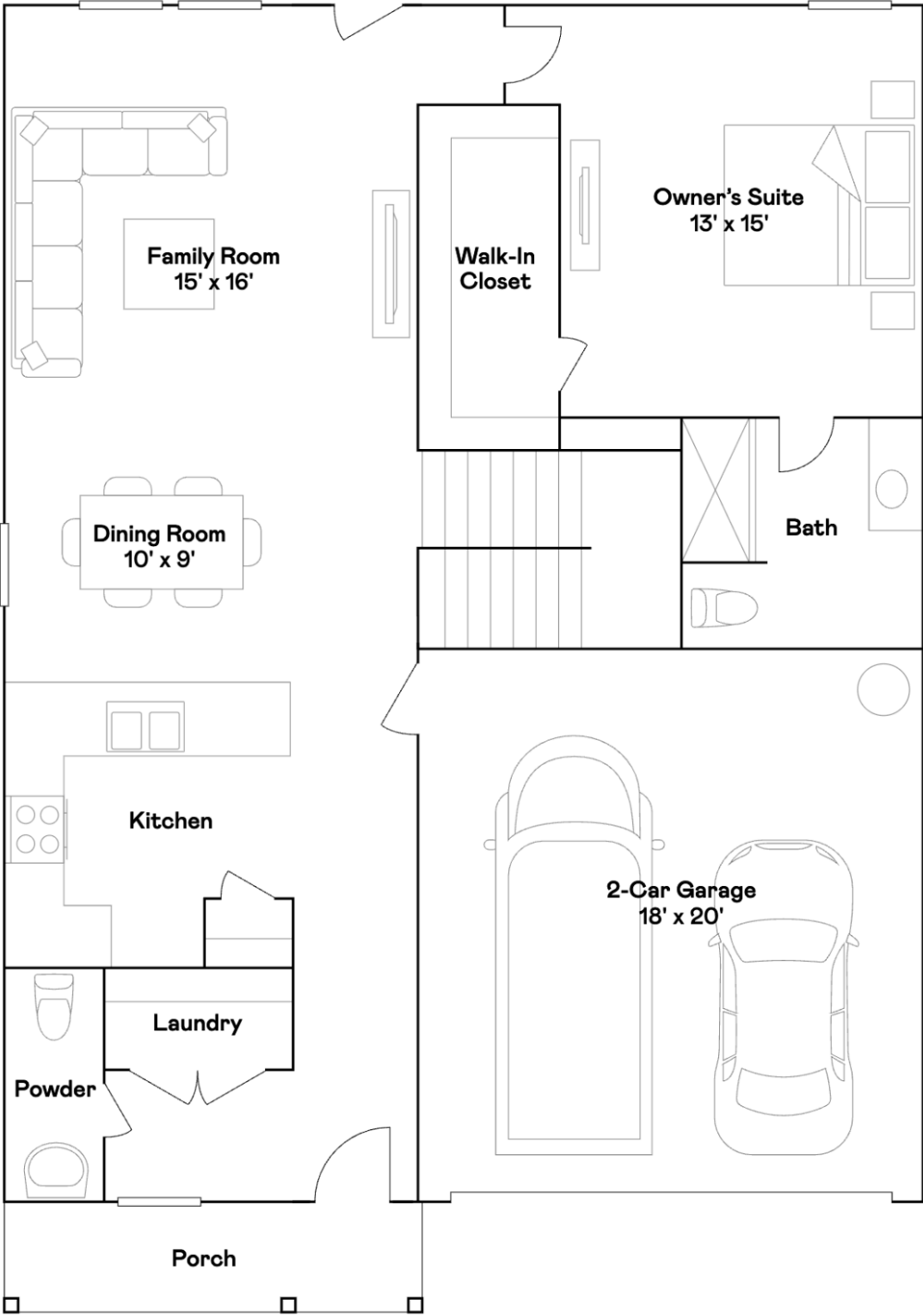
<b>Agent Remarks:</b>			
<b>Display on Internet:</b> Yes	<b>Display Address:</b> Yes	<b>Allow AVM:</b> No	<b>Allow Comments:</b> No
<b>Office Broker's Lic #:</b> 9003085			

<b>Listing Office:</b> Fredericksburg Realty (#:14) <b>Main:</b> (830) 997-6531 <b>Mail Address 1:</b> 257 W Main Street <b>Mail City:</b> Fredericksburg <b>Mail Zip Code:</b> 78624 <b>Supervising Agent Name:</b> <b>Supervising Agent License #:</b>	<b>Listing Agent:</b> Virginia Tillman (#:134) <b>Agent Email:</b> <a href="mailto:ginny@fredericksburgrealty.com">ginny@fredericksburgrealty.com</a> <b>Contact #:</b> (830) 456-1235 <b>License Number:</b> 0614714
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Information Herein Deemed Reliable but Not Guaranteed  
 Central Hill Country Board of REALTORS Inc., 2007

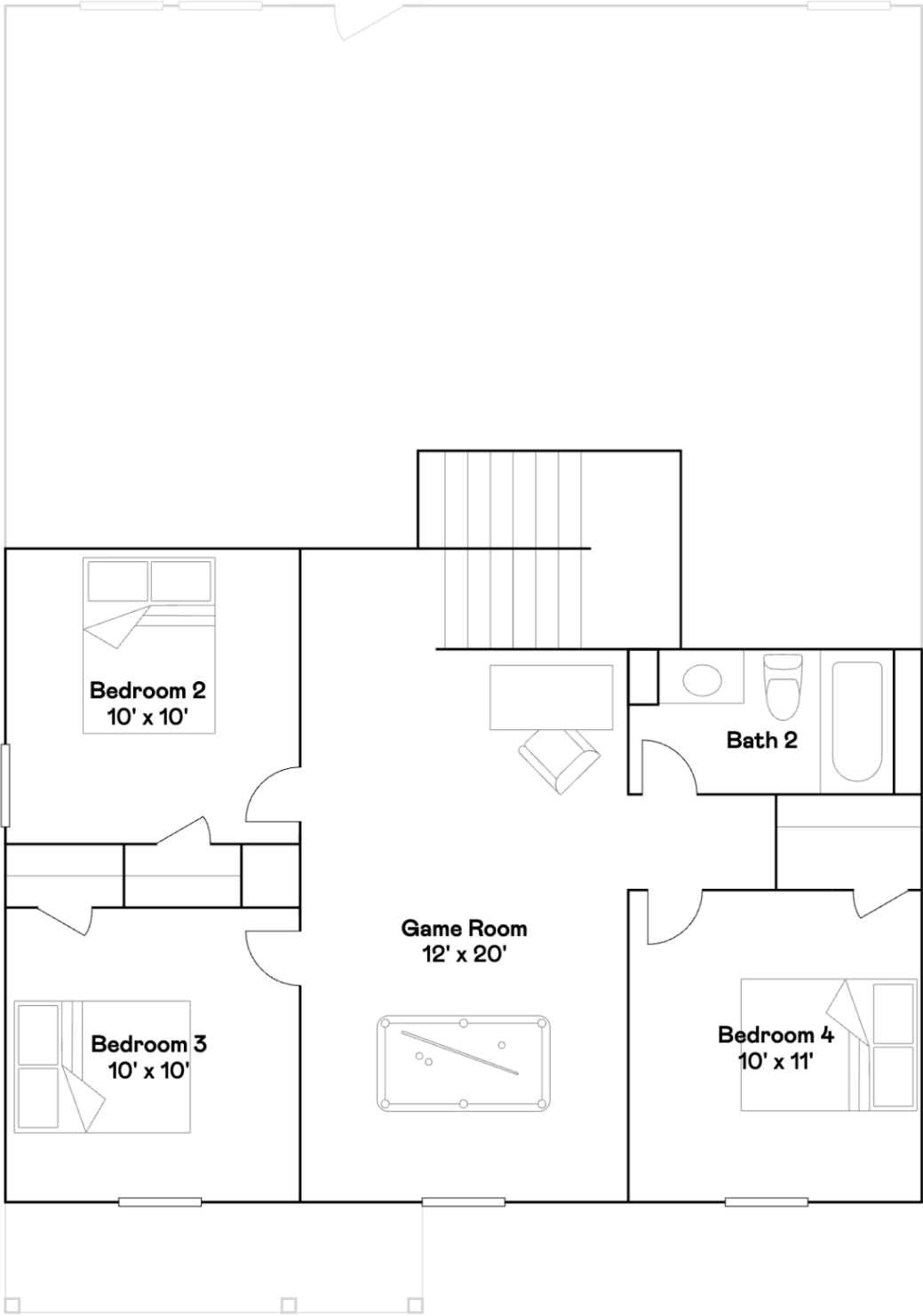
FLOORPLAN

1st. Floor

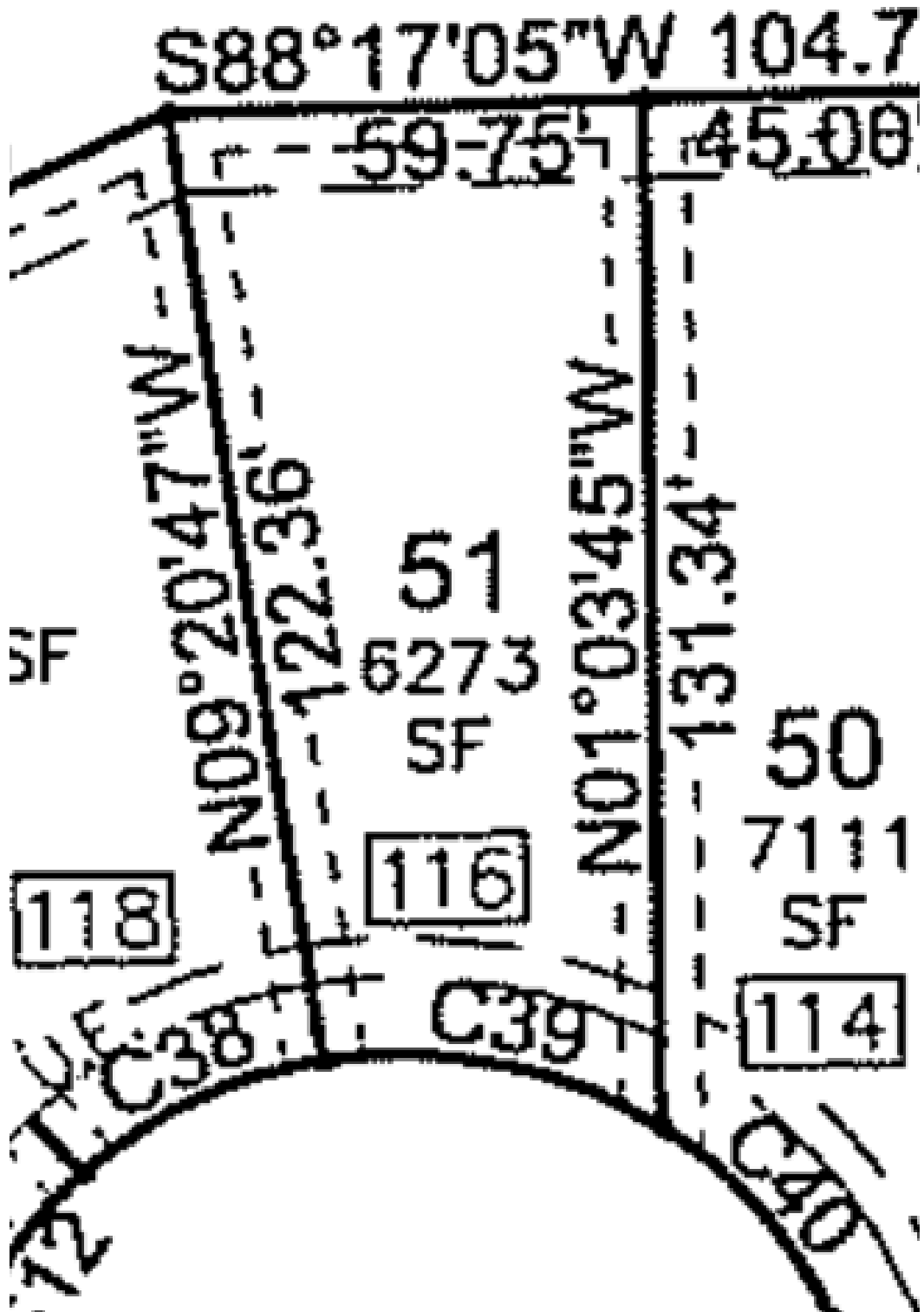


FLOORPLAN

2nd. Floor

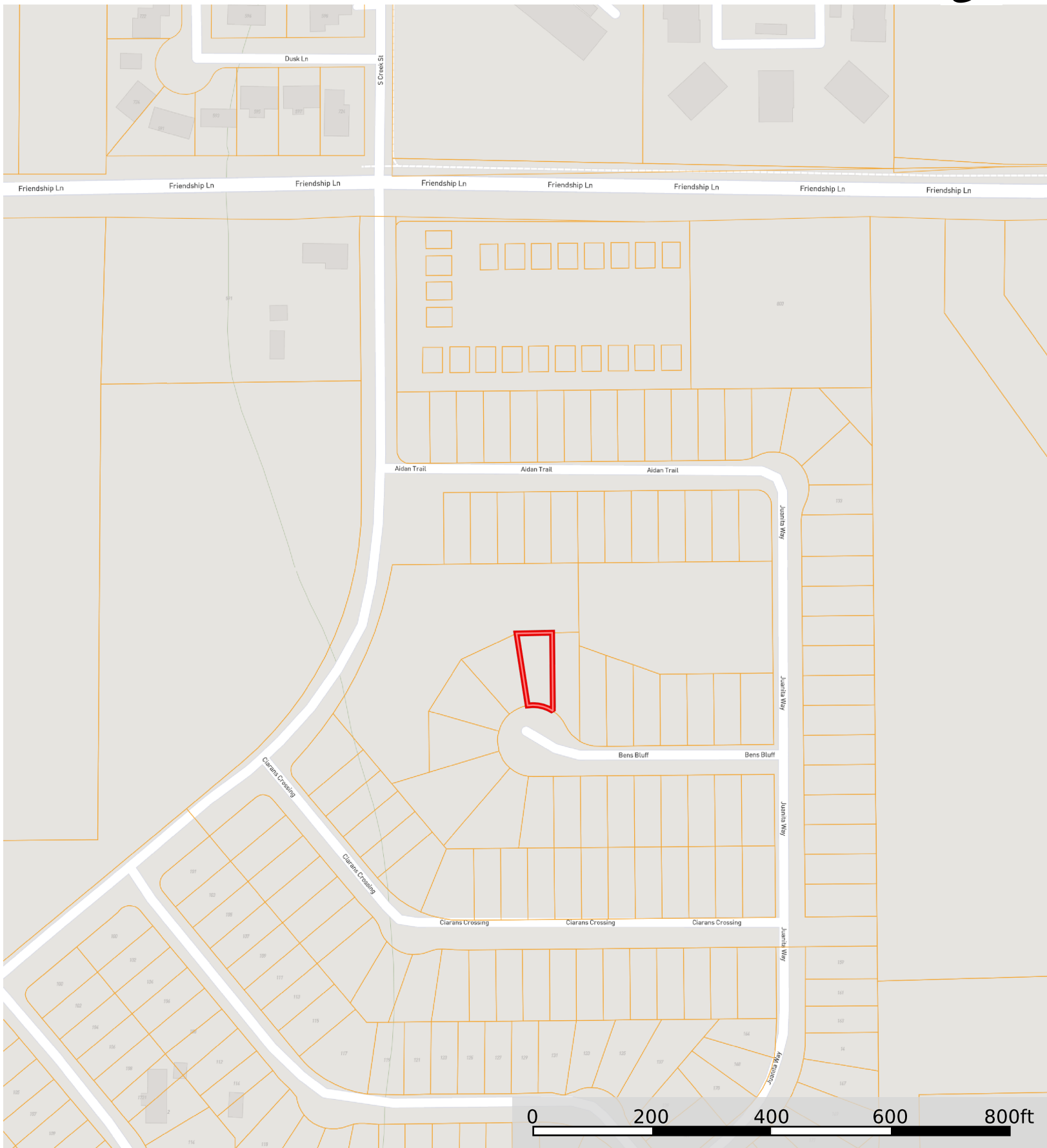


Plat\_Lot 51



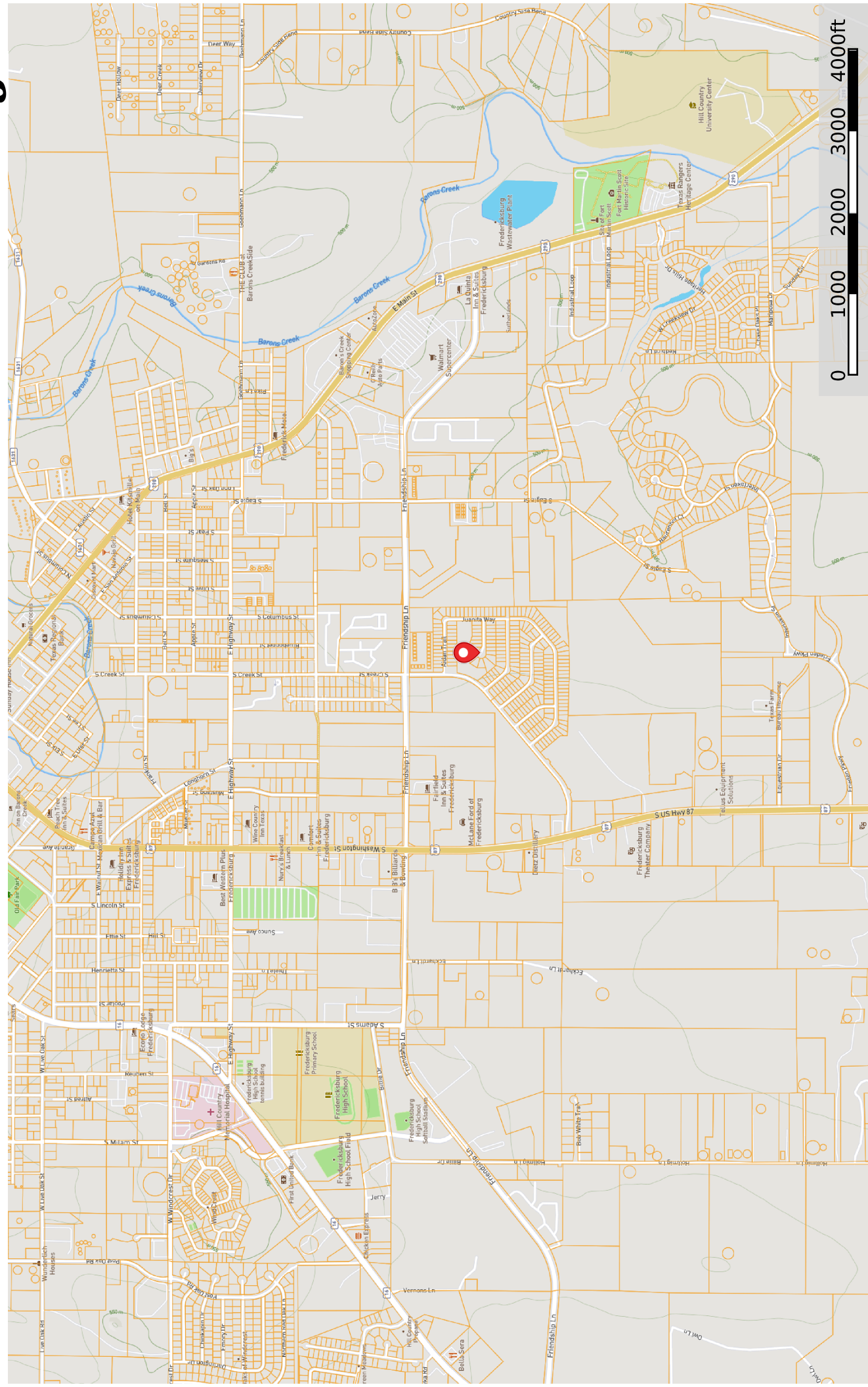
# 116 Bens Bluff

Texas, 0.14 AC +/-





# 116 Bens Bluff Texas, 0.14 AC +/-



Marker 1 Boundary

# Gillespie CAD Property Search

## Property ID: 191417 For Year 2025

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### Property Details

<b>Account</b>		
<b>Property ID:</b>	191417	<b>Geographic ID:</b>
<b>Type:</b>	R	<b>Zoning:</b> R1A
<b>Property Use:</b>		<b>Condo:</b>
<b>Location</b>		
<b>Situs Address:</b>	116 BENS BLUFF OFF FRIENDSHIP LN, TX	
<b>Map ID:</b>	8-N	<b>Mapsco:</b>
<b>Legal Description:</b>	FRIENDSHIP OAKS #1 LOT 51	
<b>Abstract/Subdivision:</b>	S3012	
<b>Neighborhood:</b>	(FRNDSHPOAK) FRIENDSHIP OAKS	
<b>Owner</b>		
<b>Owner ID:</b>	340807	
<b>Name:</b>	SWEARINGEN, BRIAN M & KRISTEN S	
<b>Agent:</b>	SYCAMORE MANAGEMENT SOLUTIONS	
<b>Mailing Address:</b>	12504 MULBERRY CREEK CT AUSTIN, TX 78732	
<b>% Ownership:</b>	100.0%	
<b>Exemptions:</b>	For privacy reasons not all exemptions are shown online.	

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### Property Values

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$279,940 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$55,000 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)

<b>Market Value:</b>	\$334,940 (=)
<b>Agricultural Value Loss:</b>	\$0 (-)
<b>Appraised Value:</b>	\$334,940 (=)
<b>HS Cap Loss:</b>	\$0 (-)
<b>Circuit Breaker:</b>	\$3,400 (-)
<b>Assessed Value:</b>	\$331,540
<b>Ag Use Value:</b>	\$0

Information provided for research purposes only, for current ownership research you are able to change the search year to 2026. 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:** SWEARINGEN, BRIAN M & KRISTEN S

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CFB	CITY OF FREDBG	\$334,940	\$331,540	\$754.01	
G086	GILLESPIE COUNTY	\$334,940	\$331,540	\$890.18	
HUW	HILL CNTRY UWCD	\$334,940	\$331,540	\$16.25	
SFB	FREDBG ISD	\$334,940	\$331,540	\$2,563.14	
WCD	GILLESPIE WCID	\$334,940	\$331,540	\$0.59	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	\$334,940	\$331,540	\$0.00	
MUD1	GILLESPIE COUNTY MUNICIPAL UTILITY DISTRICT #1	\$334,940	\$331,540	\$3,315.40	

**Total Tax Rate:** 2.274105

**Estimated Taxes With Exemptions:** \$7,539.57

Estimated Taxes Without Exemptions: \$7,616.88

## Property Improvement - Building

**Description:** RESIDENCE **Type:** RESIDENTIAL **Living Area:** 1894.0 sqft **Value:** \$279,940

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	C3	2024	1150
MA2	MAIN AREA 2ND STORY	*	2024	744
AGF2	ATT GARAGE FINISHED DOUBLE	*	2024	380
OP	OPEN PORCH	*	2024	60

## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
UI	URBAN INTERIOR	0.14	6,273.00	0.00	0.00	\$55,000	\$0

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$279,940	\$55,000	\$0	\$334,940	\$0	\$331,540
2024	\$0	\$43,000	\$0	\$43,000	\$0	\$43,000

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
1/3/2025	WDVL	WARRANTY DEED VENDORS LIEN	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	SWEARINGEN, BRIAN M & KRISTEN S	20250054		

## ARB Data

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

If Paid: 04/22/2026

JUL 17

Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorn Fe
2025	CITY OF FREDBG	0.227427	\$334,940	\$331,540	\$754.01	\$754.01	\$0.00	\$0.00	\$0.00
2025	GILLESPIE COUNTY	0.268500	\$334,940	\$331,540	\$890.19	\$890.19	\$0.00	\$0.00	\$0.00
2025	HILL CNTRY UWCD	0.004900	\$334,940	\$331,540	\$16.25	\$16.25	\$0.00	\$0.00	\$0.00
2025	FREDBG ISD	0.773100	\$334,940	\$331,540	\$2,563.14	\$2,563.14	\$0.00	\$0.00	\$0.00
2025	GILLESPIE WCID	0.000178	\$334,940	\$331,540	\$0.59	\$0.59	\$0.00	\$0.00	\$0.00
	2025 Total:	1.274105			\$4,224.18	\$4,224.18	\$0.00	\$0.00	\$0.00
2024	CITY OF FREDBG	0.205326	\$43,000	\$43,000	\$88.29	\$88.29	\$0.00	\$0.00	\$0.00
2024	GILLESPIE COUNTY	0.268500	\$43,000	\$43,000	\$115.45	\$115.45	\$0.00	\$0.00	\$0.00
2024	HILL CNTRY UWCD	0.004800	\$43,000	\$43,000	\$2.06	\$2.06	\$0.00	\$0.00	\$0.00
2024	FREDBG ISD	0.773100	\$43,000	\$43,000	\$332.44	\$332.44	\$0.00	\$0.00	\$0.00
2024	GILLESPIE WCID	0.000174	\$43,000	\$43,000	\$0.07	\$0.07	\$0.00	\$0.00	\$0.00
	2024 Total:	1.251900			\$538.31	\$538.31	\$0.00	\$0.00	\$0.00