

5686 RANCH ROAD 1631
FREDERICKSBURG, TEXAS



FREDERICKSBURG REALTY TEXAS RANCH REALTY

5686 Ranch Road 1631 | Fredericksburg, Texas 78624 | Gillespie County

13.25+/- Acres

\$1,495,000

13.25 ACRES WITH EQUINE, LIVESTOCK FACILITIES AND A CUSTOM HOME. PERFECT FOR RANCH LIVING.

Agent

Justin Cop

Property Highlights

- 13.25-acre property in the Texas Hill Country, minutes from Fredericksburg's Main Street and award-winning wineries
- Pastoral views of the surrounding Hill Country
- Custom electric gate entrance, barbed wire, and tight lock-net perimeter fencing; piped and panel fencing with cedar staves around the house
- 2,315 sq ft Hill Country home, built in 2009 by Laughlin Homes & Restoration, featuring 3 bedrooms, 3.5 bathrooms, a rock accent wall, stained concrete floors, and a large kitchen with Thermador appliances, custom cabinetry, and concrete countertops
- Stone patio with a saw-milled cedar porch lathe and beams, outdoor fireplace, pergola, and outdoor shower
- Impressive livestock facilities
- 60x40 modern Mueller metal steel barn with a custom welded pen system, lean-to covered livestock pens, a rainwater collection system for the wash rack, and a 10x10 enclosed insulated feed/tack room
- 1-bedroom casita with a full bathroom, connected to a double carport and workshop
- Three improved grass pastures, a clay-lined stock pond, and ample space for horses or livestock
- Agricultural tax exemption

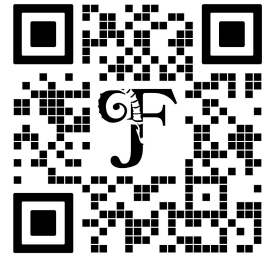
Property Taxes:

\$6,075.21

5451.55

Ad Copy

Discover a new chapter of life on this stunning 13.25-acre property nestled in the heart of the Texas Hill Country. Just minutes from Fredericksburg's Main Street and world-renowned wineries, this property offers the perfect blend of rustic charm and modern convenience. As you pass through the custom electric gate, you'll feel a sense of entering a new beginning. This



MORE PROPERTY INFO

2,315 sq ft Hill Country home, built in 2009 by Laughlin Homes & Restoration, offers practical and comfortable living. With 3 bedrooms and 3.5 bathrooms, this home is designed to meet all your essential needs.

Upon stepping inside, you are greeted by a beautiful rock accent wall and stained concrete floors filled with natural light. Repurposed wood accents and saw-milled beams lend an air of timeless character, while the large kitchen stands ready to cater to your culinary adventures with updated Thermador appliances, custom cabinetry, concrete countertops, and a beautifully rocked island. The open layout effortlessly flows into the outdoor living space, where a stone patio and an inviting outdoor fireplace await. Here, you can enjoy cozy evenings under the pergola, sharing stories and laughter with loved ones.

The property is more than just a home; it's a fully-equipped ranch ready to fulfill your Hill Country dreams. The 60x40 modern Mueller metal steel barn is a standout feature, complete with a custom welded pen system and lean-to covered livestock working pens for both cattle and equine use. The barn also boasts a rainwater collection system for the concrete slab wash rack and a 10x10 enclosed insulated feed/tack room, ensuring you have all the necessary amenities for effective ranching activities. After a fulfilling day working on the property or tending to your animals, rinse off the day's work in the refreshing and practical outdoor shower.

Beyond the main house, an adorable casita with a full bathroom offers additional living space or guest accommodations. This charming addition, connected to the double carport and workshop, ensures that you and your guests have all the comfort and privacy you need.

With three improved grass pastures, a clay-lined stock pond, and ample space for horses or livestock, this property is designed to teach your children the values of life, responsibility, and animal care. Don't miss the chance to make this well-equipped Texas Hill Country property your new home. Embrace a life where modern comfort meets timeless elegance, and where every day offers a new adventure for you and your family.

MLS #: R98482A (Active) List Price: \$1,495,000 (3 Hits)

5686 -- Ranch Rd 1631 Fredericksburg, TX 78624



Bedrooms: 3
Full Baths: 3
Half Baths: 1
Main House Living SqFt : 2,315
Apx Total SqFt: 2,615
Price Per SQFT: \$571.70
Source SqFt: GCAD
Appx Year Built: 2009
Type & Style: Hill Country Style, Ranch
Current B&B: No
Stories: One
Heating: Central
A/C: Central Air
Garage/Carport: 2 Car, Attached Carport

Unit #:
Original List Price: \$1,495,000
Area: County-Southeast
Subdivision: N/A, Not in Sub
County: Gillespie
School District: Fredericksburg
Distance From City: 6-9 miles
Property Size Range: 11-25 Acres
Apx Acreage: 13.2500
Seller's Est Tax: 6075.21
Showing Instructions: Call Listing Agent
Days on Market 1

Tax Exemptions: **Taxes w/o Exemptions:** \$0.00 **Tax Info Source:** **CAD Property ID #:** 101745,99692 **Zoning:** None

Flood Plain: No **Deed Restrictions:** No **STR Permit:** No **Permit #:** 00000 **Manufactured Homes Allowed:** No

HOA: No **HOA Fees:** **HOA Fees Pd:** **HO Warranty:**

Rental Property: **Rental \$:** **Items Not In Sale:**

Guest House: Yes **# of Guest Houses:** 1 **Total Guest House SqFt:** 300

Guest House # Bedrooms: 1 **Guest House # Baths:** 1 **Guest House # Half Baths:** 0

Construction: Stone, Stucco

Foundation: Slab

Roof: Standing Seam

Flooring: Concrete, Wood

Utilities: Electric-CTEC

Water: Well

Sewer: Septic Tank

Fireplace/Woodstove: Masonry, Outside

Appliances: Dishwasher, Disposal, Microwave, Range, Refrigerator, Water Softener

City/Rural: Outside City(w/Acrq)

Site Features: Deck/Patio, Double Pane Windows, Guest Quarters, Horses Permitted, Storage Building

Interior Features: High Ceilings, Walk-in Closet(s), Washer-Dryer Connection, Water Softener

Topography: Level, Views

Surface Water: Ponds

Access: Farm/Ranch Road

Location Description: Other

Documents on File: Septic Permit, Well Log

Trms/Fin: **Trms/Fin:** Cash, Conventional

Possessn: Closing/Funding

Excl Agy: No

Title Company: Hill Country Titles

Attorney:

Refer to MLS#:

Location/Directions: On Main St. head SE and turn left on N Olive St/1631 Ranch Rd. Continue on Ranch Rd 1631 for 5.6 miles and house will be on the left side.

Owner: OTTMERS, GUENTHER G III & ERIN P

Occupancy: Owner

Legal Description: ABS A0576 M RIVERA #25, 12.75 ACRES, ABS A0576 M RIVERA #25, .5 ACRES, -HOMESITE-

Instructions: Call LA for instructions

Public Remarks: Pastoral views of the surrounding Hill Country set the scene for this 13.25-acre property, just minutes from Fredericksburg's Main Street and wineries. This 2,315 sq ft, 3-bedroom, 3.5 bathroom home, built in 2009 by Richard Laughlin, offers a blend of rustic charm and modern amenities. Inside, a rock accent wall, stained concrete floors, and natural light create a welcoming atmosphere. The kitchen boasts Thermador appliances, custom cabinetry, concrete countertops, and a rugged island. Outside, a stone patio with an outdoor fireplace is perfect for relaxation. The property includes a modern 60x40 Mueller metal steel barn with a custom welded pen system and covered livestock working pens, suitable for cattle and equine use. It also features a rainwater collection system and an enclosed insulated feed/tack room. Additionally, there's a charming casita with a full bathroom connected to the carport and workshop, providing extra living space or guest accommodations. With three lush grass pastures, a stock pond, and space for livestock, this property is ideal for Hill Country ranching. Don't miss this opportunity to own a well-equipped Texas property.

Agent Remarks: Pens and cross-fenced for horses and/or cattle. B&B Permitted, an additional guest home can be constructed.

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: Justin Cop (#:130)

Agent Email: justin@fredericksburgrealty.com

Contact #: (830) 998-2895

License Number: 0613372

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

5686 Ranch Rd 1631
Texas, 13.25 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.

DRAWN BY:	D.M.K.	DATE:	8/08
CHECKED BY:	D.A.S.	DRAWING NO.:	S-08-4708
JOB NO.:	S-08-4708	SHEET	1 OF 1

The tract shown hereon is subject to any and all easements, setbacks, restrictions and potential R.O.W. takes, including the following easements listed in Fredericksburg Titles, Inc. Commitment for Title Insurance, G. F. #200901006, issued January 19, 2009:

- Right-of-Way easements to Central Texas Electric Cooperative, Inc. recorded in Volume 321, Page 763, Real Property Records, Gillespie County, Texas and Volume 548, Page 998, Official Public Records, Gillespie County, Texas.
- Any visible or apparent roadway or easement over and across the subject property, the existence of which does not appear of record.

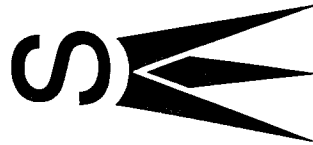
The undersigned does hereby certify that a survey was made on the ground of the property shown hereon, that it is true and correct to the best of my knowledge and that there are no obvious boundary line conflicts, encroachments, overlapping of improvements or overhead electric lines except as shown hereon and that said property has access to and from a dedicated roadway except as shown hereon.

Surveyed 8/25/08

Improvements Added 6/24/09
s-09-4851



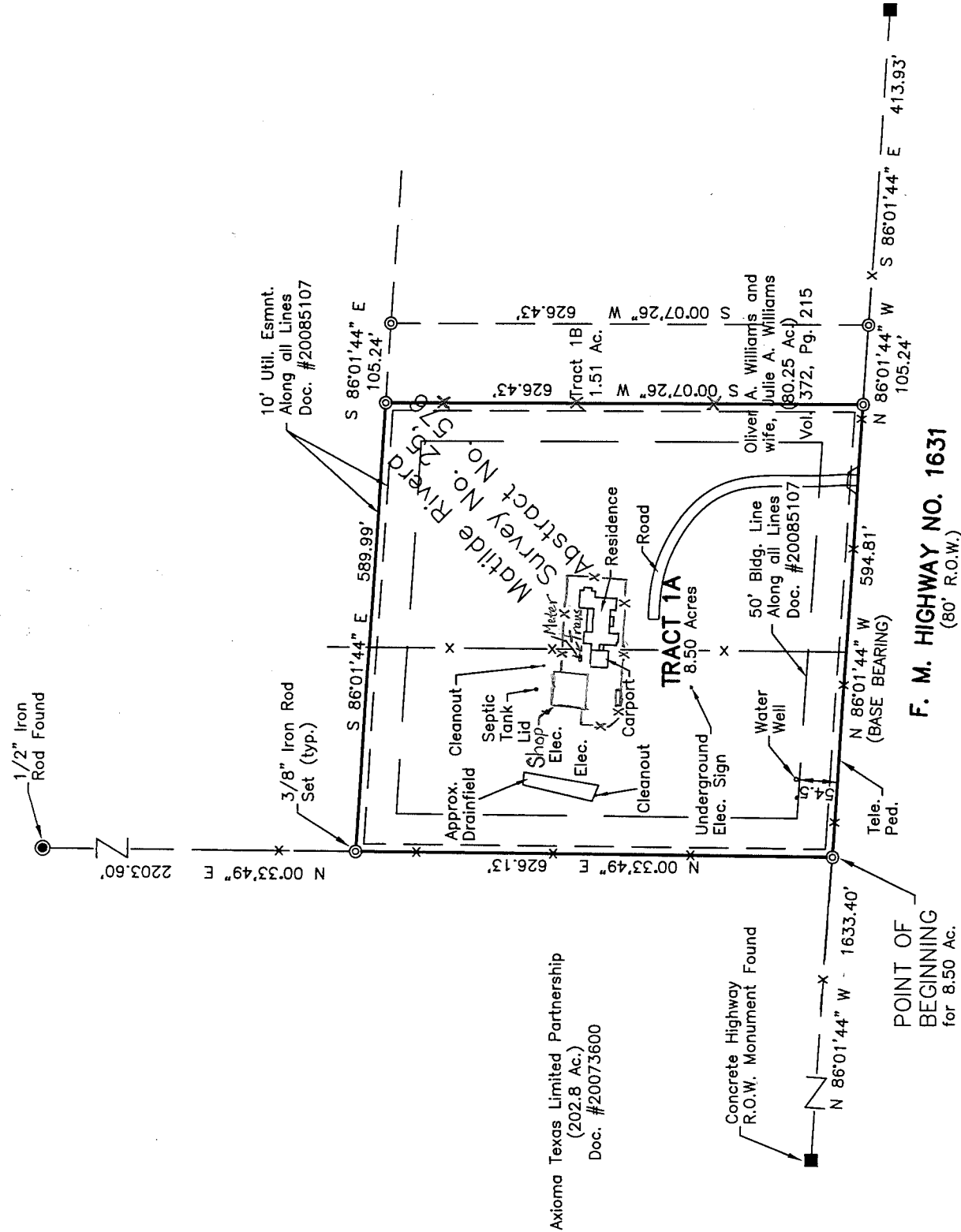
Don M. Kuhlmann
Don M. Kuhlmann
Registered Professional Land
Surveyor No. 5646
State of Texas



SULTEMEIER SURVEYING & ENGINEERING

Boundary-Title-Topographic-Construction Surveys
Engineering - Land Development Services
805 North Llano Street
Fredericksburg, Texas 78624
(830) 990-1221 Fax (830) 990-1222
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sultemeiersurveying.com



*1/4" 8.09
8.8*

Don M. Kuhlmann
Don M. Kuhlmann

PLAT SHOWING AN 8.50 ACRE TRACT OUT OF THE
MATILDE RIVERA SURVEY NO. 25, ABSTRACT NO. 576 IN
GILLESPIE COUNTY, TEXAS

EXHIBIT "A"

SULTEMEIER SURVEYING

805 North Llano Fredericksburg, TX

8.50 ACRES
GILLESPIE COUNTY, TEXAS

FN-08-4708-8.50AC
AUGUST 25, 2008

A DESCRIPTION OF AN 8.50 ACRE TRACT OUT OF THE MATILDE RIVERA SURVEY NO. 25, ABSTRACT NO. 576 IN GILLESPIE COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 80.25 ACRE (DEED/CALLED ACREAGE) TRACT AS CONVEYED FROM MICHAEL RAY WILLIAMS AND WIFE, ANN SKILLERN WILLIAMS TO OLIVER A. WILLIAMS AND WIFE, JULIE A. WILLIAMS BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 372, PAGE 215, REAL PROPERTY RECORDS, GILLESPIE COUNTY, TEXAS; SAID 8.50 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 3/8" iron rod set at the southwest corner of the said 80.25 acre Williams tract, being the southeast corner of that certain 202.8 acre (deed/called acreage) tract as conveyed to Axioma Texas Limited Partnership by Warranty Deed with Vendor's Lien recorded in Document #20073600, Official Public Records, Gillespie County, Texas, being in the north Right-of-Way line of F. M. Highway No. 1631, for the southwest corner hereof, from which a concrete highway R.O.W. monument found bears N 86°01'44" W, a distance of 1633.40 feet;

THENCE N 00°33'49" E, a distance of 626.13 feet to a 3/8" iron rod set, for the northwest corner hereof, from which a 1/2" iron rod found bears N 00°33'49" E, a distance of 2203.60 feet, being the northeast corner of the said 80.25 acre Williams tract, being the northeast corner of the said 202.8 acre Axioma tract;

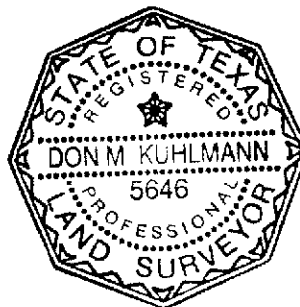
THENCE over and across the said 80.25 acre Williams tract the following two (2) courses:


1. S 86°01'44" E, a distance of 589.99 feet to a 3/8" iron rod found, for the northeast corner hereof;
2. S 00°07'26" W, a distance of 626.43 feet to a 3/8" iron rod set in the south line of the said 80.25 acre Williams tract, being the north R.O.W. line of F. M. Highway No. 1631;

THENCE N 86°01'44" W (BASE BEARING), a distance of 594.81 feet to the **POINT OF BEGINNING**, containing 8.50 acres of land, more or less.

I, Don M. Kuhlmann, a Registered Professional Land Surveyor, do hereby certify that this description and accompanying plat were prepared from an on the ground survey performed under my direction and supervision.

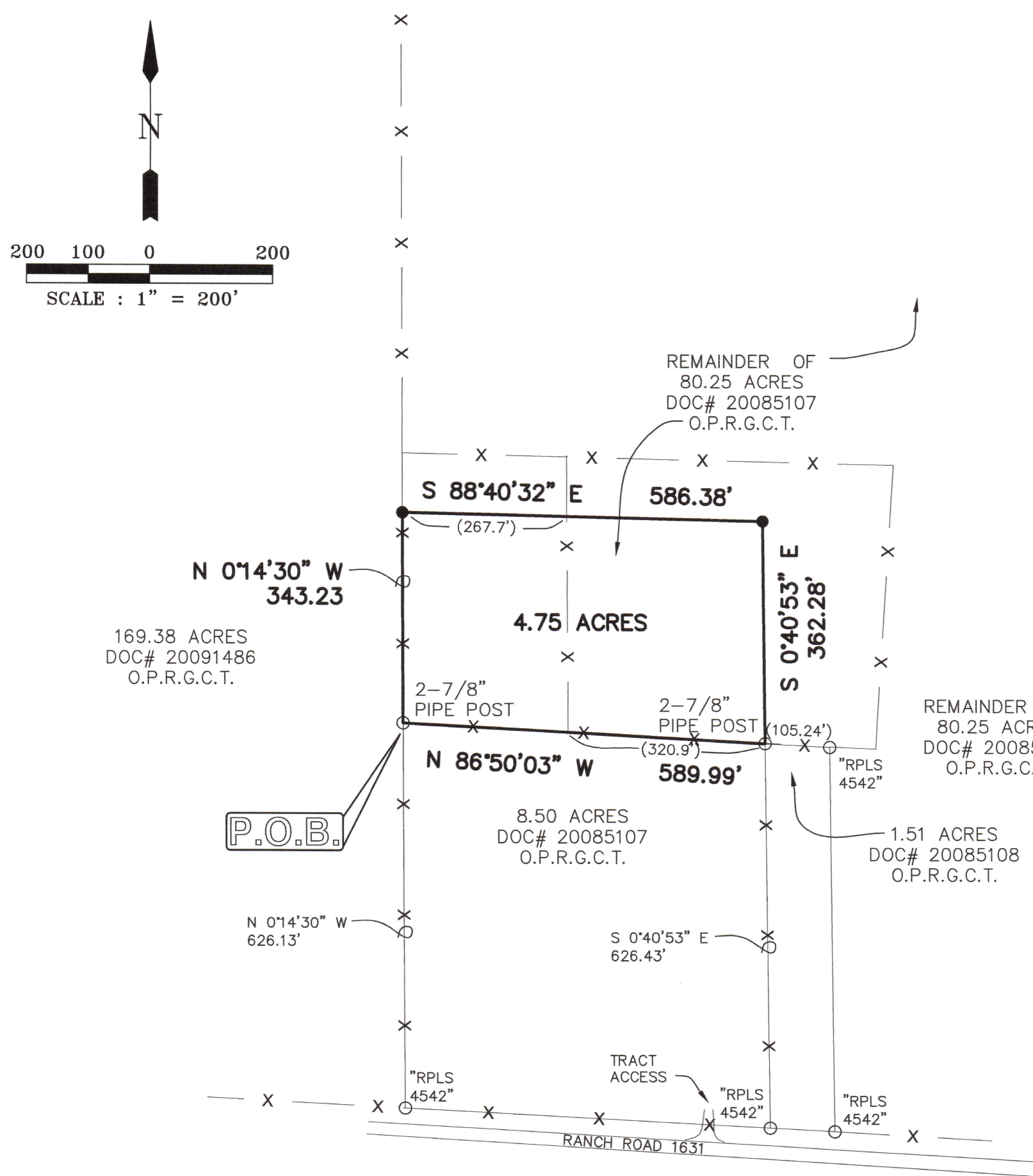
SULTEMEIER SURVEYING
805 North Llano
Fredericksburg, Texas 78624
(830) 990-1221




Don M. Kuhlmann
Registered Professional Land
Surveyor
No. 5646 - State of Texas

SURVEY MAP

THE FOLLOWING IS A SURVEY OF 4.75 ACRES OF LAND, IN GILLESPIE COUNTY, TEXAS IN THE MATILDE RIVERA SURVEY NUMBER 25, ABSTRACT NUMBER 576. THE PROPERTY IS A PORTION OF A REMAINDER OF A CALLED 80.25 ACRE TRACT FOUND OF RECORD IN DOCUMENT NUMBER 20076238 OF THE OFFICIAL PUBLIC RECORDS GILLESPIE COUNTY, TEXAS.



NOTES:
1. BASIS OF BEARING IS GRID NORTH FOR TEXAS CENTRAL 4203.

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE LIENHOLDERS/OWNERS AND HILL COUNTRY TITLES, INC (GF#218-443). THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO OVERLAPPING IMPROVEMENTS VISIBLE OR APPARENT ON THE GROUND OTHER THAN SHOWN HEREON.

C
CONSULTANTS, INC.
Civil Engineers Land Surveyors Land Planners

P.O. BOX 209
MASON, TEXAS 76856
Office: (830) 992-0964

LEGEND	
I.R.F. ○	IRON ROD FOUND
I.R.S. ●	IRON ROD SET
///	ASPHALT PVMNT.
— 4' —	CONC. PVMNT.
— ONE —	OVERHEAD ELECT.
⊗	POWER POLE
←	GUY WIRE
GM	GAS METER
WM	WATER METER
EM	ELECTRIC METER
AC	AIR CONDITIONER

SURVEY MAP
4.95 ACRES
FREDERICKSBURG, TEXAS

DRAWN BY:
CAW

CAD ID:
BNDRY.DWG

JOB NUMBER:
18-198-01

SCALE:
1" = 200'

APPROVED BY:
C.A.W.

DATE:
5.15.18

SHEET 1 OF 1

STATE OF TEXAS
REGISTERED
CRAIG A. WALLENDORF
5810
PROFESSIONAL
LAND SURVEYOR

Craig A. Wallendorf
5-15-18

METES AND BOUNDS DESCRIPTION
4.75 Acre Tract in Gillespie County, Texas

BEING a portion of a remainder of a called 80.25 acre tract conveyed to Oliver A. Williams, M.D. via Special Warranty found of record in Document Number 20076238 of the Official Public Records Gillespie County, Texas, said 4.75 acres located in the Matilde Rivera Survey Number 25, Abstract Number 576, said 4.75 acre tract of land being more particularly described as follows:

BEGINNING at a 2-7/8" pipe post found at the northwest corner of a called 8.50 acre tract of land conveyed to Guenther G. Ottmers, III and Erin P. Otmers via Warranty Deed found of record in Document Number 20085107 of the Official Public Records of Gillespie County, Texas, said post also being a southwest corner of said called 80.25 acre tract and being in the east line of a called 169.38 acre tract conveyed to Five Hands Holding, L.P. via Warranty Deed with Vendor's Lien found of record in Document Number 20091486 of the Official Public Records of Gillespie County;

THENCE North 0 degrees 14 minutes 30 seconds West, with the common line and fence line between said 80.25 and 169.38 acre tracts, a distance of 343.23 feet to a 1/2" iron rod with orange cap stamped "CAWC RPLS 5810" set for the northwest corner of herein described 4.75 acre tract;

THENCE departing said common line over said 80.25 acre tract the following three calls:

South 88 degrees 40 minutes 32 seconds East a distance of 586.38 feet to 1/2" iron rod with orange cap stamped "CAWC RPLS 5810" set for the northeast corner of herein described 4.75 acre tract;

South 00 degrees 40 minutes 53 seconds East a distance of 362.28 feet to a 2-7/8" pipe post found at the northeast corner of said 8.50 acre for the southeast corner of herein described 4.75 acre tract;

North 86 degrees 50 minutes 03 seconds West, with the common line and fence line between said 8.50 acre tract and said 80.25 acre tract, a distance of 589.99 feet to the **POINT OF BEGINNING** and containing 4.75 acres of land, subject to any and all easements, setbacks, conveyances, and development restrictions that may affect.

This description is based on the Land Title Survey and map produced by CAW Consultants, Craig A. Wallendorf, Registered Professional Surveyor #5810 on May 15, 2018. This description is to be accompanied by a Land Title Survey map sealed on May 15, 2018.

Craig A. Wallendorf 5-15-18

Craig A. Wallendorf, P.E., R.P.L.S.
R.P.L.S. No. 5810
CAW Consultants
P.O. Box 209
Mason, Texas 76856
Phone 830-992-0964
Job No. 18-198-01
4.75 Acres
May 15, 2018



STATE OF TEXAS WELL REPORT for Tracking #151322

Owner:	Trae Ottmers	Owner Well #:	No Data
Address:	602 W. Burbank Fredericksburg, TX 78624	Grid #:	57-42-9
Well Location:	.25 mi W of Sultemeir- Moellering Rd on FM 1631; 80' N in field TX	Latitude:	30° 17' 27" N
		Longitude:	098° 46' 24" W
Well County:	Gillespie	Elevation:	No Data

Type of Work:	New Well	Proposed Use:	Domestic
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Drilling Start Date: 8/25/2008 Drilling End Date: 8/25/2008

	Diameter (in.)	Top Depth (ft.)	Bottom Depth (ft.)
Borehole:	9	0	60

Drilling Method: Air Hammer

Borehole Completion: Filter Packed

	Top Depth (ft.)	Bottom Depth (ft.)	Filter Material	Size
Filter Pack Intervals:	25	46	Gravel	3/8"

	Top Depth (ft.)	Bottom Depth (ft.)	Description (number of sacks & material)
Annular Seal Data:	1	3	1 Cement
	3	25	10 Bentonite

Seal Method: Grout

Sealed By: Driller

Distance to Property Line (ft.): No Data

Distance to Septic Field or other
concentrated contamination (ft.): No Data

Distance to Septic Tank (ft.): No Data

Method of Verification: No Data

Surface Completion: Pitless Adapter Used

Water Level:	23 ft. below land surface on No Data	Measurement Method:	Unknown
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Packers: No Data

Type of Pump:	Submersible	Pump Depth (ft.):	40
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Well Tests:	Jetted	Yield:	30 GPM
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	Strata Depth (ft.)	Water Type
Water Quality:	27-46	Good (480 ppmTDS)
		Chemical Analysis Made: No
	Did the driller knowingly penetrate any strata which contained injurious constituents?:	No

Certification Data: The driller certified that the driller drilled this well (or the well was drilled under the driller's direct supervision) and that each and all of the statements herein are true and correct. The driller understood that failure to complete the required items will result in the report(s) being returned for completion and resubmittal.

Company Information: **Virdell Drilling, Inc.**
111 E. Grayson
Llano, TX 78643

Driller Name:	Taylor Virdell Jr.	License Number:	1900
Apprentice Name:	James Caleb Virdell	Apprentice Number:	57668
Comments:	No Data		

Lithology:			Casing:			
DESCRIPTION & COLOR OF FORMATION MATERIAL			BLANK PIPE & WELL SCREEN DATA			
Top (ft.)	Bottom (ft.)	Description	Dia. (in.)	New/Used	Type	Setting From/To (ft.)
0	1	T/S	5 N PVC	17 38 +2 - 36		
2	22	Brn Clay and Gravel	5 N PVC	slott 10 36 - 46		
22	27	Rd Clay and LS				
27	50	Sand and Gravel				
50	60	Dk Gray Glauconitic LS				

IMPORTANT NOTICE FOR PERSONS HAVING WELLS DRILLED CONCERNING CONFIDENTIALITY

TEX. OCC. CODE Title 12, Chapter 1901.251, authorizes the owner (owner or the person for whom the well was drilled) to keep information in Well Reports confidential. The Department shall hold the contents of the well log confidential and not a matter of public record if it receives, by certified mail, a written request to do so from the owner.

Please include the report's Tracking Number on your written request.

Texas Department of Licensing and Regulation
P.O. Box 12157
Austin, TX 78711
(512) 334-5540



Gillespie County Application for On-Site Sewage Facility

(Permit application is good for 1 year from purchase date)

Permit # 5984

Date: 5/14/09

Fee: 150.00

Reason for Permit (Circle one): New Construction

System Replacement

System Repair

Name of Landowner: Offmors III, Guenther "Tree", G
(Last) (First) (MI)

Mailing Address: 602 W. Burbank, Fredericksburg, 78624
(Street # and name) (City & State) (Zip code)

Physical Address/Location of new septic system: 5686 RR 1631
(Street # and name)
Fredericksburg, TX, 78624
(City & State) (Zip code)

Daytime Phone Number(s): 830/992-2110 Cell Number(s): 830/426-1915

Legal Description: Volume: 20085107 Page: _____ Gillespie County Tax I. D. #: R 99692

Subdivision Name: N/A Lot _____ Blk _____ Phase _____ Tract _____

Abstract # A0576 Survey Name and # M. RIVERA #25

Total Acreage: 8.5 ☒ Private Well ☐ Public Well (Supplier's Name) _____
Name & license # of person installing the septic system: Paul H. Tipton 3201
(OS#)

Information on a Single Family Residence: ☒ House ☐ Mobile Home ☐ Manufactured
Total Square Footage of Living Area: ☐ <1500 ☒ <2500 ☐ <3500 ☐ <4500 ☐ _____
of bedrooms 3 or 4 # of bathrooms (Full) 2 (Half) 1. Does it have or will it have water
saving devices such as, low flush toilets, reduced flow shower heads or faucets, pressure reducing
valves and/or faucet aerators? ☒ Yes ☐ No Water Softener (Demand-Initiated Regeneration)
Circle: Y or N

Is the water softener plumbed separate from the OSSF? Y or N

Information on a Non-Single Family Residence or Commercial/Institutional Facility (including
Multi-family residences) Describe usage: _____

I certify that the above statements are true and correct to the best of my knowledge. Authorization is
hereby given to Gillespie County OSSF Department to enter upon the above described property for
the purpose of soil/site evaluation and investigation of an on-site sewage facility.

Guenther S. Offmors III
(Signature of Landowner)

2/20/2009
(Date)

Office use only:

Daily wastewater usage rate: Q= 300 (gallons/day)

☒ Site Evaluation

☒ Planning Materials submitted by: ☒ Installer ☐ P. E. ☐ R. S.

☐ Development Plans required for Subdivisions, Manufactured Housing Communities,
Multi-Unit Residential Development, Business Parks, or other similar uses (i.e. B&B
Rental, R. V. Park)

☐ Floodplain

For Aerobic Treatment units and non-standard treatment (if applicable):

☐ Affidavit to the Public

☐ Two-year maintenance contract

☐

AUTHORIZATION to CONSTRUCT Date: _____

CASTER 5/18/09

Certification of Approval
Final Inspection Permit # 5984

Date: 05/19/09

Approved by: Dwayne CBoos

- I. Sewer (House Drain): ☐ 3" Sch 40 ☒ 4" Sch 40 ☐ Other: _____
Slope of sewer pipe to tank ☒ minimum of 1/8"/ft.
☒ Cleanouts every 50 ft. and within 5 ft. of 90° bends

- II. Treatment: ☒ Conventional Tanks ☐ Aerobic ☐ Other: _____

TANKS SIZE AND COMPARTMENTS	SERIAL#	RISER	MANUFACTURER
1. <u>1000/2C</u>	<u>513093</u>	<u>Y/N</u>	<u>BUCHANAN</u>
2. _____	_____	Y/N	_____
3. _____	_____	Y/N	_____
4. _____	_____	Y/N	_____

- III. Disposal Field: ☒ Conventional Gravel ☐ Leaching Chambers (Brand) _____
☐ Low-Pressure Pipe ☐ Mounds ☐ Gravel-Less Pipe ☐ Pressure Emitters (drip)
☐ ET Beds ☐ Other: _____

Subsurface Disposal:

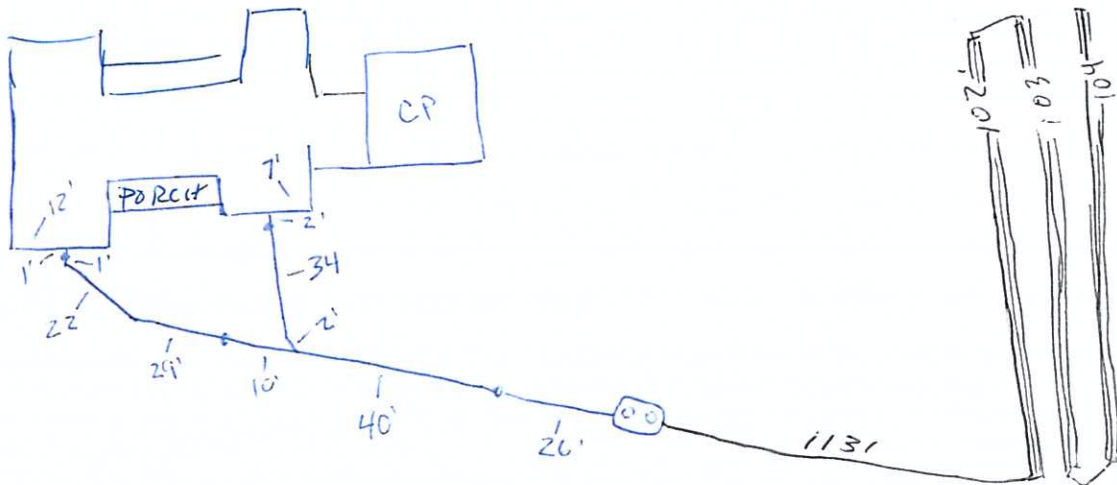
LENGTH OF TRENCH CREDIT	WIDTH	HEIGHT OF MEDIA	CREDIT	SQUARE FEET AREA=LENGTH X
1. <u>309</u> ft.	<u>3</u> ft.	<u>1</u> ft.	<u>5</u> ft.	<u>1545</u> Sq. ft.
2. _____ ft.	_____ ft.	_____ ft.	_____ ft.	_____ Sq. ft.

- IV. Surface Disposal (Application):
Loading Rate: _____

Area Required in Sq. ft. _____
Area Designed in Sq. ft. 100' x 100' = 10,000

Timer installed-----Y/N
Anti-siphon Hole used-----Y/N
Check valve used-----Y/N

- V. Map of System: GPS UTM 14 R 0521819
Not to Scale 3351152



2025 Notice Of Appraised Value

Gillespie Central Appraisal District
1159 S Milam St
Fredericksburg, TX 78624
www.gillespiecad.org
Phone: 830-997-9807

DATE OF NOTICE: May 14, 2025

Property ID: 101745
Ownership %: 100.00
Geo ID: A0576-0025-000000-00
DBA:
Legal: ABS A0576 M RIVERA #25, .5 ACRES,
-HOMESITE-

Legal Acres: 0.5
Situs: 5686 RANCH ROAD 1631 TX
Appraiser:
Owner ID: 84761

OTTMERS, GUENTHER G III & ERIN P
5686 RANCH ROAD 1631
FREDERICKSBURG, TX 78624

Dear Property Owner,

We have appraised the property listed above for the tax year 2025. As of January 1, our appraisal is outlined below:

Appraisal Information			Last Year - 2024		Proposed - 2025	
Structure / Improvement Market Value			604,500		619,740	
Market Value of Non Ag/Timber Land			15,360		15,360	
Market Value of Ag/Timber Land			0		0	
Market Value of Personal Property/Minerals			0		0	
Total Market Value			619,860		635,100	
Productivity Value of Ag/Timber Land			0		0	
Appraised Value			619,860		635,100	
Exemptions			HS		HS	
2024 Exemption Amount	2024 Taxable Value	Taxing Unit	2025 Proposed Appraised Value	2025 Exemption Amount	2025 Taxable Value	
0	619,860	GILLESPIE COUNTY	635,100	0	635,100	
0	619,860	HILL CNTRY UWCD	635,100	0	635,100	
100,000	519,860	FREDBG ISD	635,100	100,000	535,100	
0	619,860	GILLESPIE WCID	635,100	0	635,100	

The difference between the 2020 appraised value and the 2025 appraised value is 52.56%.

An (*) indicates a tax ceiling exists for the taxing unit.

The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials.

If you qualified your home for an age 65 or older or disabled person homestead exemption for school taxes, the school taxes on that property cannot increase as long as you own and live in that home. The tax ceiling is the amount you pay in that year that you qualified for the age 65 or older or disabled person exemption. The school taxes on your home may not go above the amount of the ceiling, unless you improve the home (other than normal repairs or maintenance).

The governing body of each taxing unit decides whether taxes on the property will increase and the appraisal district only determines the property's value.

LOCAL PROPERTY TAX DATABASE

Visit [texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information regarding the amount of taxes that each entity that taxes your property will impose if the entity adopts its proposed tax rate. Your local property tax database will be updated regularly during August and September as local elected officials propose and adopt the property tax rates that will determine how much you pay in property taxes.

A property owner may request from the county assessor-collector for the county in which the property is located or, if the county assessor-collector does not assess taxes for the county, the person who assesses taxes for the county under Section 6.24(b), contact information for the assessor for each taxing unit in which the property is located, who must provide the information described by this subsection to the owner on request.

Tax Assessor-Collector: Scott Fair 1159 S Milam St, Fredericksburg, Texas 830-997-9807

A property owner may register on the appraisal district's internet website, if the appraisal district maintains an internet website, to have notifications regarding updates to the property tax database delivered to the owner by e-mail.

You may qualify for the real property other than residence homestead circuit breaker limitation if your property appraised value is not more than the amount determined under Tax Code Section 23.231 Subsection(j) for the tax year in which the property first qualified. Under Section 23.231, Tax Code, for the 2024, 2025, and 2026 tax years, the appraised value of real property other than a residence homestead for ad valorem tax purposes may not be increased by more than 20 percent each year, with certain exceptions. The circuit breaker limitation provided under Section 23.231, Tax Code expires December 31, 2026. Unless this expiration date is extended by the Texas Legislature, beginning in the 2027 tax year, the circuit breaker limitation provided under Section 23.231, Tax Code, will no longer be in effect and may result in an increase in ad valorem taxes imposed on real property previously subject to the limitation.

Visit the appraisal district's website to elect to exchange communications with a tax official electronically under Subsection (a-2) of Tax Code Section 1.085.

To file a protest, complete the notice of protest form following the instructions included in the form and no later than the deadline below, mail or deliver the form to the appraisal review board at the following address: 1159 S Milam St. Fredericksburg, Texas

Deadline for filing a protest: June 13, 2025
Location of hearings: 1159 S Milam St. Fredericksburg, Texas
ARB will begin hearings: June 24, 2025

Enclosed are copies of the following documents published by the Texas Comptroller of Public Accounts: (1) Taxpayer Assistance Pamphlet; and (2) notice of protest.

Property owners who file a notice of protest with the appraisal review board (ARB) may request an informal conference with the appraisal district to attempt to resolve a dispute prior to a formal ARB hearing. In counties with populations of 1 million or more, property owners may request an ARB special panel for certain property protests. Contact your appraisal district for further information.

Sincerely,
Chief Appraiser

2025 Notice Of Appraised Value

Gillespie Central Appraisal District
1159 S Milam St
Fredericksburg, TX 78624
www.gillespiecad.org
Phone: 830-997-9807

DATE OF NOTICE: May 14, 2025

Property ID: 99692
Ownership %: 100.00
Geo ID: A0576-0025-000000-00
DBA:
Legal: ABS A0576 M RIVERA #25, 12.75 ACRES

Legal Acres: 12.75
Situs: 5686 RANCH ROAD 1631 TX
Appraiser:
Owner ID: 84761

OTTMERS, GUENTHER G III & ERIN P
5686 RANCH ROAD 1631
FREDERICKSBURG, TX 78624

Dear Property Owner,

We have appraised the property listed above for the tax year 2025. As of January 1, our appraisal is outlined below:

Appraisal Information			Last Year - 2024		Proposed - 2025	
Structure / Improvement Market Value			24,970		24,970	
Market Value of Non Ag/Timber Land			0		0	
Market Value of Ag/Timber Land			391,740		391,740	
Market Value of Personal Property/Minerals			0		0	
Total Market Value			416,710		416,710	
Productivity Value of Ag/Timber Land			1,530		1,640	
Appraised Value			26,500		26,610	
Exemptions						
2024 Exemption Amount	2024 Taxable Value	Taxing Unit	2025 Proposed Appraised Value	2025 Exemption Amount	2025 Taxable Value	
0	26,500	GILLESPIE COUNTY	26,610	0	26,610	
0	26,500	HILL CNTRY UWCD	26,610	0	26,610	
0	26,500	FREDBG ISD	26,610	0	26,610	
0	26,500	GILLESPIE WCID	26,610	0	26,610	

The difference between the 2020 appraised value and the 2025 appraised value is 0.91%.

An (*) indicates a tax ceiling exists for the taxing unit.

The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials.

If you qualified your home for an age 65 or older or disabled person homestead exemption for school taxes, the school taxes on that property cannot increase as long as you own and live in that home. The tax ceiling is the amount you pay in that year that you qualified for the age 65 or older or disabled person exemption. The school taxes on your home may not go above the amount of the ceiling, unless you improve the home (other than normal repairs or maintenance).

The governing body of each taxing unit decides whether taxes on the property will increase and the appraisal district only determines the property's value.

LOCAL PROPERTY TAX DATABASE

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A property owner may request from the county assessor-collector for the county in which the property is located or, if the county assessor-collector does not assess taxes for the county, the person who assesses taxes for the county under Section 6.24(b), contact information for the assessor for each taxing unit in which the property is located, who must provide the information described by this subsection to the owner on request.

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You may qualify for the real property other than residence homestead circuit breaker limitation if your property appraised value is not more than the amount determined under Tax Code Section 23.231 Subsection(j) for the tax year in which the property first qualified. Under Section 23.231, Tax Code, for the 2024, 2025, and 2026 tax years, the appraised value of real property other than a residence homestead for ad valorem tax purposes may not be increased by more than 20 percent each year, with certain exceptions. The circuit breaker limitation provided under Section 23.231, Tax Code expires December 31, 2026. Unless this expiration date is extended by the Texas Legislature, beginning in the 2027 tax year, the circuit breaker limitation provided under Section 23.231, Tax Code, will no longer be in effect and may result in an increase in ad valorem taxes imposed on real property previously subject to the limitation.

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Deadline for filing a protest: June 13, 2025
Location of hearings: 1159 S Milam St. Fredericksburg, Texas
ARB will begin hearings: June 24, 2025

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Property owners who file a notice of protest with the appraisal review board (ARB) may request an informal conference with the appraisal district to attempt to resolve a dispute prior to a formal ARB hearing. In counties with populations of 1 million or more, property owners may request an ARB special panel for certain property protests. Contact your appraisal district for further information.

Sincerely,
Chief Appraiser

Gillespie CAD Property Search

Property ID: 101745 For Year 2025

📖 Property Details

Account		
Property ID:	101745	Geographic ID: A0576-0025-000000-00
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	5686 RANCH ROAD 1631 TX	
Map ID:	7-P	Mapsco:
Legal Description:	ABS A0576 M RIVERA #25, .5 ACRES, -HOMESITE-	
Abstract/Subdivision:	A0576	
Neighborhood:	(F500) FBG 1631 & 2721	
Owner		
Owner ID:	84761	
Name:	OTTMERS, GUENTHER G III & ERIN P	
Agent:		
Mailing Address:	5686 RANCH ROAD 1631 FREDERICKSBURG, TX 78624	
% Ownership:	100.0%	
Exemptions:	HS - For privacy reasons not all exemptions are shown online.	

📖 Property Values

Improvement Homesite Value:	\$619,740 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$15,360 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)

Market Value:	\$635,100 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value: ⓘ	\$635,100 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$635,100
Ag Use Value:	\$0
2025 values are preliminary and subject to change prior to certification. 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: OTTMERS, GUENTHER G III & ERIN P

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	\$635,100	\$635,100	\$1,705.24	
HUW	HILL CNTRY UWCD	\$635,100	\$635,100	\$30.48	
SFB	FREDBG ISD	\$635,100	\$495,100	\$3,827.62	
WCD	GILLESPIE WCID	\$635,100	\$635,100	\$1.11	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	\$635,100	\$635,100	\$0.00	

Total Tax Rate: 1.046574

Estimated Taxes With Exemptions: \$5,564.45

Estimated Taxes Without Exemptions: \$6,646.79

📌 Property Improvement - Building

Type: RESIDENTIAL **Living Area:** 2310.0 sqft **Value:** \$619,740

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	M6P	2009	2310
UTL	UTILITY ROOM	*	2009	88
CP	CARPORT	*	2009	546
OP	OPEN PORCH	*	2009	288
OP	OPEN PORCH	*	2009	65
PO	PATIO	*	2009	278
PO	PATIO	*	2009	56
BLDG	BUILDING	*	2011	828
CP	CARPORT	*	2011	576
CNOP	CANOPY	*	2011	1440
BARN	BARN	BARN2	0	2000
SHED	SHED	SHED3	0	400
SHED	SHED	SHED3	0	240
SHED	SHED	SHED3	0	300

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RN2	NATIVE PASTURE 2	0.50	21,780.00	0.00	0.00	\$15,360	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$619,740	\$15,360	\$0	\$635,100	\$0	\$635,100
2024	\$604,500	\$15,360	\$0	\$619,860	\$0	\$619,860
2023	\$604,500	\$15,360	\$0	\$619,860	\$24,116	\$595,744
2022	\$530,090	\$14,700	\$0	\$544,790	\$3,205	\$541,585
2021	\$494,170	\$11,200	\$0	\$505,370	\$13,020	\$492,350
2020	\$407,770	\$8,530	\$0	\$416,300	\$0	\$416,300
2019	\$407,770	\$9,650	\$0	\$417,420	\$0	\$417,420
2018	\$388,090	\$9,650	\$0	\$397,740	\$0	\$397,740
2017	\$378,530	\$8,560	\$0	\$387,090	\$0	\$387,090
2016	\$355,900	\$8,500	\$0	\$364,400	\$0	\$364,400

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/10/2008	WD	WARRANTY DEED	WILLIAMS, OLIVER A MD	OTTMERS, GUENTHER G III & ERIN P	20085107		

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:

08/14/2025



Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorn Fe
2024	GILLESPIE COUNTY	0.268500	\$619,860	\$619,860	\$1,664.33	\$1,664.33	\$0.00	\$0.00	\$0.00
2024	HILL CENTRY UWCD	0.004800	\$619,860	\$619,860	\$29.75	\$29.75	\$0.00	\$0.00	\$0.00
2024	FREDBG ISD	0.773100	\$619,860	\$519,860	\$4,019.04	\$4,019.04	\$0.00	\$0.00	\$0.00
2024	GILLESPIE WCID	0.000174	\$619,860	\$619,860	\$1.08	\$1.08	\$0.00	\$0.00	\$0.00
	2024 Total:	1.046574			\$5,714.20	\$5,714.20	\$0.00	\$0.00	\$0.00
2023	GILLESPIE COUNTY	0.279600	\$619,860	\$595,744	\$1,665.70	\$1,665.70	\$0.00	\$0.00	\$0.00
2023	HILL CENTRY UWCD	0.004700	\$619,860	\$595,744	\$28.00	\$28.00	\$0.00	\$0.00	\$0.00
2023	FREDBG ISD	0.775400	\$619,860	\$495,744	\$3,844.00	\$3,844.00	\$0.00	\$0.00	\$0.00
2023	GILLESPIE WCID	0.000176	\$619,860	\$595,744	\$1.05	\$1.05	\$0.00	\$0.00	\$0.00
	2023 Total:	1.059876			\$5,538.75	\$5,538.75	\$0.00	\$0.00	\$0.00

Gillespie CAD Property Search

Property ID: 99692 For Year 2025

Property Details

Account		
Property ID:	99692	Geographic ID: A0576-0025-000000-00
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	5686 RANCH ROAD 1631 TX	
Map ID:	7-P	Mapsco:
Legal Description:	ABS A0576 M RIVERA #25, 12.75 ACRES	
Abstract/Subdivision:	A0576	
Neighborhood:	(F500) FBG 1631 & 2721	
Owner		
Owner ID:	84761	
Name:	OTTMERS, GUENTHER G III & ERIN P	
Agent:		
Mailing Address:	5686 RANCH ROAD 1631 FREDERICKSBURG, TX 78624	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$24,970 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$391,740 (+)

Market Value:	\$416,710 (=)
Agricultural Value Loss: ⓘ	\$390,100 (-)
Appraised Value: ⓘ	\$26,610 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$26,610
Ag Use Value:	\$1,640
2025 values are preliminary and subject to change prior to certification. 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: OTTMERS, GUENTHER G III & ERIN P

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	\$416,710	\$26,610	\$71.45	
HUW	HILL CNTRY UWCD	\$416,710	\$26,610	\$1.28	
SFB	FREDBG ISD	\$416,710	\$26,610	\$205.72	
WCD	GILLESPIE WCID	\$416,710	\$26,610	\$0.05	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	\$416,710	\$26,610	\$0.00	

Total Tax Rate: 1.046574

Estimated Taxes With Exemptions: \$278.50

Estimated Taxes Without Exemptions: \$4,361.19

📌 Property Improvement - Building

Description: MISC IMP **Type:** MISC IMP **Living Area:** 0 sqft **Value:** \$24,970

Type	Description	Class CD	Year Built	SQFT
STG	STORAGE	*	0	144
BARN	BARN	*	0	2256
SHED	SHED	*	0	300

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RID1	IMPROVED PASTURE 1	8.00	348,480.00	0.00	0.00	\$245,800	\$1,090
RID2	IMPROVED PASTURE 2	4.75	206,910.00	0.00	0.00	\$145,940	\$550

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$24,970	\$391,740	\$1,640	\$26,610	\$0	\$26,610
2024	\$24,970	\$391,740	\$1,530	\$26,500	\$0	\$26,500
2023	\$24,970	\$391,740	\$1,540	\$26,510	\$0	\$26,510
2022	\$24,970	\$374,850	\$1,520	\$26,490	\$0	\$26,490
2021	\$24,970	\$285,600	\$1,550	\$26,520	\$0	\$26,520
2020	\$24,970	\$217,390	\$1,400	\$26,370	\$0	\$26,370
2019	\$24,970	\$154,400	\$930	\$25,900	\$0	\$25,900
2018	\$24,970	\$154,400	\$910	\$25,880	\$0	\$25,880
2017	\$24,970	\$136,960	\$890	\$25,860	\$0	\$25,860
2016	\$0	\$136,000	\$870	\$870	\$0	\$870

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/10/2008	WD	WARRANTY DEED	WILLIAMS, OLIVER A MD	OTTMERS, GUENTHER G III & ERIN P	20085107		

ARB Data

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