

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	N/A	N/A	N/A	N/A	03/25/2019
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	N/A	772,319	N/A	RES-NEC	

OWNER INFORMATION			
Owner Name	Porter Daniel William	Tax Billing Zip	75069
Owner Name 2	Miranda Mann	Tax Billing Zip+4	9406
Tax Billing Address	840 Creekwood Dr S	Owner Occupied	No
Tax Billing City & State	Mckinney, TX		

COMMUNITY INSIGHTS			
Median Home Value	\$823,089	School District	DRIPPING SPRINGS ISD
Median Home Value Rating	9 / 10	Family Friendly Score	94 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	93 / 100	Walkable Score	5 / 100
Total Incidents (1 yr)	10	Q1 Home Price Forecast	\$812,990
Standardized Test Rank	77 / 100	Last 2 Yr Home Appreciation	-3%

LOCATION INFORMATION			
School District	Dripping Springs ISD	MLS Area	HD
School District Name	Dripping Springs ISD	Zip Code	78620
Census Tract	108.07	Flood Zone Date	01/17/2025
Subdivision	Creek Road Ranch Sec 2	Most Hazardous Flood Zone	X
Neighborhood Code	Crrr - Creek Road Ranch-Crrr	Within 250 Feet of Multiple Flood Zone	No
Mapsco	34-A	Flood Zone Panel	48209C0095G

TAX INFORMATION			
Property ID 1	R112299	Tax Area (113)	GHA
Property ID 2	1121540000011004	Tax Appraisal Area	GHA
Property ID 3	R112299		
Legal Description	CREEK ROAD RANCH SEC 2, LOT 11, ACRES 17.73 (1.00 AC @ MKT)		
Exemption(s)	Agricultural	Lot	11

ASSESSMENT & TAX			
Assessment Year	2025	2024	2023
Market Value - Total	\$814,750	\$814,750	\$814,750
Market Value - Land	\$814,750	\$814,750	\$814,750
Assessed Value - Total	\$48,690	\$48,450	\$48,390
YOY Assessed Change (\$)	\$240	\$60	
YOY Assessed Change (%)	0.5%	0.12%	
Tax Amount - Estimated	Tax Year	Change (\$)	Change (%)
\$731	2023		
\$758	2024	\$27	3.71%
\$796	2025	\$38	5.08%
Jurisdiction	Tax Type	Tax Amount	Tax Rate
North Hays County Esd #1	Actual	\$24.35	.05
Hays County Esd #6	Actual	\$39.07	.0802
Hays County	Actual	\$173.97	.3573
Special Road Dist	Actual	\$20.74	.0426
Dripping Springs ISD	Actual	\$538.12	1.1052
Total Estimated Tax Rate			1.6353

CHARACTERISTICS			
County Use Code	Residential (More Than 5 Ac)	Lot Area	772,319

Land Use	Residential (NEC)	County Use Description	Residential (More Than 5 Ac)-A5
Lot Acres	17.73		

SELL SCORE			
Rating	High	Value As Of	2026-01-04 06:33:02
Sell Score	795		

LISTING INFORMATION			
MLS Listing Number	8575956	Listing Date	09/19/2023
MLS Area	HD	MLS Status Change Date	01/01/2025
MLS Status	Expired	Listing Agent Name	470497-Scott Daves
Current Listing Price	\$1,382,940	Listing Broker Name	STANBERRY REALTORS
Original Listing Price	\$1,650,000		

MLS Listing #	9119411	5599208	2866203	8631592	3839704
MLS Status	Closed	Expired	Expired	Closed	Expired
MLS Listing Date	01/23/2016	05/12/2015	03/23/2015	03/12/2014	09/10/2013
MLS Orig Listing Price	\$449,000	\$449,000	\$489,900	\$434,385	\$434,385
MLS Listing Price	\$449,000	\$450,000	\$450,000	\$434,385	\$434,385
MLS Close Date	03/11/2016			05/20/2014	
MLS Listing Close Price	\$425,000			\$420,000	
MLS Listing Expiration Date	03/31/2016	12/31/2015	12/31/2015	09/12/2014	03/10/2014

MLS Listing #	8157505	3809906	8226316
MLS Status	Expired	Expired	Closed
MLS Listing Date	02/29/2012	06/03/2009	02/01/2007
MLS Orig Listing Price	\$450,000	\$450,000	\$385,000
MLS Listing Price	\$435,900	\$371,500	\$385,000
MLS Close Date			06/21/2007
MLS Listing Close Price			\$385,000
MLS Listing Expiration Date	08/31/2013	12/31/2010	07/31/2007

LAST MARKET SALE & SALES HISTORY					
Recording Date	03/25/2019	03/11/2016	04/27/2015	05/22/2014	02/24/2011
Sale/Settlement Date	03/25/2019	03/07/2016	05/15/2014	05/15/2014	02/16/2011
Document Number	9179	7490	5196-497	4928-294	4069-475
Document Type	Special Warranty Deed	Warranty Deed	Correction Deed	Warranty Deed	Warranty Deed
Buyer Name	Porter Daniel W & Miranda M	Treaty Oak Ranch LLC	Wickline Gregory J & Nicki	Wickline Gregory J	Price-Szot Living Trust
Seller Name	Treaty Oak Ranch LLC	Wickline Gregory J & Nicki	Price-Szot Living Trust	Price-Szot Living Trust	Pioneer Bk Ssb

Recording Date	01/26/2011
Sale/Settlement Date	12/07/2010
Document Number	4055-82
Document Type	Trustee's Deed (Foreclosure)
Buyer Name	Pioneer Bk Ssb
Seller Name	Lyon Frank B

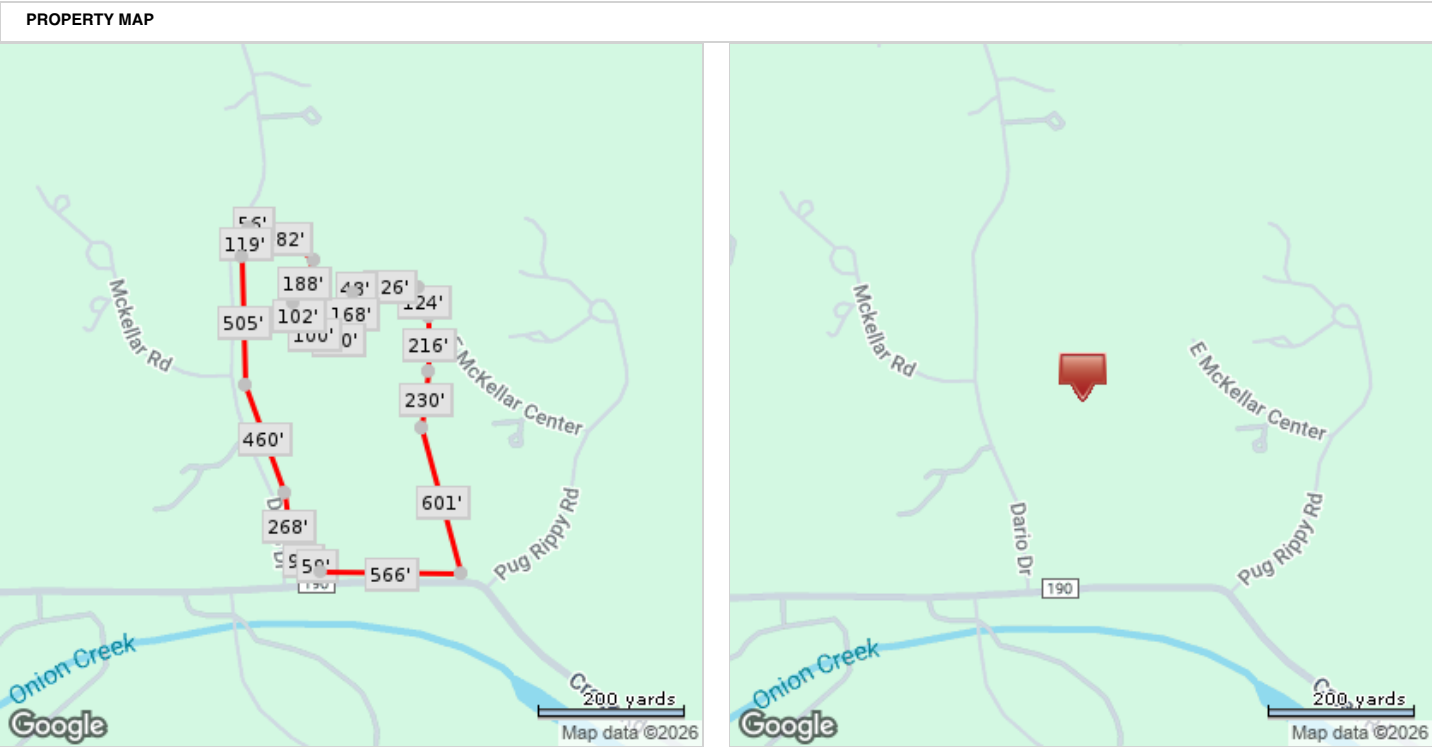
Deed transfers shown here will reflect all recorded transactions and not only those related to the sale of a property.

MORTGAGE HISTORY					
Mortgage Date	04/21/2025	04/13/2022	03/25/2019	03/11/2016	05/22/2014
Mortgage Amount	\$440,000		\$440,000	\$340,000	\$315,000
Mortgage Lender	Southstar Bk Ssb	Southstar Bk Ssb	Southstar Bk Ssb	Broadway Nat'l Bk	Bank Snb Na
Mortgage Type	Conventional		Conventional	Conventional	Conventional
Mortgage Code	Refi	Refi	Resale	Resale	Resale

Mortgage Date	02/24/2011	04/26/2010	06/26/2007
Mortgage Amount	\$275,840	\$346,500	\$346,500

Mortgage Lender	Pioneer Bk Ssb	Pioneer Bk	* Other Institutional Lenders
Mortgage Type	Conventional	Conventional	Conventional
Mortgage Code	Resale	Refi	Resale

FORECLOSURE HISTORY	
Document Type	Notice Of Trustee's Sale
Recording Date	11/18/2010
Original Doc Date	06/22/2007
Original Book Page	31930000582
Buyer 2	Sayloy F Living Trust
Buyer Ownership Rights	Living Trust
Trustee Name	Frank B Lyon
Buyer 1	William T Saylor & D Living Tr
Lender Name	Pioneer Bk&Tr
Mortgage Amount	\$346,500



*Lot Dimensions are Estimated