

PROPOSED
PLAN

1.2863 AC.

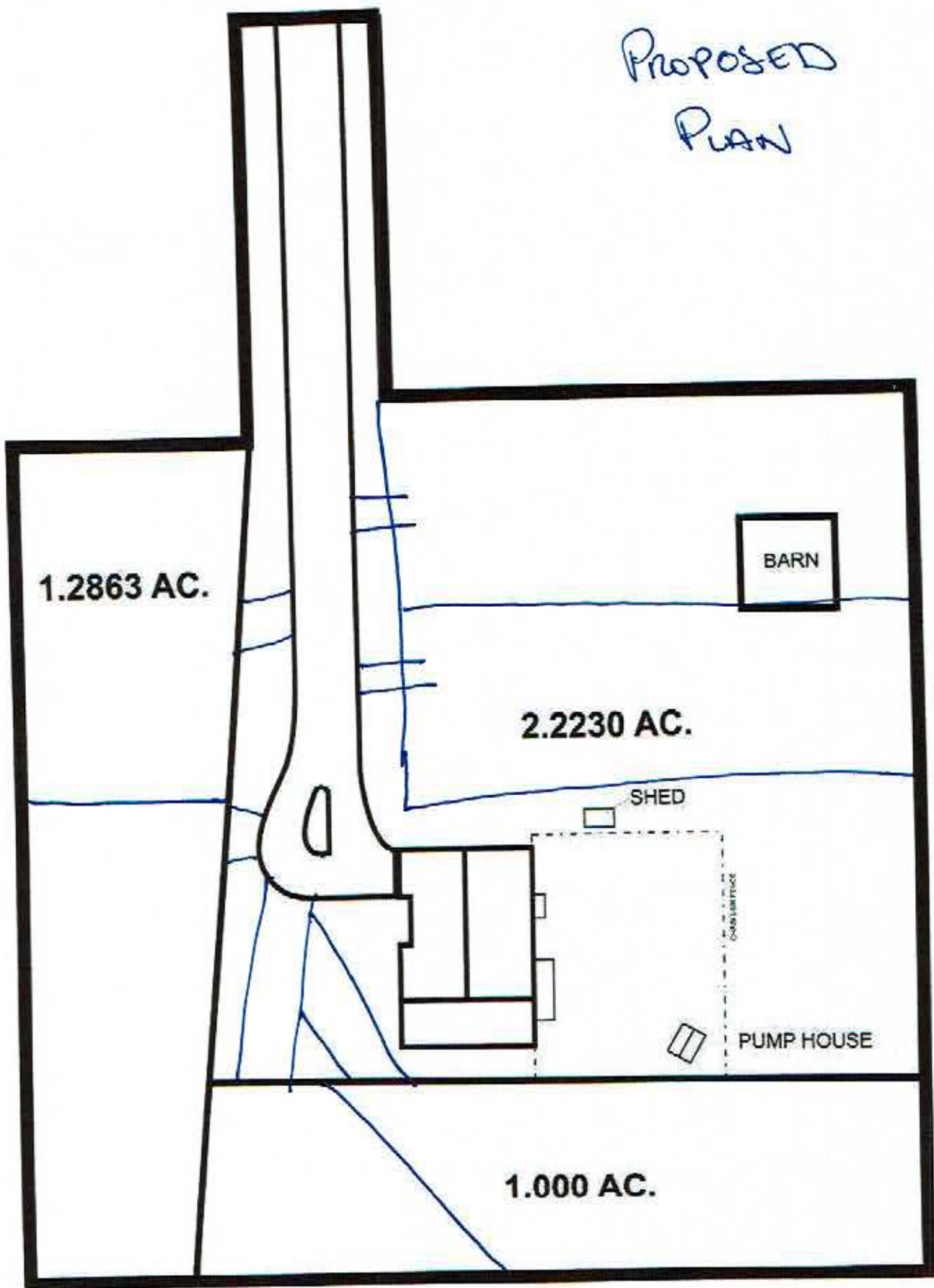
2.2230 AC.

1.000 AC.

BARN

SHED

PUMP HOUSE





2.2230 ACRES

1 ACRE

1.2863 ACRES



1.2863 ACRE

1 ACRE

2.2230 ACRES

	Beds N/A	Bldg Sq Ft N/A	Lot Sq Ft 43,560	Sale Price N/A
	Baths N/A	Yr Built N/A	Type RES-NEC	Sale Date N/A

OWNER INFORMATION			
Owner Name	Dotson Edmund E	Tax Billing Zip	76248
Owner Name 2	Dotson Roxie	Tax Billing Zip+4	3915
Tax Billing Address	156 Mount Gilead Rd	Owner Occupied	Yes
Tax Billing City & State	Keller, TX		

LOCATION INFORMATION			
Location City	Keller	MLS Sub Area	1
School District	Keller ISD	Census Tract	1139.10
School District Code	907	Carrier Route	R017
MLS Area (Tax)	126	Parcel Comments	R

TAX INFORMATION			
Tax ID	06131255	Parcel ID	06131255
Alternate Tax ID	A2913A04		
Legal Description	ALLEN, RICHARD F SURVEY ABS TRACT 29 TRACT 13A04		

ASSESSMENT & TAX			
Assessment Year	2019	2018	2017
Assessed Value - Total	\$125,000	\$115,000	\$115,000
Assessed Value - Land	\$125,000	\$115,000	\$115,000
YOY Assessed Change (\$)	\$10,000	\$0	
YOY Assessed Change (%)	8.7%	0%	
Market Value - Total	\$125,000	\$115,000	\$115,000
Market Value - Land	\$125,000	\$115,000	\$115,000
Tax Year	Total Tax	Change (\$)	Change (%)
2017	\$2,939		
2018	\$2,895	-\$44	-1.5%
2019	\$2,996	\$101	3.47%
Jurisdiction	Tax Amount	Tax Type	Tax Rate
Tarrant County	\$292.50	Actual	.234
City Of Keller	\$499.88	Actual	.3999
ISD - Keller	\$1,760.38	Actual	1.4083
Tarrant County Hosp Dist	\$280.54	Actual	.22443
Tarrant County College Dist	\$162.71	Actual	.13017
Total Estimated Tax Rate			2.3968

CHARACTERISTICS			
Land Use - Corelogic	Residential (NEC)	Estimated Lot Acres	1
Land Use - County	Vacnt-Platted-Lot-Res	Estimated Lot Sq Ft	43,560

SELL SCORE			
Rating	Moderate	Value As Of	2020-05-13 23:52:58
Sell Score	509		

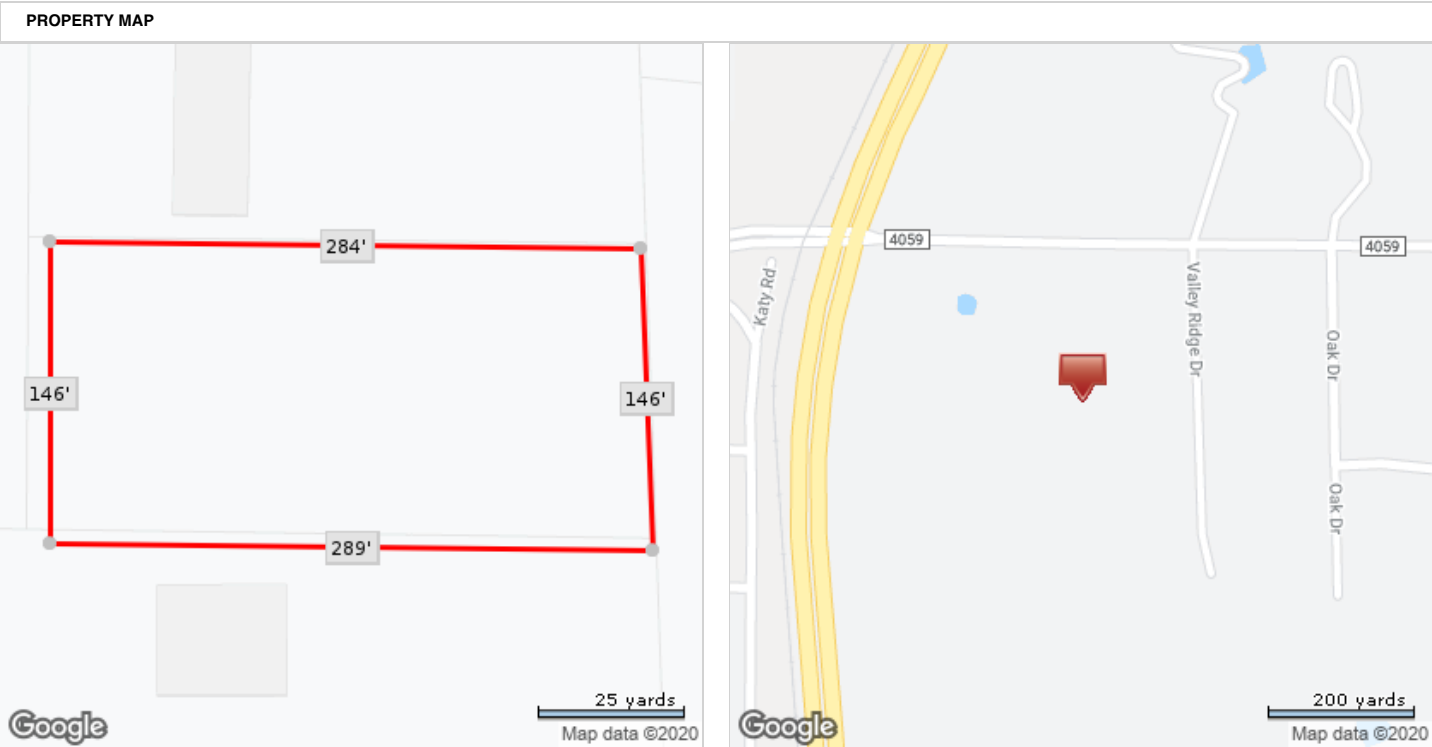
ESTIMATED VALUE			
RealAVM™	\$626,800	Confidence Score	57
RealAVM™ Range	\$520,244 - \$733,356	Forecast Standard Deviation	17
Value As Of	06/01/2020		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal. This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LAST MARKET SALE & SALES HISTORY	
Buyer Name	Dotson Edmund E & Dotson Roxie
Document Number	8708-1958
Document Type	Deed (Reg)



*Lot Dimensions are Estimated

	MLS Beds 3	MLS Sq Ft 2,192	Lot Sq Ft 102,758	Sale Price N/A
	MLS Baths 2	Yr Built 1975	Type SFR	Sale Date N/A

OWNER INFORMATION			
Owner Name	Dotson Edmund E	Tax Billing Zip	76248
Owner Name 2	Dotson Roxie	Tax Billing Zip+4	3915
Tax Billing Address	156 Mount Gilead Rd	Owner Occupied	Yes
Tax Billing City & State	Keller, TX		

LOCATION INFORMATION			
Location City	Keller	MLS Sub Area	1
School District	Keller ISD	Census Tract	1139.10
School District Code	907	Carrier Route	R017
MLS Area (Tax)	126	Parcel Comments	R

TAX INFORMATION			
Tax ID	06131247	% Improved	27%
Alternate Tax ID	A2913A03	Exemption(s)	Homestead,Senior
Parcel ID	06131247		
Legal Description	ALLEN, RICHARD F SURVEY ABS TRACT 29 TRACT 13A03		

ASSESSMENT & TAX			
Assessment Year	2019	2018	2017
Assessed Value - Total	\$398,969	\$362,699	\$329,726
YOY Assessed Change (\$)	\$36,270	\$32,973	
YOY Assessed Change (%)	10%	10%	
Market Value - Total	\$552,312	\$437,509	\$430,621
Market Value - Land	\$403,850	\$271,285	\$271,285
Market Value - Improved	\$148,462	\$166,224	\$159,336
Tax Year	Total Tax	Change (\$)	Change (%)
2017	\$8,428		
2018	\$9,132	\$704	8.35%
2019	\$9,562	\$431	4.72%
Jurisdiction	Tax Amount	Tax Type	Tax Rate
Tarrant County	\$933.59	Actual	.234
City Of Keller	\$1,595.48	Actual	.3999
ISD - Keller	\$5,618.68	Actual	1.4083
Tarrant County Hosp Dist	\$895.40	Actual	.22443
Tarrant County College Dist	\$519.34	Actual	.13017
Total Estimated Tax Rate			2.3968

CHARACTERISTICS			
Land Use - Corelogic	SFR	Water	Type Unknown
Land Use - County	Resid Single Family	Sewer	Type Unknown
Estimated Lot Acres	2.359	Cooling Type	Central
Estimated Lot Sq Ft	102,758	Heat Type	Central
Building Sq Ft	2,192	Garage Type	Garage
Total Building Sq Ft	2,192	Garage Capacity	2
Stories	1	Garage Sq Ft	440
# of Buildings	1	Interior	Drywall
Bedrooms	3	Exterior	Brick
Total Baths	2	Floor Cover	Carpet

MLS Total Baths	2	Year Built	1975
Full Baths	2		

FEATURES			
Building Description		Building Size	
Main		2,192	
Garage		440	
Out Bldg Wood		900	

SELL SCORE			
Rating	Moderate	Value As Of	2020-05-13 23:52:59
Sell Score	509		

ESTIMATED VALUE			
RealAVM™	\$874,000	Confidence Score	61
RealAVM™ Range	\$742,900 - \$1,005,100	Forecast Standard Deviation	15
Value As Of	06/01/2020		

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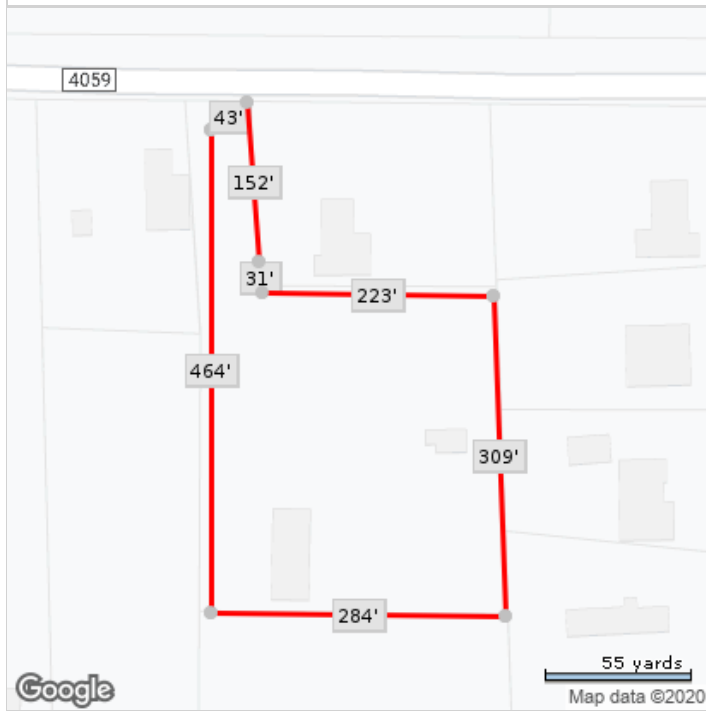
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LISTING INFORMATION			
MLS Listing Number	13706660	MLS Current List Price	\$775,000
MLS Status	Expired	MLS Orig. List Price	\$775,000
MLS Status Change Date	03/31/2018	MLS Listing Agent	0655929-Nancy Heady
MLS Area (MLS)	KELLER AREA (126)	MLS Listing Broker	JP AND ASSOCIATES FORT WOR TH
MLS Listing Date	10/05/2017		

MLS Listing #	13450429	13448976
MLS Status	Expired	Expired
MLS Listing Date	08/24/2016	08/24/2016
MLS Orig Listing Price	\$950,000	\$950,000
MLS Listing Price	\$825,000	\$825,000
MLS Listing Expiration Date	08/31/2017	08/31/2017

LAST MARKET SALE & SALES HISTORY	
Buyer Name	Dotson Edmund E & Dotson Roxie
Document Number	8708-1946
Document Type	Deed (Reg)

PROPERTY MAP



*Lot Dimensions are Estimated



	Beds N/A	Bldg Sq Ft N/A	Lot Sq Ft 46,173	Sale Price N/A
	Baths N/A	Yr Built N/A	Type RES-NEC	Sale Date N/A

OWNER INFORMATION			
Owner Name	Dotson Edmund E	Tax Billing Zip	76248
Owner Name 2	Dotson Roxie	Tax Billing Zip+4	3915
Tax Billing Address	156 Mount Gilead Rd	Owner Occupied	Yes
Tax Billing City & State	Keller, TX		

LOCATION INFORMATION			
Location City	Keller	MLS Sub Area	1
School District	Keller ISD	Census Tract	1139.10
School District Code	907	Carrier Route	R017
MLS Area (Tax)	126	Parcel Comments	R

TAX INFORMATION			
Tax ID	03725286	Parcel ID	03725286
Alternate Tax ID	A2913A		
Legal Description	ALLEN, RICHARD F SURVEY ABS TRACT 29 TRACT 13A		

ASSESSMENT & TAX			
Assessment Year	2019	2018	2017
Assessed Value - Total	\$135,000	\$121,900	\$121,900
Assessed Value - Land	\$135,000	\$121,900	\$121,900
YOY Assessed Change (\$)	\$13,100	\$0	
YOY Assessed Change (%)	10.75%	0%	
Market Value - Total	\$135,000	\$121,900	\$121,900
Market Value - Land	\$135,000	\$121,900	\$121,900
Tax Year	Total Tax	Change (\$)	Change (%)
2017	\$3,116		
2018	\$3,069	-\$47	-1.5%
2019	\$3,236	\$167	5.43%
Jurisdiction	Tax Amount	Tax Type	Tax Rate
Tarrant County	\$315.90	Actual	.234
City Of Keller	\$539.87	Actual	.3999
ISD - Keller	\$1,901.21	Actual	1.4083
Tarrant County Hosp Dist	\$302.98	Actual	.22443
Tarrant County College Dist	\$175.73	Actual	.13017
Total Estimated Tax Rate			2.3968

CHARACTERISTICS			
Land Use - Corelogic	Residential (NEC)	Estimated Lot Sq Ft	46,173
Land Use - County	Vacnt-Platted-Lot-Res	Water	Type Unknown
Estimated Lot Acres	1.06	Sewer	Type Unknown

SELL SCORE			
Rating	Moderate	Value As Of	2020-05-13 23:52:58
Sell Score	582		

ESTIMATED VALUE			
RealAVM™	\$873,700	Confidence Score	61
RealAVM™ Range	\$742,645 - \$1,004,755	Forecast Standard Deviation	15

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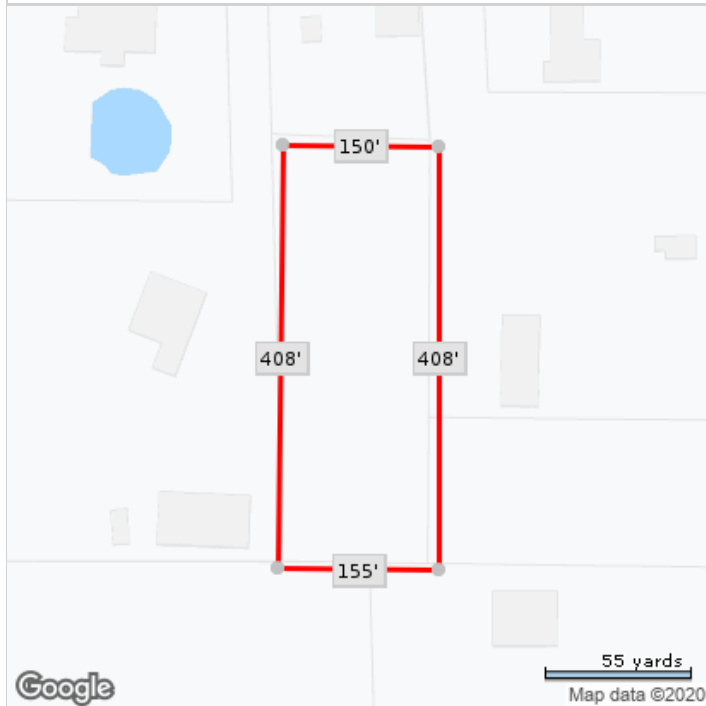
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LAST MARKET SALE & SALES HISTORY

Recording Date	05/17/1994	
Buyer Name	Dotson Edmund E & Roxie	
Seller Name	Aikens Eugene I & Faith D	
Document Number	11583-978	9855-1575
Document Type	Deed (Reg)	Deed (Reg)

PROPERTY MAP



*Lot Dimensions are Estimated

