


**7688 Ranch Road 261, Buchanan Dam, TX 78609-4333, Llano County**

APN: 16540 CLIP: 2815770769

	<b>Beds</b>	<b>Full Baths</b>	<b>Half Baths</b>	<b>Sale Price</b>	<b>Sale Date</b>
	N/A	N/A	N/A	N/A	08/20/2020
	<b>Bldg Sq Ft</b>	<b>Lot Sq Ft</b>	<b>Yr Built</b>	<b>Type</b>	
	N/A	263,974	N/A	FARMS	

OWNER INFORMATION			
Owner Name	King Mathew Alan	Tax Billing Zip	78733
Owner Name 2	King Rebecca Ann	Tax Billing Zip+4	2671
Tax Billing Address	1110 Ogden Dr	Owner Occupied	No
Tax Billing City & State	Austin, TX		

COMMUNITY INSIGHTS			
Median Home Value	\$482,317	School District	BURNET CISD
Median Home Value Rating	6 / 10	Family Friendly Score	57 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	94 / 100	Walkable Score	1 / 100
Total Incidents (1 yr)	4	Q1 Home Price Forecast	\$502,881
Standardized Test Rank	38 / 100	Last 2 Yr Home Appreciation	11%

LOCATION INFORMATION			
School District	Sbu	Zip + 4	4333
School District Name	Burnet Cons ISD	Flood Zone Date	05/02/2012
Census Tract	9706.00	Most Hazardous Flood Zone	X
MLS Area	LL	Within 250 Feet of Multiple Flood Zone	Yes (X, Ae, X500)
Zip Code	78609	Flood Zone Panel	48299C0250C

TAX INFORMATION			
Property ID 1	16540	Tax Area (113)	GLL
Property ID 2	2022700001700	Tax Appraisal Area	GLL
Property ID 3	16540		
Legal Description	FISHER & MILLER ABST #227 6.06 0 AC		

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Market Value - Total	\$271,670	\$271,670	\$271,670
Market Value - Land	\$271,670	\$271,670	\$271,670
Assessed Value - Total	\$271,670	\$271,670	\$271,670
Assessed Value - Land	\$271,670	\$271,670	\$271,670
YOY Assessed Change (\$)	\$0	\$0	
YOY Assessed Change (%)	0%	0%	
Tax Amount - Estimated	Tax Year	Change (\$)	Change (%)
\$3,669	2022		
\$3,164	2023	-\$505	-13.75%
\$3,115	2024	-\$50	-1.58%
Jurisdiction	Tax Type	Tax Amount	Tax Rate
Llano Esd #2	Actual	\$66.40	.02444
Llano County	Actual	\$606.15	.22312
Road And Bridge	Actual	\$73.35	.027
Burnet ISD	Actual	\$2,368.69	.8719
Total Estimated Tax Rate			1.1465

CHARACTERISTICS			
State Use	Farm-Rnch-Imps Tot Exmpt	Garage Capacity	MLS: 99
Land Use	Farms	Lot Area	263,974
Lot Acres	6.06	No. Parking Spaces	MLS: 99

**SELL SCORE**

Value As Of **2025-03-30 04:45:58**

**LISTING INFORMATION**

MLS Listing Number	<a href="#">9731241</a>	Listing Date	<b>06/07/2018</b>
MLS Area	<b>LL</b>	MLS Status Change Date	<b>08/21/2019</b>
MLS Status	<b>Closed</b>	Listing Agent Name	<b>529680-Bruce Jones</b>
Current Listing Price	<b>\$250,000</b>	Listing Broker Name	<b>LAKE HOMES REALTY, LLC</b>
Original Listing Price	<b>\$300,000</b>		

MLS Listing #	7623616
MLS Status	<b>Withdrawn</b>
MLS Listing Date	<b>06/07/2018</b>
MLS Orig Listing Price	<b>\$300,000</b>
MLS Listing Price	<b>\$250,000</b>
MLS Listing Expiration Date	<b>08/31/2019</b>

**LAST MARKET SALE & SALES HISTORY**

Recording Date	09/04/2020	08/26/2019	04/12/2006
Sale/Settlement Date	<b>08/20/2020</b>	<b>08/20/2019</b>	<b>04/04/2006</b>
Document Number	<b>6286</b>	<b>5370</b>	<b>1359-712</b>
Document Type	<b>Special Warranty Deed</b>	<b>Warranty Deed</b>	<b>Warranty Deed</b>
Buyer Name	<b>Floyd Daniel E &amp; Dorothy K</b>	<b>King Mathew A &amp; Ebecca A</b>	<b>Whitney Tim &amp; Liz</b>
Seller Name	<b>Lower Colorado River Authority</b>	<b>Whitney Tim &amp; Liz</b>	<b>Murray Michael M &amp; Ruby N</b>

**MORTGAGE HISTORY**

Mortgage Date	08/26/2019	04/12/2006
Mortgage Amount	<b>\$160,000</b>	<b>\$123,600</b>
Mortgage Lender	<b>National United</b>	<b>Capital Farm Credit</b>
Mortgage Type	<b>Conventional</b>	<b>Conventional</b>
Mortgage Code	<b>Resale</b>	<b>Resale</b>

**PROPERTY MAP**



\*Lot Dimensions are Estimated

