

Property

Account			
Property ID:	14828	Legal Description:	ABS A0193 HAND, SUR 115,ACRES 6.028
Geographic ID:	0193-0115-006000	Zoning:	R1
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			
Location			
Address:	951 N CYPRESS CREEK ROAD KERRVILLE, TX 78028	Mapsco:	
Neighborhood:		Map ID:	M31
Neighborhood CD:			
Owner			
Name:	BALDWIN, ALAN	Owner ID:	565219
Mailing Address:	PO BOX 290691 KERRVILLE, TX 78029-0691	% Ownership:	100.000000000000%
		Exemptions:	OTHER, HS

Values

(+) Improvement Homesite Value:	+	\$82,291	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$31,305	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
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(=) Market Value:	=	\$113,596	
(-) Ag or Timber Use Value Reduction:	-	\$0	
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(=) Appraised Value:	=	\$113,596	
(-) HS Cap:	-	\$4,216	
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(=) Assessed Value:	=	\$109,380	

Taxing Jurisdiction

Owner:	BALDWIN, ALAN
% Ownership:	100.000000000000%
Total Value:	\$113,596

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	Tax Ceiling
CAD	Central Appraisal District	0.000000	\$113,596	\$109,380	\$0.00	
CKV	CITY OF KERRVILLE	0.559500	\$113,596	\$106,380	\$281.67	\$281.67
GKR	KERR COUNTY	0.407400	\$113,596	\$109,380	\$218.72	\$218.72
RLT	LATERAL ROADS	0.022600	\$113,596	\$106,380	\$16.12	\$16.12
SKV	KERRVILLE I.S.D.	0.849200	\$113,596	\$0	\$0.00	\$0.00
UGR	UPPER GUADALUPE RIVER AUTHORITY	0.012500	\$113,596	\$109,380	\$13.67	
WHU	HEADWATERS GROUNDWATER CONSERVATION DISTRICT	0.006757	\$113,596	\$109,380	\$7.39	
Total Tax Rate:		1.857957				
Taxes w/Current Exemptions:					\$537.57	
Taxes w/o Exemptions:					\$2,110.56	

Improvement / Building

**Improvement #1:** Residential **State Code:** A1 **Living Area:** 1164.0 sqft **Value:** \$82,291

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA		F3	WS	1968	1164.0
OP	ACAD CONV CODE: OP	F3			260.0
GRN	ACAD CONV CODE: GRN	NCLS		1984	1056.0

## Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	A1	A1	3.0280	131899.68	0.00	0.00	\$17,805	\$0
2	A1	A1	3.0000	130680.00	0.00	0.00	\$13,500	\$0

## Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	\$82,291	\$31,305	0	113,596	\$4,216	\$109,380
2022	\$71,554	\$30,555	0	102,109	\$2,673	\$99,436
2021	\$62,227	\$30,555	0	92,782	\$2,386	\$90,396
2020	\$62,227	\$30,555	0	92,782	\$10,604	\$82,178
2019	\$51,856	\$22,851	0	74,707	\$0	\$74,707
2018	\$51,856	\$22,851	0	74,707	\$0	\$74,707
2017	\$51,856	\$22,851	0	74,707	\$0	\$74,707
2016	\$49,767	\$22,851	0	72,618	\$0	\$72,618
2015	\$49,767	\$22,851	0	72,618	\$0	\$72,618
2014	\$49,767	\$22,851	0	72,618	\$0	\$72,618
2013	\$49,767	\$22,851	0	72,618	\$3,353	\$69,265
2012	\$49,767	\$22,851	0	72,618	\$9,191	\$63,427
2011	\$49,767	\$22,851	0	72,618	\$14,498	\$58,120
2010	\$49,767	\$22,851	0	72,618	\$19,323	\$53,295

## Deed History - (Last 2 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	3/12/2002	WD	Warranty Deed	O.K.D.K., INC	BALDWIN, ALAN	1201	0087	0
2	9/10/1993	OT	MISC	KELLER, ANDREW & ROBERT	OKDK, INC	0710	0396	0

Questions Please Call (830) 895-5223