



Property Details

<b>Account</b>		
<b>Property ID:</b>	147281	<b>Geographic ID:</b> 400265016600
<b>Type:</b>	Real	<b>Zoning:</b>
<b>Property Use:</b>		
<b>Location</b>		
<b>Situs Address:</b>	306 OAK CREEK WAY NEW BRAUNFELS, TX 78130	
<b>Map ID:</b>	6K	<b>Mapsco:</b>
<b>Legal Description:</b>	OAK CREEK ESTATES PHASE IB, BLOCK F, LOT 1	
<b>Abstract/Subdivision:</b>	400265-1B - OAK CREEK ESTATES PHASE IB	
<b>Neighborhood:</b>	425E603	
<b>Owner</b>		
<b>Owner ID:</b>	920418	
<b>Name:</b>	STOUT DAVID HILDREN II	
<b>Agent:</b>		
<b>Mailing Address:</b>	107 TALAVERA PKWY APT 414 SAN ANTONIO, TX 78232-1051	
<b>% Ownership:</b>	100.00%	

**Exemptions:**

For privacy reasons not all exemptions are shown online.

**Property Values**

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$307,170 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$89,250 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$396,420 (=)
<b>Agricultural Value Loss:</b> ⓘ	\$0 (-)
<b>HS Cap Loss/Circuit Breaker:</b> ⓘ	\$0 (-)
<b>Appraised Value:</b>	\$396,420
<b>Ag Use Value:</b>	\$0

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:** STOUT DAVID HILDREN II **%Ownership:** 100.00%

Entity	Description	Market Value	Taxable Value
046	COMAL COUNTY	\$396,420	\$396,420
046LR	COMAL COUNTY LATERAL ROAD	\$396,420	\$396,420
CNB	CITY OF NEW BRAUNFELS	\$396,420	\$396,420
SCIS	COMAL ISD	\$396,420	\$396,420

## Property Improvement - Building

**Type:** RESIDENTIAL **State Code:** A1 **Value:** \$307,170

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
PC	Covered Porch (attached)	*		2012	132.00
PC	Covered Porch (attached)	*		2012	131.00
AGF1	Attached Garage	*		2012	420.00
STR2	2nd Floor	*		2012	0.00
RES 2STY	Residential 2 story	FAIR	FS,SV	2012	2,778.00

## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RES-CORNER	corner lot	0.19	8,276.40	0.00	0.00	\$89,250	\$0

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	HS Cap Loss	Appraised
2025	N/A	N/A	N/A	N/A	N/A
2024	\$307,170	\$89,250	\$0	\$0	\$396,420
2023	\$313,410	\$85,000	\$0	\$0	\$398,410
2022	\$284,740	\$85,000	\$0	\$0	\$369,740
2021	\$223,450	\$65,000	\$0	\$0	\$288,450
2020	\$217,220	\$55,000	\$0	\$0	\$272,220
2019	\$219,340	\$55,000	\$0	\$0	\$274,340
2018	\$204,360	\$55,000	\$0	\$0	\$259,360
2017	\$213,900	\$35,000	\$0	\$0	\$248,900
2016	\$215,650	\$30,000	\$0	\$0	\$245,650
2015	\$204,650	\$25,000	\$0	\$0	\$229,650
2014	\$201,340	\$25,000	\$0	\$0	\$226,340

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Nur
6/8/2012	WD	WARRANTY DEED	CONTINENTAL HOMES OF TEXAS LP	STOUT DAVID HILDREN II	201206020512		
2/14/2012	WD	WARRANTY DEED	FORESTAR USA REAL ESTATE GROUP INC	CONTINENTAL HOMES OF TEXAS LP	201206006233		
12/30/2006	OTHER	MISCELLANEOUS	SABINE INVESTMENT CO	FORESTAR USA REAL ESTATE GROUP INC	200706001343		