

Full - Report

Master

Address: 911 SACRAMENTO
 City: SAN ANTONIO
 Zip: 78201
 Class: SINGLE-STRUCTURE PROP W/O AGR
 Map: 582C6
 Mail Address: 1370 PANTHEON WAY STE 190
 Mail City St Zip: SAN ANTONIO, TX 78232 - 2296
 Census Tract: 190604
 Census Block: 3
 Acres: 0.14
 Owner Occupied: No
 Subdivision: LOS ANGELES HTS-CENTRAL SA

CAN: 072150010320
 State: TX
 Owner: 911 SACRAMENTO LAND TRUST
 School District: SAN ANTONIO ISD
 Owner Display: 911 SACRAMENTO LAND TRUST
 Owner 2:
 Latitude: 29.4727
 Longitude: -98.5083
 Sale Date:
 Year Built: 1935
 Living Area Sqft: 772
 Neighborhood: 57210

Legal

Legal Description: NCB 7215 BLK 1 LOT 32

Property Values and Taxes

Crtf NoCrtf:	Tax Year:	Land Value:	Improv Value:	Total Value:	Total Tax:
Yes	2019	\$16,250	\$73,530	\$89,780	\$2,544.62
Yes	2018	\$13,560	\$65,990	\$79,550	\$2,283.89
Yes	2017	\$13,560	\$58,830	\$72,390	\$2,054.18
Yes	2016	\$12,250	\$54,860	\$67,110	\$1,894.17
Yes	2015	\$12,250	\$35,340	\$47,590	\$1,284
Yes	2014	\$12,250	\$31,470	\$43,720	\$1,182.92
Yes	2013	\$13,590	\$31,270	\$44,860	\$1,208.23
Yes	2012	\$13,590	\$32,810	\$46,400	\$1,249.52
Yes	2011	\$13,590	\$35,320	\$48,910	\$1,288.99
Yes	2010	\$13,590	\$37,310	\$50,900	\$1,326.80
Yes	2009	\$13,590	\$37,410	\$51,000	\$1,305.77
Yes	2008	\$13,590	\$29,510	\$43,100	\$1,101.86
Yes	2007	\$13,590	\$28,270	\$41,860	\$1,061.89
Yes	2006	\$10,060	\$28,940		\$1,124.16
Yes	2005	\$7,750	\$28,670		\$1,091.53

Tax Jurisdiction

SAN ANTONIO ISD
 CITY OF SAN ANTONIO
 BEXAR COUNTY
 UNIV HEALTH SYSTEM
 ALAMO COM COLLEGE
 BEXAR CO RD & FLOOD
 SA RIVER AUTH

Tax

\$1,374.49
 \$501.21
 \$249.08
 \$248
 \$133.91
 \$21.25
 \$16.68

Exemptions:

<u>TaxYr Prelim:</u>	<u>Land Value:</u>	<u>Improv Value:</u>	<u>Total Value:</u>
2019	\$16,250	\$73,530	\$89,780

Sales History

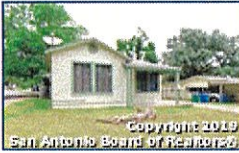
File Date	Deed Book	Deed Page	Instr Type	Grantor	Grantee	Consideration
08/06/2019			TTD	WILKES JASON	911 SACRAMENTO LAND TRUST	\$86,253
08/06/2019			TTD	WILKES JASON	911 SACRAMENTO LAND TRUST	\$86,253
09/20/2016				ALEMAN DENIS M	911 SACRAMENTO LAND TRUST (CT)	\$82,000
04/07/2015			WW	911 SACRAMENTO LAND TRUST	ALEMAN DENIS M	\$0
04/07/2015			WW	911 SACRAMENTO LAND TRUST	ALEMAN DENIS M	\$0
04/07/2015			WW	911 SACRAMENTO LAND TRUST	ALEMAN DENIS M	\$0
01/05/2014			WW	911 SACRAMENTO LAND TRUST	ALEMAN DENIS M	\$0

Land Features


Frontage: 50
 SqFt: 6250
 Type:

Depth: 125
 Acres 0.14

Residential Property Features




Subdivision (Legal Name): LOS ANGELES - NORTH



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State of Tennessee

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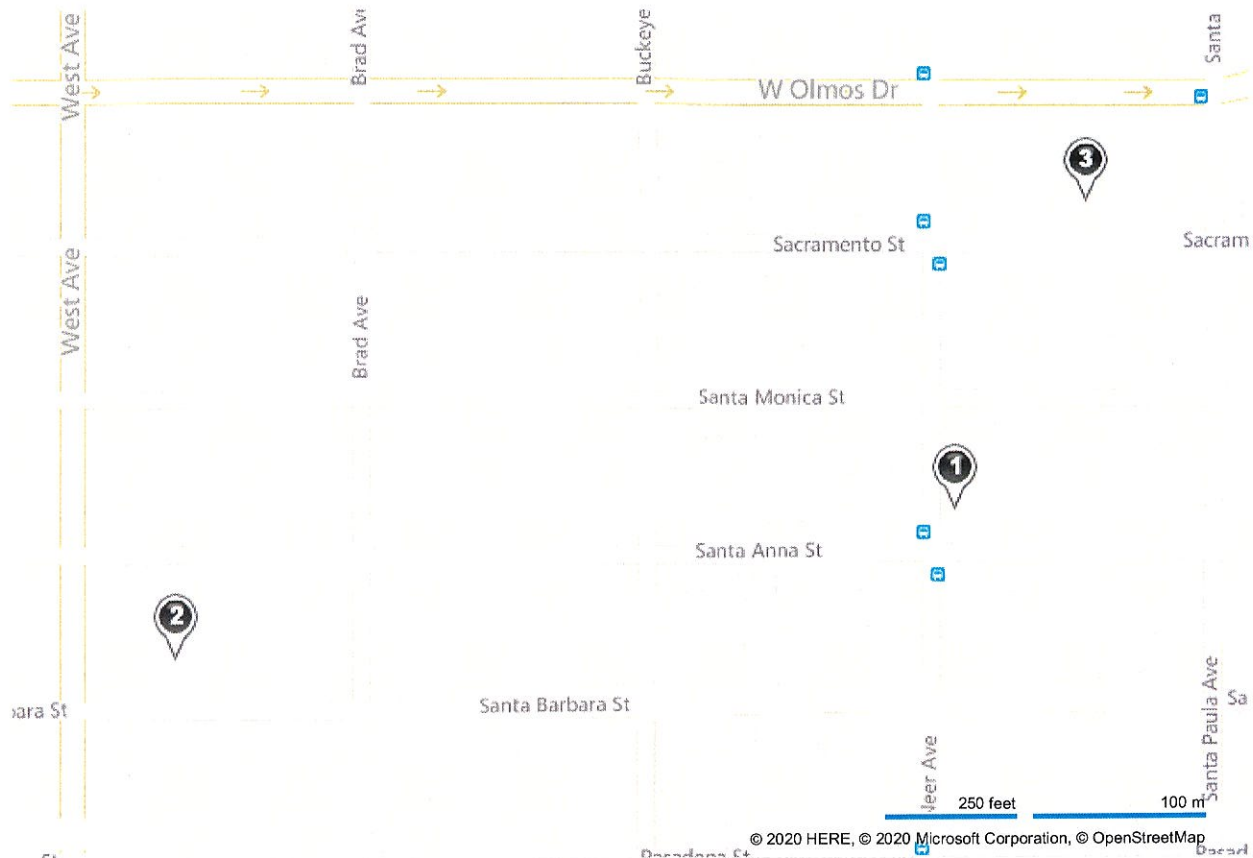


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Subdivision (Legal Name): LOS ANGELES HEIGHTS

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https://sabor2.connectmls.com/mls.jsp?encurl=/search/search_index.jsp?mlsnumbers=1388789,1387720,1432755&firstTimeLoad=true&uniqueURL=675205426



CMA Summary Report

Residential Single

Sold - Residential Single

#	MLS #	Address	Status	SqFt	CDOM	DOM	LP	\$/SqFt	SP	\$/SqFt Sld	Sell Conc	LP:SP	OLP:SP	Close Date
1	1388789	1539 Santa Anna	Sold	988	125	125	\$145,000	\$146.76	\$133,000	\$134.61		91.72%	88.67%	10/08/2019
2	1387720	1825 W Santa Barbara	Sold	1078	62	62	\$146,900	\$136.27	\$134,000	\$124.30		91.22%	86.51%	08/28/2019
3	1432755	1517 Sacramento	Sold	892	29	29	\$139,000	\$155.82	\$137,000	\$153.58		98.56%	98.56%	02/19/2020

3 Sold - Residential Single Statistics

	High	Low	Average	Median
List Price	\$146,900	\$139,000	\$143,633	\$145,000
Sold Price	\$137,000	\$133,000	\$134,667	\$134,000
Square Feet	1078	892	986	988
Price/Square Foot	\$153.58	\$124.30	\$136.58	\$134.61
Cumulative Days On Market	125	29	72	62
Days On Market	125	29	72	62
LP:SP Ratio	98.56%	91.22%	93.83%	91.72%
OLP:SP Ratio	98.56%	86.51%	91.25%	88.67%
Seller's Concessions	\$0	\$0	\$0	\$0

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CMA Summary Report

Residential Rental

Rented - Residential Rental

#	MLS #	Street #	Dir	Str Name	Status	SqFt	CDOM	DOM	LP	\$/SqFt	SP	\$/SqFt(Rented)	Close Date
1	1364081	1244		Clower	Rented	1008	92	92	\$1,245	\$1.23	\$1,225	\$1.21	05/16/2019
2	1383043	1031		Clower	Rented	960	14	14	\$1,250	\$1.30	\$1,250	\$1.30	05/28/2019
3	1364765	1435	W	Summit Ave	Rented	864	104	104	\$1,295	\$1.49	\$1,295	\$1.49	05/31/2019

3 Rented - Residential Rental Statistics

	High	Low	Average	Median
List Price	\$1,295	\$1,245	\$1,263	\$1,250
Sold Price	\$1,295	\$1,225	\$1,257	\$1,250
Square Feet	1008	864	944	960
Price/Square Foot	\$1.49	\$1.23	\$1.34	\$1.30
Cumulative Days On Market	104	14	70	92
Days On Market	104	14	70	92

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Address:

Interior Paint @ 2.00 × sqft	772	2	1544
Exterior Paint Full @ 1.75 × sqft	772	1.75	1351
Exterior Paint 1/2 @ 1.00 × sqft		1	0
Exterior Paint Trim Only @ 0.50 × sqft		0.5	0
Carpet Rental Trim@ 1.20 × sqft	472	1.2	566.4
Carpet Retail Trim@ 1.50 × sqft		1.5	0
Tile Ceramic/Laminate @ 3.25 × sqft	300	3.25	975
Wood Floor Install New @ 6.50 × sqft		6.5	0
Wood Floor Refinish @ 2.75 × sqft		2.75	0
Kitchen Cabinets Standard @ 150.00 × linear ft		150	900
Kitchen Cabinets Refinish Existing @ 750.00 × job		750	0
Countertops Granite @ 50.00 × linear ft		50	0
Countertops Formica @ 25.00 × linear ft		25	900
Sink and Faucets Standard @ 150.00 × job		150	0
Appliances Rental @ 1200.00 × job	0.8	1200	960
Appliances Retail @ 2000.00 × job		2000	0
Baths Complete @ 3000.00 × job	2	3000	6000
Baths Surround @ 1800.00 × job		1800	0
Refinish Bath Surround @ 750.00 × unit		750	0
Baths Toilets @ 225.00 × each		225	0
Baths Vanity @ 350.00 × each		350	0
Baths Tub @ 225.00 × each		225	0
Baths Sink @ 150.00 × each		150	0
Fixtures @ 35.00 × each	10	35	350
Fixtures Retail @ 75.00 × each		75	0
Fans Rental @ 100.00 × each		100	0
Fans Retail @ 175.00 × each		175	0
Window Replacement Glass @ 75.00 × pane	4	75	300
Window Install New @ 225.00 × window		225	0
Doors Interior @ 90.00 × each		90	0
Doors Exterior @ 175.00 × each	1	175	175
Doors Front @ 500.00 × each	1	500	500
Doors French/Double Door @ 1500.00 × each		1500	0
Sliding Glass Door @ 750.00 × unit		750	0
Door Knobs non-locking @ 10.00 × each	8	10	80
Door Knobs Locking @ 25.00 × each	3	25	75
Door Knobs Front Entry @ 75.00 × each	1	75	75
Garage Doors Single @ 350.00 × each		350	0
Garage Doors Double @ 600.00 × each		600	0
Garage Opener @ 250.00 × each		250	0
Water Heater @ 725.00 × each	1	725	725
Fence Wood @ 16.50 × linear ft		16.5	0
Fence Chain Link @ 8.00 × linear ft		8	0

Electrical Panel Inside New @ 850.00 x each		850	0
Electrical Panel Outside @ 850.00 x each		850	0
Electrical switches/plugs @ 5.00 x each		5	0
Electrical Rewire @ 1.00 x get bid		1	0
Foundation @ 1.00 x get bid	5000	1	5000
Plumbing @ 1.00 x get bid		1	0
HVAC Service @ 725.00 x each		725	0
HVAC Install New 3 ton @ 3500.00 x each	1	3500	3500
HVAC Install New 4 ton @ 4000.00 x each		4000	0
HVAC Install New 5 ton @ 4500.00 x each		4500	0
HVAC Install Condenser 3 ton @ 1800.00 x each		1800	0
HVAC Install Condenser 4 ton @ 2000.00 x each		2000	0
HVAC Install Condenser 5 ton @ 2100.00 x each		2100	0
HVAC Install Evaporator 3 ton @ 1000.00 x each		1000	0
HVAC Install Evaporator 4 ton @ 1100.00 x each		1100	0
HVAC Install Evaporator 5 ton @ 1300.00 x each		1300	0
HVAC Ductwork Replace @ 500xRoom	0	500	1000
Roof Replace @ 1.00 x get bid		1	0
Siding @ 1.50 x get bid		1.5	2000
Landscaping Tree Removal @ 250.00 x per tree		250	0
Landscaping Tree Trim @ 100.00 x per tree		100	0
Drywall Patch @ 1.00 x get bid		1	0
Drywall Install @ 45.00 x sheet		45	1000
Pool @ 1.00 x 1		1	0
Trashout @ 600.00 x load	2	600	1200
Misc. @ 1.00 x each	8823.6	1	8823.6
Additional Framing @ 1.00 x job	2000	1	2000

TOTAL 40000