

Full - Report

Master

Address: 911 SACRAMENTO	CAN: 072150010320
City: SAN ANTONIO	State: TX
Zip: 78201	Owner: 911 SACRAMENTO LAND TRUST
Class: SINGLE-STRUCTURE PROP W/O AGR	School District: SAN ANTONIO ISD
Map: 582C6	Owner Display: 911 SACRAMENTO LAND TRUST
Mail Address: 1370 PANTHEON WAY STE 190	Owner 2:
Mail City St Zip: SAN ANTONIO, TX 78232 - 2296	Latitude: 29.4727
Census Tract: 190604	Longitude: -98.5083
Census Block: 3	Sale Date:
Acres: 0.14	Year Built: 1935
Owner Occupied: No	Living Area Sqft: 772
Subdivision: LOS ANGELES HTS-CENTRAL SA	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	Tax
SAN ANTONIO ISD	\$1,374.49
CITY OF SAN ANTONIO	\$501.21
BEXAR COUNTY	\$249.08
UNIV HEALTH SYSTEM	\$248
ALAMO COM COLLEGE	\$133.91
BEXAR CO RD & FLOOD	\$21.25
SA RIVER AUTH	\$16.68

Exemptions:

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

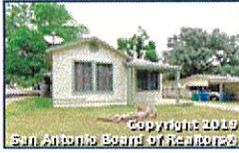
Sales History

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	Depth: 125
SqFt: 6250	Acres: 0.14
Type:	

Residential Property Features



MLS #: 1388789 **Class:** RE **Type:** SFD **Area:** 0800
Address: 1539 Santa Anna **Status:** **Sold**
Price: \$145,000 **Year Built:** 1940 **Recent Rehab:**
BR: 3 **FB:** 1 **HB:** 0 **DOM:** 125
Sch: San Antonio **Sold Price:** \$133,000 **Sold Price/SQFT:** \$134.61 **SqFt:** 988
 I.S.D.

Subdivision (Legal Name): LOS ANGELES - NORTH

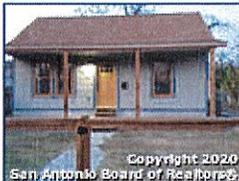
Remarks: Charming 3 BR/1 Bath. Move in ready corner lot residential home in the Los Angeles Heights neighborhood! Perfect for first time home buyer or investment property! Hard wood floors through out the house in great condition. Kitchen cabinets are custom made from solid wood. Bathroom has been updated with ceramic shower and flooring. Within minutes from down town San Antonio and Alamo Community Colleges. Updated HVAC,electrical and 3 year old roof. Spacious back yard with fencing in place and 2 car driveway



MLS #: 1387720 **Class:** RE **Type:** SFD **Area:** 0800
Address: 1825 W Santa Barbara **Status:** **Sold**
Price: \$146,900 **Year Built:** 1946 **Recent Rehab:** Yes
BR: 3 **FB:** 1 **HB:** 1 **DOM:** 62
Sch: San Antonio **Sold Price:** \$134,000 **Sold Price/SQFT:** \$124.30 **SqFt:** 1078
 I.S.D.

Subdivision (Legal Name): LOS ANGELES - NORTH

Remarks: A wonderful bungalow home in a desirable neighborhood. The home has central air and heat and has been updated throughout. New interior, new roof, doors, granite.....the WORKS! 10 min to downtown, 10 min to Med Center. Privacy plus a back yard for amazing family barbecues. Location, location, location.



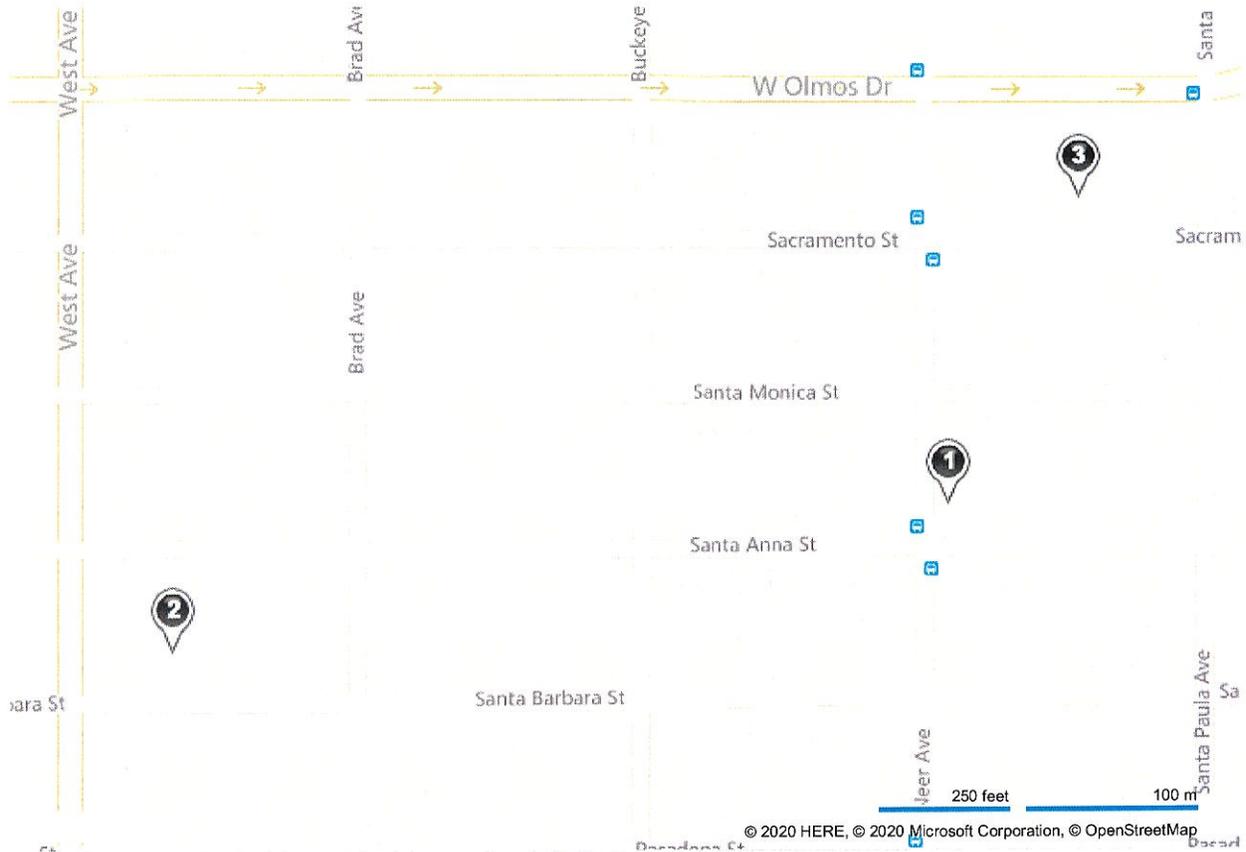
MLS #: 1432755 **Class:** RE **Type:** SFD **Area:** 0800
Address: 1517 Sacramento **Status:** **Sold**
Price: \$139,000 **Year Built:** 1947 **Recent Rehab:** Yes
BR: 3 **FB:** 1 **HB:** 0 **DOM:** 29
Sch: San Antonio **Sold Price:** \$137,000 **Sold Price/SQFT:** \$153.58 **SqFt:** 892
 I.S.D.

Subdivision (Legal Name): LOS ANGELES HEIGHTS

Remarks: Beautifully Renovated From Top to Bottom! New roof, foundation, wiring, plumbing, central a/c, stove, dishwasher. Refinished original hardwood floors, original details lovingly restored. New front porch with large backyard and garage. Leafy neighborhood close to I-10, Downtown, 410, Deco District, shopping and entertainment. Seller Financing Available!

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon.***Copyright 2020 by SAN ANTONIO BOARD OF REALTORS***

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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	\$1,245	\$1,263
Sold Price	\$1,295	\$1,225	\$1,225	\$1,257
Square Feet	1008	864	864	944
Price/Square Foot	\$1.49	\$1.23	\$1.23	\$1.34
Cumulative Days On Market	104	14	14	70
Days On Market	104	14	14	70

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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