



Steve Fortner
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 Ph:

2440 E US Highway 377 Highway, Granbury, Texas 76049

Owner Information

Owner Name:	Vanshi Hospitality Llc	Mailing Address:	2440 E Us Highway 377
Tax Billing City & State:	Granbury Tx	Tax Billing Zip:	76049
Tax Billing Zip+4:	5922	Owner Occupied:	O

Location Information

Location City:	Granbury	School District:	Granbury ISD
School District Code:	Granbury ISD	Subdivision:	Aiken Sub
MLS Area:	73	MLS Sub Area:	1
Census Tract:	160206	Carrier Route:	R034

Estimated Value

Value As Of: **04/18/2022**

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

Tax Information

Tax ID:	R000000045	Alternate Tax ID:	1100000000081
Parcel ID:	R000000045	Lot:	E
Legal Description:	ACRES: 1.500 LOT: E 1/2 8 SUBD: AIKEN SUB		

Assessment & Taxes

Assessment Year	2021	2020	2019
Assessed Value - Total	\$508,690	\$520,770	\$261,290
Assessed Value - Land	\$98,010	\$98,010	\$98,010
Assessed Value - Improved	\$410,680	\$422,760	\$163,280
YOY Assessed Change (\$)	-\$12,080	\$259,480	
YOY Assessed Change (%)	-2%	99%	
Market Value - Total	\$508,690	\$520,770	\$261,290
Market Value - Land	\$98,010	\$98,010	\$98,010
Market Value - Improved	\$410,680	\$422,760	\$163,280
Tax Year	2021	2020	2019
Total Tax	\$9,645.32	\$10,057.60	\$5,101.43
Change (\$)	-\$412	\$4,956	
Change (%)	-4%	97%	

FORMULA PASTE ERROR

Characteristics

Land Use - Corelogic:	Commercial Building	Land Use - State:	Real Commercial
Estimated Lot Acres:	1.500	Estimated Lot Sq Ft:	65,340
Building Sq Ft:	3,000	Stories:	1.0

# of Buildings:	1	Porch:	Covered Porch
Porch 1 Area:	54	Garage Capacity:	0
Year Built:	1982		

FORMULA PASTE ERROR

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