



**Steve Fortner**  
 Re/Max Trinity  
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 Ph:

## 1404 Joshua Way, Granbury, Texas 76048

### Owner Information

|                           |                       |                  |                        |
|---------------------------|-----------------------|------------------|------------------------|
| Owner Name:               | <b>Barnes Daren L</b> | Mailing Address: | <b>1404 Joshua Way</b> |
| Tax Billing City & State: | <b>Granbury Tx</b>    | Tax Billing Zip: | <b>76048</b>           |
| Tax Billing Zip+4:        | <b>1226</b>           | Owner Occupied:  | <b>O</b>               |

### Location Information

|                       |                     |                  |                              |
|-----------------------|---------------------|------------------|------------------------------|
| Location City:        | <b>Granbury</b>     | School District: | <b>Granbury ISD</b>          |
| School District Code: | <b>Granbury ISD</b> | Subdivision:     | <b>Josiah Estates Ph One</b> |
| MLS Area:             | <b>73</b>           | MLS Sub Area:    | <b>1</b>                     |
| Census Tract:         | <b>160203</b>       | Carrier Route:   | <b>R038</b>                  |

### Estimated Value

|                            |                  |                              |                   |
|----------------------------|------------------|------------------------------|-------------------|
| RealAVMÖ:                  | <b>\$469,000</b> | Estimated Value Range High:  | <b>\$501,300</b>  |
| Estimated Value Range Low: | <b>\$436,700</b> | Value As Of:                 | <b>11/07/2022</b> |
| Confidence Score:          | <b>94</b>        | Forecast Standard Deviation: | <b>7</b>          |

(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:            | <b>R000100578</b>                                   | Alternate Tax ID: | <b>1764100200060</b> |
| Parcel ID:         | <b>R000100578</b>                                   | Exemptions:       | <b>Homestead</b>     |
| Lot:               | <b>6</b>  | Block:            | <b>2</b>             |
| Legal Description: | <b>LOT: 6 BLK: 2 SUBD: JOSIAH ESTATES PHASE ONE</b> |                   |                      |

### Assessment & Taxes

| Assessment Year           | 2022              | 2021              | 2020              |
|---------------------------|-------------------|-------------------|-------------------|
| Assessed Value - Total    | <b>\$401,600</b>  | <b>\$365,090</b>  | <b>\$340,690</b>  |
| Assessed Value - Land     |                   | <b>\$45,000</b>   | <b>\$45,000</b>   |
| Assessed Value - Improved |                   | <b>\$320,090</b>  | <b>\$295,690</b>  |
| YOY Assessed Change (\$)  | <b>\$36,510</b>   | <b>\$24,400</b>   |                   |
| YOY Assessed Change (%)   | <b>10%</b>        | <b>7%</b>         |                   |
| Market Value - Total      | <b>\$477,700</b>  | <b>\$365,090</b>  | <b>\$340,690</b>  |
| Market Value - Land       | <b>\$55,000</b>   | <b>\$45,000</b>   | <b>\$45,000</b>   |
| Market Value - Improved   | <b>\$422,700</b>  | <b>\$320,090</b>  | <b>\$295,690</b>  |
| Tax Year                  | <b>2022</b>       | <b>2021</b>       | <b>2020</b>       |
| Total Tax                 | <b>\$6,870.29</b> | <b>\$6,922.51</b> | <b>\$6,579.73</b> |
| Change (\$)               | <b>-\$52</b>      | <b>\$343</b>      |                   |
| Change (%)                | <b>-1%</b>        | <b>5%</b>         |                   |

| Jurisdiction  | Tax Type      | Tax Amount     | Tax Rate      |
|---------------|---------------|----------------|---------------|
| Granbury City | <b>Actual</b> | <b>\$1,526</b> | <b>.38</b>    |
| Hood County   | <b>Actual</b> | <b>\$1,186</b> | <b>.29543</b> |
| Library       | <b>Actual</b> | <b>\$28</b>    | <b>.00701</b> |
| Lateral Road  | <b>Actual</b> | <b>\$115</b>   | <b>.02869</b> |

Granbury ISD

**Actual**

**\$4,014**

**.9996**

### Characteristics

|                       |              |                      |                         |
|-----------------------|--------------|----------------------|-------------------------|
| Land Use - Corelogic: | <b>Sfr</b>   | Land Use - State:    | <b>Sgl-Fam-Res-Home</b> |
| Estimated Lot Acres:  | <b>0.332</b> | Estimated Lot Sq Ft: | <b>14,474</b>           |
| Building Sq Ft:       | <b>2,691</b> | Stories:             | <b>1.0</b>              |
| # of Buildings:       | <b>1</b>     | Porch:               | <b>Covered Porch</b>    |
| Porch 1 Area:         | <b>42</b>    | Garage Type:         | <b>Attached Garage</b>  |
| Garage Capacity:      | <b>0</b>     | Garage Sq Ft:        | <b>706</b>              |
| Year Built:           | <b>2009</b>  |                      |                         |

### Building Features

| Feature Type                  | Unit     | Size/Qty     | Width | Depth | Year Built  | Value |
|-------------------------------|----------|--------------|-------|-------|-------------|-------|
| <b>Site Improvement 10000</b> |          |              |       |       | <b>2009</b> |       |
| <b>Level 1</b>                | <b>S</b> | <b>2,691</b> |       |       | <b>2009</b> |       |
| <b>Covered Porch Level 1</b>  | <b>S</b> | <b>42</b>    |       |       | <b>2009</b> |       |
| <b>Garage Att</b>             | <b>S</b> | <b>706</b>   |       |       | <b>2009</b> |       |
| <b>Covered Porch Level 1</b>  | <b>S</b> | <b>252</b>   |       |       | <b>2009</b> |       |

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