



1565 E MAIN ST

JUSTIN COP, BROKER, GRI, CNE | 830-997-6531





1565 E Main St. | Fredericksburg, Texas 78624 | Gillespie County

4.16+/- Acres

\$2,354,000

Agent

Justin Cop

Property Highlights

- 4.16+/- acres
- Prime location!
- City water & sewer readily available
- Agricultural tax exemptions
- Nice level topography
- PUD Zoning

Property Taxes:

\$6.49

Ad Copy

Introducing a remarkable opportunity in the heart of Fredericksburg, Texas! Situated on 4.16+/- acres in one of the most desired locations on East Main, this expansive property offers endless possibilities for development.

City water and sewer are readily available, providing convenience and flexibility for various layout options. The property boasts a shared usage entrance with Southerland and Main St, offering potential for multiple access points and enhanced visibility.

With its prime location and versatile zoning, the potential uses for this property are abundant. Whether you envision a drive-thru establishment up front, convenient storage in the back, or a thriving commercial office space, the possibilities are limited only by your imagination.

Don't miss out on this rare chance to secure a piece of prime real estate in one of Texas's most sought-after locations. Explore the endless potential of this property and unlock the opportunity to bring your vision to life.

MLS #: C90602A (Active) List Price: \$2,354,000 (46 Hits)

1565 E Main St Fredericksburg, TX 78624



Type of Property: Raw Land, Other
Current Use: Agricultural
Current B&B: No
Units: 0
Estimated SqFt : Other
Apx SqFt: Other-See Remarks
Source SqFt: Other
Appx Year Built: 0
Heating/A/C: Other-See Remarks
Parking: None

Original List Price: \$2,354,000
Unit #:
Area: City-Southeast
Subdivision: Feller
County: Gillespie
School District: Fredericksburg
Distance From City: In City Limits
Property Size Range: 1-5 Acres
Apx Acreage: 4.1580
Seller's Est Tax: 6.49
Showing Instructions: Other-See Remarks
Days on Market 3

Tax Exemptions: Ag
Flood Plain: No
Deed Restrictions: Yes
Easements: Remarks
CAD Property ID #: 54261
Electric Distribution, Other-See
STR Permit: No
Permit #: 0000
Zoning: PUD
Manufactured Homes Allowed: No

Rental Property:
Sale Includes: Land Only
Documents on File: Boundary Survey, Aerial Photo
Rental \$:
Items Not In Sale:
Terms of Lease: None

Construction: None
Foundation: Other
Roof: Other
Utilities: Water Available, Sewer Available, Natural Gas Available
Fence: Partial
Property Features: None
Topography: Level
Access: State Highway
Location: Other-See Remarks

Sub Agent %: 0
Buyer Agent %: 3
TrmsFin: Cash, Conventional
Title Company: Fredericksburg Titles
Sub Agency Non-MLS Fee:
Possessn: Closing/Funding
Buyer Agency Non-MLS Fee: 2.5
Var Rate: No
Excl Agy: No

Location/Directions: From downtown Fredericksburg go East 1.5 miles and subject property on right next to Sutherlands.
Attorney:
Refer to MLS#:

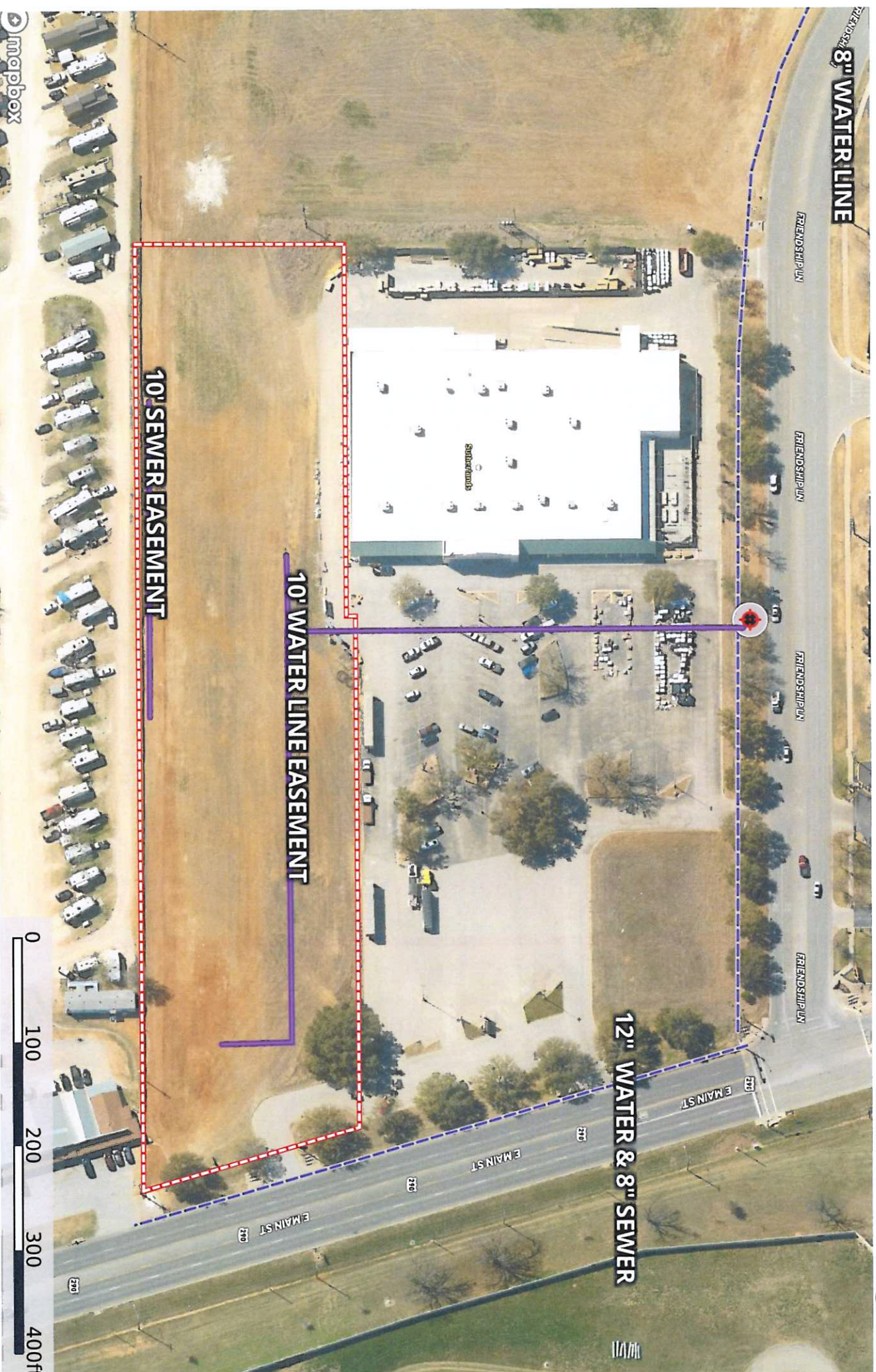
Owner: Judy Feller ET. Al
Legal Description: Feller Phase One, Lot 3, 4.158 acres
Instructions: Show anytime its vacant.

Public Remarks: This 4.158 acres has Planned Unit Development zoning creating greater flexibility in land development, which helps facilitate utilization in a manner not possible by conventional zones. Ideal for fast food on Hwy 290 with strip offices, hotel, or storage units in the back. Many opportunities.

Agent Remarks:
Withdraw Comments:
Display on Internet: Yes
Display Address: Yes
Allow AVM: No
Allow Comments: No
Office Broker's Lic #: 9003085

Listing Office: Fredericksburg Realty (#:14)
Main: (830) 997-6531
Mail Address 1: 257 W Main Street
Mail City: Fredericksburg
Mail Zip Code: 78624
Supervising Agent Name:
Supervising Agent License #:

Listing Agent: Justin Cop (#:130)
Agent Email: justin@fredericksburgrealty.com
Contact #: (830) 998-2895
License Number: 0613372



- Blind
- Pipeline
- Pipeline
- Boundary
- Boundary

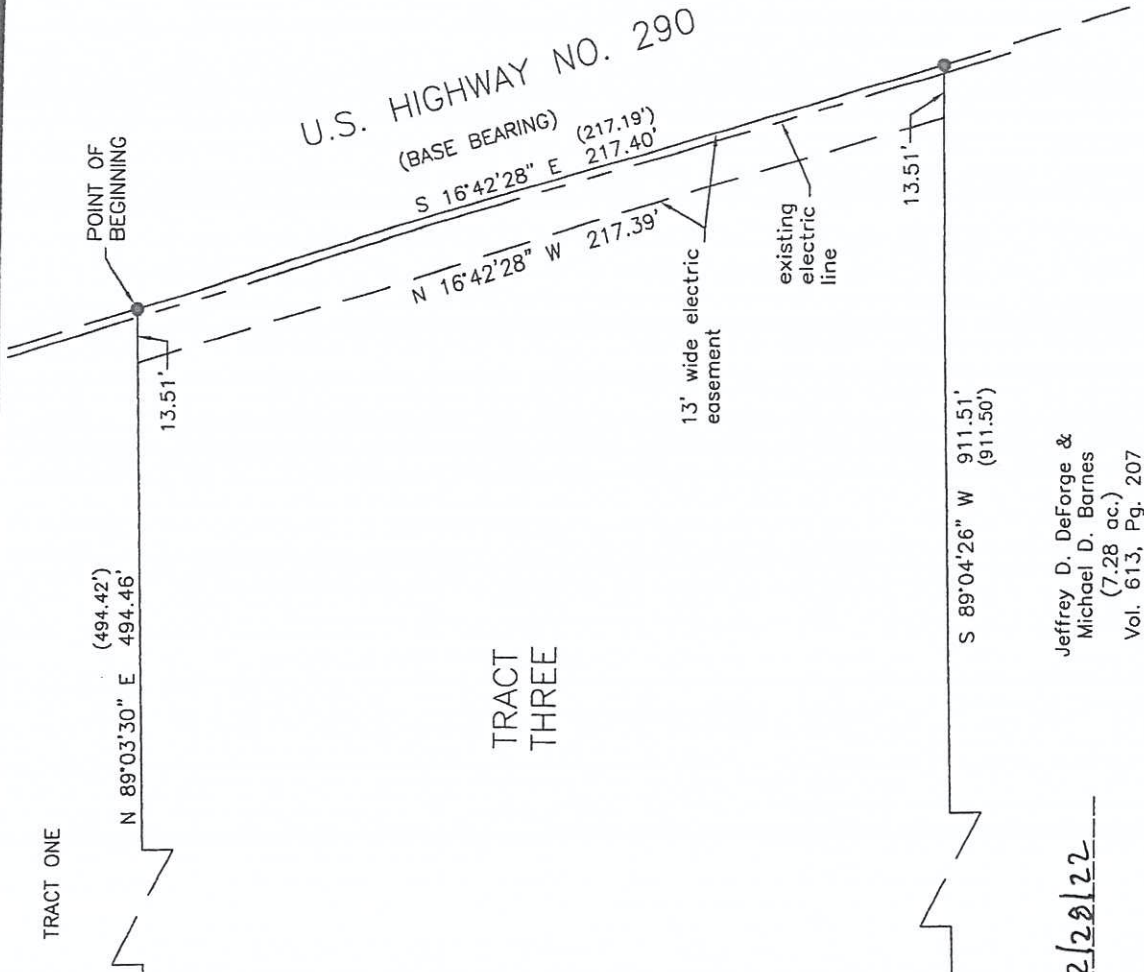
Bearings shown hereon are based on local GPS observations for horizontal control.

There are improvements on this property that are not shown hereon.

MAP SHOWING A 13 FEET WIDE ELECTRIC EASEMENT ON TRACT THREE, FELLER SUBDIVISION PHASE I - P.U.D. RECORDED IN VOLUME 1, PAGE 154, PLAT RECORDS, GILLESPIE COUNTY, TEXAS



- 1" = 50'
- () record info.
- 1/2" iron rod found



Don M. Kuhlmann
Don M. Kuhlmann
Registered Professional Land
Surveyor No. 5646
State of Texas

Jeffrey D. DeForge &
Michael D. Barnes
(7.28 ac.)
Vol. 613, Pg. 207

12/22/22

ADDRESS: 1565 E. Main Street
JOB NAME: 22-35

KUHLMANN SURVEYING Fredericksburg Texas 78624 (Ph.) 830-997-2512 Firm #10177300

A DESCRIPTION OF A 13 FEET ELECTRIC EASEMENT OVER AND ACROSS TRACT THREE, FELLER SUBDIVISION PHASE I - P.U.D. AS RECORDED IN VOLUME 1, PAGE 154, PLAT RECORDS, GILLESPIE COUNTY, TEXAS; SAID ELECTRIC EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a ½" iron rod found at the northeast corner of the said Tract Three, being the southeast corner of Tract One, Feller Subdivision Phase I - P.U.D., being in the west R.O.W. line of U. S. Highway No. 290, for the northeast corner hereof;

THENCE with the east line of the said Tract Three and the west R.O.W. line of the said U. S. Highway No. 290 S 16°42'28" E, a distance of 217.40 feet to a ½" iron rod found at the southeast corner of the said Tract Three, being the northeast corner of a 7.28 acre (deed/called acreage) tract as described in Volume 613, Page 207, Official Public Records, Gillespie County, Texas, for the southeast corner hereof;

THENCE with the south line of the said Tract Three and the north line of the said 7.28 acre tract S 89°04'26" W, a distance of 13.51 feet to the southwest corner of the herein described easement, for the southwest corner hereof;

THENCE over and across the said Tract Three N 16°42'28" W, a distance of 217.39 feet to the northwest corner of the herein described easement, being in the north line of the said Tract Three, being in the south line of the said Tract One, for the northwest corner hereof;

THENCE N 89°03'30" E, a distance of 13.51 feet to the POINT OF BEGINNING.

The bearings shown hereon are based on local GPS observations for directional control.

Don M. Kuhlmann
Don M. Kuhlmann
Registered Professional Land Surveyor
No. 5646 - State of Texas



Kuhlmann Surveying
Fredericksburg, Texas 78624
(830) 997-2512
Firm #10177300

ADDRESS:
1563 E MAIN STREET
FREDERICKSBURG, TX 78874

① L.C.R.A.
10' x 45' ANCHOR EASEMENT
DOC. NO. 20194574 DPR
(VOL. 181, PG. 325 DR)

② L.C.R.A.
40' RIGHT-OF-WAY EASEMENT
DOC. NO. 20194574 DPR
(VOL. 83, PG. 371 DR)

③ L.C.R.A.
40' RIGHT-OF-WAY EASEMENT
DOC. NO. 20194574 DPR
(VOL. 181, PG. 325 DR)

④ L.C.R.A.
12' x 80' ANCHOR EASEMENT
DOC. NO. 20194574 DPR
(VOL. 181, PG. 325 DR)

⑤ 10' WIDE SANITARY SEWER EASEMENT
VOL. 1, PG. 154 PR
(SCALED FROM PLAT)

⑥ 10' WIDE WATER LINE EASEMENT
VOL. 1, PG. 154 PR
(SCALED FROM PLAT)

OBSERVED

LINE	BEARING	DISTANCE
L1	N 00°57'46"	W 199.85
L2	N 01°02'09"	W 9.02

RECORD

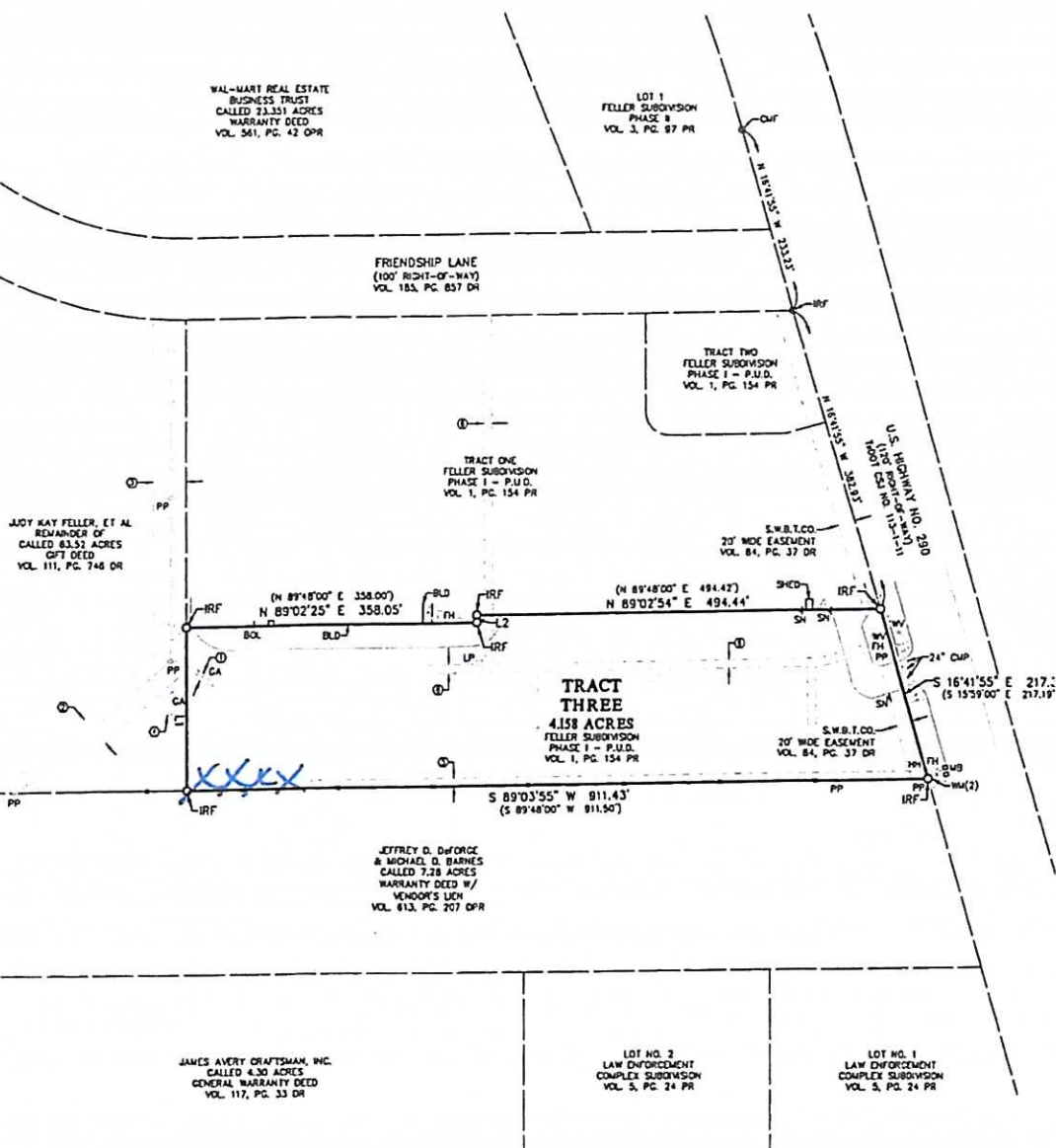
LINE	BEARING	DISTANCE
L1	N 00°12'00"	W 200.00
L2	N 00°12'00"	W 9.00

TITLE COMMITMENT NOTES:
 ISSUED BY CHICAGO TITLE INSURANCE COMPANY
 COUNTERPARTY: THE HILL COUNTRY TILES, INC.
 C.T. NO. 221-1891
 EFFECTIVE DATE: OCTOBER 8, 2021
 ISSUE DATE: OCTOBER 23, 2021
DEFECTS:
 +10(A) VOL. 33, PG. 8 DR (CAN NOT LOCATE, INSUFFICIENT INFO)
 +10(B) VOL. 84, PG. 37 DR (SHOWN HEREON)
 +10(C) VOL. 83, PG. 371 DR; DOC. NO. 20194574 DPR (SHOWN HEREON)
 +10(D) VOL. 181, PG. 325 DR; DOC. NO. 20194574 DPR (SHOWN HEREON)
 +10(E) VOL. 183, PG. 436 DR (DOES NOT AFFECT)
 +10(F) VOL. 182, PG. 208 DR; VOL. 811, PG. 131 DPR (APPLIES TO TRACT)
 +10(G) VOL. 1, PG. 154 PR (APPLIES TO TRACT)
 +10(H) ITEM NOT REVIEWED (SEE GENERAL NOTE #)

STATE OF TEXAS I
 COUNTY OF KERR I

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION, THIS 2nd DAY OF NOVEMBER, 2021, THAT THIS PLAN CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY AND THAT THERE ARE NO MORTGAGE EASEMENTS OR ENCROACHMENTS OF BUILDINGS OR ADJOINING PROPERTIES AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY (EXCEPT AS SHOWN ABOVE).

Jeff Borkner
 JEFF BORKNER, BLS
 # 4939
 TEXAS REGISTRATION NO.



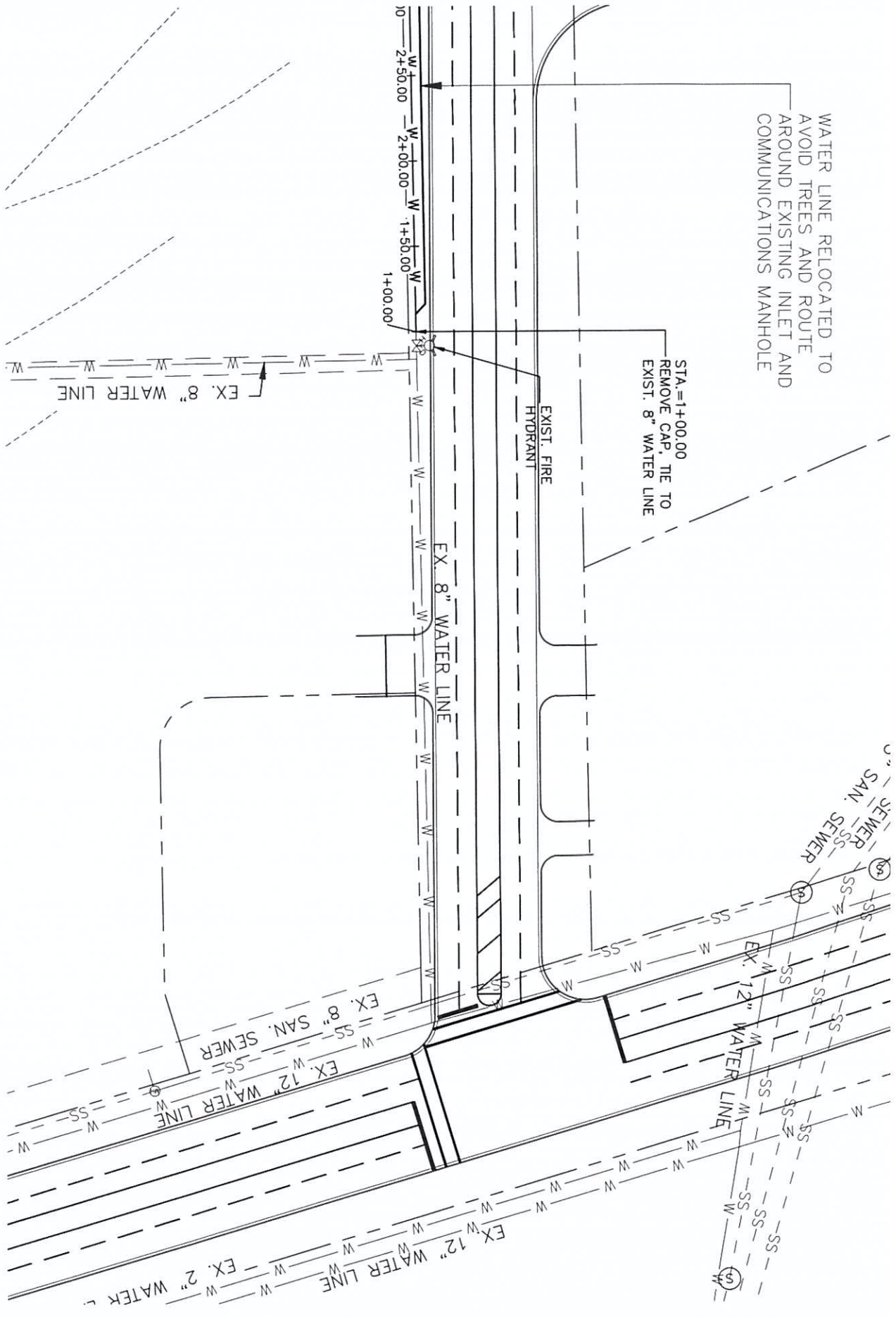
WATER LINE RELOCATED TO
AVOID TREES AND ROUTE
AROUND EXISTING INLET AND
COMMUNICATIONS MANHOLE

STA.=1+00.00
REMOVE CAP, TIE TO
EXIST. 8" WATER LINE

EXIST. FIRE
HYDRANT

EX. 8" WATER LINE

1+00.00
1+50.00
2+00.00
2+50.00



DARY
LINE

Sec. 3.700. - PUD: PLANNED UNIT DEVELOPMENT.

Intent

The purpose of the Planned Unit Development (PUD) Zone provides a means of achieving greater flexibility in the development of land, appropriate in size and shape to facilitate utilization in a manner not possible by conventional zones. The PUD Zone, is intended to encourage more efficient uses of land, while still providing proper arrangement of uses and structures. As such PUDs must be related to the land, surrounding uses and zoning; and would ensure the fulfillment of community needs relative to certain residential, commercial, industrial, recreational and other land uses. Through the exercise of sound and proper planning principles, PUDs incorporate appropriate property development standards, that would not be detrimental to surrounding property or uses nor the public health, safety and welfare. All forms of Planned Unit Developments (PUD) shall be subject to the granting of a Conditional Use Permit and may include mixed combinations of the various forms of residential, civic, commercial, industrial, recreational uses and other forms of land uses.

Principal Permitted Uses

Buildings, structures and land shall be used and structures shall hereinafter be erected, altered or enlarged only for those uses specifically listed in the granting of a Conditional Use Permit, as hereinafter provided for in the following section.

Mobile Food Establishments, but not in a PUD which permits residential use, and not in any right-of-way or public easement

Uses Permitted Subject to a Conditional Use Permit

The following uses may be permitted in the Planned Unit Development (PUD) Zone, and require a Conditional Use Permit, plus such other uses as the City Council, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

Residential	Condominium Residential
	Duplex Residential
	Local Utility Service
	Manufactured Home Residential
	Multiple Family Residential

	Single Family (Detached)
	Townhouse Residential
	Those other uses deemed appropriate by the Planning and Zoning Commission
Civic	Club or Lodge
	Cultural Services
	Day Care Services
	Religious Assembly
Commercial	Administrative or Professional Offices
	Automotive Sales
	Business Support Services
	Business or Trade School
	Cocktail Lounge
	Commercial Off-Street Parking
	Communication Services
	Consumer Repair Services
	Convenience Store/Self Service Gas
	Customer Convenience Services
	Financial Services

	Food Sales
	General Retail Sales
	Hotels/Motels
	Indoor Entertainment
	Indoor Sports and Recreation
	Laundry Services
	Liquor Sales
	Medical Offices
	Outdoor Sports and Recreation
	Personal Improvement Services
	Personal Services
	Pet Services
	Professional Services
	Research Services
	Restaurant
	Restaurant, Drive-In/Fast Food
	Service Station
	Shopping Centers
	Veterinary Services

	Those other uses deemed appropriate by the Planning Commission
Industrial	All Industrial
	Those other uses deemed appropriate by the Planning and Zoning Commission.
Recreational	Those recreational uses deemed appropriate by the Planning and Zoning Commission.
Accessory	Those uses deemed appropriate by the Planning and Zoning Commission.

Uses Expressly Prohibited

Any use not included in the granting of a Conditional Use Permit shall be deemed as a use expressly prohibited, unless additional uses are included pursuant to an amendment to the Conditional Use Permit authorizing a Planned Unit Development. The use of outdoor amplified sound shall be prohibited when adjacent to R-1, R-1-A, and R-5.

Property Development Standards

Each Planned Unit Development shall contain a minimum area of three (3) acres.

Property development standards, applicable to any Planned Unit Development regarding lot area, lot dimension including width and depth, yards including front, side and rear, building heights, distance between buildings, fences, hedges and walls, signs, lighting, access, off-street parking, vehicular and pedestrian circulation, open spaces, grading and drainage, sanitation, public utilities and such other matters pertinent to the development, shall be determined by the Planning and Zoning Commission and City Council at the time of review of plans denoting the proposed Planned Unit Development (PUD) or associated Conditional Use Permit considerations.

The property development standards denoted in the various zones defined in this Ordinance may be used as guidelines for the determining of appropriate property development standards.

Property development standards imposed in conjunction with Planned Unit Development shall in no way be contrary to applicable federal, state or county laws and shall not be inconsistent with any plans enacted pursuant to applicable authority by the legislative body, nor shall such property development standards be in deviation from sound planning principles nor detrimental to the public health, safety and welfare.

The mechanics of the process require the developer to submit a "General Development Plan" based on Conditional Use Permit provisions in this ordinance. The Planning and Zoning Commission and the City Council will review the plan for conformance with this ordinance and specify additional conditions to minimize possible adverse effects. Subjects for possible additional conditions include the following:

- A. Access
- B. Services
- C. Design
- D. Physical Environment
- E. Density
- F. Fences, Walls and Visibility
- G. Parking
- H. Yards (Set-Backs/Open Space)
 - I. Landscaping and Landscape Preservation
 - J. Signage
 - K. Amenities
 - L. Screening

Construction plans, when submitted, must indicate that each condition is met as the project continues.

(Ord. No. 25-004, 5-4-2015; Ord. No. 2019-11, § 6, 4-15-2019)

12.1 STORM WATER POLLUTION PREVENTION

The storm water runoff from the site may contain pollutants from the storm water runoff. The storm water runoff shall be collected and stored in a storm water retention pond. The storm water retention pond shall be designed in accordance with the specifications of the EPA 40 CFR 122.31-31.25. The storm water retention pond shall be designed to prevent sediment from leaving the site. The storm water retention pond shall be designed to prevent sediment from leaving the site. The storm water retention pond shall be designed to prevent sediment from leaving the site.

12.2 TEMPORARY SEDIMENT CONTROL FENCE (SDF FENCE)

The SDF fence shall be installed in accordance with the specifications of the SDF fence. The SDF fence shall be installed in accordance with the specifications of the SDF fence. The SDF fence shall be installed in accordance with the specifications of the SDF fence. The SDF fence shall be installed in accordance with the specifications of the SDF fence. The SDF fence shall be installed in accordance with the specifications of the SDF fence.

12.3 ISOMETRIC PLAN VIEW

The isometric plan view shows the layout of the SDF fence. The isometric plan view shows the layout of the SDF fence. The isometric plan view shows the layout of the SDF fence. The isometric plan view shows the layout of the SDF fence. The isometric plan view shows the layout of the SDF fence.

12.4 CROSS SECTION

The cross section shows the details of the SDF fence. The cross section shows the details of the SDF fence. The cross section shows the details of the SDF fence. The cross section shows the details of the SDF fence. The cross section shows the details of the SDF fence.

12.5 ROCK BERM

The rock berm is a structure used to prevent erosion. The rock berm is a structure used to prevent erosion. The rock berm is a structure used to prevent erosion. The rock berm is a structure used to prevent erosion. The rock berm is a structure used to prevent erosion.

12.6 J-HOOK PLACEMENT DETAILS

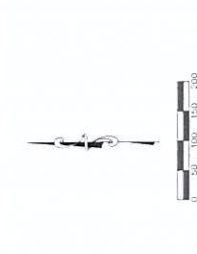
The J-hook placement details show the installation of the J-hook. The J-hook placement details show the installation of the J-hook. The J-hook placement details show the installation of the J-hook. The J-hook placement details show the installation of the J-hook. The J-hook placement details show the installation of the J-hook.

12.7 TEMPORARY SEDIMENT CONTROL FENCE

The temporary sediment control fence is a structure used to prevent erosion. The temporary sediment control fence is a structure used to prevent erosion. The temporary sediment control fence is a structure used to prevent erosion. The temporary sediment control fence is a structure used to prevent erosion. The temporary sediment control fence is a structure used to prevent erosion.

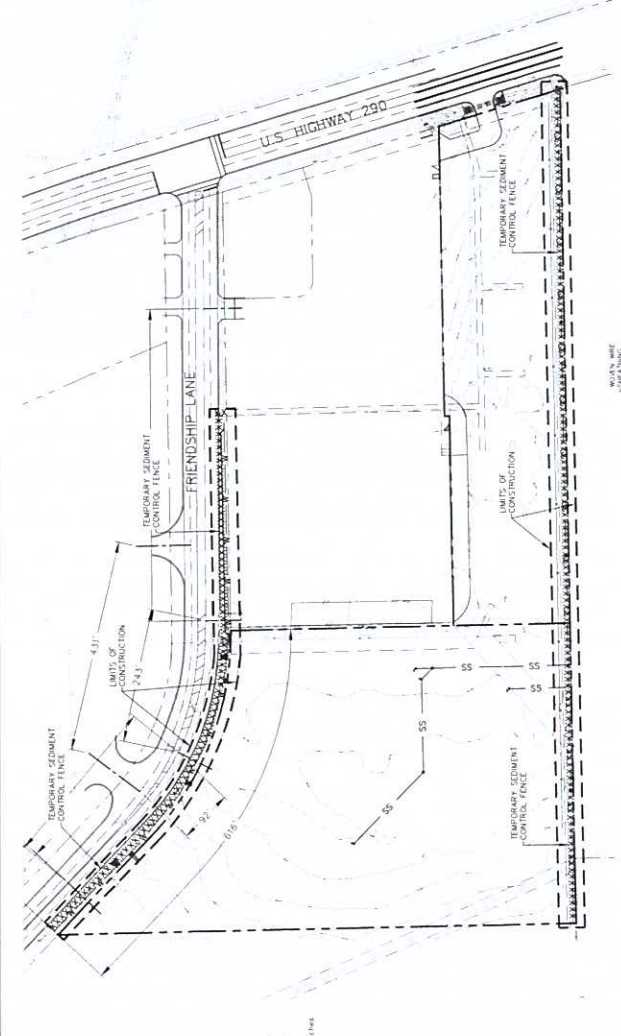
12.8 STABILIZED CONSTRUCTION ENTRANCE

The stabilized construction entrance is a structure used to prevent erosion. The stabilized construction entrance is a structure used to prevent erosion. The stabilized construction entrance is a structure used to prevent erosion. The stabilized construction entrance is a structure used to prevent erosion. The stabilized construction entrance is a structure used to prevent erosion.



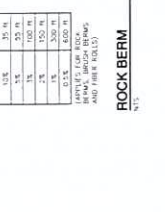
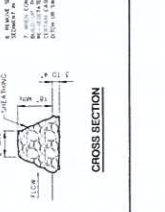
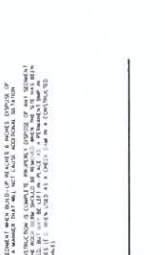
- NOTES:**
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO BE FURNISHED BY OTHERS.
 3. ALL DIMENSIONS ARE TO BE FURNISHED BY OTHERS.
 4. ALL DIMENSIONS ARE TO BE FURNISHED BY OTHERS.

- LEGEND:**
- XXXXXXX TEMPORARY SEDIMENT CONTROL FENCE
 - PROPOSED LIMITS OF CONSTRUCTION



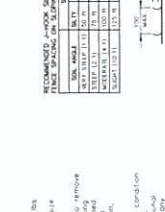
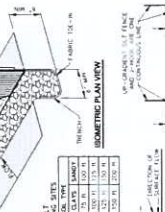
ROCK BERM SPECIFICATIONS

DEPTH (FEET)	WIDTH (FEET)	LENGTH (FEET)	ROCK SIZE (INCHES)	ROCK TYPE
1.5	1.5	1.5	1.5	1.5
2.0	2.0	2.0	2.0	2.0
2.5	2.5	2.5	2.5	2.5
3.0	3.0	3.0	3.0	3.0
3.5	3.5	3.5	3.5	3.5
4.0	4.0	4.0	4.0	4.0
4.5	4.5	4.5	4.5	4.5
5.0	5.0	5.0	5.0	5.0
5.5	5.5	5.5	5.5	5.5
6.0	6.0	6.0	6.0	6.0
6.5	6.5	6.5	6.5	6.5
7.0	7.0	7.0	7.0	7.0
7.5	7.5	7.5	7.5	7.5
8.0	8.0	8.0	8.0	8.0
8.5	8.5	8.5	8.5	8.5
9.0	9.0	9.0	9.0	9.0
9.5	9.5	9.5	9.5	9.5
10.0	10.0	10.0	10.0	10.0



RECOMMENDED J-HOOK SPECIFICATIONS

SIZE (INCHES)	LENGTH (INCHES)	WEIGHT (POUNDS)
1/2"	12"	1.5
3/4"	12"	2.5
1"	12"	4.0
1 1/4"	12"	6.0
1 1/2"	12"	8.0
1 3/4"	12"	11.0
2"	12"	16.0
2 1/4"	12"	22.0
2 1/2"	12"	26.0
2 3/4"	12"	31.0
3"	12"	37.0
3 1/4"	12"	44.0
3 1/2"	12"	50.0
3 3/4"	12"	57.0
4"	12"	64.0



VEI CONSULTING ENGINEERS
 3070 S. HOWARD ST.
 FREDERICKSBURG, IL 61502
 (815) 361-2144 FAX (815) 361-1847

EROSION CONTROL PLAN
 B ACRE TRACT
 PUBLIC UTILITIES INFRASTRUCTURE

NO. 1 DATE 02/24/21 REGION

DESIGN DRAWN SCALE DATE FILE NO. PAGE
 45 1"=100' 01/29/22 2120 C10 2 OF 7

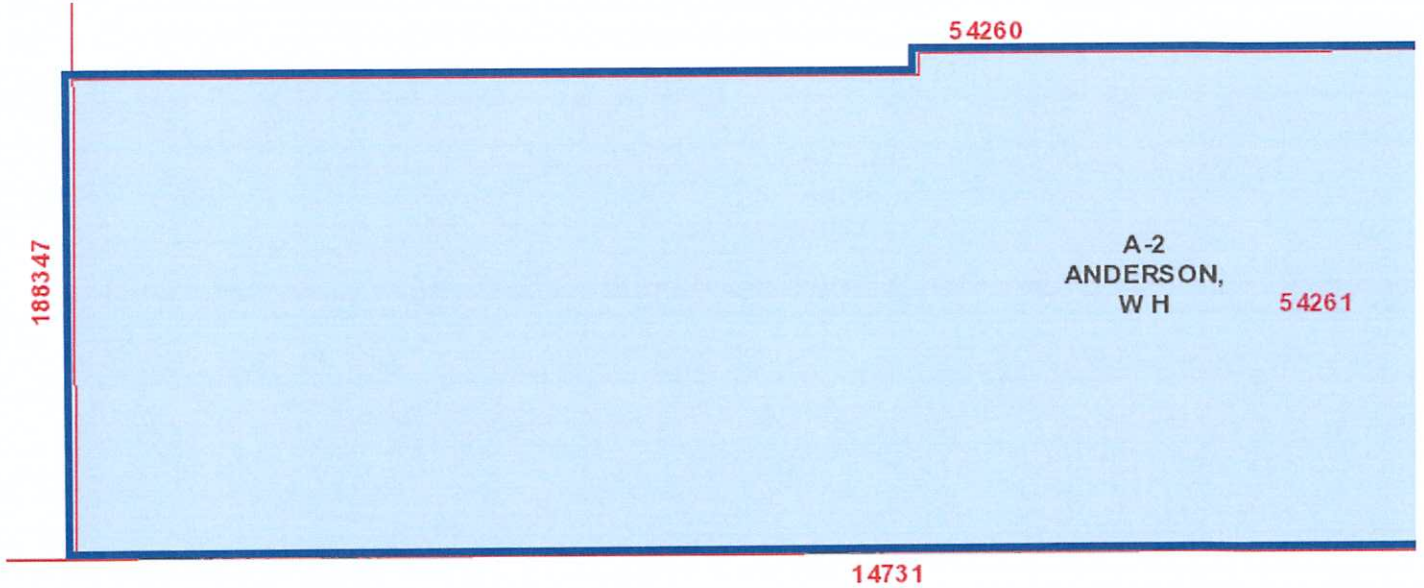
RECORD DRAWING
 THIS DRAWING HAS BEEN MODIFIED TO REFLECT THE LATEST REVISIONS TO THE RECORDS OF THE CONTRACTOR AS SHOWN ON THIS PLAN. ALL CHANGES TO THIS PLAN MUST BE NOTED ON THIS PLAN.

VEI CONSULTING ENGINEERS
 BY: [Signature]
 DATE: 02/07/2021

Gillespie CAD Property Search

Property ID: 54261 For Year 2023

Map



Property Details

Account		
Property ID:	54261	Geographic ID: S0562-0000-000300
Type:	Real	Zoning: PUD
Property Use:		Condo:
Location		
Situs Address:	1565 E MAIN ST TX	
Map ID:	47	Mapsco:
Legal Description:	FELLER PHASE ONE LOT 3, 4.158	
Abstract/Subdivision:	S0562 - FELLER PHASE ONE	
Neighborhood:	FCSE	
Owner		
Owner ID:	16232	
Name:	FELLER, JUDY KAY ETAL	
Agent:		

Mailing Address:	119 FIREBIRD ST LAKEWAY, TX 78734
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$1,343,930 (+)
Market Value:	\$1,343,930 (=)
Agricultural Value Loss:	\$1,343,400 (-)
Appraised Value:	\$530 (=)
Homestead Cap Loss:	\$0 (-)
Assessed Value:	\$530
Ag Use Value:	\$530

PLEASE SEARCH USING THE PROPERTY ID OR OWNER'S NAME

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: FELLER, JUDY KAY ETAL **%Ownership:** 100.0%

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	\$1,343,930	\$530	\$0.00	

CFB	CITY OF FREDBG	\$1,343,930	\$530	\$0.88
G086	GILLESPIE COUNTY	\$1,343,930	\$530	\$1.48
HUW	HILL CNTRY UWCD	\$1,343,930	\$530	\$0.02
SFB	FREDBG ISD	\$1,343,930	\$530	\$4.11
WCD	GILLESPIE WCID	\$1,343,930	\$530	\$0.00

Total Tax Rate: 1.225056

Estimated Taxes With Exemptions: \$6.49

Estimated Taxes Without Exemptions: \$16,463.89

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RID1	IMPROVED PASTURE 1	1.0000	43,560.00	0.00	0.00	\$323,220	\$130
RID1	IMPROVED PASTURE 1	3.1580	137,562.00	0.00	0.00	\$1,020,710	\$400

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	\$0	\$1,343,930	\$530	\$530	\$0	\$530
2022	\$0	\$1,247,930	\$530	\$530	\$0	\$530
2021	\$0	\$633,930	\$540	\$540	\$0	\$540
2020	\$0	\$543,370	\$490	\$490	\$0	\$490
2019	\$0	\$543,370	\$490	\$490	\$0	\$490
2018	\$0	\$543,370	\$470	\$470	\$0	\$470
2017	\$0	\$543,370	\$460	\$460	\$0	\$460
2016	\$0	\$452,810	\$450	\$450	\$0	\$450
2015	\$0	\$362,240	\$450	\$450	\$0	\$450
2014	\$0	\$362,240	\$450	\$450	\$0	\$450
2013	\$0	\$362,240	\$420	\$420	\$0	\$420

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
7/10/1989	OT		GSV PROPERTIES	FELLER, JUDY KAY ETAL	193	754 & 758	0
7/10/1989	OT		GSV PROPERTIES	GSV PROPERTIES	193	758	0
7/20/1987	OT		FELLER LORENCE	GSV PROPERTIES	182	224	0

ARB Data

Data will be available in October 2024.

Estimated Tax Due

****ATTENTION****

Indicated amount may not reflect delinquent tax due beyond a 5-year history. Partial payments or contract payments may not be reflected. Quarter payments that are made according to Section 31.031 of the Texas Property Tax Code are not considered delinquent.

If Paid: 03/28/2024 17

Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Amount Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	A
2023	CITY OF FREDBG	0.165180	\$1,343,930	\$530	\$0.88	\$0.00	\$0.00	\$0.00	\$0.00	
2023	GILLESPIE COUNTY	0.279600	\$1,343,930	\$530	\$1.48	\$0.00	\$0.00	\$0.00	\$0.00	
2023	HILL CNTRY UWCD	0.004700	\$1,343,930	\$530	\$0.02	\$0.00	\$0.00	\$0.00	\$0.00	
2023	FREDBG ISD	0.775400	\$1,343,930	\$530	\$4.11	\$0.00	\$0.00	\$0.00	\$0.00	
	2023 Total:	1.224880			\$6.49	\$0.00	\$0.00	\$0.00	\$0.00	
2022	CITY OF FREDBG	0.195823	\$1,247,930	\$530	\$1.04	\$0.00	\$0.00	\$0.00	\$0.00	

2022	GILLESPIE COUNTY	0.332600	\$1,247,930	\$530	\$1.76	\$0.00	\$0.00	\$0.00	\$0.00
2022	HILL CENTRY UWCD	0.005100	\$1,247,930	\$530	\$0.03	\$0.00	\$0.00	\$0.00	\$0.00
2022	FREDBG ISD	0.960800	\$1,247,930	\$530	\$5.09	\$0.00	\$0.00	\$0.00	\$0.00
	2022 Total:	1.494323			\$7.92	\$0.00	\$0.00	\$0.00	\$0.00
2021	CITY OF FREDBG	0.195823	\$633,930	\$540	\$1.06	\$0.00	\$0.00	\$0.00	\$0.00
2021	GILLESPIE COUNTY	0.357700	\$633,930	\$540	\$1.94	\$0.00	\$0.00	\$0.00	\$0.00
2021	HILL CENTRY UWCD	0.005700	\$633,930	\$540	\$0.03	\$0.00	\$0.00	\$0.00	\$0.00
2021	FREDBG ISD	0.978200	\$633,930	\$540	\$5.28	\$0.00	\$0.00	\$0.00	\$0.00
	2021 Total:	1.537423			\$8.31	\$0.00	\$0.00	\$0.00	\$0.00
2020	CITY OF FREDBG	0.220775	\$543,370	\$490	\$1.08	\$0.00	\$0.00	\$0.00	\$0.00
2020	GILLESPIE COUNTY	0.404400	\$543,370	\$490	\$1.98	\$0.00	\$0.00	\$0.00	\$0.00
2020	HILL CENTRY UWCD	0.006200	\$543,370	\$490	\$0.03	\$0.00	\$0.00	\$0.00	\$0.00
2020	FREDBG ISD	1.055300	\$543,370	\$490	\$5.17	\$0.00	\$0.00	\$0.00	\$0.00
	2020 Total:	1.686675			\$8.26	\$0.00	\$0.00	\$0.00	\$0.00
2019	CITY OF FREDBG	0.227284	\$543,370	\$490	\$1.11	\$0.00	\$0.00	\$0.00	\$0.00
2019	GILLESPIE COUNTY	0.412500	\$543,370	\$490	\$2.02	\$0.00	\$0.00	\$0.00	\$0.00
2019	HILL CENTRY UWCD	0.006200	\$543,370	\$490	\$0.03	\$0.00	\$0.00	\$0.00	\$0.00
2019	FREDBG ISD	1.076200	\$543,370	\$490	\$5.27	\$0.00	\$0.00	\$0.00	\$0.00
	2019 Total:	1.722184			\$8.43	\$0.00	\$0.00	\$0.00	\$0.00

2018	CITY OF FREDBG	0.225600	\$543,370	\$470	\$1.06	\$0.00	\$0.00	\$0.00	\$0.00
2018	GILLESPIE COUNTY	0.408100	\$543,370	\$470	\$1.91	\$0.00	\$0.00	\$0.00	\$0.00
2018	HILL CENTRY UWCD	0.006700	\$543,370	\$470	\$0.03	\$0.00	\$0.00	\$0.00	\$0.00
2018	FREDBG ISD	1.146200	\$543,370	\$470	\$5.39	\$0.00	\$0.00	\$0.00	\$0.00
	2018 Total:	1.786600			\$8.39	\$0.00	\$0.00	\$0.00	\$0.00
2017	CITY OF FREDBG	0.225600	\$543,370	\$460	\$1.04	\$0.00	\$0.00	\$0.00	\$0.00
2017	GILLESPIE COUNTY	0.399900	\$543,370	\$460	\$1.84	\$0.00	\$0.00	\$0.00	\$0.00
2017	HILL CENTRY UWCD	0.007100	\$543,370	\$460	\$0.03	\$0.00	\$0.00	\$0.00	\$0.00
2017	FREDBG ISD	1.146200	\$543,370	\$460	\$5.27	\$0.00	\$0.00	\$0.00	\$0.00
	2017 Total:	1.778800			\$8.18	\$0.00	\$0.00	\$0.00	\$0.00
2016	CITY OF FREDBG	0.240000	\$452,810	\$450	\$1.08	\$0.00	\$0.00	\$0.00	\$0.00
2016	GILLESPIE COUNTY	0.434200	\$452,810	\$450	\$1.95	\$0.00	\$0.00	\$0.00	\$0.00
2016	HILL CENTRY UWCD	0.007800	\$452,810	\$450	\$0.04	\$0.00	\$0.00	\$0.00	\$0.00
2016	FREDBG ISD	1.146200	\$452,810	\$450	\$5.16	\$0.00	\$0.00	\$0.00	\$0.00
	2016 Total:	1.828200			\$8.23	\$0.00	\$0.00	\$0.00	\$0.00
2015	CITY OF FREDBG	0.231300	\$362,240	\$0	\$1.04	\$0.00	\$0.00	\$0.00	\$0.00
2015	GILLESPIE COUNTY	0.414700	\$362,240	\$0	\$1.87	\$0.00	\$0.00	\$0.00	\$0.00
2015	HILL CENTRY UWCD	0.007800	\$362,240	\$0	\$0.04	\$0.00	\$0.00	\$0.00	\$0.00

2015	FREDBG ISD	1.146200	\$362,240	\$0	\$5.16	\$0.00	\$0.00	\$0.00	\$0.00
	2015 Total:	1.800000			\$8.11	\$0.00	\$0.00	\$0.00	\$0.00
2014	CITY OF FREDBG	0.248200	\$362,240	\$0	\$1.12	\$0.00	\$0.00	\$0.00	\$0.00
2014	GILLESPIE COUNTY	0.397100	\$362,240	\$0	\$1.79	\$0.00	\$0.00	\$0.00	\$0.00
2014	HILL CNTRY UWCD	0.008500	\$362,240	\$0	\$0.04	\$0.00	\$0.00	\$0.00	\$0.00
2014	FREDBG ISD	1.146200	\$362,240	\$0	\$5.16	\$0.00	\$0.00	\$0.00	\$0.00
	2014 Total:	1.800000			\$8.11	\$0.00	\$0.00	\$0.00	\$0.00
2013	CITY OF FREDBG	0.260000	\$362,240	\$0	\$1.09	\$0.00	\$0.00	\$0.00	\$0.00
2013	GILLESPIE COUNTY	0.380500	\$362,240	\$0	\$1.60	\$0.00	\$0.00	\$0.00	\$0.00
2013	HILL CNTRY UWCD	0.008000	\$362,240	\$0	\$0.03	\$0.00	\$0.00	\$0.00	\$0.00
2013	FREDBG ISD	1.146200	\$362,240	\$0	\$4.82	\$0.00	\$0.00	\$0.00	\$0.00
	2013 Total:	1.794700			\$7.54	\$0.00	\$0.00	\$0.00	\$0.00