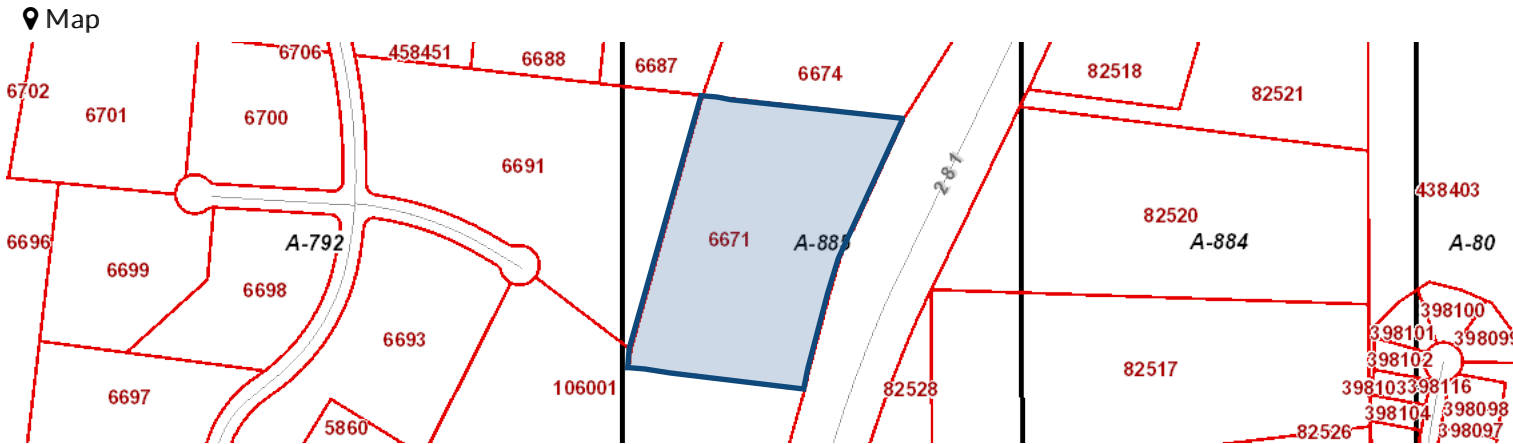


Comal AD Property Search

Property ID: 6671 For Year 2024



Property Details

Account		
Property ID:	6671	Geographic ID: 110160007500
Type:	Real	Zoning:
Property Use:	410M OFFICE MEDICAL MULTI TENANT	
Location		
Situs Address:	32665 US HWY 281 N BULVERDE, TX 78163	
Map ID:	5E	Mapsc0: 418A2
Legal Description:	BULVERDE RANCHETTES 4, LOT 1	
Abstract/Subdivision:	110160-4 - BULVERDE RANCHETTES 4	
Neighborhood:	C418-H281S	
Owner		
Owner ID:	180113	
Name:	F P MANAGEMENT LLC	
Agent:	SWBC AD VALOREM TAX ADVISORS (938047)	
Mailing Address:	18585 SIGMA RD STE 106 SAN ANTONIO, TX 78258-4204	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$971,150 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$1,918,950 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$2,890,100 (=)

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.

Agricultural Value Loss: ⓘ	\$0 (-)
Homestead Cap Loss: ⓘ	\$0 (-)
Appraised Value:	\$2,144,916
Ag Use Value:	\$0

Property Taxing Jurisdiction

Owner: F P MANAGEMENT LLC %Ownership: 100.0%

Entity	Description	Market Value	Taxable Value
046	COMAL COUNTY	\$2,890,100	\$2,144,916
046LR	COMAL COUNTY LATERAL ROAD	\$2,890,100	\$2,144,916
CBUL	CITY OF BULVERDE	\$2,890,100	\$2,144,916
ES1	(ESD1) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 1 (EMS)	\$2,890,100	\$2,144,916
ES5	(ESD5) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 5 (FIRE)	\$2,890,100	\$2,144,916
SCIS	COMAL ISD	\$2,890,100	\$2,144,916

Property Improvement - Building

Description: COMMERCIAL Type: COMMERCIAL State Code: F1 Value: \$0

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
SEP1	Septic System	*		0	1.00
PC	Covered Porch (attached)	*		2001	208.00
PC	Covered Porch (attached)	*		2005	242.20
WEL1	Water Well	*		0	1.00
POLE-LGHT	Pole Lighting	*		0	7.00
ASPH	Asphalt Paving	*	SV	2001	36,000.00
OFF1	Commercial Office Area	D	SV	2001	5,456.00
OFF1	Commercial Office Area	D	SV	2005	10,478.50

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
COMM	Commercial	7.4920	326,351.52	0.00	0.00	\$0	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	HS Cap Loss	Appraised
2024	\$971,150	\$1,918,950	\$0	\$0	\$2,144,916
2023	\$834,938	\$952,492	\$0	\$0	\$1,787,430
2022	\$897,291	\$890,139	\$0	\$0	\$1,787,430
2021	\$878,006	\$621,994	\$0	\$0	\$1,500,000
2020	\$878,006	\$621,994	\$0	\$0	\$1,500,000
2019	\$501,490	\$848,510	\$0	\$0	\$1,350,000
2018	\$794,783	\$555,217	\$0	\$0	\$1,350,000
2017	\$401,490	\$848,510	\$0	\$0	\$1,250,000
2016	\$112,990	\$848,510	\$0	\$0	\$961,500

2015	\$186,050	\$848,520	\$0	\$0	\$1,034,570
2014	\$182,000	\$848,520	\$0	\$0	\$1,030,520

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/13/2004	WD	WARRANTY DEED	F P MANAGEMENT	F P MANAGEMENT LLC	200406035482		
1/22/1996	WD	WARRANTY DEED	BRAVERMAN SHELDON P & PHYLLIS TR	F P MANAGEMENT	9606001589		

ARB Data

Data will be available in October 2024.