

PROJECT ANALYSIS REPORT

**7711 SKYLINE RIDGE Dr,
San Antonio, TX 78239**



Property Specification

Bedrooms: **3** Cash Price: **\$107,000.00**
Bathrooms: **2.0**
Garage: **2**
Year Built: **1985**

Property Description

OFF MARKET investment opportunity in the Crownwood/JD subdivision! We are the cheapest available property in the neighborhood and are selling 31k under its current tax assessed value. This property is a 3/2/2 and it sits on a good sized .17 acre lot. The days on market are super low in the area and we also sit close to Randolph AFB. Call your New Western agent immediately because this deal will not last.



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Full - Report

Master

Address: 7711 SKYLINE RIDGE DR	CAN: 050529081120
City: SAN ANTONIO	State: TX
Zip: 78239	Owner: ESCOBAR IRMA
Class: SINGLE-STRUCTURE PROP W/O AGR	School District: JUDSON ISD
Map: 554A7	Owner Display: IRMA ESCOBAR
Mail Address: 7711 SKYLINE RIDGE DR	Owner 2:
Mail City St Zip: SAN ANTONIO, TX 78239 - 3918	Latitude: 29.5179
Census Tract: 121506	Longitude: -98.3352
Census Block: 4	Sale Date:
Acres: 0.17	Year Built: 1985
Owner Occupied: Yes	Living Area Sqft: 1404
Subdivision: CROWNWOOD JD/NE	Neighborhood: 98671

Legal

Legal Description: CB 5052J BLK 8 LOT 112 CAMELOT UT-84

Property Values and Taxes

Crtf NoCrtf:	Tax Year:	Land Value:	Improv Value:	Total Value:	Total Tax:
Yes	2019	\$21,250	\$113,000	\$134,250	\$2,958.14
Yes	2018	\$21,250	\$106,050	\$127,300	\$2,915.37
Yes	2017	\$21,250	\$99,420	\$120,670	\$2,741.35
Yes	2016	\$21,250	\$87,220	\$108,470	\$2,360.51
Yes	2015	\$14,760	\$78,760	\$93,520	\$2,124.94
Yes	2014	\$14,760	\$67,420	\$82,180	\$1,875.66
Yes	2013	\$14,760	\$62,450	\$77,210	\$1,772.01
Yes	2012	\$14,760	\$63,150	\$77,910	\$1,787.73
Yes	2011	\$14,760	\$68,700	\$83,460	\$1,912.99
Yes	2010	\$14,760	\$69,570	\$84,330	\$1,960.12
Yes	2009	\$14,760	\$70,640	\$85,400	\$1,970.94
Yes	2008	\$14,760	\$72,250	\$87,010	\$2,005.33
Yes	2007	\$14,760	\$69,680	\$84,440	\$1,876.78
Yes	2006	\$14,760	\$63,670	\$78,430	\$1,917.61
Yes	2005	\$10,010	\$66,700	\$76,710	\$1,974.93

Tax Jurisdiction

JUDSON ISD	Tax
BEXAR COUNTY	\$1,823.65
UNIV HEALTH SYSTEM	\$372.45
ALAMO COM COLLEGE	\$370.85
BEXAR CO EMERG DIST #1	\$200.23
BEXAR CO RD & FLOOD	\$134.25
SA RIVER AUTH	\$31.77
	\$24.94

Exemptions:

TaxYr Prelim:	Land Value:	Improv Value:	Total Value:
2019	\$21,250	\$113,000	\$134,250

Sales History

File Date	Deed Book	Deed Page	Instr Type	Grantor	Grantee	Consideration
07/07/2008	13578	1271	MTG	ESCOBAR IRMA	WELLS FARGO BANK NA	\$12,000
02/07/2003	9823	1582	WD	DARLING COY G JR	ESCOBAR IRMA	
02/07/2003	9823	1584	D/T	ESCOBAR IRMA	UNION PLANTERS BANKNA	\$66,405
01/28/2003	9823	1582		DARLING COY G JR I	ESCOBAR IRMA	

Land Features

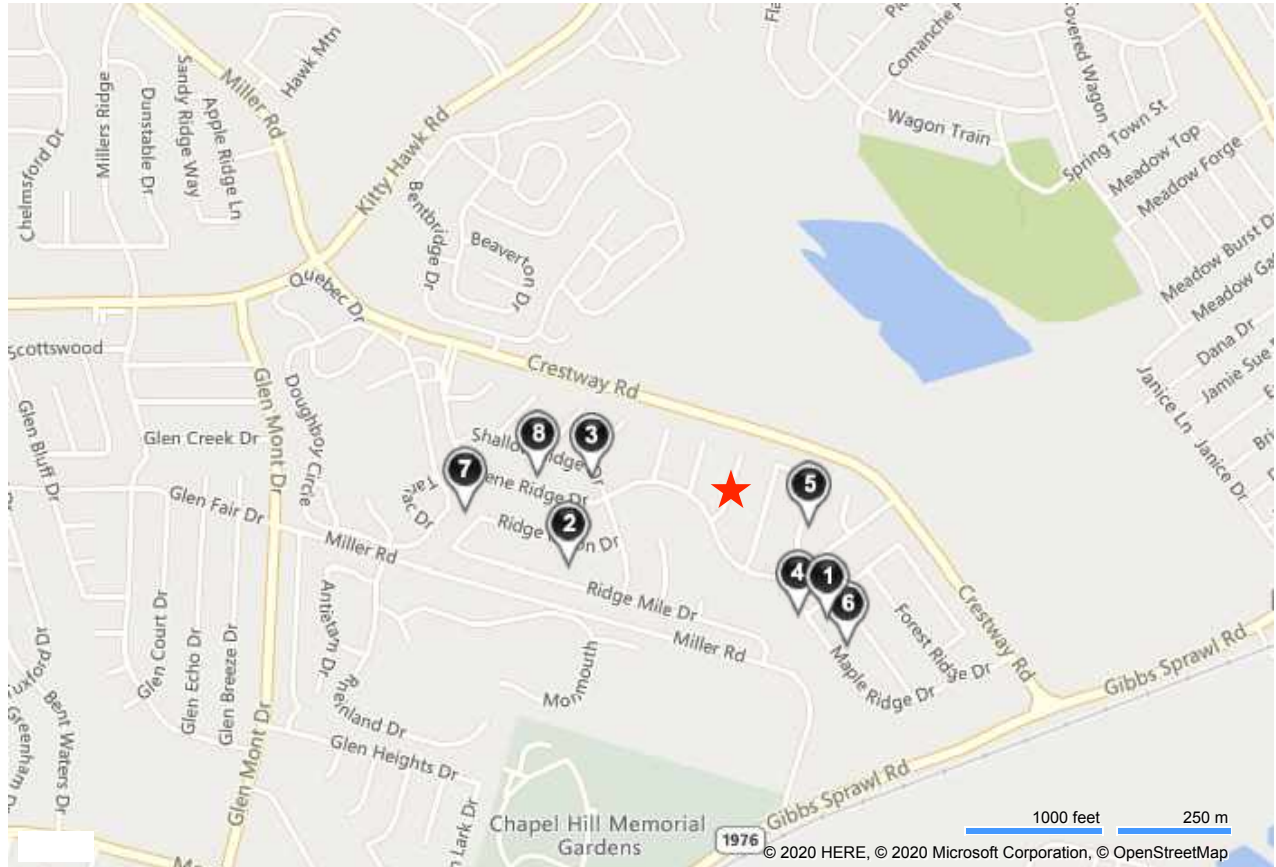
Frontage: 60	Depth: 120
SqFt: 7200	Acres: 0.17
Type:	

Residential Property Features

Beds: 3	Stories:
Full Bath:	Style:
Half Bath:	C/P:
Fndtn: Slab	Ext Walls: Wood
Year Built: 1985	Fireplace:
Patio:	Roof: ASPHALT
Garage:	Canopy:
Heating: Yes	Living Area SqFt: 1404
Deck:	A/C: Yes

Bexar County 2020 tax values are from 2020 certified rates.

Prepared By: Darren Johnson | New Western Acquisitions | 07/27/2020 06:50 PM



MLS#	Status	Area	Str #	Street Name	SqFt	Lot Size	Sold Price	Sold/SqFt	DOM	Yr Blt	#	stry	BR	FB	Zip	Subdivision(Legal)
1	1455175	RNTD	1600	8466	Maple Ridge Dr	1308	0.14	\$1,300	\$0.99	30	1985		3	2	78239	CROWNWOOD JD/NE
2	1437281	RNTD	1600	8735	Ridge Mile Dr	1576	0.15	\$1,349	\$0.85	7	1984		3	2	78239	CROWNWOOD JD/NE
3	1467526	RNTD	1600	8706	Shallow Ridge Dr		0.035	\$1,400		11	1984		3	2	78239	CROWNWOOD JD/NE
4	1453603	RNTD	1600	8503	Maple Ridge Dr	1700	0.15	\$1,425	\$0.83	9	1985		3	2	78239	CROWNWOOD JD/NE
5	1456423	SLD	1600	7710	Ridge Mist Dr	1204	0.16	\$165,000	\$137.04	21	1985	1	3	2	78239	CROWNWOOD JD/NE
6	1427374	SLD	1600	8446	Maple Ridge Dr	1349	0.14	\$170,000	\$126.01	67	1985	1	3	2	78239	CROWNWOOD JD/NE
7	1451539	SLD	1600	7623	Ridge Elm Dr	1312	0.15	\$175,000	\$133.38	15	1984	1	3	2	78239	CROWNWOOD JD/NE
8	1429941	SLD	1600	8735	Serene Ridge Dr	2684	0.18	\$205,000	\$76.37	15	1985	2	4	2	78239	CROWNWOOD JD/NE

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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Agent Report



Addr: 8466 Maple Ridge Dr
Status: **Rented** **Class:** RR
Area: 1600 **Grid:** **MLS #:** 1455175
Int.St./Dir: Gibbs Sprawl Road - Right on Crestway Rd-Left on Forest Ridge Dr. - Left on Maple Ridge Dr
List Price: \$1,300
Subdivision: CROWNWOOD (Common) / CROWNWOOD JD/NE(Legal)
Condominium:
City: San Antonio **Zip:** 78239 **AdSf:** 1308
County: Bexar **CAN#:** 050529050600
Legal: CB5052J BLK 5 LOT 60 CAMELOT SUBD UT 81A
Sch Dist: Judson **Recent Rehab:** **Lot Size:** 0.14
Elem: Millers Point **Section 8 Qualified:** No **Lot Dimensions:**
Middle: Judson Middle School **Year Built:** 1985
High: Judson **BR:** 3
Builder: Unknown **FBaths:** 2
Type: SFDET **HBaths:** 0

Level	Level	Utility Suppliers	Date Avail:	05/05/2020	Monthly Lease:	\$1,300
Living Room 16X14 1	Master Bedroom 13X11 1	Gas: CPS	Min/Max Months:	12 / 36	Personal Checks:	Yes
Dining Room 10X8 1	Master Bedroom 2 ---	Electric: CPS	Security Dep:	\$0	Cash Accepted:	No
Family Room ---	Master Bath 12X8 1	Garbage: SA WM	Cleaning Dep:	\$0	App Fee:	\$60
Kitchen 11X6 1	Bedroom 2 9X8 1	Water: SAWS	Pet Dep:	\$200 (No Refund)	Per/Total Pet(s):	P
Breakfast ---	Bedroom 3 12X8 1	Sewer: SAWS	Application Form:	ONLINE	Pet Rent:	\$30
Utility 7X5 1	Bedroom 4 ---	Other:	Apply At:	WWW.BIRDY.COM		
Entry Room 5X4 1	Bedroom 5 ---					
Study/Office 11X8 1						
2ND BATH X						

Level Key: 1-Main Level, 2-2nd Level, 3-3rd Level, W-Walkout Basement, B-Basement, U-Unknown

Owner: Robert Stelletto
List Agent: Rebecca Cruz
List Office: PMI Birdy Properties, CRMC
Ph to Show: 210-222-2227
670926
BIRD00
Lockbox
Type: SABOR
Supra
SC/\$: \$250 **BC/\$:** \$250
(210) 963-6900
(210) 524-9400
Showing Contact: ShowingTime
Owner LREA/LREB: No
Bonus:
Occupancy: Vacant

AgentRmrks: (Showing Instructions: GO & SHOW VACANT / Available: Monday-Sunday 9am-8pm) 1st Pet Application \$20 each after is \$15*See Pet Policy in "Additional Info"*AGENTS SUBMIT TAR 2002 & COMPANY W9 TO RC@BIRDY.com*APP FEES NON-REFUNDABLE* PLEASE SEE OUR "RESIDENT BENEFIT PACKAGE" (\$35 ADDED ON TOP OF RENTAL PRICE) IN ADDITIONAL INFO Renters Insurance Recommended

Remarks: PMI Birdy is a \$0 Security Deposit company. All Residents purchase a Security Deposit Insurance Policy through Rhino.Great open floor plan, located very close to Randolph Air Force Base, Fort Sam Houston, shopping, schools, entertainment. Home has vinyl plank in living room, kitchen, bathrooms, and carpet in the bedrooms. Cozy fire place in family room gives great ambiance to the space. Breakfast room right off the kitchen that opens to the family room. Master suite has full bath with garden tub and wal... (text truncated for print)

Style: One Story / # stories: 1 **Roof:** Composition **Wdw:** All Remain
Ext: Siding **Fndtn:** Slab **Floor:** Carpeting, Vinyl
Heating: Central **Ht Fuel:** Electric **Air Cond:** One Central
MstBR: Split, Walk-In Closet, Ceiling Fan, Full Bath, Closet Size: 7 X 5 **Frpl:** Living Room
Mst Bth: Tub/Shower Combo, Single Vanity, Garden Tub **Pool/Spa:** None
Garage Parking: Two Car Garage **Wat/Swr:** Water System, Sewer System
Additional/Other Parking: Pad Only (Off Street) **Restrictions:** Pets Allowed, Pet Restrictions, Pets Negotiable
Lot Desc: Mature Trees (ext feat), Level **Security:** Not Applicable
Accessible/Adaptive: Level Lot, Level Drive, No Stairs, First Floor Bath, Full Bath/Bed on 1st Flr, First Floor Bedroom
Interior: One Living Area, Separate Dining Room, 1st Floor Lvl/No Steps, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Room, Walk in Closets, Attic - Access only
Exter Fea:
Inclusions: Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Stove/Range, Disposal, Dishwasher, Vent Fan, Smoke Alarm, High Speed Internet Access, Solid Counter Tops, City Garbage Service
Misc: Broker-Manager, Cluster Mail Box
Rent Incl: No Inclusions
Tenant Pay: Gas/Electric, Water/Sewer, Yard Maintenance, Garbage Pickup
Common Area Amenities: Near Shopping
Green Features: **Energy Efficiency:** Double Pane Windows, Ceiling Fans

Contingent Info: **DOM:** 30 **Rented Price:** \$1,300

Contract Date: 06/12/2020
Closing Date: 06/12/2020
Sell Ofc: JB Goodwin, REALTORS

Sale Trms:
Sell Concess: -
Selling Agent: Rich Valadez

Sell Points:

SqFt/Acre:
Rental Price per SqFt: \$0.99
Source SqFt Acre:

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***

Prepared By: Darren Johnson | New Western Acquisitions | 07/27/2020 06:20 PM

Agent Report



Addr: 8735 Ridge Mile Dr **MLS #:** 1437281
Status: **Rented** **Class:** RR
Area: 1600 **Grid:** 554A8 **List Price:** \$1,349
Int.St./Dir: Crestway Dr, Right on Serene Ridge Dr., Right on Shallow Ridge to Ridge Moon Dr
Subdivision: CROWNWOOD (Common) / CROWNWOOD JD/NE(Legal)
Condominium:
City: San Antonio **Zip:** 78239-4090 **AdSf:** 1576
County: Bexar **CAN#:** 050529090280
Legal: CB 5052J BLK 9 LOT 28 CAMELOT UT-83
Sch Dist: Judson **Recent Rehab:**
Elem: Call District **Section 8 Qualified:** Yes **Lot Size:** 0.15
Middle: Call District **Year Built:** 1984
High: Call District **BR:** 3
Builder: UNKNOWN **FBaths:** 2
Type: SFDET **HBaths:** 0

Level	Level	Utility Suppliers	Date Avail:	02/04/2020	Monthly Lease:	\$1,349
Living Room 23X21 1	Master Bedroom 14X14 1	Gas:	Min/Max Months:	12 / 18	Personal Checks:	No
Dining Room 10X10 1	Master Bedroom 2 ---	Electric:	Security Dep:	\$1,349	Cash Accepted:	No
Family Room ---	Master Bath 8X11 1	Garbage:	Cleaning Dep:	\$0	App Fee:	\$49.99
Kitchen 10X11 1	Bedroom 2 11X12 2	Water:	Pet Dep:	\$300 (No Refund)	Per/Total Pet(s):	
Breakfast ---	Bedroom 3 14X13 2	Sewer:	Application Form:	ONLINE	Pet Rent:	\$40
Utility ---	Bedroom 4 ---	Other:	Apply At:	TRICONAMERICANHOMES.COM		
Entry Room ---	Bedroom 5 ---					
Study/Office ---						

Level Key: 1-Main Level, 2-2nd Level, 3-3rd Level, W-Walkout Basement, B-Basement, U-Unknown

Owner: TAH HOLDINGS **SC/\$:** 0 **BC/\$:** \$500 **Owner LREA/LREB:** No
List Agent: Julie Wilson **614576** **(830) 500-0454** **Bonus:**
List Office: TAH Texas Services, LLC **TAHT00** **(844) 874-2661**
Ph to Show: 830-500-0454 **Lockbox** **Showing Contact:** Agent **Occupy:** Vacant
Type: Other

AgentRmrks: Please contact Julie Wilson 830.500.0454 FIRST for showing; office ALT# 844.874.2661. PLEASE CALL AT LEAST ONE HOUR AHEAD FOR SHOWING ACCESS. LEASE TERMS ARE NOT GUARANTEED AND MAY VARY BASED ON MANAGEMENT DISCRETION.

Remarks: Take a look at this nice home featuring 3 bedrooms, 2 bathrooms, and approximately 1,576 square feet. Tricon American Homes does not discriminate on the basis of an applicant's source of income. We welcome all applicants and treat all applicants by the same criteria. All applicants undergo the same screening process, must execute our lease and security deposit within 48 hours and take possession of the home within 14 days, as required by the lease terms

Style: Two Story / # stories: 2 **Roof:**
Ext: Siding **Fndtn:**
Heating: Central **Ht Fuel:** Electric
MstBR: DownStairs
Mst Bth: Tub/Shower Combo
Garage Parking: One Car Garage
Additional/Other Parking: **Restrictions:** Pet Restrictions
Lot Desc: **Security:** Not Applicable
Accessible/Adaptive: No

Interior: One Living Area, Eat-In Kitchen, Open Floor Plan
Exter Fea:
Inclusions: Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Refrigerator, Dishwasher
Misc: Not Applicable

Rent Incl:
Tenant Pay: Gas/Electric, Water/Sewer, Yard Maintenance, Garbage Pickup, Renters Insurance Required
Common Area Amenities: None

Green Features: **Energy Efficiency:**
Contingent Info: **DOM:** 7 **Rented Price:** \$1,349
Contract Date: 02/11/2020 **Sale Trms:** **Sell Points:** **SqFt/Acre:**
Closing Date: 02/28/2020 **Sell Concess:** - **Rental Price per SqFt:** \$0.85
Sell Ofc: TAH Texas Services, LLC **Selling Agent:** Julie Wilson **Source SqFt Acre:**

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Agent Report



Addr: 8706 Shallow Ridge Dr **MLS #:** 1467526
Status: **Rented** **Class:** RR
Area: 1600 **Grid:** **List Price:** \$1,400
Int.St./Dir: via Crestway Rd and Serene Ridge Dr, Head southwest on Gibbs Sprawl Rd toward Crestway Rd, Turn right onto Crestway Rd, Turn right onto Serene Ridge Dr, Turn right onto Shallow Ridge Dr
Subdivision: CROWNWOOD (Common) / CROWNWOOD JD/NE(Legal)
Condominium:
City: San Antonio **Zip:** 78239 **AdSf:**
County: Bexar **CAN#:** 050529060160
Legal: Cb 5052J Blk 6 Lot 16 Camelot Ut-82
Sch Dist: Judson **Recent Rehab:** **Lot Size:** 0.035
Elem: Montgomery **Section 8 Qualified:** No **Lot Dimensions:**
Middle: White Ed **Year Built:** 1984
High: Judson **BR:** 3
Builder: UNKNOWN **FBaths:** 2
Type: SFDET **HBaths:** 1

Level		Level		Utility Suppliers		Date Avail:		Monthly Lease:	
Living Room	23X14 1	Master Bedroom	15X11 2	Gas:	07/02/2020	Min/Max Months:	12 / 24	Monthly Lease:	\$1,400
Dining Room	9X9 1	Master Bedroom 2	---	Electric:		Security Dep:	\$1,400	Personal Checks:	No
Family Room	---	Master Bath	4X10 2	Garbage:		Cleaning Dep:	\$0	Cash Accepted:	No
Kitchen	9X9 1	Bedroom 2	10X10 2	Water:		Pet Dep:	\$300 (No Refund)	App Fee:	\$75
Breakfast	---	Bedroom 3	10X10 2	Sewer:		Application Form:	TREC	Per/Total Pet(s):	
Utility	---	Bedroom 4	---	Other:		Apply At:	WWW.RPMALAMO.COM	Pet Rent:	No
Entry Room	---	Bedroom 5	---						
Study/Office	---								

Level Key: 1-Main Level, 2-2nd Level, 3-3rd Level, W-Walkout Basement, B-Basement, U-Unknown

Owner: William Bedford **SC/\$:** 0 **BC/\$:** \$150 **Owner LREA/LREB:** No
List Agent: Amanda Desormeaux, TRPM **669800 (830) 305-9897** **Bonus:**
List Office: Real Property Management Alamo **RPMA00 (210) 787-3876**
Ph to Show: 210-222-2227 **Lockbox** **Showing** **Occupy:** Vacant
Type: Combo **Contact:** ShowingTime

AgentRmrks: Please direct interested clients to www.rpmalamo.com to submit applications. Each adult over 18 is required to complete separate application. Please contact Real Property Management Alamo office for any leasing questions. ****Tenant Qualifications Found In Documents**** ****Want to know how you can skip your security deposit! Ask us how!****

Remarks: Two Story, Three Bedroom Home with Large Living Room Located in Crown Wood Subdivision! This beautiful two story home is located in Converse. It features a large living room, all upstairs bedrooms, spacious backyard, and landing area on second story. It has beautiful white cabinetry and large kitchen with dine-in eating. The home has washer/dryer connections with a rack for easy hanging. This home is an easy commute to I35, 1604 and I10 from the Crown Wood subdivision. Renter's Insurance: Tenant will b... (text truncated for print)

Style: Two Story / # stories: 2 **Roof:** **Wdw:** None Remain
Ext: Brick, Siding **Fndtn:** **Floor:** Carpeting, Linoleum
Heating: Central **Ht Fuel:** Electric **Air Cond:** One Central
MstBR: Upstairs **Frpl:** One, Living Room
Mst Bth: Tub/Shower Combo, Single Vanity **Pool/Spa:** None
Garage Parking: Two Car Garage, Attached **Wat/Swr:** Water System, Sewer System
Additional/Other Parking: **Restrictions:** Pets Allowed, Pets Negotiable, Smoking Outside Only
Lot Desc: **Security:** Not Applicable
Accessible/Adaptive: No
Interior: One Living Area, Liv/Din Combo, Eat-In Kitchen, Breakfast Bar, Open Floor Plan
Exter Fea:
Inclusions: Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Stove/Range, Dishwasher
Misc: Not Applicable
Rent Incl:
Tenant Pay: Gas/Electric, Water/Sewer, Garbage Pickup
Common Area Amenities: Other
Green Features: **Energy Efficiency:**

Contingent Info: **DOM:** 11 **Rented Price:** \$1,400
Contract Date: 07/13/2020 **Sale Trms:** **SqFt/Acre:**
Closing Date: 07/13/2020 **Sell Concess:** - **Rental Price per SqFt:**
Sell Ofc: Real Property Management Alamo **Selling Agent:** Amanda Desormeaux **Source SqFt Acre:**

Agent Report



Addr: 8503 Maple Ridge Dr **MLS #:** 1453603
Status: **Rented** **Class:** RR
Area: 1600 **Grid:**
Int.St./Dir: Crestway to Serene Ridge to Maple Ridge **List Price:** \$1,425
Subdivision: Crownwood JD/NE
Condominium:
City: San Antonio **Zip:** 78239 **AdSf:** 1700
County: Bexar **CAN#:** 050529010860
Legal:
Sch Dist: CALL DISTRICT **Recent Rehab:**
Elem: Call District **Section 8 Qualified:** Yes **Lot Size:** 0.15
Middle: Call District **Year Built:** 1985
High: Call District **BR:** 3
Builder: unk **FBaths:** 2
Type: SFDET **HBaths:** 0

Level	Level	Utility Suppliers	Date Avail:	04/01/2020	Monthly Lease:	\$1,425
Living Room 13X13 1	Master Bedroom 12X18 1	Gas:	Min/Max Months:	12 / 12	Personal Checks:	No
Dining Room 12X10 1	Master Bedroom 2 ---	Electric:	Security Dep:	\$1,425	Cash Accepted:	No
Family Room 18X14 1	Master Bath 14X11 1	Garbage:	Cleaning Dep:	\$0	App Fee:	\$40
Kitchen 10X16 1	Bedroom 2 9X13 1	Water:	Pet Dep:	\$200 (No Refund)	Per/Total Pet(s):	
Breakfast ---	Bedroom 3 10X10 1	Sewer:	Application Form:	ONLINE	Pet Rent:	
Utility 6X7 1	Bedroom 4 ---	Other:	Apply At:	WWW.MAINSTREETRENEWAL.COM		
Entry Room ---	Bedroom 5 ---					
Study/Office ---						

Level Key: 1-Main Level, 2-2nd Level, 3-3rd Level, W-Walkout Basement, B-Basement, U-Unknown

Owner: Broker owned **SC/\$:** 0 **BC/\$:** \$200 **Owner LREA/LREB:** No
List Agent: Carol Rodriguez **596072** (210) 591-1705 **Bonus:**
List Office: Main Street Renewal LLC **HUBR00** (210) 591-1705
Ph to Show: 210-222-2227 **Lockbox** **Showing** **Occupy:** Vacant
Type: Combo **Contact:** ShowingTime

AgentRmrks: Client to apply and pay a non-refundable app fee (\$40.00 per adult) at www.msrenewal.com If you have pets, no problem! Our homes are pet friendly too -4 pets max allowed- 300 lbs combined weight- some breed restrictions \$200 per pet non-refundable fee. No Pitt bulls, Dobermans, Rottweilers or mixes of those breeds unless service animal.

Remarks: Your authentic lifestyle deserves an extraordinary setting, a place where you can indulge your interests and cultivate your story. Discover the space that speaks to you at this newly revitalized home. Fresh interiors with neutral paint colors, a kitchen that comes equipped with an appliance package and a lovely layout to provide the ideal ambiance for your life.

Style: One Story / # stories: 1 **Roof:** **Wdw:** All Remain
Ext: Brick **Fndtn:** **Floor:** Carpeting, Ceramic Tile
Heating: Central **Ht Fuel:** Electric **Air Cond:** One Central
MstBR: Walk-In Closet, Full Bath **Frp1:** Not Applicable
Mst Bth: Tub/Shower Separate, Single Vanity, Garden Tub **Pool/Spa:** None
Garage Parking: Two Car Garage **Wat/Swr:** Water System
Additional/Other Parking: **Restrictions:** Pets Allowed, Pet Restrictions, No RV Parking, Smoking Outside Only
Lot Desc: **Security:** Not Applicable
Accessible/Adaptive: No
Interior: Two Living Areas, Separate Dining Room, High Ceilings
Exter Fea:
Inclusions: Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Refrigerator, Disposal, Dishwasher, Smoke Alarm
Misc: Broker-Manager
Rent Incl:
Tenant Pay: Gas/Electric, Water/Sewer, Interior Maintenance, Yard Maintenance, Exterior Maintenance, Garbage Pickup, Renters Insurance Required
Common Area Amenities: None
Green Features: **Energy Efficiency:**

Contingent Info: **DOM:** 9 **Rented Price:** \$1,425
Contract Date: 05/04/2020 **Sale Trms:** **Sell Points:** **SqFt/Acre:**
Closing Date: 06/01/2020 **Sell Concess:** - **Rental Price per SqFt:** \$0.83
Sell Ofc: Main Street Renewal LLC **Selling Agent:** Carol Rodriguez **Source SqFt Acre:**

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should

Agent Report



Addr: 7710 Ridge Mist Dr **MLS #:** 1456423
Status: **Sold** **Class:** RE
Area: 1600 **Grid:** 554A7 **List Price:** \$165,000
Int.St./Dir: Crestway to Serene Ridge to Ridge Mist
Subdivision: CROWNWOOD (Common) / CROWNWOOD JD/NE(Legal)
City: San Antonio **Zip:** 78239-4069 **Type:** SFD
County: Bexar **CAN#:** 050529081590 **AdSf:** 1204
Block: 8 **Lot:** 159
Legal: CB 5052J BLK 8 LOT 159 CAMELOT **Currently Leased:**
 UT-84
Lot Size: 0.16 **Lot Dimensions:** **Lease Expiration:**
Sch: Judson **BR:** 3 **Year Built:** 1985
Elem: Millers Point **FBaths:** 2 **HBaths:** 0
Middle: Judson **Builder:** UNKNOWN **Recent Rehab:** Yes
High: Judson **Constr:** Pre-Owned

Level		Level		Utility Suppliers
Living Room	19X15 1	Master Bedroom	15X12 1	Gas:
Dining Room	---	Master Bedroom 2	---	Electric:
Family Room	---	Master Bath	16X9 1	Garbage:
Kitchen	13X1 1	Bedroom 2	13X10 1	Water:
Breakfast	1X12 1	Bedroom 3	10X10 1	Sewer:
Utility	---	Bedroom 4	---	Other:
Entry Room	---	Bedroom 5	---	
Study/Office	---			

Level Key: 1-Main Level, 2-2nd Level, 3-3rd Level, W-Walkout Basement, B-Basement, U-Unknown

Taxed by Mltpl Counties: No	Financials	Assessments	Mand/Mult HOA: None/N
Total Tax (W/O Exemptions): \$2,716.43	PrTerms: Conventional, FHA, VA, TX Vet, Cash, USDA	HOA Name:	
Tax Year: 2019	Loan Info:	HOA Fee / Freq / Trans Fee: //	Neighborhood Amenities: None
Subdivision: CROWNWOOD (Common) / CROWNWOOD JD/NE(Legal)			
Preferred Title Co.: First American Title			
Owner: RADIN SLOBO & BIRGIT REV TR	SC/\$: 0	BC/\$: 3%	Owner LREA/LREB: No
List Agent: Cheryl McClintock 471303	(210) 273-8116		Occupancy: Vacant
List Office: Randolph Field Realty, Inc. RAND00	(210) 659-8844		Possession: Closing/Funding
Ph to Show: 2102222227	Lockbox Type: Combo	Showing Contact: ShowingTime	Bonus:

AgentRmrks:

Remarks: The seller has put a lot of money into this house getting ready for the new buyer. In 2016 he replaced the roof, all the windows and all the siding on the home to 100% masonry Hardiplank and full exterior paint job. Recently he retiled the master shower, installed water proof laminate in all living areas, kitchen and bathrooms. Just installed frieze carpet in all the bedrooms. Full interior paint job. New vanity in both bathrooms. Great open concept house. Large living area with wood burning fireplace. ... (text truncated for print)

Style: One Story	Garage Parking: Two Car Garage, Attached	Additional/Other Parking:
Ext: 4 Sides Masonry, Cement Fiber	Roof: Composition	Mst BR: Split, Walk-In Closet, Multi-Closets, Ceiling Fan, Full Bath
Fndtn: Slab	Wdw: All Remain	Mst Bth: Tub/Shower Separate, Single Vanity, Garden Tub
Interior: One Living Area, Eat-In Kitchen, High Ceilings, Open Floor Plan, Cable TV Available, Walk in Closets		
Inclusions: Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Stove/Range, Disposal, Dishwasher, Ice Maker Connection, Vent Fan, Smoke Alarm, High Speed Internet Access, Garage Door Opener		
Exterior Fea: Covered Patio, Privacy Fence, Double Pane Windows, Mature Trees		
Wat/Swr: Water System, Sewer System	Floor: Carpeting, Ceramic Tile, Laminate	Frpl: One, Living Room
Heating: Central, Heat Pump	Ht Fuel: Electric	Air Cond: One Central
Pool/SPA: None		Misc:
Lot Des:		Lot Impv:
Accessible/Adaptive: No		
Green: Features - none / Certification - none / Energy Efficiency - none		

Contingent Info:	DOM/CDOM: 21/ 21	Sold Price: \$165,000
Contract Date: 05/17/2020	Sale Trms: FHA	Sell Points:
Closing Date: 07/17/2020	Sell Concess: \$5000 - Closing Costs	SQFT/Acre:
Sell Ofc: Randolph Field Realty, Inc.	Selling Agent: Cheryl McClintock	Sold Price per SQFT: \$137.04
		Source SQFT Acre:

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should

Agent Report



Addr: 8446 Maple Ridge Dr **MLS #:** 1427374
Status: **Sold** **Class:** RE
Area: 1600 **Grid:** 554A8 **List Price:** \$170,000
Int.St./Dir: Please use GPS for accurate location.
Subdivision: CAMELOT (Common) / CROWNWOOD JD/NE(Legal)
City: San Antonio **Zip:** 78239-4036 **Type:** SFD
County: Bexar **CAN#:** 050529050550 **AdSf:** 1349
Legal: CB: 5052J BLK: 5 LOT: 55 CAMELOT **Lot:** 55 **Currently Leased:**
 SUBD UT-81A
Lot Size: 0.14 **Lot Dimensions:** **Lease Expiration:**
Sch: Judson **BR:** 3 **Year Built:** 1985
Elem: Millers Point **FBaths:** 2 **HBaths:** 0
Middle: Kitty Hawk **Builder:** Rayco **Recent Rehab:**
High: Judson **Constr:** Pre-Owned

Some photos may be virtually staged

	Level		Level	Utility Suppliers		
Living Room	15X18	1	Master Bedroom	14X13	1	Gas:
Dining Room	---		Master Bedroom 2	---		Electric:
Family Room	---		Master Bath	8X6	1	Garbage:
Kitchen	13X13	1	Bedroom 2	10X10	1	Water:
Breakfast	---		Bedroom 3	10X10	1	Sewer:
Utility	---		Bedroom 4	---		Other:
Entry Room	---		Bedroom 5	---		
Study/Office	---					

Level Key: 1-Main Level, 2-2nd Level, 3-3rd Level, W-Walkout Basement, B-Basement, U-Unknown

Taxed by Mltpl Counties: No **Financials** **Assessments** **Mand/Mult HOA:** None/N
Total Tax (W/O Exemptions): \$2,799.48 **PrTerms:** Conventional, FHA, VA, Cash **HOA Name:**
Tax Year: 2018 **Loan Info:** **HOA Fee / Freq / Trans Fee:** // **Neighborhood Amenities:** None
Subdivision: CAMELOT (Common) / CROWNWOOD JD/NE(Legal)
Preferred Title Co.: Key Title Group

Owner: TAYLOR SHAINA NICOLE **SC/\$:** 0% **BC/\$:** 3% **Owner LREA/LREB:** No
List Agent: Scott Malouff 658231 (210) 365-6192 **Occupancy:**
List Office: Keller Williams Heritage KLWM00 (210) 493-3030 **Possession:** Closing/Funding
Ph to Show: 210-222-2227 **Lockbox Type:** Combo **Showing** **Bonus:**
Contact: ShowingTime

AgentRmrks: Please see additional information for offer instructions. Please contact Josue Martin with any questions (210) 843-3072. Buyer's Agent to verify all room measurements.

Remarks: Welcome Home! This stunning 3 bedroom 2 bath is in a PRIME location, near Randolph AFB and all major highways and popular shopping centers. Your family will LOVE the modern touches all throughout the home from the custom kitchen, to the spacious master bedrooms, this home has it all! Let's get you HOME!

Style: Contemporary **Garage Parking:** Two Car Garage **Additional/Other Parking:**
Ext: Brick, Siding **Roof:** Composition **Mst BR:** DownStairs
Fndtn: Slab **Wdw:** None Remain **Mst Bth:** Tub/Shower Combo
Interior: One Living Area, Liv/Din Combo
Inclusions: Washer Connection, Dryer Connection
Exterior Fea:
Wat/Swr: Water System, Sewer **Floor:** Carpeting, Ceramic Tile **Frpl:** Not Applicable
System
Heating: Central **Ht Fuel:** Electric **Air Cond:** One Central
Pool/SPA: None **Misc:**
Lot Des: **Lot Impv:**
Accessible/Adaptive: No
Green: Features - none / Certification - none / Energy Efficiency - none

Contingent Info: **DOM/CDOM:** 67/ 67 **Sold Price:** \$170,000
Contract Date: 01/29/2020 **Sale Trms:** FHA **Sell Points:** **SQFT/Acre:**
Closing Date: 02/25/2020 **Sell Concess:** \$5000 - Closing Costs **Sold Price per SQFT:** \$126.01
Sell Ofc: Keller Williams Heritage **Selling Agent:** Scott Malouff **Source SQFT Acre:**

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***

Agent Report



Addr: 7623 Ridge Elm Dr **MLS #:** 1451539
Status: **Sold** **Class:** RE
Area: 1600 **Grid:** 553F7 **List Price:** \$185,000
Int.St./Dir: From I-410 E to I-35 Frontage Rd. Take the I-35 N exit from I-410 E. Take Crestway Dr to Ridge Elm Dr.
Subdivision: CROWNWOOD (Common) / CROWNWOOD JD/NE(Legal)
City: San Antonio **Zip:** 78239-4029 **Type:** SFD
County: Bexar **CAN#:** 050529070470 **AdSf:** 1312
Legal: Lot 47, Block 7, CAMELOT SUBDIVISION, UNIT 83 **Lot:** 47 **Currently Leased:** No
Lot Size: 0.15 **Lot Dimensions:** **Lease Expiration:**
Sch: North East **BR:** 3 **Year Built:** 1984
I.S.D
Elem: Montgomery **FBaths:** 2 **HBaths:** 0
Middle: White Ed **Builder:** RAY ELLISON HOMES **Recent Rehab:** Yes
High: Roosevelt **Constr:** Pre-Owned

	Level		Level	Utility Suppliers		
Living Room	16X15	1	Master Bedroom	14X13	1	Gas: None
Dining Room	14X10	1	Master Bedroom 2	---		Electric: CPS
Family Room	---		Master Bath	11X5	1	Garbage: TDS/Republic
Kitchen	10X7	1	Bedroom 2	10X9	1	Water: SAWS
Breakfast	8X5	1	Bedroom 3	10X8	1	Sewer: SAWS
Utility	7X5	1	Bedroom 4	---		Other:
Entry Room	---		Bedroom 5	---		
Study/Office	---					
HW BATH	7X5	1				

Level Key: 1-Main Level, 2-2nd Level, 3-3rd Level, W-Walkout Basement, B-Basement, U-Unknown

Taxed by Mltpl Counties: No **Financials** **Assessments** **Mand/Mult HOA:** None/N
Total Tax (W/O Exemptions): \$2,760.21 **PrTerms:** Conventional, FHA, VA, TX Vet, Cash, 100% Financing, USDA **HOA Name:**
Tax Year: 2019 **Loan Info:** **HOA Fee / Freq / Trans Fee:** // **Neighborhood Amenities:** None
Subdivision: CROWNWOOD (Common) / CROWNWOOD JD/NE(Legal)
Preferred Title Co.: Excel Title Group, LLC
Owner: On Record **SC/\$:** 0% **BC/\$:** 3% **Owner LREA/LREB:** No
List Agent: Hiroki Irino 672263 (210) 802-7262 **Occupancy:** Vacant
List Office: StepStone Realty, LLC STES00 (512) 213-0195 **Possession:** Closing/Funding
Ph to Show: 800-746-9464 **Lockbox Type:** Combo **Showing** **Bonus:**
Contact: ShowingTime

AgentRmks: Please submit all offers to iri1121@gmail.com with pre-Q. Please verify all measurements & schools. Schedule showing via Showing Time: Vacant & Go. FHA eligible after 04/22/20 due to FHA 90 day seasoning guidelines. VA, Conventional, USDA eligible now. Thank you for showing and appreciate your feedback.

Remarks: Recently Renovated 3BD 2BA 2Car Single Story Home in Crownwood in North East ISD. Take advantage of Low CPS energy bills with 5040 Kw Solar Electric System & 18 Solar Panels purchased in Nov 2017. Roof, HVAC and Hot water heater are also in 2017. Recent update includes: All new siding, fence, new windows, new light faucets, toilets, sinks, 6 panel doors, granite countertops in kitchen and bathrooms with custom cabinets, stainless Steel appliances with smooth cooktop stove, Luxury vinyl plank flooring an... (text truncated for print)

Style: One Story, Traditional **Garage Parking:** Two Car Garage, Attached **Additional/Other Parking:**
Ext: Brick, Siding **Roof:** Composition **Mst BR:** Walk-In Closet, Ceiling Fan, Full Bath, Closet Size: 5 X 4
Fndtn: Slab **Wdw:** All Remain **Mst Bth:** Tub/Shower Combo, Double Vanity
Interior: One Living Area, Eat-In Kitchen, Two Eating Areas, Walk-In Pantry, Utility Room Inside, High Ceilings, Laundry Room, Walk in Closets
Inclusions: Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Stove/Range, Disposal, Dishwasher, Ice Maker Connection, Smoke Alarm, High Speed Internet Access, Satellite Dish (owned), Garage Door Opener, Smooth Cooktop, Solid Counter Tops, Custom Cabinets, Private Garbage Service
Exterior Fea: Covered Patio, Deck/Balcony, Privacy Fence, Double Pane Windows, Mature Trees
Wat/Swr: Water System, Sewer **Floor:** Carpeting, Vinyl **Frpl:** One, Living Room, Wood Burning System, City
Heating: Central, 1 Unit **Ht Fuel:** Electric **Air Cond:** One Central
Pool/SPA: None **Misc:** No City Tax
Lot Des: Sloping **Lot Impv:** Sidewalks
Accessible/Adaptive: No
Green: Features - Solar Electric System, Solar Panels / **Certification** - none / **Energy Efficiency** - Programmable Thermostat, Double Pane Windows, Ceiling Fans

Contingent Info: **DOM/CDOM:** 15/ 15 **Sold Price:** \$175,000
Contract Date: 04/21/2020 **Sale Trms:** Conventional **Sell Points:** **SQFT/Acre:**

Closing Date: 05/22/2020

Sell Concess: \$3300 - Closing Costs, Home Warranty

Sold Price per SQFT: \$133.38

Sell Ofc: Keller Williams Boerne

Selling Agent: Alexis Weigand

Source SQFT Acre:

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***

Prepared By: Darren Johnson | New Western Acquisitions | 07/27/2020 06:20 PM

Agent Report



Addr: 8735 Serene Ridge Dr **MLS #:** 1429941
Status: **Sold** **Class:** RE
Area: 1600 **Grid:** 554A7 **List Price:** \$208,500
Int.St./Dir: O'Connor to Crestway to Serene Ridge
Subdivision: CROWNWOOD (Common) / CROWNWOOD JD/NE(Legal)
City: San Antonio **Zip:** 78239-3905 **Type:** SFD
County: Bexar **CAN#:** 050529060230 **AdSf:** 2684
Block: 6 **Lot:** 23
Legal: CB 5052J BLK 6 LOT 23 CAMELOT UT- **Currently Leased:**
 82
Lot Size: 0.18 **Lot Dimensions:** **Lease Expiration:**
Sch: North East **BR:** 4 **Year Built:** 1985
 I.S.D
Elem: Call District **FBaths:** 2 **HBaths:** 1
Middle: Call District **Builder:** unknown **Recent Rehab:** Yes
High: Call District **Constr:** Pre-Owned

Level		Level		Utility Suppliers		
Living Room	26X16	1	Master Bedroom	18X14	1	Gas:
Dining Room	12X11	1	Master Bedroom 2	---		Electric:
Family Room	22X15	2	Master Bath	15X11	1	Garbage:
Kitchen	17X10	1	Bedroom 2	13X11	2	Water:
Breakfast	9X6	1	Bedroom 3	11X9	2	Sewer:
Utility	---		Bedroom 4	10X10	2	Other:
Entry Room	---		Bedroom 5	---		
Study/Office	---					

Level Key: 1-Main Level, 2-2nd Level, 3-3rd Level, W-Walkout Basement, B-Basement, U-Unknown

Taxed by Mltpl Counties: No **Financials** **Assessments** **Mand/Mult HOA:** None/N
Total Tax (W/O Exemptions): \$4,150.77 **PrTerms:** Conventional, FHA, VA, Cash **HOA Name:**
Tax Year: 2019 **Loan Info:** **HOA Fee / Freq / Trans Fee:** //
Subdivision: CROWNWOOD (Common) / CROWNWOOD JD/NE(Legal) **Neighborhood Amenities:** None
Preferred Title Co.: ALAMO TITLE

Owner: SHARON PETERS REAL ESTATE INC **SC/\$:** 0% **BC/\$:** 3% **Owner LREA/LREB:** Yes
List Agent: Sharon Peters 482835 (512) 757-4249 **Occupancy:** Vacant
List Office: Sharon Peters Real Estate PETE00 (512) 757-4249 **Possession:** Closing/Funding
Ph to Show: 210-222-2227 **Lockbox Type:** SABOR Supra **Showing Contact:** ShowingTime **Bonus:**

AgentRmrks: Home is staged. Please schedule with Showing Time. Please include in paragraph 4 of all offers: "President of Sharon Peters Real Estate, Inc. (seller) is a licensed real estate broker in Texas.

Remarks: Completely updated and beautiful. New built in stainless appliances. New light fixtures. New door hardware. New faux wood flooring in the main living area, dining, and kitchen. Fresh paint inside and out. New carpet in the bedrooms. New garage door and garage opener. 4 bedrooms, 2 1/2 bath, 2 living, 2 dining. Each living area has a fireplace. High ceilings. Master bath offers separate soaking tub and shower and granite countertops. New 2 inch blinds and window treatments are included. New A/C and heat system 10/20

Style: Two Story **Garage Parking:** Two Car Garage **Additional/Other Parking:**
Ext: Stucco, Siding **Roof:** Composition **Mst BR:** DownStairs, Walk-In Closet, Ceiling Fan, Full Bath
Fndtn: Slab **Wdw:** All Remain **Mst Bth:** Tub/Shower Separate, Double Vanity, Garden Tub
Interior: Two Living Areas, Two Eating Areas, Utility Room Inside, High Ceilings, Cable TV Available, High Speed Internet, Laundry Room, Walk in Closets
Inclusions: Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Built-In Oven, Microwave Oven, Dishwasher, Smoke Alarm, Garage Door Opener
Exterior Fea: Privacy Fence, Mature Trees
Wat/Swr: Water System, Sewer System **Floor:** Carpeting, Ceramic Tile, Other **Frpl:** Two, Living Room, Family Room
Heating: Central **Ht Fuel:** Electric **Air Cond:** One Central
Pool/SPA: None **Misc:**
Lot Des: **Lot Impv:**
Accessible/Adaptive: No
Green: Features - none / Certification - none / Energy Efficiency - none

Contingent Info: **DOM/CDOM:** 15/ 15 **Sold Price:** \$205,000
Contract Date: 12/24/2019 **Sale Trms:** VA **Sell Points:** **SQFT/Acre:**
Closing Date: 01/31/2020 **Sell Concess:** \$3500 - Closing Costs **Sold Price per SQFT:** \$76.37
Sell Ofc: Jadestone Real Estate **Selling Agent:** Charles Buckley **Source SQFT Acre:**

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should