



MLS Beds 3	MLS Full Baths 2	Half Baths N/A	MLS Sale Price \$119,000	MLS Sale Date 12/17/2015
MLS Sq Ft 1,026	Lot Sq Ft 3,774	Yr Built 1986	Type SFR	

OWNER INFORMATION

Owner Name	Reger Lynette	Tax Billing Zip+4	3713
Tax Billing Address	108 Mandarin Dr	Owner Occupied	Yes
Tax Billing City & State	Victoria, TX	Mailing Address	108 Mandarin Dr
Tax Billing Zip	77901		

LOCATION INFORMATION

School District	Svc	Most Hazardous Flood Zone	X
School District Name	Victoria ISD	Flood Zone Panel	4806380010E
Census Tract	16.05	Flood Zone Date	08/04/1987
Subdivision	Tangerine II	Carrier Route	C057
Neighborhood Code	52750-52750		

TAX INFORMATION

Property ID	61506	Tax Area	GVC
Geo ID	5276001101400	Tax Appraisal Area	GVC
Property ID 3	000000061506		
Legal Description	TANGERINE II LOT 14 BLOCK 11		
Exemption(s)	Homestead	Lot	14
Block	11		

ASSESSMENT & TAX

Assessment Year	2022	2021	2020
Market Value - Total	\$152,550	\$139,260	\$123,700
Market Value - Land	\$8,420	\$8,420	\$8,420
Market Value - Improved	\$144,130	\$130,840	\$115,280
Assessed Value - Total	\$149,677	\$136,070	\$123,700
Assessed Value - Land			\$8,420
Assessed Value - Improved			\$115,280
YOY Assessed Change (\$)	\$13,607	\$12,370	
YOY Assessed Change (%)	10%	10%	

Tax Year	Total Tax	Change (\$)	Change (%)
2020	\$3,077		
2021	\$3,302	\$225	7.31%
2022	\$3,392	\$90	2.74%

Jurisdiction	Tax Type	Tax Amount	Tax Rate
Navigation District	Actual	\$43.11	.0288
Road & Bridge	Actual	\$90.55	.0605
City Of Victoria	Actual	\$835.50	.5582
Victoria County Junior College	Actual	\$293.22	.1959
Drainage Dist 3	Actual	\$41.76	.0279
Victoria County	Actual	\$498.27	.3329
Victoria ISD	Actual	\$1,577.89	1.0542
Victoria County Ground Water D	Actual	\$11.97	.008
Total Estimated Tax Rate			2.2664

CHARACTERISTICS

Land use - State	Sgl-Fam-Res-Home	Total Baths	MLS: 2
Land Use - Corelogic	SFR	Full Baths	MLS: 2
Lot Acres	0.0866	Cooling Type	Central
Lot Area	3,774	Heat Type	Hot Air
Lot Frontage	37	Porch	Open Porch
Lot Depth	102	Roof Material	Composition Shingle

Basement Type	MLS: Slab
Gross Area	1,058
Building Sq Ft	Tax: 1,058 MLS: 1,026
Above Gnd Sq Ft	1,058
Ground Floor Area	1,058
Garage Type	Garage
Garage Capacity	MLS: 1
Garage Sq Ft	345
Stories	MLS: 1
Total Rooms	6
Bedrooms	3

Interior Wall	Drywall
Exterior	Brick/Stone
Floor Cover	Type Unknown
Year Built	1986
Foundation	Slab
Building Type	Residential
No. of Porches	2
No. Parking Spaces	MLS: 1
Parking Type	Type Unknown
Porch 1 Area	91

FEATURES

Feature Type	Unit	Size/Qty	Year Built	Value
Main Area	S	1,058	1986	\$98,020
Garage	S	345	1986	\$18,930
Porch Open	S	91	1986	\$2,500
Porch Open	S	24	1986	\$660

SELL SCORE

Rating	Very Low	Value As Of	2023-05-28 04:42:51
Sell Score	350		

LISTING INFORMATION

MLS Listing Number	V220374	Closing Price	\$119,000
MLS Status	Sold	Pending Date	11/09/2015
MLS Listing Date	11/01/2015	MLS List. Agent Name	V488263-Sherry Keeble
MLS Current List Price	\$124,900	MLS List. Broker Name	EXIT REALTY NEW BRAUNFELS
MLS Orig. List Price	\$124,900	MLS Selling Agent Name	V500_1-Non Member
MLS Status Change Date	01/06/2016	MLS Selling Broker Name	NON MEMBER OFFICE
Closing Date	12/17/2015		

LAST MARKET SALE & SALES HISTORY

Recording Date	12/23/2015	06/02/2009
Sale/Settlement Date	12/17/2015	05/29/2009
Document Number	13961	5630
Document Type	Warranty Deed	Warranty Deed
Buyer Name	Reger Lynette	Jaynes John D
Seller Name	Jaynes John D	Fletcher Juanita
Title Company	Stewart Title	Texas Title Co.

MORTGAGE HISTORY

Mortgage Date	12/23/2015	06/02/2009
Mortgage Amount	\$116,844	\$95,552
Mortgage Lender	Gold Fin'l Svcs	Vandyk Mtg Corp
Mortgage Code	Fha	Va
Mortgage Type	Resale	Resale
Mortgage Term	30	30
Mortgage Term Code	Years	Years