

Full - Report

Master

Address: 203 PLACID DR
 City: SAN ANTONIO
 Zip: 78228
 Class: SINGLE-STRUCTURE PROP W/O AGR
 Map: 581C8
 Mail Address: 203 PLACID DR
 Mail City St Zip: SAN ANTONIO, TX 78228 - 5030
 Census Tract: 180300
 Census Block: 2
 Acres: 0.2
 Owner Occupied: No
 Subdivision: DONALDSON TERRACE

CAN: 081050080340
 State: TX
 Owner: VAZQUEZ MARINA M
 School District: SAN ANTONIO ISD
 Owner Display: MARINA M VAZQUEZ
 Owner 2:
 Latitude: 29.461
 Longitude: -98.5527
 Sale Date: 02/27/2003
 Year Built: 1946
 Living Area Sqft: 1312
 Neighborhood: 57008

Legal

Legal Description: NCB 8105 BLK 8 LOT 34

Property Values and Taxes

Crtf NoCrtf:	Tax Year:	Land Value:	Improv Value:	Total Value:	Total Tax:
Yes	2019	\$30,570	\$103,910	\$134,480	\$3,811.55
Yes	2018	\$30,570	\$98,930	\$129,500	\$3,717.97
Yes	2017	\$16,380	\$99,770	\$116,150	\$3,295.92
Yes	2016	\$16,380	\$86,370	\$102,750	\$2,900.11
Yes	2015	\$16,380	\$83,940	\$100,320	\$2,706.68
Yes	2014	\$16,380	\$73,620	\$90,000	\$2,435.11
Yes	2013	\$16,380	\$71,830	\$88,210	\$2,375.81
Yes	2012	\$16,380	\$74,680	\$91,060	\$2,452.18
Yes	2011	\$16,380	\$79,180	\$95,560	\$2,518.37
Yes	2010	\$16,380	\$82,820	\$99,200	\$2,585.88
Yes	2009	\$16,380	\$83,760	\$100,140	\$2,563.88
Yes	2008	\$16,380	\$87,470	\$103,850	\$2,654.96
Yes	2007	\$14,500	\$81,890	\$96,390	\$2,445.21
Yes	2006	\$14,500	\$68,960		\$2,405.69
Yes	2005	\$11,110	\$66,450		\$2,324.53

Tax Jurisdiction

SAN ANTONIO ISD	Tax
CITY OF SAN ANTONIO	\$2,058.82
BEXAR COUNTY	\$750.76
UNIV HEALTH SYSTEM	\$373.09
ALAMO COM COLLEGE	\$371.48
BEXAR CO RD & FLOOD	\$200.58
SA RIVER AUTH	\$31.83
	\$24.99

Exemptions:

HOMESTEAD / OVER 65

TaxYr Prelim:

2019	<u>Land Value:</u> \$30,570	<u>Improv Value:</u> \$103,910	<u>Total Value:</u> \$134,480
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Sales History

File Date	Deed Book	Deed Page	Instr Type	Grantor	Grantee	Consideration
04/02/2008	2024301			VAZQUEZ MARINA M	VAZQUEZ MARINA M	
03/06/2003	9872	245	WD	BORING JAMES M	OLVERA MARIA	
03/06/2003	9872	248	D/T	OLVERA MARIA	COUNTRYWIDE HOME LOANS INC	\$68,637

Land Features

Frontage:	Depth:
SqFt: 8680	Acres 0.2
Type:	

Residential Property Features

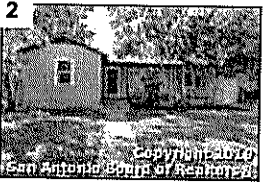
Beds: 3	Stories:
Full Bath: 1.5	Style:
Half Bath:	C/P:
Fndtn: Pier/Post	Ext Walls: Asbestos



MLS #: 1369426 **Class:** RE **Type:** SFD **Area:** 0800
Address: 631 Sutton Dr **Status:** **Sold**
Price: \$184,900 **Year Built:** 1949 **Recent Rehab:** Yes
BR: 4 **FB:** 2 **HB:** 0 **DOM:** 38
Sch: San Antonio I.S.D. **Sold Price:** \$179,900 **Sold Price/SQFT:** \$113.43 **SqFt:** 1586

Subdivision (Legal Name): DONALDSON TERRACE

Remarks: This perfect family home has been recently updated and features 4 bedrooms with new carpet and 2 bathrooms, granite countertops, stainless steel appliances, master suite with walk-in closet, fresh coat of designer paint throughout and several mature pecan trees on over a 1/4 acre great for entertaining! Enjoy the sunset on your very own front porch.



MLS #: 1377615 **Class:** RE **Type:** SFD **Area:** 0800
Address: 143 Comfort **Status:** **Sold**
Price: \$174,997 **Year Built:** 1945 **Recent Rehab:** Yes
BR: 2 **FB:** 2 **HB:** 0 **DOM:** 86
Sch: San Antonio I.S.D. **Sold Price:** \$178,800 **Sold Price/SQFT:** \$117.32 **SqFt:** 1524

Subdivision (Legal Name): DONALDSON TERRACE

Remarks: Back on the market!! Featuring a beautiful pool, just in time for summer. Recently renovated home in Donaldson Terrace. Beautiful wood floors in living and bedrooms. Completely updated Kitchen with granite counter tops. New Central Air with a 9 year parts warranty. Energy efficient details include: in wall insulation with new sheetrock, new windows, and all new Pex plumbing. Huge, open backyard with storage shed. Fantastic location, convenient to multiple highways and near Woodlawn Lake.



MLS #: 1398728 **Class:** RE **Type:** SFD **Area:** 0800
Address: 430 John Adams Dr **Status:** **Sold**
Price: \$175,000 **Year Built:** 1946 **Recent Rehab:**
BR: 2 **FB:** 1 **HB:** 0 **DOM:** 64
Sch: San Antonio I.S.D. **Sold Price:** \$177,000 **Sold Price/SQFT:** \$119.91 **SqFt:** 1476

Subdivision (Legal Name): DONALDSON TERRACE

Remarks: Come and see this beautifully new remodeled home in the desired Donaldson Terrace area. Just off 410 this home provides a great location for access throughout the city. Features include large new windows that shed light on the newly redone hardwood floors, making every room feel open and inviting. Kitchen updated with all new cabinets, quartz countertops and natural stone backsplash. Amazing spacious walk-in shower with a gorgeous glass panel making this shower have a fresh clean look! Great big corner lot



MLS #: 1378363 **Class:** RE **Type:** SFD **Area:** 0800
Address: 219 Zachry Dr **Status:** **Sold**
Price: \$169,900 **Year Built:** 1950 **Recent Rehab:** Yes
BR: 3 **FB:** 2 **HB:** 0 **DOM:** 27
Sch: San Antonio I.S.D. **Sold Price:** \$173,000 **Sold Price/SQFT:** \$123.92 **SqFt:** 1396

Subdivision (Legal Name): DONALDSON TERRACE

Remarks: Fabulous & Move In Ready! Newly remodeled with updated kitchen with granite counters, brand new stainless steel appliances, and all new flooring throughout. The bathrooms have been all redone, fresh paint inside and out, new lighting fixtures, ceiling fans in all rooms, nice size yard with shade trees and covered patio & even the garage floor is painted. There is a storage shed in back as well. All of this is just minutes to the Pearl and other downtown fun. EZ access to 410 & I-10.

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: Ian Riles | Alan King & Associates, LLC | 02/06/2020 01:59 PM



CMA Summary Report

Residential Single

Sold - Residential Single

#	MLS #	Address	Status	SqFt	CDOM	DOM	LP	\$/SqFt	SP	\$/SqFt	Sld	Sell Conc	LP:SP	OLP:SP	Close Date
1	1369426	631 Sutton Dr	Sold	1586	38	38	\$184,900	\$116.58	\$179,900	\$113.43	\$499	97.3%	97.3%	05/24/2019	
2	1377615	143 Comfort	Sold	1524	272	86	\$174,997	\$114.82	\$178,800	\$117.32	\$14,255	102.17%	96.65%	08/03/2019	
3	1398728	430 John Adams Dr	Sold	1476	64	64	\$175,000	\$118.56	\$177,000	\$119.91	\$2000	101.14%	93.16%	09/23/2019	
4	1378363	219 Zachry Dr	Sold	1396	27	27	\$169,900	\$121.70	\$173,000	\$123.92	\$5200	101.82%	101.82%	08/16/2019	

4 Sold - Residential Single Statistics

	High	Low	Average	Median
List Price	\$184,900	\$169,900	\$176,199	\$174,998
Sold Price	\$179,900	\$173,000	\$177,175	\$177,900
Square Feet	1586	1396	1495	1500
Price/Square Foot	\$123.92	\$113.43	\$118.47	\$118.61
Cumulative Days On Market	272	27	100	51
Days On Market	86	27	54	51
LP:SP Ratio	102.17%	97.3%	100.61%	101.48%
OLP:SP Ratio	101.82%	93.16%	97.23%	96.97%
Seller's Concessions	\$14,255	\$499	\$5,488	\$3,600

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CMA Summary Report

Residential Rental

Rented - Residential Rental

#	MLS #	Street #	Dir	Str Name	Status	SqFt	CDOM	DOM	LP	\$/SqFt	SP	\$/SqFt(Rented)	Close Date
1	1366319	211		Placid Dr	Rented	1378	5	5	\$1,600	\$1.16	\$1,600	\$1.16	03/02/2019
2	1229230	263		Gettysburg Rd	Rented	1352	21	21	\$1,350	\$0.99	\$1,350	\$0.99	04/04/2017
3	1414189	523		Shadwell Dr	Rented	1436	4	4	\$1,300	\$0.90	\$1,300	\$0.90	09/30/2019

3 Rented - Residential Rental Statistics

	High	Low	Average	Median
List Price	\$1,600	\$1,300	\$1,417	\$1,350
Sold Price	\$1,600	\$1,300	\$1,417	\$1,350
Square Feet	1436	1352	1389	1378
Price/Square Foot	\$1.16	\$0.90	\$1.02	\$0.99
Cumulative Days On Market	21	4	10	5
Days On Market	21	4	10	5

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Address:

Interior Paint @ 2.00 × sqft	1312	2	2624
Exterior Paint Full @ 1.75 × sqft	1312	1.75	2296
Exterior Paint 1/2 @ 1.00 × sqft		1	0
Exterior Paint Trim Only @ 0.50 × sqft		0.5	0
Carpet Rental Trim @ 1.20 × sqft		1.2	0
Carpet Retail Trim @ 1.50 × sqft		1.5	0
Tile Ceramic/Laminate @ 3.25 × sqft	250	3.25	812.5
Wood Floor Install New @ 6.50 × sqft		6.5	0
Wood Floor Refinish @ 2.75 × sqft		2.75	0
Kitchen Cabinets Standard @ 150.00 × linear ft		150	0
Kitchen Cabinets Refinish Existing @ 750.00 × job	1	500	500
Countertops Granite @ 50.00 × linear ft		50	
Countertops Formica @ 25.00 × linear ft		25	750
Sink and Faucets Standard @ 150.00 × job	1	150	150
Appliances Rental @ 1200.00 × job	1	1000	1000
Appliances Retail @ 2000.00 × job		2000	0
Baths Complete @ 3000.00 × job		3000	0
Baths Surround @ 1800.00 × job		1800	0
Refinish Bath Surround @ 750.00 × unit	1	500	500
Baths Toilets @ 225.00 × each	0	225	0
Baths Vanity @ 350.00 × each		350	0
Baths Tub @ 225.00 × each		225	0
Baths Sink @ 150.00 × each		150	0
Fixtures @ 35.00 × each	10	35	350
Fixtures Retail @ 75.00 × each		75	0
Fans Rental @ 100.00 × each		100	0
Fans Retail @ 175.00 × each		175	0
Window Replacement Glass @ 75.00 × pane		75	0
Window Install New @ 225.00 × window		225	0
Doors Interior @ 90.00 × each		90	0
Doors Exterior @ 175.00 × each		175	0
Doors Front @ 500.00 × each		500	0
Doors French/Double Door @ 1500.00 × each		1500	0
Sliding Glass Door @ 750.00 × unit		750	0
Door Knobs non-locking @ 10.00 × each		10	0
Door Knobs Locking @ 25.00 × each		25	0
Door Knobs Front Entry @ 75.00 × each		75	0
Garage Doors Single @ 350.00 × each		350	0
Garage Doors Double @ 600.00 × each		600	0
Garage Opener @ 250.00 × each		250	0
Water Heater @ 725.00 × each		725	0
Fence Wood @ 16.50 × linear ft		16.5	0
Fence Chain Link @ 8.00 × linear ft		8	0
Electrical Panel Inside New @ 850.00 × each		850	0

Electrical Panel Outside @ 850.00 × each		850	0
Electrical switches/plugs @ 5.00 × each		5	0
Electrical Rewire @ 1.00 × get bid		1	0
Foundation @ 1.00 × get bid		1	0
Plumbing @ 1.00 × get bid		1	0
HVAC Service @ 725.00 × each		725	0
HVAC Install New 3 ton @ 3500.00 × each	1	3500	3500
HVAC Install New 4 ton @ 4000.00 × each	0	4000	0
HVAC Install New 5 ton @ 4500.00 × each		4500	0
HVAC Install Condenser 3 ton @ 1800.00 × each		1800	0
HVAC Install Condenser 4 ton @ 2000.00 × each		2000	0
HVAC Install Condenser 5 ton @ 2100.00 × each		2100	0
HVAC Install Evaporator 3 ton @ 1000.00 × each		1000	0
HVAC Install Evaporator 4 ton @ 1100.00 × each		1100	0
HVAC Install Evaporator 5 ton @ 1300.00 × each		1300	0
HVAC Ductwork Replace @ 500xRoom		500	0
Roof Replace @ 1.00 × get bid		1	0
Siding @ 1.50 × get bid		1.5	0
Landscaping Tree Removal @ 250.00 × per tree		250	0
Landscaping Tree Trim @ 100.00 × per tree		100	0
Drywall Patch @ 1.00 × get bid		1	0
Drywall Install @ 45.00 × sheet		45	0
Pool @ 1.00 × 1		1	0
Trashout @ 600.00 × load		600	0
Misc. @ 1.00 × each		1	0
Additional Framing @ 1.00 × job		1	517.5

TOTAL 13000