McALLISTER & ASSOCIATES
REAL ESTATE SERVICES
201 Barton Springs Road • Austin, Texas 78704
(512)472-2100 • FAX: (512)472-2905
www.mcallistertexas.com

0.4303 ACRES -18,744 SF
21201 LA PALOMA DR.
LAGO VISTA, TX. 78645

LEGAL DESCRIPTION:	21201 LA PALOMA DR. LEGAL ACRES - 0.4303 AC. LOT 21 BLK G LAGO VISTA SEC 3 PHS 2
UTILITIES:	WATER – Served by Lago Vista WASTEWATER - SEPTIC
ZONING:	CITY OF LAGO VISTA
FLOOD HAZARD:	NO FEMA FLOOD PLAIN ISSUES
TOPOGRAPHY:	ROLLING TERRAIN WITH ELEVATED VIEWS
PRICE:	$90,250.00

BROKER: LARRY LOCKE – 512-619-8232

PID 179851 | 21201 LA PALOMA DR

GENERAL INFO

ACCOUNT

Property ID: 179851
Geographic ID: 0178800719
Type: R
Zoning:
Agent:
Legal Description: LOT 21 BLK G LAGO VISTA SEC 3 PHS 2

Property Use:

OWNER

Name: LONGORIA RONNIE & TERRY L
Secondary Name:
Mailing Address: 9375 EL CAMPO TRL COLLEGE STATION TX USA 77845-3016

Owner ID: 1890134
% Ownership: 100.00
Exemptions:

LOCATION

Address: 21201 LA PALOMA DR, TX

Market Area:
Market Area CD: S7009
Map ID: 017587

PROTEST

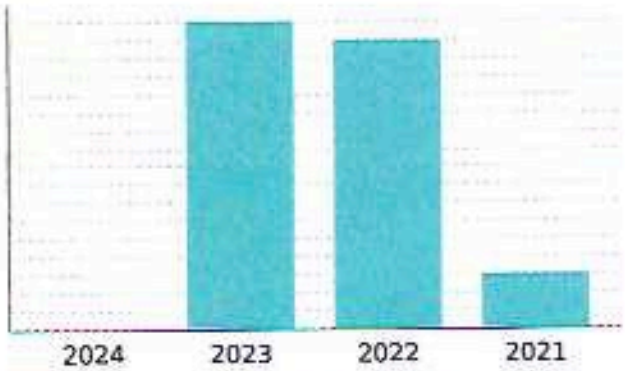
Protest Status:
Informal Date:
Formal Date:

VALUES

CURRENT VALUES

Land Homesite:	$0
Land Non-Homesite:	$85,250
Special Use Land Market:	$0
Total Land:	$85,250
Improvement Homesite:	$0
Improvement Non-Homesite:	$0
Total Improvement:	$0
Market:	$85,250
Special Use Exclusion (-):	$0
Appraised:	$85,250
Value Limitation Adjustment (-):	$0
Net Appraised:	$85,250

VALUE HISTORY



Values for the current year are preliminary and are subject to change.

VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	$85,250	$0	$0	$85,250	$0	$85,250
2022	$79,750	$0	$0	$79,750	$0	$79,750
2021	$15,000	$0	$0	$15,000	$0	$15,000

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
03	TRAVIS COUNTY	0.304655	$85,250	$85,250
0A	TRAVIS CENTRAL APP DIST	0.000000	$85,250	$85,250
16	LAGO VISTA ISD	1.019200	$85,250	$85,250
1B	TRAVIS CO ESD NO 7	0.084200	$85,250	$85,250
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.100692	$85,250	$85,250
41	TRAVIS CO ESD NO 1	0.100000	$85,250	$85,250
49	CITY OF LAGO VISTA	0.413900	$85,250	$85,250

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

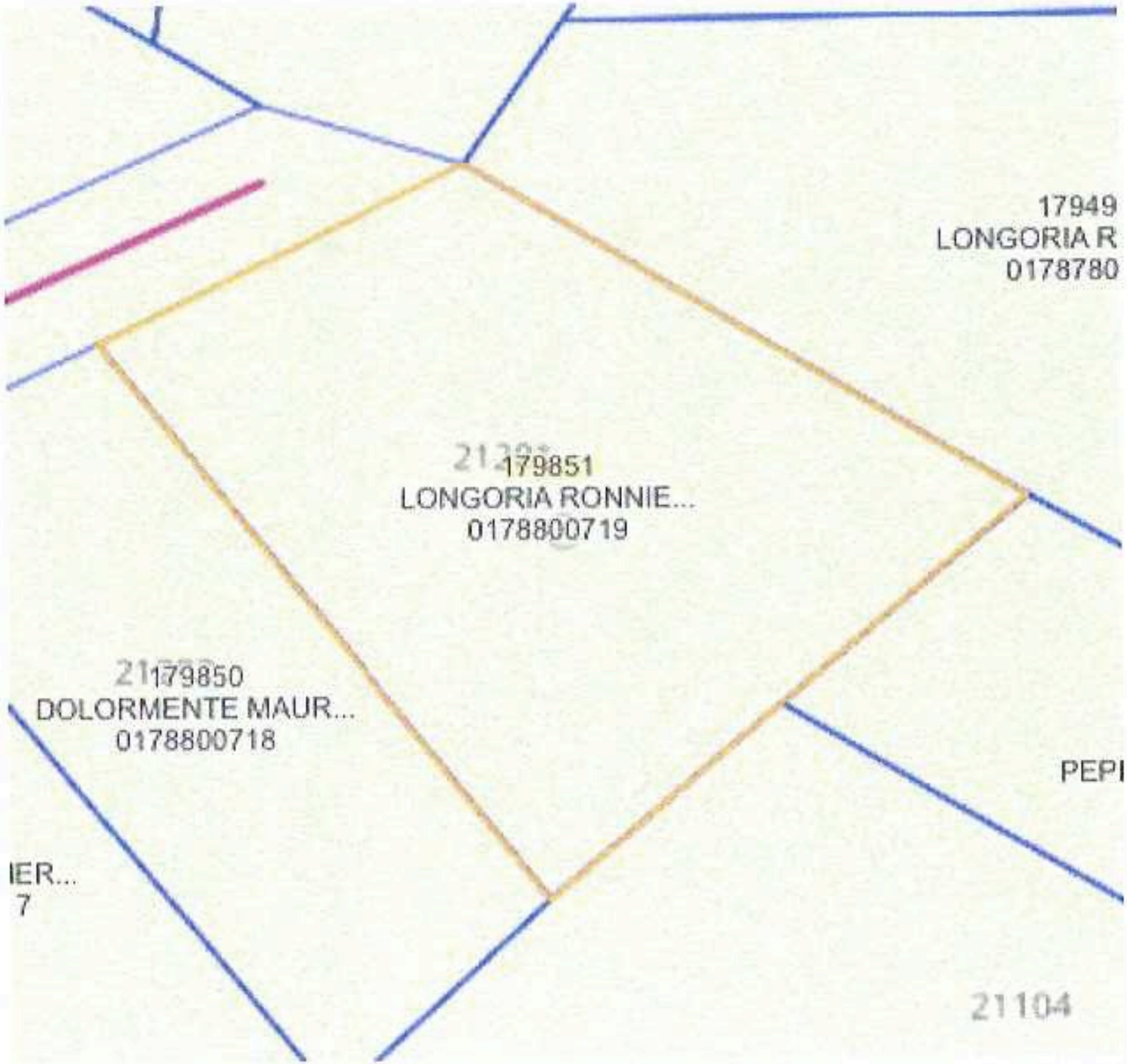
IMPROVEMENT

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	0.4303	18,742.08	$4.55	$85,250	$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
4/26/21	WD	WARRANTY DEED	WINKLER MARVIN B JR & LISA R	LONGORIA RONNIE & TERRY L				2021106234
3/8/10	WD	WARRANTY DEED	BAKER CARL L & CHRISTAL G DEAN	WINKLER MARVIN B JR & LISA R				2010033537 TR
12/6/01	WD	WARRANTY DEED	BRUKER MICHAEL P	BAKER CARL L & CHRISTAL G DEAN		00000	00000	2002010392 TR
10/27/00	WD	WARRANTY DEED	TEXAS BANK WEATHERFORD	BRUKER MICHAEL P		00000	00000	2000177511 TR
11/3/88	TD	TRUSTEE DEED	NEWMAN LEE	TEXAS BANK WEATHERFORD		10816	00512	
1/1/83	WD	WARRANTY DEED	GERRARD GLADYS	NEWMAN LEE		00000	00000	
	WD	WARRANTY DEED		GERRARD GLADYS		00000	00000	


17949
LONGORIA R
0178780
179851
LONGORIA RONNIE...
0178800719
179850
DOLORMENTE MAUR...
0178800718
PEPI
IER...
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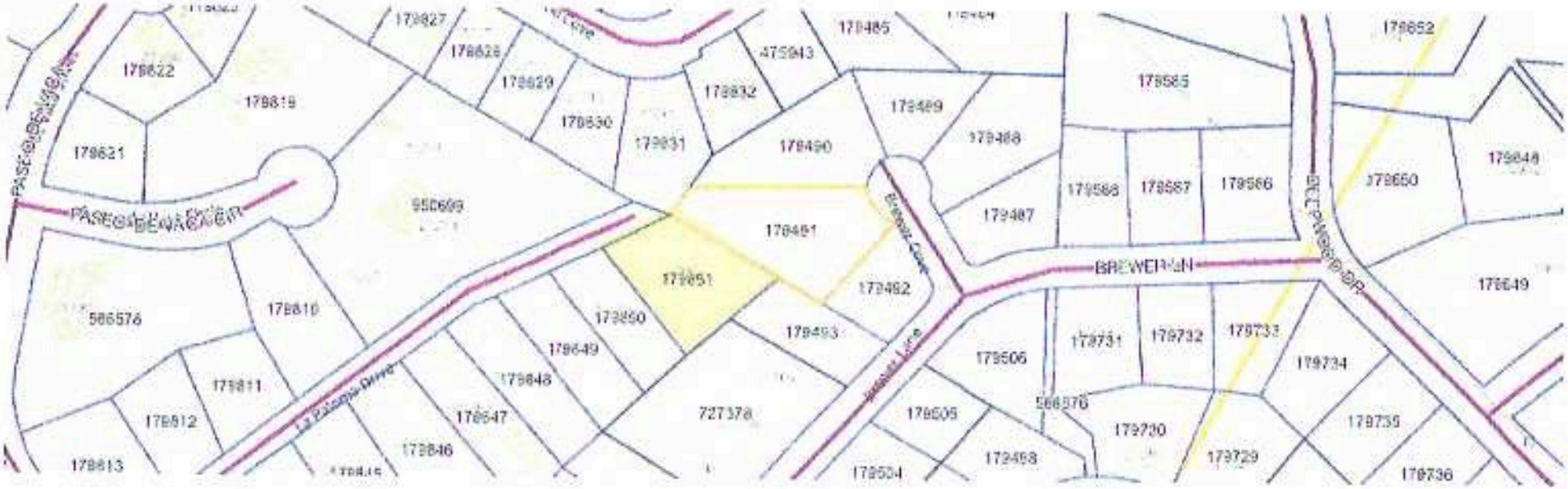
21104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PASEO DE LA PLAZA
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475943
179485
179489
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

McAllister & Associates	403756	joewillie@matexas.com	512-472-2100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John T. Baker II	517348	johntbaker2@gmail.com	512-472-2100
Designated Broker of Firm	License No.	Email	Phone
Joe Willie McAllister	336887	joewillie@matexas.com	512-472-2100
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Larry Locke	295637	Larry@matexas.com	512-472-2100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____