

rachel@troygilesrealty.com

From: wsmmr@aol.com
Sent: Tuesday, February 25, 2020 10:25 AM
To: troy@troygilesrealty.com
Cc: ABadiola@BadiolaRealEstate.com; BOBial@aol.com; melissa@troygilesrealty.com; rachel@troygilesrealty.com
Subject: Re: 2-12-20 email AND CONFIDENTIALLY,,,,, LV 502 and 6408 Beach Dr. Exchange.

Hi Troy.
Please see below in red.
Pat

-----Original Message-----

From: Troy Giles <troy@troygilesrealty.com>
To: Pat Marchan <wsmmr@aol.com>
Cc: Azeneth Badiola - Katusak <ABadiola@BadiolaRealEstate.com>; Robert Katusak <BOBial@aol.com>; Melissa Clark <melissa@troygilesrealty.com>; Rachel Ruiz <rachel@troygilesrealty.com>
Sent: Tue, Feb 25, 2020 8:42 am
Subject: 2-12-20 email AND CONFIDENTIALLY,,,,, LV 502 and 6408 Beach Dr. Exchange.

Good Morning Pat—

Attached is a screen shot of a short email of what looks like spam or something not good, is it ok?
Never sent this. Must be a hack.

On another note...

The Katusak's and I are negotiating an exchange involving LV 504.

Would you be so kind to share the SOLD SALES information at your Las Villas Condominium, including - Unit Number,

- amount it sold for,
- the date of the sale
- and any thing else that may have an effect on the value as it would state in your information.

203 sold April 2019 - 345,000.00

301 sold September 2017 - 297,500.00

501 sold April 2018 - 389,500.00

502 sold May 2019 - 322,500.00

~~603 sold August 2019 - 323,000.00~~

~~702 sold September 2019 - 350,000.00~~

901 sold September 2019 - 460,000.00








} all others are 4/4.5

I assume the Las Villas has a Right of First Refusal on a Sale For its Owners. I do not recall of a RofFR of VSP.
Las Villas has right of first refusal - VSP does not

I'm thinking that it would be VERY DIFFICULT and expensive for "someone" to exercise the "Right".
BUT, "if there is a WILL" to do so, "there is a WAY".
Is there a Right at Las Villas and or VSP?
Yes at Las Villas - No at VSP

We appreciate the information at your earliest opportunity.
THANK YOU, Pat.
Troy

Troy@TroyGilesRealty.com
956.551.2040. M. T.

Main Photo	MLS #	List Pr	Str#	Dir	Str Nm	Unit #	Town	CmplxNm	Bd	FB	HB	Est SqFt	LO	LA	DOM	Selg Pr	Sold Dt
	N88347C	\$320,000	111	E	Hacienda Blvd.	301	South Padre Island	Las Villas	4	4	1	1887	23	56	73	\$297,500	9/8/2017
	N88371C	\$344,000	111	E	Hacienda Blvd.	502	South Padre Island	Las Villas	3	3	0	1665	23	56	708	\$322,500	6/14/2019
	N89750C	\$378,000	111	E	Hacienda Dr.	203	South Padre Island	Las Villas	3	3	0	1665	265	2	325	\$366,000	4/3/2019
	N79122C	\$379,999	111	E	Hacienda Blvd.	301	South Padre Island	Las Villas	4	4	1	1887	23	17	361	\$360,000	4/2/2012
	N88850C	\$398,600	111	E	Hacienda Blvd.	501	South Padre Island	Las Villas	4	4	1	1887	215	38	146	\$388,600	3/29/2018
	N87339X	\$399,000	111	E	Hacienda Blvd.	603	South Padre Island	Las Villas	3	3	0	1666	11	50	256	\$0	
	N84919X	\$420,000	111	E	Hacienda Blvd.	702	South Padre Island	Las Villas	3	3	0	1665	240	2	206	\$0	

Not Sold w/ agent 901
no Brokers fee

9/1.5 \$460K Sept 2019

MLS #: N79122C (Closed) List Price: \$379,999 (444 Hits)

111 E Hacienda Blvd. South Padre Island, TX 78597

Selling Price: \$360,000

Sold Date: 4/2/2012

Financing: Cash

Selling Office Name: RE/MAX 1ST Choice (Removed) (#:11)

Selling Agent Name: Your Above & Beyond Team (Removed) (#:57)

Commission Adjustments: Yes

Seller Concessions: No

Seller Concession Desc: 0



Complex Name: Las Villas
Type: Condominium
Stories: Other-See Remarks
Ground Floor:
Ttl Bldg Units: 38
Ttl Bldg Floors: 10
Rooms: Maids/Housekeeper/Nanny's Room, Utility Room
Bedrooms: 4
Full Baths: 4
Half Baths: 1
Est A/C SqFt: 1887
Source SqFt: CCAD
Year Built: 2006
Bedroom Location:

Unit #: 301
County: Cameron
Town: South Padre Island
Subdivision: The Villas of South Padre Island
Zoning: B

Lot #: 1

Block #: 1&4

Parcel:

Lot Size/Acreage: n/a

Apx Acreage Range: Less than 1 Acre

Lot Size/Acreage Source:

Location Description: Gulf Interior

Fee Amount: 2430

Fee Payable: Q

HOA Includes:

Insurance Amount: 2508.00

Insr Incl/Fee: No

Rental Unit: Yes

Rental Agy Phone #:

Current Long Term Lease: No

Taxes: 8143.00

Tax Year: 2010

Tax ID #: 67-6434-0000-0301-00

Documents on File:

Fee Simple/Lease Hold:

Lease Hold Amount: \$0

Lease Hold Expire Date:

Irrigation Fee: 0

Irrigation Provider:

Interior Features: Cabinets-Manufactured, Ceiling Fan(s), Furnished, Washer/Dryer Hook-up, Window Treatment

Exterior Features: Balcony, Water View

Community/Club Amenities: Club House, Gated, Hot Tub, Pool-Heated, Pool-Outdoor, Security-24 Hour, Water View

Miscellaneous: Association-HOA

Construction:

Foundation:

Roof:

Cooling/Heating:

Energy Features:

Utilities:

Flooring:

Car Covering: Assigned Parking

Appliances: Dishwasher, Disposal, Microwave, Refrigerator, Stove, Washer/Dryer

Pet Restrictions:

Pet Restriction Type:

Legal Description: Unit 301 Las Villas Condominiums

Public Remarks: This is a super value for this upscale condominium located in exclusive gated beachfront community. Outdoor and Indoor pools and spas, theater room, game room, exercise room, club room. Granite countertops and stainless appliances, fully furnished and equipped and ready for you to move in and enjoy the Island.

Directions: Padre Blvd to Hacienda Blvd.(right) - Enter Las Villas to your right

Agent Remarks: Rented thru Latitude 26 - Please call for availability and also call Jules 343-1218 to let me know you are showing.

Co-Broker Commission: 2.5

Variable Commission: No

Listing Conditions: Not Applicable

Short Sale: No

Seller Name:

Short Term Rentals Allowed:

Possession: Closing & Funding

First Right of Refusal: Yes

Proposed Financing: Bank Loan, Cash, Conventional

Showing Instructions: Call LO-Appointment, Call RO for Availability

Display on Internet: Yes

Display Address: Yes

Allow AVM: No

Allow Comments: No

Original List Price: \$419,000

Expire Date: 4/2/2012

Days on Market: 361

Licensed Supervisor:

Licensed Supervisor License #:

Listing Office: Troy Giles Realty (#:23)

Listing Agent: Jules Wilk (Removed) (#:17)

Main: (956) 761-2040

Fax: (956) 761-6080

Office Corporate License: 558083

Mail Address 1: 5813 Padre Blvd.

Mail City: South Padre Island

Mail State: TX

Mail Zip Code: 78597

Information Herein Deemed Reliable but Not Guaranteed

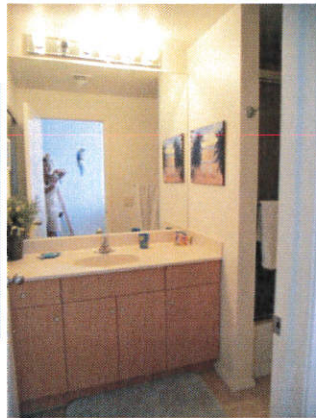
MLS #: N79122C

MLS #: N88347C (Closed) List Price: \$320,000 (152 Hits)**111 E Hacienda Blvd. South Padre Island, TX 78597****Selling Price:** \$297,500**Sold Date:** 9/8/2017**Financing:** Conventional**Selling Office Name:** Chacon Realty, LLC (#:19)**Selling Agent Name:** Diana Gonzales (Inactive) (#:54)**Commission Adjustments:** Yes**Seller Concessions:** No**Seller Concession Desc:** None

Complex Name: Las Villas
Type: Condominium
Stories: One
Ground Floor: No
Ttl Bldg Units: 38
Ttl Bldg Floors: 10
Rooms: Maids/Housekeeper/Nanny's Room
Bedrooms: 4
Full Baths: 4
Half Baths: 1
Est A/C SqFt: 1887
Source SqFt: CCAD
Year Built: 2006
Bedroom Location: All Bedrooms Same Level

Unit #: 301
County: Cameron
Town: South Padre Island
Subdivision: The Villas of South Padre Island
Zoning: MF

Lot #: 1**Block #:** 1&4**Parcel:****Lot Size/Acreage:** Less than 1 Acre**Apx Acreage Range:** Less than 1 Acre**Lot Size/Acreage Source:** CCAD**Location Description:** Gulf Interior**Fee Amount:** 2431**Fee Payable:** Q**HOA Includes:****Insurance Amount:** 2508.00**Insr Incl/Fee:** No**Rental Unit:** Yes**Rental Agy Phone #:** 761-8900**Current Long Term Lease:** Yes**Taxes:** 7992.47**Tax Year:** 2016**Tax ID #:** 67-6434-0000-0301-00**Documents on File:** Other-See Remarks**Fee Simple/Lease Hold:** Fee Simple**Lease Hold Amount:** \$0**Lease Hold Expire Date:****Irrigation Fee:** 0**Irrigation Provider:****Interior Features:** Furnished**Exterior Features:** Balcony**Community/Club Amenities:** BBQ Area, Exercise Room/Gym, Gated, Hot Tub, Meeting/Conference Room, Pool-Heated, Pool-Indoor, Pool-Outdoor**Miscellaneous:** Association-HOA**Construction:** Other**Foundation:** Other**Roof:** Other**Cooling/Heating:** Central Electric**Energy Features:** Other-See Remarks**Utilities:** Cable Available, Electricity Connected, Sewer Connected, Water District**Flooring:** Tile**Car Covering:** Assigned Parking**Appliances:** Dishwasher, Disposal, Microwave, Refrigerator, Stove, Washer/Dryer**Pet Restrictions:****Pet Restriction Type:****Legal Description:** UNT 301 LAS VILLAS CONDOMINIUMS PLUS 2.787 % INT IN COM AREA (REPLAT VILLAS OF SPI- LOT 1 BLK 1 & LOT 1 BLK 4, DEC 2615-169 5/23/06)**Public Remarks:** LOWEST PRICED CONDO AT LAS VILLAS! Perfectly located on the south side corner of the condominium. Completely furnished and ready to be your island home or rental investment. Las Villas Condominiums offer many amenities for the entire family including: Private beach access, heated indoor pool and jacuzzi, outdoor pool and two hot tubs, playground, fitness room, theatre room, and game room which include a pool table, air hockey and much more.**Directions:** North on Padre blvd, turn right on Hacienda Blvd.**Agent Remarks:** Please request through Navica. Long term renter requests 24 to 48 hour notice and prefers showings on Tuesdays or Wednesdays. Rental Restrictions/7 day minimum. Pets only allowed by owners.**Co-Broker Commission:** 3**Variable Commission:** No**Listing Conditions:** Not Applicable**Short Sale:** No**Seller Name:** Los Corales, Inc.**Short Term Rentals Allowed:** No**Possession:** Closing & Funding**First Right of Refusal:** Yes**Proposed Financing:** Bank Loan, Cash, Conventional**Showing Instructions:** Pets, See Agent Remarks**Display on Internet:** Yes**Display Address:** Yes**Allow AVM:** No**Allow Comments:** No**Original List Price:** \$320,000**Expire Date:** 12/20/2017**Days on Market:** 73**Licensed Supervisor:** Troy Giles**Licensed Supervisor License #:**





Listing Office: Troy Giles Realty (#:23)
Main: (956) 761-2040
Fax: (956) 761-6080
Office Corporate License: 558083
Mail Address 1: 5813 Padre Blvd.
Mail City: South Padre Island
Mail State: TX
Mail Zip Code: 78597

Listing Agent: Glenda George (#:56)
Agent Email: glenda@troygilesrealty.com
Contact #: (281) 779-0572
License Number: 0653002

Information Herein Deemed Reliable but Not Guaranteed
MLS #: N88347C

MLS#: 88347 111 Hacienda Blvd. South Padre Island, TX 78597 Unit# 301

Photo/Document History

Date/Eastern Time	Changed By	Change
7/2/2017 12:54:00 PM	Glenda George (Agent)	New Listing (\$320,000)
7/2/2017 12:56:00 PM	Glenda George (Agent)	Listing Repositioned
7/2/2017 1:01:00 PM	NavicaMLS	Photo for Main View Processed
8/2/2017 3:41:00 PM	Glenda George (Agent)	Pending
9/13/2017 7:28:00 PM	Glenda George (Agent with P.A.)	Closed

Field Name	Previous Value	New Value
Selling Price		297500.0
Sold Date		09/08/2017
DOM		73

MLS#: 84384 111 Hacienda Blvd. South Padre Island, TX 78597 Unit# 301

Photo/Document History

Date/Eastern Time	Changed By	Change
1/27/2015 6:31:00 PM	Charlene Campos (Agent)	New Listing (\$420,000)
1/28/2015 10:55:00 AM	Charlene Campos (Agent)	Misc. Change
1/28/2015 11:14:00 AM	NavicaMLS	Photo for Main View Processed
3/20/2015 12:52:00 PM	Lindsey Martinez (MLS Staff)	Pending
3/20/2015 12:52:00 PM	Lindsey Martinez (MLS Staff)	Back Active from Pending
3/20/2015 12:53:00 PM	Lindsey Martinez (MLS Staff)	Misc. Change
7/31/2015 3:13:00 PM	Lindsey Martinez (MLS Staff)	Listing Transferred
8/5/2015 11:30:00 AM	Charlene Campos (Office Staff)	Misc. Change
8/13/2015 6:53:00 PM	Charlene Campos (Office Staff)	Price Change (\$420,000 to \$399,900)
8/13/2015 6:53:00 PM	Charlene Campos (Office Staff)	Expire Date Modified
1/13/2016 2:43:00 PM	Melissa Clark (Office Staff)	Misc. Change
6/14/2016 9:32:00 AM	Melissa Clark (Office Staff)	Price Change (\$399,900 to \$385,000)
6/14/2016 9:32:00 AM	Melissa Clark (Office Staff)	Misc. Change
8/9/2016 11:45:00 AM	Melissa Clark (Office Staff)	Price Change (\$385,000 to \$375,000)
8/15/2016 1:40:00 AM	NavicaMLS	Expired by system
8/17/2016 12:14:00 PM	Melissa Clark (Office Staff)	Back Active from Expired
8/17/2016 12:14:00 PM	Melissa Clark (Office Staff)	Expire Date Modified
10/7/2016 10:25:00 AM	C. Michele Trevino (Office Staff)	Misc. Change
11/2/2016 12:13:00 PM	Melissa Clark (Office Staff)	Price Change (\$375,000 to \$349,900)
11/2/2016 12:14:00 PM	Melissa Clark (Office Staff)	Price Change (\$349,900 to \$340,000)
1/5/2017 12:48:00 PM	Melissa Clark (Office Staff)	Misc. Change
1/5/2017 2:25:00 PM	Melissa Clark (Office Staff)	Misc. Change
3/29/2017 12:11:00 PM	Melissa Clark (Office Staff)	Price Change (\$340,000 to \$325,000)
6/9/2017 1:55:00 PM	Melissa Clark (Office Staff)	Misc. Change
6/9/2017 3:22:00 PM	Melissa Clark (Office Staff)	Misc. Change
6/21/2017 11:14:00 AM	Lindsey Martinez (MLS Staff)	Listing Transferred
6/21/2017 12:51:00 PM	Glenda George (Agent)	Price Change (\$325,000 to \$320,000)
6/21/2017 12:51:00 PM	Glenda George (Agent)	Expire Date Modified
6/21/2017 12:55:00 PM	Glenda George (Agent)	Misc. Change
6/28/2017 2:15:00 PM	Lindsey Martinez (MLS Staff)	Withdrawn
12/6/2018 1:41:00 AM	NavicaMLS	Expired by system

MLS#: 79122 111 Hacienda Blvd. South Padre Island, TX 78597 Unit# 301

Photo/Document History

Date/Eastern Time	Changed By	Change
4/13/2011 1:48:00 PM	Jules Wilk (Agent)	New Listing (\$419,000)
4/13/2011 1:50:00 PM	Jules Wilk (Agent)	Listing Repositioned
4/13/2011 2:01:00 PM	NavicaMLS	Photo for Main View Processed
5/11/2011 3:42:00 PM	Jules Wilk (Agent)	Price Change (\$419,000 to \$409,000)
10/7/2011 2:06:00 PM	Jules Wilk (Agent)	Expire Date Modified
10/7/2011 2:06:00 PM	Jules Wilk (Agent)	Misc. Change
10/13/2011 12:13:00 PM	Jules Wilk (Agent)	Expire Date Modified
10/28/2011 3:25:00 PM	Jules Wilk (Agent)	Misc. Change
3/9/2012 12:54:00 AM	NavicaMLS	Expired by system
3/12/2012 1:42:00 PM	Jules Wilk (Agent)	Back Active from Expired
3/12/2012 1:42:00 PM	Jules Wilk (Agent)	Expire Date Modified
3/17/2012 4:26:00 PM	Jules Wilk (Agent)	Price Change (\$409,000 to \$379,999)
4/2/2012 11:35:00 AM	Jules Wilk (Agent)	Pending w/o Contingencies
4/2/2012 11:37:00 AM	Jules Wilk (Agent)	Closed

Field Name	Previous Value	New Value
Selling Price		\$360,000
Sold Date		4/2/2012
DOM		361

Date/Eastern Time	Changed By	Change
6/19/2012 2:57:00 PM	Lindsey Martinez (MLS Staff)	Misc. Change
MLS#: 78058 111 Hacienda Blvd. South Padre Island, TX 78597 Unit# 301		No Photo History
Date/Eastern Time	Changed By	Change
7/21/2010 12:09:00 PM	Roman Esparza (Broker)	New Listing (\$419,900)
7/21/2010 12:39:00 PM	NavicaMLS	Photo for Main View Processed
7/21/2010 2:17:00 PM	Roman Esparza (Broker)	Misc. Change
7/22/2010 11:10:00 AM	Roman Esparza (Broker)	Price Change (\$419,900 to \$434,900)
7/22/2010 11:55:00 AM	Roman Esparza (Broker)	Misc. Change
7/22/2010 12:11:00 PM	Roman Esparza (Broker)	Misc. Change
7/22/2010 1:08:00 PM	Roman Esparza (Broker)	Misc. Change
7/22/2010 5:18:00 PM	Roman Esparza (Broker)	Misc. Change
7/23/2010 3:47:00 PM	Roman Esparza (Broker)	Misc. Change
7/23/2010 3:49:00 PM	Roman Esparza (Broker)	Misc. Change
8/3/2010 11:57:00 AM	NavicaMLS	Photo for Main View Processed
9/28/2010 2:58:00 PM	Roman Esparza (Broker)	Price Change (\$434,900 to \$419,000)
9/28/2010 2:58:00 PM	Roman Esparza (Broker)	Misc. Change
1/2/2011 1:01:00 AM	NavicaMLS	Expired by system
1/12/2011 2:26:00 PM	Roman Esparza (Broker)	Back Active from Expired
1/12/2011 2:26:00 PM	Roman Esparza (Broker)	Expire Date Modified
4/1/2011 2:31:00 PM	Roman Esparza (Broker)	Withdrawn
4/1/2012 12:53:00 AM	NavicaMLS	Withdrawn marked as Deleted by system
4/10/2012 12:52:00 AM	NavicaMLS	Purged from system
MLS#: 75535 111 Hacienda Blvd. South Padre Island, TX 78597 Unit# 301		No Photo History
Date/Eastern Time	Changed By	Change
1/30/2009 5:01:00 PM	Roman Esparza (Broker)	New Listing (\$469,900)
1/30/2009 7:29:00 PM	NavicaMLS	Photo for Main View Processed
2/3/2009 3:59:00 PM	Roman Esparza (Broker)	Misc. Change
4/8/2009 3:55:00 PM	Roman Esparza (Broker)	Withdrawn
4/9/2010 1:00:00 AM	NavicaMLS	Withdrawn marked as Deleted by system
4/18/2010 1:00:00 AM	NavicaMLS	Purged from system

Cameron CAD

2019



Property

Account

Property ID: 244332

Legal Description: UNT 301 LAS VILLAS CONDOMINIUMS
PLUS 2.787 % INT IN COM AREA
(REPLAT VILLAS OF SPI- LOT 1 BLK 1 &
LOT 1 BLK 4, DEC 2615-169 5/23/06)

Geographic ID: 67-6434-0000-0301-00

Type: Real

Zoning:

Property Use Code:

Agent Code:

Property Use Description:

Location

Address: 111 E HACIENDA BLVD 301
SOUTH PADRE ISLAND, TX 79597

Mapsc0:

Neighborhood: RANGE 1887.52- 1ST-4TH FLOOR

Map ID: 10-10-06

Neighborhood CD: 676434-LA3

Owner

Name: SABALA FELIX JOSE CEDENO & SANCHEZ SIANA JULISSA

Owner ID: 648212

Mailing Address: 2912 San Rodrigo
Mission, TX 78572-7654

% Ownership: 100.0000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$326,859	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$53,022	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$379,881	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$379,881	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$379,881	

Taxing Jurisdiction

Owner: SABALA FELIX JOSE CEDENO & SANCHEZ SIANA JULISSA

% Ownership: 100.0000000000%

Total Value: \$379,881

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	CENTRAL APPRAISAL DISTRICT	0.000000	\$379,881	\$379,881	\$0.00
CSP	CITY OF SOUTH PADRE ISLAND	0.315640	\$379,881	\$379,881	\$1,199.06
GCC	CAMERON COUNTY	0.436893	\$379,881	\$379,881	\$1,659.68

IPI	POINT ISABEL I.S.D	1.021900	\$379,881	\$379,881	\$3,882.01
SC1	LAGUNA MADRE WATER DISTRICT	0.038821	\$379,881	\$379,881	\$147.47
SPN	PORT ISABEL NAV	0.000000	\$379,881	\$379,881	\$0.00
SST	SOUTH TEXAS I.S.D	0.049200	\$379,881	\$379,881	\$186.90
STS	TEXAS SOUTHMOST COLLEGE DISTRICT	0.162407	\$379,881	\$379,881	\$616.96
Total Tax Rate:		2.024861			

Taxes w/Current Exemptions: \$7,692.08

Taxes w/o Exemptions: \$7,692.06

Improvement / Building

Improvement #1: Residential State Code: A Living Area: 1887.5 sqft Value: \$326,859

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	CM6		2005	1887.5
COM	COMMON ELEMENTS *			2005	0.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES	RESIDENTIAL	0.0609	2651.11	0.00	0.00	\$53,022	\$0

Roll Value History


Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$326,859	\$53,022	0	379,881	\$0	\$379,881
2018	\$330,353	\$53,022	0	383,375	\$0	\$383,375
2017	\$333,846	\$53,022	0	386,868	\$0	\$386,868
2016	\$337,338	\$53,022	0	390,360	\$0	\$390,360
2015	\$340,832	\$53,022	0	393,854	\$0	\$393,854
2014	\$344,325	\$53,022	0	397,347	\$0	\$397,347
2013	\$347,819	\$65,748	0	413,567	\$0	\$413,567
2012	\$351,312	\$65,748	0	417,060	\$0	\$417,060
2011	\$354,804	\$79,533	0	434,337	\$0	\$434,337
2010	\$354,804	\$55,673	0	410,477	\$0	\$410,477
2009	\$358,298	\$63,627	0	421,925	\$0	\$421,925
2008	\$358,298	\$79,533	0	437,831	\$0	\$437,831
2007	\$361,791	\$35,260	0	397,051	\$0	\$397,051

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/8/2017	WDL	WARRANTY DEED W/VENDOR'S LIEN	LOS CORALES INC	SABALA FELIX JOSE CEDENO & SANCHEZ SIANA JULISSA	22867	316	201734682
2	7/22/2015	WDL	WARRANTY DEED W/VENDOR'S LIEN	MARTINEZ ESTANISLAO MARTINEZ	LOS CORALES INC	21142	142	201527425
3	3/29/2012	WD	WARRANTY DEED	QUEBBEMANN DAVID J & DENISE M	MARTINEZ ESTANISLAO MARTINEZ	18414	135	201212178

Tax Due

Property Tax Information as of 02/27/2020

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
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NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

MLS #: N88371C (Closed) List Price: \$344,000 (527 Hits)

111 E Hacienda Blvd. South Padre Island, TX 78597

Selling Price: \$322,500

Sold Date: 6/14/2019

Financing: Conventional

Selling Office Name: Troy Giles Realty (#23)

Selling Agent Name: Dina Rich (#55)

Commission Adjustments: Yes Seller Concessions: Yes Seller Concession Desc: Met buyers halfway on a up coming assessment



Complex Name: Las Villas
Type: Condominium
Stories: One
Ground Floor: No
Ttl Bldg Units: 38
Ttl Bldg Floors: 10
Rooms: Other-See Remarks
Bedrooms: 3
Full Baths: 3
Half Baths: 0
Est A/C SqFt: 1665
Source SqFt: CCAD
Year Built: 2005
Bedroom Location: All Bedrooms
 Same Level

Unit #: 502
County: Cameron
Town: South Padre Island
Subdivision: The Villas of South Padre Island
Zoning: R

Lot #: 1

Block #: 1 & 4

Parcel:

Lot Size/Acreage: Less than 1 acre

Apx Acreage Range: Less than 1 Acre

Lot Size/Acreage Source:

Location Description: Gulf Interior, Gulf View

Fee Amount: 2144

Fee Payable: Q

HOA Includes: Cable TV, Maintenance Grounds, Security, Sewer, Trash, Water

Insurance Amount: 2508.00

Insr Incl/Fee: No

Rental Unit: Yes

Rental Agy Phone #: 761-2727

Current Long Term Lease: No

Taxes: 8215.68

Tax Year: 2017

Tax ID #: 67-6434-0000-0502-00

Documents on File: Other-See Remarks

Fee Simple/Lease Hold: Fee Simple

Lease Hold Amount: \$0

Lease Hold Expire Date:

Irrigation Fee: 0

Irrigation Provider:

Interior Features: Furnished

Exterior Features: Balcony

Community/Club Amenities: BBQ Area, Exercise Room/Gym, Gated, Hot Tub, Meeting/Conference Room, Pool-Heated, Pool-Indoor, Pool-Outdoor, Water View

Miscellaneous: Association-HOA, Elevator, Pet Restrictions, Rental Restrictions

Construction: Other

Foundation: Other

Roof: Other

Cooling/Heating: Central Electric

Energy Features: Other-See Remarks

Utilities: Cable Available, Electricity Connected, High Speed

Internet, Sewer Connected, Water District

Flooring: Carpet, Tile

Car Covering: Assigned Parking

Appliances: Dishwasher, Disposal, Ice Maker, Microwave, Refrigerator, Stove, Washer/Dryer

Pet Restrictions:

Pet Restriction Type:

Legal Description: UNT 502 LAS VILLAS CONDOMINIUMS PLUS 2.459 % INT IN COM AREA (REPLAT VILLAS OF SPI- LOT 1 BLK 1 & LOT 1 BLK 4, DEC 2615-169 5/23/06)

Public Remarks: Enjoy the tranquility of the gorgeous Gulf views from the 5th floor balcony of Las Villas Condominiums. This 3 bedroom 3 bath unit encompasses the true feeling of beach home. Seller Finance Available for qualified buyer. Pets allowed - owners only, maximum 2, around 35 pounds.

Directions: North on Padre Blvd - Right on Hacienda Blvd

Agent Remarks: Rental Restrictions - Pets for Owners only - 7 day minimum rental. Please request showings through Navica. Owner Finance Available 7% interest, 25% down, 20 year amortization, 3 year balloon.

Co-Broker Commission: 3

Variable Commission: No

Listing Conditions: Not Applicable

Short Sale: No

Seller Name: Los Corales, Inc

Short Term Rentals Allowed: Yes

Possession: Closing & Funding

First Right of Refusal: Yes

Proposed Financing: Bank Loan, Cash, Conventional

Showing Instructions: See Agent Remarks

Display on Internet: Yes

Display Address: Yes

Allow AVM: No

Allow Comments: No

Original List Price: \$395,000

Expire Date: 6/8/2019

Days on Market: 708

Licensed Supervisor: Troy Giles

Licensed Supervisor License #: 183902



2/27/2020

Expanded View

Listing Office: Troy Giles Realty (#:23)
Main: (956) 761-2040
Fax: (956) 761-6080
Office Corporate License: 558083
Mail Address 1: 5813 Padre Blvd.
Mail City: South Padre Island
Mail State: TX
Mail Zip Code: 78597

Listing Agent: Glenda George (#:56)
Agent Email: glenda@troygilesrealty.com
Contact #: (281) 779-0572
License Number: 0653002

Information Herein Deemed Reliable but Not Guaranteed

MLS #: N88371C

MLS#: <u>88371</u> 111 Hacienda Blvd. South Padre Island, TX 78597 Unit# 502		Photo/Document History
Date/Eastern Time	Changed By	Change
7/8/2017 8:08:00 PM	Glenda George (Agent)	New Listing (\$395,000)
7/8/2017 8:11:00 PM	NavicaMLS	Photo for Main View Processed
9/2/2017 4:19:00 PM	Glenda George (Agent with P.A.)	Pending
9/2/2017 4:29:00 PM	Glenda George (Agent with P.A.)	Back Active from Pending
1/8/2018 8:10:00 PM	Glenda George (Agent with P.A.)	Expire Date Modified
1/8/2018 8:10:00 PM	Glenda George (Agent with P.A.)	Misc. Change
1/11/2018 2:11:00 PM	Glenda George (Agent with P.A.)	Price Change (\$395,000 to \$375,000)
1/11/2018 2:11:00 PM	Glenda George (Agent with P.A.)	Misc. Change
1/11/2018 2:55:00 PM	Melissa Clark (Office Staff)	Price Change (\$375,000 to \$340,000)
1/11/2018 2:55:00 PM	Melissa Clark (Office Staff)	Misc. Change
1/12/2018 2:27:00 PM	Jack Horner (Office Staff)	Price Change (\$340,000 to \$375,000)
1/12/2018 2:27:00 PM	Jack Horner (Office Staff)	Misc. Change
1/18/2018 5:12:00 PM	Glenda George (Agent with P.A.)	Price Change (\$375,000 to \$374,000)
1/18/2018 5:12:00 PM	Glenda George (Agent with P.A.)	Misc. Change
1/18/2018 5:13:00 PM	Glenda George	Photo for Main View Processed
1/29/2018 4:04:00 PM	Glenda George (Agent with P.A.)	Price Change (\$374,000 to \$373,000)
1/29/2018 4:04:00 PM	Glenda George (Agent with P.A.)	Misc. Change
2/2/2018 9:47:00 AM	Glenda George (Agent with P.A.)	Price Change (\$373,000 to \$372,000)
2/2/2018 9:47:00 AM	Glenda George (Agent with P.A.)	Misc. Change
2/11/2018 12:19:00 PM	Glenda George (Agent with P.A.)	Price Change (\$372,000 to \$371,000)
2/11/2018 12:19:00 PM	Glenda George (Agent with P.A.)	Misc. Change
2/16/2018 2:13:00 PM	Glenda George (Agent with P.A.)	Price Change (\$371,000 to \$370,000)
2/16/2018 2:13:00 PM	Glenda George (Agent with P.A.)	Misc. Change
3/5/2018 5:16:00 PM	Glenda George (Agent with P.A.)	Price Change (\$370,000 to \$368,000)
3/5/2018 5:16:00 PM	Glenda George (Agent with P.A.)	Misc. Change
3/9/2018 5:47:00 PM	Glenda George (Agent with P.A.)	Price Change (\$368,000 to \$367,000)
3/9/2018 5:47:00 PM	Glenda George (Agent with P.A.)	Misc. Change
3/16/2018 10:48:00 AM	Glenda George (Agent with P.A.)	Price Change (\$367,000 to \$366,000)
3/16/2018 10:48:00 AM	Glenda George (Agent with P.A.)	Misc. Change
4/14/2018 5:21:00 PM	Glenda George (Agent with P.A.)	Price Change (\$366,000 to \$362,000)
4/14/2018 5:21:00 PM	Glenda George (Agent with P.A.)	Misc. Change
4/19/2018 2:45:00 PM	Glenda George (Agent with P.A.)	Price Change (\$362,000 to \$361,000)
4/19/2018 2:45:00 PM	Glenda George (Agent with P.A.)	Misc. Change
5/2/2018 2:04:00 PM	Glenda George (Agent with P.A.)	Price Change (\$361,000 to \$360,000)
5/2/2018 2:04:00 PM	Glenda George (Agent with P.A.)	Misc. Change
5/10/2018 4:13:00 PM	Glenda George (Agent with P.A.)	Price Change (\$360,000 to \$358,000)
5/10/2018 4:13:00 PM	Glenda George (Agent with P.A.)	Misc. Change
5/18/2018 5:13:00 PM	Glenda George (Agent with P.A.)	Price Change (\$358,000 to \$357,000)
5/18/2018 5:13:00 PM	Glenda George (Agent with P.A.)	Misc. Change
5/31/2018 3:14:00 PM	Glenda George (Agent with P.A.)	Price Change (\$357,000 to \$356,000)
5/31/2018 3:14:00 PM	Glenda George (Agent with P.A.)	Misc. Change
6/27/2018 1:46:00 PM	Glenda George (Agent with P.A.)	Price Change (\$356,000 to \$349,000)
6/27/2018 1:46:00 PM	Glenda George (Agent with P.A.)	Misc. Change
1/8/2019 12:55:00 PM	Glenda George (Agent with P.A.)	Expire Date Modified
1/8/2019 12:55:00 PM	Glenda George (Agent with P.A.)	Misc. Change
1/8/2019 1:49:00 PM	Glenda George (Agent with P.A.)	Misc. Change
2/5/2019 12:01:00 PM	Glenda George (Agent with P.A.)	Misc. Change
3/4/2019 2:19:00 PM	Glenda George (Agent with P.A.)	Price Change (\$349,000 to \$344,000)
3/4/2019 2:19:00 PM	Glenda George (Agent with P.A.)	Misc. Change
3/6/2019 12:47:00 PM	Glenda George (Agent with P.A.)	Virtual Tour Updated
5/10/2019 5:00:00 PM	Glenda George (Agent with P.A.)	Pending with Contingencies/Option
6/4/2019 12:40:00 PM	Glenda George (Agent with P.A.)	Pending
6/19/2019 1:04:00 PM	Glenda George (Agent with P.A.)	Closed
Field Name	Previous Value	New Value
Selling Price		322500
Sold Date		06/14/2019
DOM		708
MLS#: <u>84612</u> 111 Hacienda Blvd. South Padre Island, TX 78597 Unit# 502		Photo/Document History
Date/Eastern Time	Changed By	Change
3/25/2015 3:49:00 PM	Charlene Campos (Agent)	New Listing (\$479,000)
3/25/2015 4:17:00 PM	NavicaMLS	Photo for Main View Processed
5/28/2015 11:09:00 AM	Charlene Campos (Agent)	Misc. Change
7/31/2015 3:13:00 PM	Lindsey Martinez (MLS Staff)	Listing Transferred
8/5/2015 11:40:00 AM	Charlene Campos (Office Staff)	Misc. Change

Date/Eastern Time	Changed By	Change
8/13/2015 6:54:00 PM	Charlene Campos (Office Staff)	Price Change (\$479,000 to \$449,900)
8/13/2015 6:54:00 PM	Charlene Campos (Office Staff)	Expire Date Modified
1/13/2016 2:45:00 PM	Melissa Clark (Office Staff)	Misc. Change
8/9/2016 11:47:00 AM	Melissa Clark (Office Staff)	Price Change (\$449,900 to \$435,000)
8/9/2016 11:47:00 AM	Melissa Clark (Office Staff)	Misc. Change
8/15/2016 1:40:00 AM	NavicaMLS	Expired by system
8/17/2016 12:16:00 PM	Melissa Clark (Office Staff)	Back Active from Expired
8/17/2016 12:16:00 PM	Melissa Clark (Office Staff)	Expire Date Modified
10/7/2016 5:18:00 PM	C. Michele Trevino (Office Staff)	Misc. Change
10/10/2016 12:33:00 PM	C. Michele Trevino (Office Staff)	Price Change (\$435,000 to \$425,000)
1/5/2017 2:32:00 PM	Melissa Clark (Office Staff)	Misc. Change
6/9/2017 3:23:00 PM	Melissa Clark (Office Staff)	Misc. Change
7/7/2017 5:28:00 PM	Terri Beck (Office Staff)	Temporarily Off Market
8/18/2017 1:41:00 AM	NavicaMLS	Expired by system

MLS#: 20418 111 Hacienda Blvd. South Padre Island, TX 78597 Unit# 502

No Photo History

Date/Eastern Time	Changed By	Change
8/30/2007 4:06:00 PM	Suzette Mary Haynes	online misc. change
8/30/2007 3:17:00 PM	Suzette Mary Haynes	New Listing (\$569,900)
8/31/2007 5:08:00 PM	No member found	photo for main view processed
9/4/2007 12:57:00 PM	No member found	online misc. change
2/19/2008 12:16:00 PM	Lindsey Martinez (MLS Staff)	Misc. Change
2/21/2008 1:00:00 AM	NavicaMLS	Expired by system
2/20/2009 1:00:00 AM	NavicaMLS	Expired marked as Deleted by system
3/1/2009 1:00:00 AM	NavicaMLS	Purged from system

Cameron CAD

2019

Property

Account

Property ID: 244341 Legal Description: UNT 502 LAS VILLAS CONDOMINIUMS PLUS 2.459 % INT IN COM AREA (REPLAT VILLAS OF SPI- LOT 1 BLK 1 & LOT 1 BLK 4, DEC 2615-169 5/23/06)

Geographic ID: 67-6434-0000-0502-00 Zoning: B

Type: Real Agent Code:

Property Use Code:

Property Use Description:

Location

Address: 111 E HACIENDA BLVD 502 Mapsco:

SOUTH PADRE ISLAND, TX 78597

Neighborhood: RANGE 1665.7- 5TH FLOOR & UP Map ID: 10-10-06

Neighborhood CD: 676434-LA2

Owner

Name: LOS CORALES INC Owner ID: 328386

Mailing Address: PO Box 40195 % Ownership: 100.0000000000%

South Padre Island, TX 78597-4195

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$347,056	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$46,782	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$393,838	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$393,838	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$393,838	

Taxing Jurisdiction

Owner: LOS CORALES INC

% Ownership: 100.0000000000%

Total Value: \$393,838

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	CENTRAL APPRAISAL DISTRICT	0.000000	\$393,838	\$393,838	\$0.00
CSP	CITY OF SOUTH PADRE ISLAND	0.315640	\$393,838	\$393,838	\$1,243.11
GCC	CAMERON COUNTY	0.436893	\$393,838	\$393,838	\$1,720.66
IPI	POINT ISABEL I.S.D	1.021900	\$393,838	\$393,838	\$4,024.63
SC1	LAGUNA MADRE WATER DISTRICT	0.038821	\$393,838	\$393,838	\$152.89

SPN	PORT ISABEL NAV	0.000000	\$393,838	\$393,838	\$0.00
SST	SOUTH TEXAS I.S.D	0.049200	\$393,838	\$393,838	\$193.77
STS	TEXAS SOUTHMOST COLLEGE DISTRICT	0.162407	\$393,838	\$393,838	\$639.62
Total Tax Rate:		2.024861			
				Taxes w/Current Exemptions:	\$7,974.68
				Taxes w/o Exemptions:	\$7,974.67

Improvement / Building

Improvement #1:	Residential	State Code:	A Living Area:	1665.7 sqft	Value: \$347,056
Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	CM6		2005	1665.7
COM	COMMON ELEMENTS	*		2005	0.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES	RESIDENTIAL	0.0537	2339.10	0.00	0.00	\$46,782	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$347,056	\$46,782	0	393,838	\$0	\$393,838
2018	\$350,768	\$46,782	0	397,550	\$0	\$397,550
2017	\$354,480	\$46,782	0	401,262	\$0	\$401,262
2016	\$358,191	\$46,782	0	404,973	\$0	\$404,973
2015	\$361,903	\$46,782	0	408,685	\$0	\$408,685
2014	\$365,615	\$46,782	0	412,397	\$0	\$412,397
2013	\$369,328	\$58,010	0	427,338	\$0	\$427,338
2012	\$415,191	\$58,010	0	473,201	\$0	\$473,201
2011	\$419,322	\$70,173	0	489,495	\$0	\$489,495
2010	\$419,322	\$49,121	0	468,443	\$0	\$468,443
2009	\$423,453	\$56,138	0	479,591	\$0	\$479,591
2008	\$423,453	\$70,173	0	493,626	\$0	\$493,626
2007	\$427,585	\$31,110	0	458,695	\$0	\$458,695

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	6/14/2019	WDL	WARRANTY DEED W/VENDOR'S LIEN	LOS CORALES INC	BASTER FERNANDO RODRIGUEZ & GRISEL MELENDEZ			201922669
2	7/17/2015	WDL	WARRANTY DEED W/VENDOR'S LIEN	TREVINO DELIO ARTURO MONTALVO	LOS CORALES INC	21142	164	201527430
3	7/17/2015	WD	WARRANTY DEED	TREVINO DELIO ARTURO MONTALVO & MIRIAM MARTINEZ PAZ	TREVINO DELIO ARTURO MONTALVO	21142	161	201527429

Tax Due

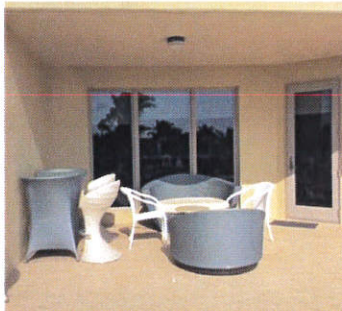
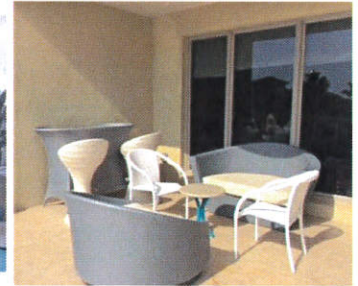
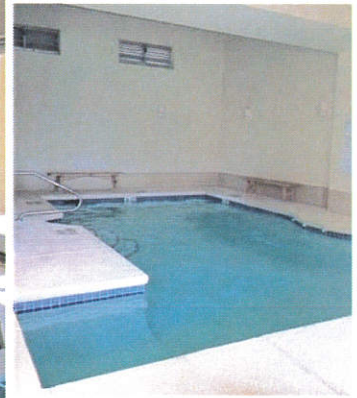
Property Tax Information as of 02/27/2020

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
------	------------------------	------------------	-------------	--------------------	-----------------	----------------------------------	------------------	---------------

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

MLS #: N89750C (Closed) List Price: \$378,000**111 E Hacienda Dr. South Padre Island, TX 78597****Selling Price: \$366,000****Sold Date: 4/3/2019****Financing: Conventional****Selling Office Name: Troy Giles Realty (#:23)****Selling Agent Name: Karen Moore (#:2)****Commission Adjustments: Yes****Seller Concessions: No****Seller Concession Desc: 0****Complex Name: Las Villas****Unit #: 203****Type: Condominium****County: Cameron****Stories: One****Town: South Padre Island****Ground Floor: No****Subdivision: The Villas of South****Ttl Bldg Units: 38****Padre Island****Ttl Bldg Floors: 10****Zoning: MF****Rooms: Open Concept****Bedrooms: 3****Full Baths: 3****Half Baths: 0****Est A/C SqFt: 1665****Source SqFt: CCAD****Year Built: 2005****Bedroom Location: All Bedrooms****Same Level****Lot #: N/A****Block #: N/A****Parcel:****Lot Size/Acreage: N/A****Apx Acreage Range: Other-See Remarks****Lot Size/Acreage Source: CCAD****Location Description: Gulf Interior****Fee Amount: 765****Fee Payable: M****HOA Includes:****Insurance Amount: 2508.00****Insr Incl/Fee: No****Rental Unit: No****Rental Agy Phone #:****Current Long Term Lease: No****Taxes: 8280.22****Tax Year: 2017****Tax ID #: 67-6454-0000-0203-00****Documents on File:****Fee Simple/Lease Hold: Fee Simple****Lease Hold Amount: \$0****Lease Hold Expire Date:****Irrigation Fee:****Irrigation Provider:****Interior Features: Cabinets-Manufactured, Ceiling Fan(s), Smoke Detector, Unfurnished****Exterior Features: Balcony****Community/Club Amenities: BBQ Area, Club House, Exercise Room/Gym, Gated, Hot Tub, Pool-Indoor, Pool-Outdoor, Security-24 Hour****Miscellaneous: Association-HOA, Driveway-Concrete, Elevator****Construction: Block****Foundation: Pilings-Concrete****Roof: Concrete****Cooling/Heating: Central Electric****Energy Features: Double Pane Windows****Utilities: Cable Available, Electricity Connected, High Speed****Internet, Sewer Connected, Water District****Flooring: Carpet, Tile****Car Covering: Assigned Parking****Appliances: Dishwasher, Disposal, Microwave, Refrigerator, Stove, Washer/Dryer****Pet Restrictions:****Pet Restriction Type:****Legal Description: UNIT 203 LAS VILLAS CONDOMINIUMS PLUS 2.459% INT IN COMM AREA****Public Remarks: Las Villas is one of the most exclusive complexes in SPI. 3 bed 3 bath condo with an open floor plan. Never been rented. Amenities include 24 hour security, indoor/outdoor pool, theater room, playground, game room, etc****Directions: Padre blvd. North to Hacienda dr. turn right to gate.****Agent Remarks: schedule showings thru NAVICA for approval or call the listing office.****Co-Broker Commission: 3****Variable Commission: No****Listing Conditions: Not Applicable****Short Sale: No****Seller Name: VSDA****Short Term Rentals Allowed: No****Possession: Closing & Funding****First Right of Refusal: No****Proposed Financing: Bank Loan, Cash, Conventional, FHA****Showing Instructions: Call LO-Appointment, See Agent Remarks****Display on Internet: Yes****Display Address: Yes****Allow AVM: No****Allow Comments: No****Original List Price: \$0****Days on Market: 325****Licensed Supervisor: Sandra de la Garza****Licensed Supervisor License #:**





Listing Office: Keller Williams Realty LRGV - SPI (#265)
Main: (956) 761-1400
Fax: (956) 761-1805
Office Corporate License: 9002129
Mail Address 1:
Mail City:
Mail State:
Mail Zip Code:

Listing Agent: Dee Herrgard (#2)
Agent Email: DHerrgard@yahoo.com
Contact #: (956) 433-9893
License Number: 0488917

Information Herein Deemed Reliable but Not Guaranteed
MLS #: N89750C

MLS#: 89750 111 Hacienda Dr. South Padre Island, TX 78597 Unit# 203

Photo/Document History

Date/Eastern Time	Changed By	Change
5/14/2018 10:34:00 AM	Dee Herrgard (Agent)	New Listing (\$378,000)
5/14/2018 10:58:00 AM	Dee Herrgard	Photo for Main View Processed
3/20/2019 1:41:00 AM	NavicaMLS	Expired by system
3/20/2019 2:55:00 PM	Dee Herrgard (Agent)	Back Active from Expired
3/28/2019 1:26:00 PM	Dee Herrgard (Agent)	Pending with Contingencies/Option
4/8/2019 11:09:00 AM	Dee Herrgard (Agent)	Closed

Field Name	Previous Value	New Value
Selling Price		366000
Sold Date		04/03/2019
DOM		325

MLS #: N88850C (Closed) List Price: \$398,600

111 E Hacienda Blvd. South Padre Island, TX 78597

Selling Price: \$388,600

Sold Date: 3/29/2018

Financing: Conventional

Selling Office Name: Laguna Madre Realty (Removed) (#215)

Selling Agent Name: Laguna Madre Team (Inactive) (#38)

Commission Adjustments: No

Seller Concessions: No

Seller Concession Desc: n/a



Complex Name: Las Villas
Type: Condominium
Stories: One
Ground Floor: No
Ttl Bldg Units: 38
Ttl Bldg Floors: 10
Rooms: Foyer, Open Concept, Utility Room
Bedrooms: 4
Full Baths: 4
Half Baths: 1
Est A/C SqFt: 1887
Source SqFt: CCAD
Year Built: 2005
Bedroom Location: All Bedrooms Down

Unit #: 501
County: Cameron
Town: South Padre Island
Subdivision: The Villas of South Padre Island
Zoning: B

Lot #: 1

Block #: 1 & 4

Parcel:

Lot Size/Acreage: N/A

Apx Acreage Range: 1-2 Acres

Lot Size/Acreage Source: Other

Location Description: Gulf View

Fee Amount: 813

Fee Payable: M

HOA Includes:

Insurance Amount: 2508.00

Insr Incl/Fee: No

Rental Unit: No

Rental Agy Phone #:

Current Long Term Lease: No

Taxes: 8198.09

Tax Year: 2017

Tax ID #: 67-6434-0000-0501-00

Documents on File: WPI-8

Fee Simple/Lease Hold: Fee Simple

Lease Hold Amount: \$0

Lease Hold Expire Date:

Irrigation Fee:

Irrigation Provider:

Interior Features: Cabinets-Custom, Ceiling Fan(s), Ceilings-Elevated, Furnished, Smoke Detector, Walk-in Closet, Window Treatment**Exterior Features:** Balcony, Gated, Pool, Pool-Heated, Water View**Community/Club Amenities:** BBQ Area, Exercise Room/Gym, Gated, Hot Tub, Pool-Heated, Pool-Indoor, Pool-Outdoor, Security-24 Hour, Water View**Miscellaneous:** Association-HOA, Elevator, Pet Restrictions, Rental Restrictions**Construction:** Other**Foundation:** Combination**Roof:** Flat**Cooling/Heating:** Central Electric**Energy Features:****Utilities:** Cable Available, Electricity Connected, Sewer Connected, Phone Available, Water District**Flooring:** Carpet, Tile**Car Covering:** Assigned Parking**Appliances:** Dishwasher, Disposal, Ice Maker, Microwave, Refrigerator, Stove, Washer/Dryer**Pet Restrictions:****Pet Restriction Type:****Legal Description:** Unit 501 Las Villas Condominiums plus 2.87% int in common area

Public Remarks: Be prepared to become one of the proud owners of SPI's most prestigious condominium complexes. This gated 38 unit luxurious community has 24 hour on-site security and assigned parking. The panoramic ocean and bay views from this 4 Bdrm, 4 1/2 Bath condo are truly unforgettable. Never been rented, outstanding condition and move-in ready. Two entrys, tile floors, carpeted bedrooms, 4" baseboards, crown molding adding depth to the 10'6" ceilings, laundry room, convenient upscale kitchen, large balcony, appealing decor and completeley furnished with short list of exceptions. Amenities include outdoor/indoor pools with Jacuzzis, indoor game room, gym, and media room. Outdoor pavillion with restrooms, gas grill and childrens play area. A MUST SEE!

Directions: North on Padre Blvd. to the Villas of South Padre Island subdivision on the right.**Agent Remarks:** Minimum 7 day rentals allowed in the complex. Easy to show but call listing agents for appointment.**Co-Broker Commission:** 3**Variable Commission:** No**Listing Conditions:** Not Applicable**Short Sale:** No**Seller Name:** Tomko**Short Term Rentals Allowed:** No**Possession:** Closing & Funding**First Right of Refusal:** Yes**Proposed Financing:** Bank Loan, Cash, Conventional, VA Loan**Showing Instructions:** Call LO-Appointment, Key-On Site**Display on Internet:** Yes**Display Address:** Yes**Allow AVM:** No**Allow Comments:** No**Original List Price:** \$0**Days on Market:** 146**Licensed Supervisor:** Bill Bussard**Licensed Supervisor License #:**





Listing Office: Laguna Madre Realty (Inactive) (#:215)

Listing Agent: Laguna Madre Team (Inactive) (#:38)

Team Member: Angela Bussard (#:37)

Team Email: angelawhitehead14@yahoo.com

Team Contact #: (956) 299-0293

License Number: 0666161

Listing Agent: Bill Bussard (Inactive) (#:36)

Information Herein Deemed Reliable but Not Guaranteed

MLS #: N88850C

MLS#: 88850 111 Hacienda Blvd. South Padre Island, TX 78597 Unit# 501		Photo/Document History	
Date/Eastern Time	Changed By	Change	
11/4/2017 3:46:00 PM	Bill Bussard (Broker)	New Listing (\$398,600)	
11/4/2017 3:48:00 PM	Bill Bussard	Photo for Main View Processed	
1/18/2018 11:18:00 AM	Bill Bussard (Broker)	Pending with Contingencies/Option	
3/29/2018 6:44:00 PM	Bill Bussard (Broker)	Closed	
Field Name	Previous Value	New Value	
Selling Price		388600	
Sold Date		03/29/2018	
DOM		146	
MLS#: 88252 111 Hacienda Blvd. South Padre Island, TX 78597 Unit# 501		Photo/Document History	
Date/Eastern Time	Changed By	Change	
6/12/2017 2:39:00 PM	Melissa Clark (Office Staff)	New Listing (\$398,600)	
6/12/2017 3:03:00 PM	NavicaMLS	Photo for Main View Processed	
6/13/2017 1:36:00 PM	Melissa Clark (Office Staff)	Misc. Change	
6/13/2017 3:26:00 PM	Melissa Clark (Office Staff)	Misc. Change	
10/2/2017 1:42:00 AM	NavicaMLS	Expired by system	
MLS#: 87251 111 Hacienda Blvd. South Padre Island, TX 78597 Unit# 501		Photo/Document History	
Date/Eastern Time	Changed By	Change	
11/13/2016 11:59:00 AM	Linda Zuniga (Agent with P.A.)	New Listing (\$459,000)	
11/13/2016 12:01:00 PM	NavicaMLS	Photo for Main View Processed	
11/14/2016 3:14:00 PM	NavicaMLS	Photo for Main View Processed	
11/18/2016 10:53:00 PM	Linda Zuniga (Agent with P.A.)	Virtual Tour Updated	
2/18/2017 1:47:00 PM	Linda Zuniga (Agent with P.A.)	Misc. Change	
6/1/2017 1:41:00 AM	NavicaMLS	Expired by system	
MLS#: 80128 111 Hacienda Blvd. South Padre Island, TX 78597 Unit# 501		Photo/Document History	
Date/Eastern Time	Changed By	Change	
2/1/2012 1:00:00 PM	Will Greenwood (Office Staff)	New Listing (\$529,000)	
2/1/2012 1:01:00 PM	Will Greenwood (Office Staff)	Expire Date Modified	
2/2/2012 11:30:00 AM	Lindsey Martinez (MLS Staff)	Misc. Change	
2/6/2012 4:52:00 PM	NavicaMLS	Photo for Main View Processed	
9/3/2012 1:00:00 AM	NavicaMLS	Expired by system	
9/3/2013 1:00:00 AM	NavicaMLS	Expired marked as Deleted by system	
9/12/2013 1:03:00 AM	NavicaMLS	Purged from system	
MLS#: 20150 111 Hacienda Blvd. South Padre Island, TX 78597 Unit# 501		No Photo History	
Date/Eastern Time	Changed By	Change	
8/14/2007 5:55:00 PM	Maggie Bolado	Price Change (\$625,000 to \$599,000)	
9/14/2007 12:12:00 PM	Maggie Bolado	Price Change (\$599,000 to \$549,000)	
6/29/2007 5:27:00 PM	Maggie Bolado	New Listing (\$625,000)	
7/2/2007 12:03:00 PM	No member found	photo for main view processed	
7/16/2007 12:08:00 PM	No member found	virtual tour added/changed.	
7/16/2007 12:08:00 PM	No member found	virtual tour added/changed.	
10/19/2007 4:09:00 PM	Melissa Clark (Office Staff)	Misc. Change	
11/27/2007 2:20:00 PM	Maggie Bolado (Agent)	Misc. Change	
12/30/2007 12:57:00 AM	NavicaMLS	Expired by system	
2/14/2008 12:47:00 PM	Maggie Bolado (Agent)	Back from Expired	
2/14/2008 12:47:00 PM	Maggie Bolado (Agent)	Expire Date Modified	
2/14/2008 1:03:00 PM	Maggie Bolado (Agent)	Price Change (\$549,000 to \$499,900)	
2/14/2008 1:03:00 PM	Maggie Bolado (Agent)	Misc. Change	
2/19/2008 11:55:00 AM	Lindsey Martinez (MLS Staff)	Misc. Change	
2/19/2008 4:26:00 PM	Lindsey Martinez (MLS Staff)	Misc. Change	
5/1/2008 3:47:00 PM	Maggie Bolado (Agent)	Closed	
Field Name	Previous Value	New Value	
Selling Price		\$486,000	
Sold Date		04/30/2008	
DOM		307	
4/30/2013 1:00:00 AM	NavicaMLS	Comp marked as Deleted by system	
5/9/2013 1:03:00 AM	NavicaMLS	Purged from system	

Cameron CAD

2019

Property

Account

Property ID:	244340	Legal Description:	UNT 501 LAS VILLAS CONDOMINIUMS PLUS 2.787 % INT IN COM AREA (REPLAT VILLAS OF SPI- LOT 1 BLK 1 & LOT 1 BLK 4, DEC 2615-169 5/23/06)
Geographic ID:	67-6434-0000-0501-00	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	111 E HACIENDA BLVD 501 SOUTH PADRE ISLAND, TX 78597	Mapsco:	
Neighborhood:	RANGE 1887.52- 5TH FLOOR & UP	Map ID:	10-10-06
Neighborhood CD:	676434-LA1		

Owner

Name:	GILBERT MARY J	Owner ID:	659765
Mailing Address:	108 N County Road 3240 Lubbock, TX 79403-7640	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$337,095	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$53,022	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$390,117	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$390,117	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$390,117	

Taxing Jurisdiction

Owner:	GILBERT MARY J
% Ownership:	100.0000000000%
Total Value:	\$390,117

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	CENTRAL APPRAISAL DISTRICT	0.000000	\$390,117	\$390,117	\$0.00
CSP	CITY OF SOUTH PADRE ISLAND	0.315640	\$390,117	\$390,117	\$1,231.37
GCC	CAMERON COUNTY	0.436893	\$390,117	\$390,117	\$1,704.39
IPI	POINT ISABEL I.S.D	1.021900	\$390,117	\$390,117	\$3,986.60
SC1	LAGUNA MADRE WATER DISTRICT	0.038821	\$390,117	\$390,117	\$151.45

SPN	PORT ISABEL NAV	0.000000	\$390,117	\$390,117	\$0.00
SST	SOUTH TEXAS I.S.D	0.049200	\$390,117	\$390,117	\$191.94
STS	TEXAS SOUTHMOST COLLEGE DISTRICT	0.162407	\$390,117	\$390,117	\$633.58
Total Tax Rate:		2.024861			
				Taxes w/Current Exemptions:	\$7,899.33
				Taxes w/o Exemptions:	\$7,899.33

Improvement / Building

Improvement #1:	Residential	State Code:	A	Living Area:	1887.5 sqft	Value: \$337,095
Type	Description	Class CD	Exterior Wall	Year Built	SQFT	
MA	MAIN AREA	CM6		2005	1887.5	
COM	COMMON ELEMENTS	*		2005	0.0	

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES	RESIDENTIAL	0.0609	2651.11	0.00	0.00	\$53,022	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$337,095	\$53,022	0	390,117	\$0	\$390,117
2018	\$340,677	\$53,022	0	393,699	\$0	\$393,699
2017	\$344,260	\$53,022	0	397,282	\$0	\$397,282
2016	\$347,842	\$53,022	0	400,864	\$0	\$400,864
2015	\$351,423	\$53,022	0	404,445	\$0	\$404,445
2014	\$370,512	\$53,022	0	423,534	\$0	\$423,534
2013	\$374,258	\$65,748	0	440,006	\$0	\$440,006
2012	\$414,130	\$65,748	0	479,878	\$0	\$479,878
2011	\$418,482	\$79,533	0	498,015	\$0	\$498,015
2010	\$430,496	\$55,673	0	486,169	\$0	\$486,169
2009	\$434,734	\$63,627	0	498,361	\$0	\$498,361
2008	\$434,734	\$79,533	0	514,267	\$0	\$514,267
2007	\$438,973	\$35,260	0	474,233	\$0	\$474,233

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	3/27/2018	WDL	WARRANTY DEED W/VENDOR'S LIEN	TOMKO THOMAS	GILBERT MARY J	23310	272	201811586
2	3/19/2018	OAM	ORD ADM WILL/PRB MUNIMENT TTL	TOMKO THOMAS & SANDRA H TOMKO EST OF	TOMKO THOMAS	23310	235	201811584
3	2/23/2018	DC	DEATH CERTIFICATE	TOMKO THOMAS & SANDRA H	TOMKO THOMAS & SANDRA H TOMKO EST OF			

Tax Due

Property Tax Information as of 02/27/2020

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
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NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

MLS #: N87339X (Expired) List Price: \$399,000

111 E Hacienda Blvd. South Padre Island, TX 78597



Complex Name: Las Villas
Type: Condominium
Stories: One
Ground Floor: No
Ttl Bldg Units: 38
Ttl Bldg Floors: 10
Rooms: Foyer, Great Room, Multiple Masters, Utility Room
Bedrooms: 3
Full Baths: 3
Half Baths: 0
Est A/C SqFt: 1666
Source SqFt: CCAD
Year Built: 2005
Bedroom Location: All Bedrooms Same Level

Unit #: 603
County: Cameron
Town: South Padre Island
Subdivision: The Villas of South Padre Island
Zoning: MF

Lot #: 1	Block #: 1&4	Parcel:
Lot Size/Acreage: N/A	Apx Acreage Range: Less than 1 Acre	
Lot Size/Acreage Source:	Location Description: Gulf Front, Gulf Interior, Gulf View	
Fee Amount: 2144	Fee Payable: Q	
HOA Includes:		
Insurance Amount: 0.00	Insr Incl/Fee: No	
Rental Unit: No	Rental Agt Phone #:	Current Long Term Lease: No
Taxes: 8291.00	Tax Year: 2016	Tax ID #: 67-6434-0000-0603-00
Documents on File:		
Fee Simple/Lease Hold: Fee Simple	Lease Hold Amount: \$0	Lease Hold Expire Date:
Irrigation Fee: 0	Irrigation Provider:	

Interior Features: Cabinets-Manufactured, Ceiling Fan(s), Furnished, Smoke Detector, Washer/Dryer Hook-up

Exterior Features: Balcony, Gated, Pool, Pool-Heated, Water View

Community/Club Amenities: Club House, Exercise Room/Gym, Gated, Hot Tub, Pool-Heated, Pool-Outdoor, Water View

Miscellaneous: Association-HOA, Elevator, Rental Restrictions

Construction: Block, Stucco
Foundation: Pilings-Concrete, Slab
Roof: Flat
Cooling/Heating: Central Electric
Energy Features: Storm Windows

Utilities: Cable Available, Electricity Connected, High Speed Internet, Water Connected, Sewer Connected, Phone Available
Flooring: Carpet, Tile
Car Covering: Assigned Parking
Appliances: Dishwasher, Disposal, Microwave, Refrigerator, Stove, Washer/Dryer
Pet Restrictions:
Pet Restriction Type:

Legal Description: UNT 603 LAS VILLAS CONDOMINIUMS PLUS 2.459 % INT IN COM AREA

Public Remarks: This beautiful, large, completely furnished unit is located in a newer complex that is just absolutely exquisite and very well maintained. It features 3 large bedrooms, a large living room, a breakfast area and breathtaking views of the Gulf of Mexico, and a modern kitchen with granite counter tops throughout, and a balcony over looking the outdoor pool and the ocean where you could enjoy a cool, peaceful, morning or afternoon listening to the calming sounds from the ocean.

Directions: North on Padre Blvd. to Las Villas subdivision entrance (Hacienda Blvd.) Turn right and Las Villas Condominiums will be on your right.

Agent Remarks:

Co-Broker Commission: 2.5 **Variable Commission:** No **Listing Conditions:** Not Applicable **Short Sale:** No

Seller Name: Hinojosa

Short Term Rentals Allowed: Yes **Possession:** Closing & Funding **First Right of Refusal:** Yes

Proposed Financing: Bank Loan, Cash, Conventional

Showing Instructions: Call LO-Appointment, Lockbox

Display on Internet: Yes **Display Address:** Yes **Allow AVM:** No **Allow Comments:** No

Original List Price: \$399,000 **Days on Market:** 256

Licensed Supervisor: Joan Massie **Licensed Supervisor License #:**

Listing Office: RE/MAX 1ST Choice (Inactive) (#:11) **Listing Agent:** Olga Vega Carter (Removed) (#:50)

Information Herein Deemed Reliable but Not Guaranteed

MLS #: N87339X

MLS #: N88557X (Expired) List Price: \$399,000

111 E Hacienda Blvd. South Padre Island, TX 78597



Complex Name: Las Villas
Type: Condominium
Stories: One
Ground Floor: No
Ttl Bldg Units: 38
Ttl Bldg Floors: 10
Rooms: Open Concept, Utility Room,
 Other-See Remarks
Bedrooms: 3
Full Baths: 3
Half Baths: 0
Est A/C SqFt: 1665
Source SqFt: CCAD
Year Built: 2005
Bedroom Location:

Unit #: 603
County: Cameron
Town: South Padre Island
Subdivision: The Villas of South
 Padre Island
Zoning: MF

Lot #: 0

Block #: 0

Parcel:

Lot Size/Acreage: N/A

Apx Acreage Range: Less than 1 Acre

Lot Size/Acreage Source:

Location Description: Gulf Front, Gulf Interior, Gulf View

Fee Amount: 2144

Fee Payable: Q

HOA Includes:

Insurance Amount: 0.00

Insr Incl/Fee: No

Rental Unit: No

Rental Agcy Phone #:

Current Long Term Lease: No

Taxes: 8200.00

Tax Year: 2017

Tax ID #: 67-6434-0000-0603-00

Documents on File:

Fee Simple/Lease Hold: Fee Simple

Lease Hold Amount: \$0

Lease Hold Expire Date:

Irrigation Fee:

Irrigation Provider:

Interior Features: Cabinets-Manufactured, Ceiling Fan(s), Furnished, Smoke Detector, Washer/Dryer Hook-up**Exterior Features:** Balcony, Gated, Pool, Pool-Heated, Water View**Community/Club Amenities:** Club House, Exercise Room/Gym, Gated, Hot Tub, Pool-Heated, Pool-Outdoor, Water View, Other-See Remarks**Miscellaneous:** Association-HOA, Elevator, Rental Restrictions**Construction:** Block, Stucco**Foundation:** Combination**Roof:** Flat**Cooling/Heating:** Central Electric**Energy Features:** Storm Windows**Utilities:** Cable Available, Electricity Connected, High Speed Internet, Sewer Connected, Phone Available, Water District**Flooring:** Carpet, Tile**Car Covering:** Assigned Parking**Appliances:** Dishwasher, Disposal, Microwave, Oven-Single, Refrigerator, Stove, Washer/Dryer**Pet Restrictions:****Pet Restriction Type:****Legal Description:** UNT 603 LAS VILLAS CONDOMINIUMS PLUS 2.459% INT IN COM AREA

Public Remarks: Gorgeous and tastefully furnished condo with astonishing Gulf views. Three bedroom, three bath condo with open living and dining areas with expansive Gulf of Mexico views. Kitchen features lots of cabinet space, granite counter tops, and stainless steel appliances. Separate entrance through laundry room. Master bedroom has en-suite bath with large closet and large walk-in shower. Amenities include: Outdoor swimming pool, outdoor hot-tub, indoor heated pool and jacuzzi, media room, playground, basketball area, gated entrance, onsite management, and assigned parking. Just a short walk to the beach through the private entrance at The Villas. Great rental income potential as well!!!

Directions: Go north on Padre Blvd. and turn right on Hacienda Blvd. at The Villas entrance. Complex gate will be to your right.**Agent Remarks:** Easy to show, please call/text Lisa 956.371.2074 for availability. Key onsite.**Co-Broker Commission:** 3**Variable Commission:** No**Listing Conditions:** Not Applicable**Short Sale:** No**Seller Name:** Hinojosa**Short Term Rentals Allowed:** Yes**Possession:** Closing & Funding**First Right of Refusal:** No**Proposed Financing:** Cash, Conventional**Showing Instructions:** Call LO-Restrictions, Key-On Site, See Agent Remarks**Display on Internet:** Yes**Display Address:** Yes**Allow AVM:** Yes**Allow Comments:** No**Original List Price:** \$0**Days on Market:** 187**Licensed Supervisor:** Dennis Franke**Licensed Supervisor License #:**



2/27/2020

Expanded View

Listing Office: Franke Realty (#:9)
Main: (956) 761-2606
Fax: (956) 761-2650
Office Corporate License: 103857
Mail Address 1: PO Box 2108
Mail City: South Padre Island
Mail State: TX
Mail Zip Code: 78597

Listing Agent: Lisa Graves (#:53)
Agent Email: lisa@frankerealty.com
Contact #: (956) 371-2074
License Number: 0548227

Information Herein Deemed Reliable but Not Guaranteed
MLS #: N88557X

MLS #: N89384X (Expired) List Price: \$375,000

111 E Hacienda Blvd. South Padre Island, TX 78597



Complex Name: Las Villas
Type: Condominium
Stories: One
Ground Floor: No
Ttl Bldg Units: 38
Ttl Bldg Floors: 10
Rooms: Open Concept, Utility Room,
 Other-See Remarks
Bedrooms: 3
Full Baths: 3
Half Baths: 0
Est A/C SqFt: 1665
Source SqFt: CCAD
Year Built: 2005
Bedroom Location:

Unit #: 603
County: Cameron
Town: South Padre Island
Subdivision: The Villas of South
 Padre Island
Zoning: MF

Lot #: 0	Block #: 0	Parcel:
Lot Size/Acreage: N/A	Apx Acreage Range: Less than 1 Acre	
Lot Size/Acreage Source:	Location Description: Gulf Front, Gulf Interior, Gulf View	
Fee Amount: 2144	Fee Payable: Q	
HOA Includes:		
Insurance Amount: 0.00	Insr Incl/Fee: No	
Rental Unit: No	Rental Agy Phone #:	Current Long Term Lease: No
Taxes: 8200.00	Tax Year: 2017	Tax ID #: 67-6434-0000-0603-00
Documents on File:		
Fee Simple/Lease Hold: Fee Simple	Lease Hold Amount: \$0	Lease Hold Expire Date:
Irrigation Fee:	Irrigation Provider:	

Interior Features: Cabinets-Manufactured, Ceiling Fan(s), Furnished, Smoke Detector, Washer/Dryer Hook-up**Exterior Features:** Balcony, Gated, Pool, Pool-Heated, Water View**Community/Club Amenities:** Club House, Exercise Room/Gym, Gated, Hot Tub, Pool-Heated, Pool-Outdoor, Water View, Other-See Remarks**Miscellaneous:** Association-HOA, Elevator, Rental Restrictions

Construction: Block, Stucco
Foundation: Combination
Roof: Flat
Cooling/Heating: Central Electric
Energy Features: Storm Windows

Utilities: Cable Available, Electricity Connected, High Speed
 Internet, Sewer Connected, Phone Available, Water District
Flooring: Carpet, Tile
Car Covering: Assigned Parking
Appliances: Dishwasher, Disposal, Microwave, Oven-Single,
 Refrigerator, Stove, Washer/Dryer
Pet Restrictions:
Pet Restriction Type:

Legal Description: UNT 603 LAS VILLAS CONDOMINIUMS PLUS 2.459% INT IN COM AREA

Public Remarks: Gorgeous and tastefully furnished condo with astonishing Gulf views. Three bedroom, three bath condo with open living and dining areas with expansive Gulf of Mexico views. Kitchen features lots of cabinet space, granite counter tops, and stainless steel appliances. Separate entrance through laundry room. Master bedroom has en-suite bath with large closet and large walk-in shower. Amenities include: Outdoor swimming pool, outdoor hot-tub, indoor heated pool and jacuzzi, media room, playground, basketball area, gated entrance, onsite management, and assigned parking. Just a short walk to the beach through the private entrance at The Villas. Great rental income potential as well!!!

Directions: Go north on Padre Blvd. and turn right on Hacienda Blvd. at The Villas entrance. Complex gate will be to your right.**Agent Remarks:** Easy to show call/text Lisa for availability. Key onsite MLS LB. Back on the market at REDUCED price!

Co-Broker Commission: 3 **Variable Commission:** No **Listing Conditions:** Not Applicable **Short Sale:** No

Seller Name: Hinojosa

Short Term Rentals Allowed: Yes **Possession:** Closing & Funding **First Right of Refusal:** No

Proposed Financing: Cash, Conventional**Showing Instructions:** Call LO-Restrictions, Key-On Site, See Agent Remarks

Display on Internet: Yes **Display Address:** Yes **Allow AVM:** Yes **Allow Comments:** No

Original List Price: \$0 **Days on Market:** 286**Licensed Supervisor:** 103857**Licensed Supervisor License #:**



2/27/2020

Expanded View

Listing Office: Franke Realty (#:9)
Main: (956) 761-2606
Fax: (956) 761-2650
Office Corporate License: 103857
Mail Address 1: PO Box 2108
Mail City: South Padre Island
Mail State: TX
Mail Zip Code: 78597

Listing Agent: Lisa Graves (#:53)
Agent Email: lisa@frankerealty.com
Contact #: (956) 371-2074
License Number: 0548227

Information Herein Deemed Reliable but Not Guaranteed
MLS #: N89384X

MLS#: <u>89384</u> 111 Hacienda Blvd. South Padre Island, TX 78597 Unit# 603		Photo/Document History
Date/Eastern Time	Changed By	Change
3/3/2018 3:27:00 PM	Lisa Graves (Agent)	New Listing (\$375,000)
3/3/2018 3:32:00 PM	Lisa Graves	Photo for Main View Processed
8/22/2018 3:15:00 PM	Lisa Graves (Office Staff)	Expire Date Modified
9/18/2018 2:05:00 PM	Lisa Graves (Office Staff)	Expire Date Modified
12/13/2018 4:50:00 PM	Lisa Graves (Agent)	Withdrawn
4/1/2019 1:41:00 AM	NavicaMLS	Expired by system
MLS#: <u>88557</u> 111 Hacienda Blvd. South Padre Island, TX 78597 Unit# 603		Photo/Document History
Date/Eastern Time	Changed By	Change
8/30/2017 4:17:00 PM	Lisa Graves (Agent)	New Listing (\$399,000)
8/30/2017 4:22:00 PM	Lisa Graves	Photo for Main View Processed
2/23/2018 7:31:00 AM	Lisa Graves (Agent)	Expire Date Modified
2/23/2018 10:42:00 AM	Lisa Graves (Office Staff)	Expire Date Modified
2/25/2018 11:11:00 AM	Lisa Graves (Agent)	Temporarily Off Market
3/1/2018 1:42:00 AM	NavicaMLS	Expired by system
MLS#: <u>87339</u> 111 Hacienda Blvd. South Padre Island, TX 78597 Unit# 603		Photo/Document History
Date/Eastern Time	Changed By	Change
12/5/2016 2:54:00 PM	Olga Vega Carter (Agent)	New Listing (\$399,000)
12/5/2016 2:59:00 PM	Olga Vega Carter (Agent)	Misc. Change
12/5/2016 3:00:00 PM	NavicaMLS	Photo for Main View Processed
5/8/2017 5:56:00 PM	Olga Vega Carter (Agent)	Misc. Change
6/2/2017 1:41:00 AM	NavicaMLS	Expired by system
6/4/2017 12:32:00 PM	Olga Vega Carter (Agent)	Back Active from Expired
6/4/2017 12:32:00 PM	Olga Vega Carter (Agent)	Expire Date Modified
8/17/2017 4:41:00 PM	Lindsey Martinez (MLS Staff)	Withdrawn
12/6/2018 1:41:00 AM	NavicaMLS	Expired by system
MLS#: <u>16920</u> 111 Hacienda Blvd. South Padre Island, TX 78597 Unit# 603		No Photo History
Date/Eastern Time	Changed By	Change
2/8/2006 5:16:00 PM	Jules Wilk	New Listing (\$530,000)
2/8/2006 5:15:00 PM	No member found	photo for main view processed
11/1/2006 11:29:00 AM	Jules Wilk	Closed
Field Name	Previous Value	New Value
3/14/2006 10:47:00 AM	Jules Wilk	Price Change (\$530,000 to \$495,000)
5/8/2006 2:25:00 PM	Jules Wilk	online misc. change
5/25/2006 6:22:00 PM	No member found	photo for main view processed
7/17/2006 1:28:00 PM	Jules Wilk	online misc. change
8/9/2006 1:20:00 AM	No member found	expired by system
8/25/2006 2:43:00 PM	Jules Wilk	back
8/30/2006 5:47:00 PM	Jules Wilk	Pending
9/20/2006 1:22:00 PM	Jules Wilk	back
9/26/2006 11:20:00 AM	Jules Wilk	Pending
10/28/2008 12:23:00 PM	Lindsey Martinez (MLS Staff)	Misc. Change
10/12/2011 1:00:00 AM	NavicaMLS	Comp marked as Deleted by system
10/21/2011 1:00:00 AM	NavicaMLS	Purged from system

Cameron CAD

2019

Property

Account

Property ID: 244346 Legal Description: UNT 603 LAS VILLAS CONDOMINIUMS PLUS 2.459 % INT IN COM AREA (REPLAT VILLAS OF SPI- LOT 1 BLK 1 & LOT 1 BLK 4, DEC 2615-169 5/23/06)

Geographic ID: 67-6434-0000-0603-00 Zoning:

Type: Real Agent Code:

Property Use Code:

Property Use Description:

Location

Address: 111 E HACIENDA BLVD 603 Mapsco:
SOUTH PADRE ISLAND, TX 78597

Neighborhood: RANGE 1665.7- 5TH FLOOR & UP Map ID: 10-10-06

Neighborhood CD: 676434-LA2

Owner

Name: HINOJOSA & SONS PRODUCE INC Owner ID: 578198

Mailing Address: PO Box 2940 % Ownership: 100.000000000000%

Mission, TX 78573-0050

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$347,056	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$46,782	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$393,838	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$393,838	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$393,838	

Taxing Jurisdiction

Owner: HINOJOSA & SONS PRODUCE INC

% Ownership: 100.000000000000%

Total Value: \$393,838

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	CENTRAL APPRAISAL DISTRICT	0.000000	\$393,838	\$393,838	\$0.00
CSP	CITY OF SOUTH PADRE ISLAND	0.315640	\$393,838	\$393,838	\$1,243.11
GCC	CAMERON COUNTY	0.436893	\$393,838	\$393,838	\$1,720.66

IPI	POINT ISABEL I.S.D	1.021900	\$393,838	\$393,838	\$4,024.63
SC1	LAGUNA MADRE WATER DISTRICT	0.038821	\$393,838	\$393,838	\$152.89
SPN	PORT ISABEL NAV	0.000000	\$393,838	\$393,838	\$0.00
SST	SOUTH TEXAS I.S.D	0.049200	\$393,838	\$393,838	\$193.77
STS	TEXAS SOUTHMOST COLLEGE DISTRICT	0.162407	\$393,838	\$393,838	\$639.62
Total Tax Rate:		2.024861			
				Taxes w/Current Exemptions:	\$7,974.68
				Taxes w/o Exemptions:	\$7,974.67

Improvement / Building

Improvement #1: Residential State Code: A Living Area: 1665.7 sqft Value: \$347,056

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	CM6		2005	1665.7
COM	COMMON ELEMENTS *			2005	0.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES	RESIDENTIAL	0.0537	2339.10	0.00	0.00	\$46,782	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$347,056	\$46,782	0	393,838	\$0	\$393,838
2018	\$350,768	\$46,782	0	397,550	\$0	\$397,550
2017	\$354,480	\$46,782	0	401,262	\$0	\$401,262
2016	\$358,191	\$46,782	0	404,973	\$0	\$404,973
2015	\$361,903	\$46,782	0	408,685	\$0	\$408,685
2014	\$365,615	\$46,782	0	412,397	\$0	\$412,397
2013	\$369,328	\$58,010	0	427,338	\$0	\$427,338
2012	\$415,191	\$58,010	0	473,201	\$0	\$473,201
2011	\$419,322	\$70,173	0	489,495	\$0	\$489,495
2010	\$419,322	\$49,121	0	468,443	\$0	\$468,443
2009	\$423,453	\$56,138	0	479,591	\$0	\$479,591
2008	\$423,453	\$70,173	0	493,626	\$0	\$493,626
2007	\$427,585	\$31,110	0	458,695	\$0	\$458,695

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	8/22/2019	WDL	WARRANTY DEED W/VENDOR'S LIEN	HINOJOSA & SONS PRODUCE INC	GCCR INVESTMENTS LLC			201931938
2	9/21/2012	WDL	WARRANTY DEED W/VENDOR'S LIEN	KJELLAND KENNETH O & MARLENA	HINOJOSA & SONS PRODUCE INC	18821	182	201237015
3	10/11/2006	GWL	GENERAL WARRANTY DEED W/VL	FREEMAN TODD W & CHRISTA L	KJELLAND KENNETH O & MARLENA	13132	98	60805

Tax Due

Property Tax Information as of 02/27/2020

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
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NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

MLS #: N84919X (Expired) List Price: \$420,000

111 E Hacienda Blvd. South Padre Island, TX 78597



Complex Name: Las Villas
Type: Condominium
Stories: Not Applicable
Ground Floor:
Ttl Bldg Units: 34
Ttl Bldg Floors: 10
Rooms: Fitness Room, Foyer, Game/Rec Room, Media Room, Utility Room
Bedrooms: 3
Full Baths: 3
Half Baths: 0
Est A/C SqFt: 1665
Source SqFt: CCAD
Year Built: 2005
Bedroom Location: All Bedrooms Same Level

Unit #: 702
County: Cameron
Town: South Padre Island
Subdivision: The Villas of South Padre Island
Zoning: Resid

Lot #: 0 **Block #:** 0 **Parcel:** 0
Lot Size/Acreage: 0 **Apx Acreage Range:** Other-See Remarks
Lot Size/Acreage Source: **Location Description:** Bay View, Gulf View, Partial Gulf View
Fee Amount: 2400 **Fee Payable:** Q
HOA Includes:
Insurance Amount: 2500.00 **Insr Incl/Fee:** No
Rental Unit: Yes **Rental Agy Phone #:** 9565726656 **Current Long Term Lease:** No
Taxes: 8158.00 **Tax Year:** 2015 **Tax ID #:** 67-6434-0000-0702-00
Documents on File: Seller's Disclosure
Fee Simple/Lease Hold: Fee Simple **Lease Hold Amount:** \$0 **Lease Hold Expire Date:**
Irrigation Fee: 0 **Irrigation Provider:**
Interior Features: Cabinets-Custom, Ceiling Fan(s), Furnished, Walk-in Closet, Washer/Dryer Hook-up, Window Treatment
Exterior Features: Balcony, Deck, Gated, Hot Tub, Pool, Water View
Community/Club Amenities: Gated, Hot Tub, Pool-Outdoor, Security-24 Hour
Miscellaneous: Association-HOA, Elevator

Construction: Block, Stucco
Foundation: Slab
Roof: Flat
Cooling/Heating: Central Electric
Energy Features: Double Pane Windows

Utilities: Cable Available, Electricity Connected, High Speed Internet, Sewer Connected, Water District
Flooring: Carpet, Tile
Car Covering: Assigned Parking
Appliances: Cook-Top, Dishwasher, Refrigerator, Washer/Dryer
Pet Restrictions:
Pet Restriction Type:

Legal Description: Unit 702 Las Villas Condominiums Plus 2.459% Int in Com Area

Public Remarks: From ocean views to bay side views, you have found THE place on sunny South Padre Island to call your own! This three bedroom three bath condominium offers sweeping ocean views and beautiful sunset views from the balcony. Completely furnished and ready for your family. This complex offers a media room, indoor pool and hot tub, as well as an outdoor pool, exercise room, and beautifully landscaped grounds. Secure gated complex for quiet getaways.

Directions: North on Padre Blvd. Turn right on Hacienda Blvd.

Agent Remarks: This unit is very easy to show. Call SPI Rentals. 956-572-6656 for availability. Lockbox.

Co-Broker Commission: 3 **Variable Commission:** No **Listing Conditions:** Not Applicable **Short Sale:** No
Seller Name: Padula

Short Term Rentals Allowed: Yes **Possession:** Closing & Funding, Negotiable **First Right of Refusal:** No

Proposed Financing: Bank Loan, Cash, Conventional

Showing Instructions: Call RO for Availability, Lockbox

Display on Internet: Yes **Display Address:** Yes **Allow AVM:** No **Allow Comments:** Yes

Original List Price: \$420,000

Days on Market: 206

Licensed Supervisor: Norma Hinojosa

Licensed Supervisor License #:

Listing Office: RE/MAX Elite (#240)

Listing Agent: Eva-Jean Dalton (Removed) (#2)

Main: (956) 433-5648

Fax: (956) 772-7093

Office Corporate License: 9007399

Mail Address 1: 103 S. Garcia St.

Mail City: Port Isabel

Mail State: TX

Mail Zip Code: 78578

Information Herein Deemed Reliable but Not Guaranteed

MLS #: N84919X

MLS #: N85790X (Expired) List Price: \$420,000

111 E Hacienda Blvd. South Padre Island, TX 78597



Complex Name: Las Villas
Type: Condominium
Stories: Not Applicable
Ground Floor:
Ttl Bldg Units: 34
Ttl Bldg Floors: 10
Rooms: Fitness Room, Game/Rec Room, Great Room, Media Room, Utility Room
Bedrooms: 3
Full Baths: 3
Half Baths: 0
Est A/C SqFt: 1665
Source SqFt: CCAD
Year Built: 2005
Bedroom Location: All Bedrooms Same Level

Unit #: 702
County: Cameron
Town: South Padre Island
Subdivision: The Villas of South Padre Island
Zoning: Resid

Lot #: 0

Block #: 0

Parcel:

Lot Size/Acreage: 0

Apx Acreage Range: Less than 1 Acre

Lot Size/Acreage Source:

Location Description: Gulf View, Partial Bay View, Partial Gulf View

Fee Amount: 2400

Fee Payable: Q

HOA Includes:

Insurance Amount: 2500.00

Insr Incl/Fee: No

Rental Unit: Yes

Rental Agy Phone #: 9565726656

Current Long Term Lease: No

Taxes: 8158.00

Tax Year: 2015

Tax ID #: 67-6434-0000-0702-00

Documents on File: Other-See Remarks

Fee Simple/Lease Hold: Fee Simple

Lease Hold Amount: \$0

Lease Hold Expire Date:

Irrigation Fee: 0

Irrigation Provider:

Interior Features: Cabinets-Custom, Ceiling Fan(s), Ceilings-Elevated

Exterior Features: Balcony, Deck, Gated, Water View

Community/Club Amenities: Exercise Room/Gym, Hot Tub, Pool-Indoor, Pool-Outdoor, Security-24 Hour, Water View

Miscellaneous: Association-HOA, Elevator

Construction: Block

Foundation: Pilings-Concrete

Roof: Flat

Cooling/Heating: Central Electric

Energy Features: None

Utilities: Cable Available, Electricity Connected, High Speed Internet, Water Connected

Flooring: Carpet, Tile

Car Covering: Assigned Parking

Appliances: Cook-Top, Microwave, Refrigerator, Stove, Washer/Dryer

Pet Restrictions:

Pet Restriction Type:

Legal Description: Unit 702 Las Villas Condominiums Plus 2.459% Int in Comm Area

Public Remarks: From Ocean views to Bay side Views. You have found THE place on sunny South Padre Islad to call your town. This three bedroom three bath condominium offers sweeping views from everywhere. Completely furnished and ready for your family. This complex offers a media room, indoor pool and hot tub. Outdoor pool, exercise room, and beautifully landscaped grounds. Secure gated complex for quiet getaways.

Directions: North On Padre Blvd. Turn Right on Hacienda Blvd

Agent Remarks: This unit is very easy to show. Please call rental agency for availability. MLS lockbox. Seller is keeping a few items from inventory.

Co-Broker Commission: 3

Variable Commission: No

Listing Conditions: Not Applicable

Short Sale: No

Seller Name: Padula

Short Term Rentals Allowed: Yes

Possession: Negotiable

First Right of Refusal: No

Proposed Financing: Bank Loan, Cash, Conventional

Showing Instructions: Call RO for Availability, Lockbox

Display on Internet: Yes

Display Address: Yes

Allow AVM: Yes

Allow Comments: Yes

Original List Price: \$420,000

Days on Market: 204

Licensed Supervisor: Norma Hinojosa

Licensed Supervisor License #:

Listing Office: RE/MAX Elite (#240)

Listing Agent: Kori Marra (Removed) (#51)

Main: (956) 433-5648

Fax: (956) 772-7093

Office Corporate License: 9007399

Mail Address 1: 103 S. Garcia St.

Mail City: Port Isabel

Mail State: TX

Mail Zip Code: 78578

Information Herein Deemed Reliable but Not Guaranteed

MLS #: N85790X

MLS#: 85790 111 Hacienda Blvd. South Padre Island, TX 78597 Unit# 702**Photo/Document History**

Date/Eastern Time	Changed By	Change
12/30/2015 5:32:00 PM	Kori Marra (Agent)	New Listing (\$420,000)
12/30/2015 5:42:00 PM	NavicaMLS	Photo for Main View Processed
1/4/2016 2:59:00 PM	Lindsey Martinez (MLS Staff)	Misc. Change
7/20/2016 11:11:00 AM	Lindsey Martinez (MLS Staff)	Withdrawn
12/6/2018 1:41:00 AM	NavicaMLS	Expired by system

MLS#: 84919 111 Hacienda Blvd. South Padre Island, TX 78597 Unit# 702**Photo/Document History**

Date/Eastern Time	Changed By	Change
5/28/2015 5:29:00 PM	Eva-Jean Dalton (Agent)	New Listing (\$420,000)
5/29/2015 9:30:00 AM	Lindsey Martinez (MLS Staff)	Misc. Change
5/29/2015 1:53:00 PM	NavicaMLS	Photo for Main View Processed
11/8/2015 2:07:00 PM	Eva-Jean Dalton (Agent)	Expire Date Modified
11/8/2015 2:07:00 PM	Eva-Jean Dalton (Agent)	Misc. Change
12/17/2015 3:08:00 PM	Lindsey Martinez (MLS Staff)	Expire Date Modified
12/18/2015 1:40:00 AM	NavicaMLS	Expired by system

MLS#: 82431 111 Hacienda Blvd. South Padre Island, TX 78597 Unit# 702**Photo/Document History**

Date/Eastern Time	Changed By	Change
10/23/2013 3:15:00 PM	Sheree Kamps (Office Staff)	New Listing (\$459,000)
10/23/2013 3:26:00 PM	NavicaMLS	Photo for Main View Processed
10/23/2013 3:52:00 PM	Sheree Kamps (Office Staff)	Virtual Tour Updated
4/2/2014 3:41:00 PM	Sheree Kamps (Office Staff)	Expire Date Modified
4/2/2014 3:41:00 PM	Sheree Kamps (Office Staff)	Misc. Change
8/11/2014 3:13:00 PM	Sheree Kamps (Office Staff)	Price Change (\$459,000 to \$429,000)
8/11/2014 3:16:00 PM	Sheree Kamps (Office Staff)	Virtual Tour Updated
8/12/2014 4:49:00 PM	Lindsey Martinez (MLS Staff)	Misc. Change
10/19/2014 1:40:00 AM	NavicaMLS	Expired by system
10/18/2019 1:32:00 AM	NavicaMLS	Expired marked as Deleted by system
10/27/2019 1:42:00 AM	NavicaMLS	Purged from system

MLS#: 81949 111 Hacienda Blvd. South Padre Island, TX 78597 Unit# 702**Photo/Document History**

Date/Eastern Time	Changed By	Change
6/4/2013 12:44:00 PM	Telma Lopez (Agent)	New Listing (\$490,000)
6/4/2013 12:47:00 PM	NavicaMLS	Photo for Main View Processed
6/5/2013 4:15:00 PM	Noemi Martinez (Office Staff)	Misc. Change
6/6/2013 1:11:00 PM	Noemi Martinez (Office Staff)	Misc. Change
10/1/2013 1:00:00 AM	NavicaMLS	Expired by system
10/1/2014 1:40:00 AM	NavicaMLS	Expired marked as Deleted by system
10/10/2014 1:45:00 AM	NavicaMLS	Purged from system

MLS#: 79945 111 Hacienda Blvd. South Padre Island, TX 78597 Unit# 702**Photo/Document History**

Date/Eastern Time	Changed By	Change
12/7/2011 10:14:00 PM	Cindy Martinez (Office Staff)	New Listing (\$450,000)
12/7/2011 10:38:00 PM	NavicaMLS	Photo for Main View Processed
12/8/2011 11:24:00 AM	Lindsey Martinez (MLS Staff)	Misc. Change
12/8/2011 8:16:00 PM	Cindy Martinez (Office Staff)	Virtual Tour Updated
1/11/2012 11:45:00 AM	Joan Massie (Broker)	Misc. Change
11/1/2012 4:48:00 PM	Olga Vega Carter (Agent)	Misc. Change
11/11/2012 1:00:00 AM	NavicaMLS	Expired by system
11/11/2013 1:40:00 AM	NavicaMLS	Expired marked as Deleted by system
11/20/2013 1:42:00 AM	NavicaMLS	Purged from system

MLS#: 74062 111 Hacienda Blvd. South Padre Island, TX 78597 Unit# 702**No Photo History**

Date/Eastern Time	Changed By	Change
2/28/2008 2:41:00 PM	Rachel Krypel (Broker)	New Listing (\$550,000)
2/28/2008 3:01:00 PM	NavicaMLS	Photo for Main View Processed
2/28/2008 3:26:00 PM	Rachel Krypel (Broker)	Misc. Change
3/6/2008 3:48:00 PM	William Lopez (Office Staff)	Virtual Tour Updated
6/24/2008 10:29:00 AM	Rachel Krypel (Broker)	Misc. Change
8/5/2008 3:45:00 PM	Rachel Krypel (Broker)	Withdrawn
8/6/2009 1:00:00 AM	NavicaMLS	Withdrawn marked as Deleted by system
8/15/2009 1:00:00 AM	NavicaMLS	Purged from system

Cameron CAD

2019



Property

Account

Property ID: 244349 Legal Description: UNT 702 LAS VILLAS CONDOMINIUMS PLUS 2.459 % INT IN COM AREA (REPLAT VILLAS OF SPI- LOT 1 BLK 1 & LOT 1 BLK 4, DEC 2615-169 5/23/06)

Geographic ID: 67-6434-0000-0702-00 Zoning:

Type: Real Agent Code: ID:601253

Property Use Code:

Property Use Description:

Location

Address: 111 E HACIENDA BLVD 702 Mapsco:
SOUTH PADRE ISLAND, TX 78597

Neighborhood: RANGE 1665.7- 5TH FLOOR & UP Map ID: 10-10-06

Neighborhood CD: 676434-LA2

Owner

Name: PADULA LUIS E & CLAUDINE Owner ID: 334590

Mailing Address: 1109 S CYNTHIA ST % Ownership: 100.0000000000%

MCALLEN, TX 78501

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$347,056	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$46,782	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$393,838	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$393,838	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$393,838	

Taxing Jurisdiction

Owner: PADULA LUIS E & CLAUDINE

% Ownership: 100.0000000000%

Total Value: \$393,838

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	CENTRAL APPRAISAL DISTRICT	0.000000	\$393,838	\$393,838	\$0.00
CSP	CITY OF SOUTH PADRE ISLAND	0.315640	\$393,838	\$393,838	\$1,243.11
GCC	CAMERON COUNTY	0.436893	\$393,838	\$393,838	\$1,720.66

IPI	POINT ISABEL I.S.D	1.021900	\$393,838	\$393,838	\$4,024.63
SC1	LAGUNA MADRE WATER DISTRICT	0.038821	\$393,838	\$393,838	\$152.89
SPN	PORT ISABEL NAV	0.000000	\$393,838	\$393,838	\$0.00
SST	SOUTH TEXAS I.S.D	0.049200	\$393,838	\$393,838	\$193.77
STS	TEXAS SOUTHMOST COLLEGE DISTRICT	0.162407	\$393,838	\$393,838	\$639.62
Total Tax Rate:		2.024861			
				Taxes w/Current Exemptions:	\$7,974.68
				Taxes w/o Exemptions:	\$7,974.67

Improvement / Building

Improvement #1:	Residential	State Code:	A	Living Area:	1665.7 sqft	Value: \$347,056
Type	Description	Class CD	Exterior Wall	Year Built	SQFT	
MA	MAIN AREA	CM6		2005	1665.7	
COM	COMMON ELEMENTS *			2005	0.0	

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES	RESIDENTIAL	0.0537	2339.10	0.00	0.00	\$46,782	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$347,056	\$46,782	0	393,838	\$0	\$393,838
2018	\$350,768	\$46,782	0	397,550	\$0	\$397,550
2017	\$354,480	\$46,782	0	401,262	\$0	\$401,262
2016	\$358,191	\$46,782	0	404,973	\$0	\$404,973
2015	\$361,903	\$46,782	0	408,685	\$0	\$408,685
2014	\$365,615	\$46,782	0	412,397	\$0	\$412,397
2013	\$369,328	\$58,010	0	427,338	\$0	\$427,338
2012	\$415,191	\$58,010	0	473,201	\$0	\$473,201
2011	\$419,322	\$70,173	0	489,495	\$0	\$489,495
2010	\$419,322	\$49,121	0	468,443	\$0	\$468,443
2009	\$423,453	\$56,138	0	479,591	\$0	\$479,591
2008	\$423,453	\$70,173	0	493,626	\$0	\$493,626
2007	\$427,585	\$31,110	0	458,695	\$0	\$458,695

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/18/2019	WDL	WARRANTY DEED W/VENDOR'S LIEN	PADULA LUIS E & CLAUDINE	PERESE FRANCISCO			201935244
2	6/13/2006	WDL	WARRANTY DEED W/VENDOR'S LIEN	PLAYA SAN PABLO LTD & SAN PABLO MGMT LLC	PADULA LUIS E & CLAUDINE	12712	151	36366

Tax Due

Property Tax Information as of 02/27/2020

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
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NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Cameron CAD

2019

Property

Account

Property ID: 244356 Legal Description: UNT 901 LAS VILLAS CONDOMINIUMS PLUS 2.787 % INT IN COM AREA (REPLAT VILLAS OF SPI- LOT 1 BLK 1 & LOT 1 BLK 4, DEC 2615-169 5/23/06)

Geographic ID: 67-6434-0000-0901-00 Zoning:

Type: Real Agent Code:

Property Use Code:

Property Use Description:

Location

Address: 111 E HACIENDA BLVD 901 Mapsco:
SOUTH PADRE ISLAND, TX 78597

Neighborhood: RANGE 1887.52- 5TH FLOOR & UP Map ID: 10-10-06

Neighborhood CD: 676434-LA1

Owner

Name: SADA JOAQUIN MARIO ARIZPE TR Owner ID: 334583

Mailing Address: 4371-2 JOSE NARRO ROBLES % Ownership: 100.000000000000%
25200
SALTILLO COAHUILA MEXICO

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$385,694	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$53,022	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$438,716	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$438,716	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$438,716	

Taxing Jurisdiction

Owner: SADA JOAQUIN MARIO ARIZPE TR

% Ownership: 100.000000000000%

Total Value: \$438,716

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	CENTRAL APPRAISAL DISTRICT	0.000000	\$438,716	\$438,716	\$0.00
CSP	CITY OF SOUTH PADRE ISLAND	0.315640	\$438,716	\$438,716	\$1,384.76
GCC	CAMERON COUNTY	0.436893	\$438,716	\$438,716	\$1,916.72

IPI	POINT ISABEL I.S.D	1.021900	\$438,716	\$438,716	\$4,483.24
SC1	LAGUNA MADRE WATER DISTRICT	0.038821	\$438,716	\$438,716	\$170.31
SPN	PORT ISABEL NAV	0.000000	\$438,716	\$438,716	\$0.00
SST	SOUTH TEXAS I.S.D	0.049200	\$438,716	\$438,716	\$215.85
STS	TEXAS SOUTHMOST COLLEGE DISTRICT	0.162407	\$438,716	\$438,716	\$712.50
Total Tax Rate:		2.024861			
				Taxes w/Current Exemptions:	\$8,883.38
				Taxes w/o Exemptions:	\$8,883.39

Improvement / Building

Improvement #1:	Residential	State Code:	A Living Area:	1887.5 sqft	Value: \$385,694
Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	CM6		2005	1887.5
COM	COMMON ELEMENTS *			2005	0.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES	RESIDENTIAL	0.0609	2651.11	0.00	0.00	\$53,022	\$0

Roll Value History


Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$385,694	\$53,022	0	438,716	\$0	\$438,716
2018	\$389,816	\$53,022	0	442,838	\$0	\$442,838
2017	\$393,938	\$53,022	0	446,960	\$0	\$446,960
2016	\$398,059	\$53,022	0	451,081	\$0	\$451,081
2015	\$402,181	\$53,022	0	455,203	\$0	\$455,203
2014	\$406,304	\$53,022	0	459,326	\$0	\$459,326
2013	\$410,426	\$65,748	0	476,174	\$0	\$476,174
2012	\$426,259	\$65,748	0	492,007	\$0	\$492,007
2011	\$430,496	\$79,533	0	510,029	\$0	\$510,029
2010	\$430,496	\$55,673	0	486,169	\$0	\$486,169
2009	\$434,734	\$63,627	0	498,361	\$0	\$498,361
2008	\$434,734	\$79,533	0	514,267	\$0	\$514,267
2007	\$438,973	\$35,260	0	474,233	\$0	\$474,233

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/12/2019	WDL	WARRANTY DEED W/VENDOR'S LIEN	SADA JOAQUIN MARIO ARIZPE TR	BASTER FERNANDO RODRIGUEZ & GRISEL MELENDEZ			201935865
2	6/8/2006	WD	WARRANTY DEED	PLAYA SAN PABLO LTD & SAN PABLO MGMT LLC	SADA JOAQUIN MARIO ARIZPE TR	12689	274	35080

Tax Due

Property Tax Information as of 02/27/2020

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
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NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.