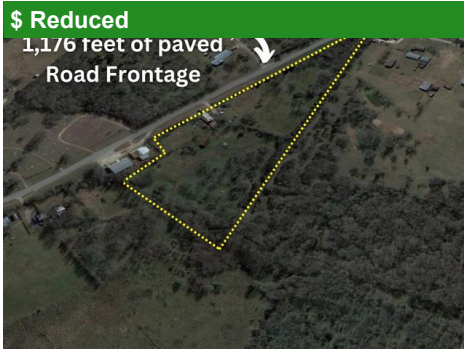


760 Fm 3000, Elgin, Texas 78621

Listing ID: 9453745 **LP:** \$1,200,000

Recent Change: 01/17/2024 : DOWN : \$1,300,000->\$1,200,000



Address: [760 Fm 3000](#)
City: Elgin, Texas 78621
County: Bastrop
Parcel #: [R15222](#)
Subdivision: Christian, Thomas
Type: See Remarks
Legal Desc: A20 CHRISTIAN, THOMAS, ACRES 1.000
Sch Dist: [Elgin ISD](#)
Mid or Jr: [Elgin](#)
Lot Sz Acres: 7.700
Lot Sz Dim:
Std Status: A/LAND
List Price: \$1,200,000
MLS Area: EL
Tax Blk:
Tax Lot:
Elem: [Booker T Washington](#)
High: [Elgin](#)
\$/Acres: \$155,844.16
Lnd SqFt: 335,412

General Information

WaterFront: No/None
FEMA Flood: Partial, See Remarks
Horses: Yes/Barn, Corral(s), Pasture
Disclosures: Lead Base Paint Addendum, Seller Disclosure
Restrictions: None
Endanger Sp:
Builder Res: Yes

Exterior Information

Type Hm Allwd: Manufactured, Mobile, Modular, Site Built
CmrcI: Yes
Fencing: Barbed Wire, Full
Lot Feat: Agricultural, Trees-Large (Over 40 Ft), Trees-Many, Trees-Medium (20 Ft - 40 Ft), Trees-Small (Under 20 Ft)
Barns:
Corrals:
Garage:
Sheds:

Additional Information

List Agrmnt: TXR/Exclusive Right To Sell
Spl List Cond: None
Disclosures: Lead Base Paint Addendum, Seller Disclosure
Docs Avail: None Available
Comm Feat: None
Listing Svc: Full Service

Utility Information

Utilities: Electricity Available, Electricity Connected, Internet-Cable, Propane, Sewer Connected, Water Connected, See Remarks

Financial Information

HOA Name:
HOA Fee:
Exempt: Agricultural
Financing: Cash, Conventional
Est Tax: \$2,800
Act Tax: \$2,800
Tax Year: 2022
Tax Rate:
Possession: Close + 30 Days, Funding
Prfr'd Title Co:

Showing Information

Show Req: 24 Hour Notice, Agent or Owner Present, Text Listing Agent
Contact Info: Heather Marie Ott/5126292816/Agent
Directions: From Hwy 290 and Hwy 95N in Elgin, go North on Hwy 95N and turn right on Main St. Continue to traffic light at Main and E 2nd Street, and turn left. Property is approximately 1 mile on the left.
Priv Rmrks: Sell includes 2 parcels - APN: 15222 and APN: 48340 with over 1,100 ft of road frontage and 2 wells. Located within the City of Elgin ETJ and within the Opportunity Zone. Electric currently provided by Oncor but is within the Bluebonnet Electric COOP service area.
Show Service Ph:
Access Code:

Agent/Office Information

List Agent: [798921/Heather Ott](#)
List Office: [027202/Berkshire Hathaway TX Realty](#)
Own Name: Marie Ott
LA Phone: (512) 629-2816
LO Phone: (512) 255-3727
LA Fax:
Sub Ag: 0.00% / **Buy Ag:** 2.00%
LA Email: localmarketingtx@gmail.com
Intrmdry: Yes
VarComm: No
Bonus:
ADOM: 233
CDOM: 233
TCD:
List Date: 06/03/2023
Exp Date: 06/03/2024
OLP: \$1,500,000

Owner Information

Owner Name: Ott Marie
Mailing Address City & State: Elgin Tx
Mailing Address ZIP + 4 Code: 0704
Mailing Address: PO Box 704
Mailing Zip: 78621
Carrier Route: R006

Location Information

School District: Elgin ISD
Subdivision: Christian, Thomas
Census Tract: 950201
Zip Code: 78621
Carrier Route: R006
School District Name: Elgin ISD
Neighborhood Code: 0511
Old Map: 312-K
Property Zip4: 1734
New Map: EL

Tax Information

APN: 15222
Parcel ID: 000000015222
Tax Appraisal District: G01
Local Tax Rate Total: 1.8178
Legal Description: A20 CHRISTIAN, THOMAS, ACRES 1.000
Alt. APN: R15222
Tax Area: G01
% Improved: 74

Assessment & Taxes

Assessment Year	2023	2022	2021
Assessed Value - Total	\$130,913	\$139,212	\$97,619

Assessed Value - Land	\$34,210	\$33,229	\$24,200
Assessed Value - Improved	\$96,703	\$105,983	\$73,419
YOY Assessed Change (\$)	-\$8,299	\$41,593	
YOY Assessed Change (%)	-6%	43%	
Market Value - Total	\$130,913	\$139,212	\$97,619
Market Value - Land	\$34,210	\$33,229	\$24,200
Market Value - Improved	\$96,703	\$105,983	\$73,419
Tax Year	2023	2022	2021
Total Tax	\$2,379.78	\$2,800.11	\$2,101.05
Change (\$)	-\$420	\$699	
Change (%)	-15%	33%	

Characteristics

County Use:	Acre Splits Out For Homestead	State Use:	Farm-Rnch-Res Imp On Rur Land
Universal Land Use:	Farms	Lots Acres:	1.000
Lot Area:	43,560.000	Number of Buildings:	1
Building Type:	Residential	Stories:	1.0
Year Built:	1945	Building Sq Ft:	1,204
First Floor Sq Ft:	1,204	Bedrooms:	2
Building Condition:	Good	Foundation:	Pier
Cooling Type:	Central	Heat Type:	Central
Number of Porches:	1	Porch:	Covered Porch
Primary Porch Sq Ft:	140	Parking Size Sq Ft:	0

Building Features

Feature Type	Unit	Size/Qty	Width	Depth	Year Built	Value
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Listing History from MLS

List ID: [1707777](#)

[760 Fm 3000 Elgin](#)

Prop Type: COMS

List Office: Berkshire Hathaway TX Realty



Mls Change Type	Eff Dt	Pr History	Chnge Info	When Chgd	DOM
New Active Listings	01/17/24	\$1,200,000	->ACT	01/17/24 12:51 PM	

List ID: [4413411](#)

[760 Fm 3000 Elgin](#)

Prop Type: RESI

List Office: Berkshire Hathaway TX Realty



Mls Change Type	Eff Dt	Pr History	Chnge Info	When Chgd	DOM
Price Decrease	01/17/24	\$1,200,000	\$1,300,000->\$1,200,000	01/17/24 12:09 PM	228
Price Decrease	12/14/23	\$1,300,000	\$1,449,000->\$1,300,000	12/14/23 12:46 PM	192
Price Decrease	10/12/23	\$1,449,000	\$1,475,001->\$1,449,000	10/12/23 03:48 PM	129
Price Increase	09/20/23	\$1,475,001	\$1,475,000->\$1,475,001	09/20/23 09:49 AM	107
Price Decrease	07/03/23	\$1,475,000	\$1,500,000->\$1,475,000	07/03/23 03:17 PM	28
New Active Listings	06/05/23	\$1,500,000	->ACT	06/05/23 07:11 AM	

List ID: [9453745](#)

[760 Fm 3000 Elgin](#)

Prop Type: LAND

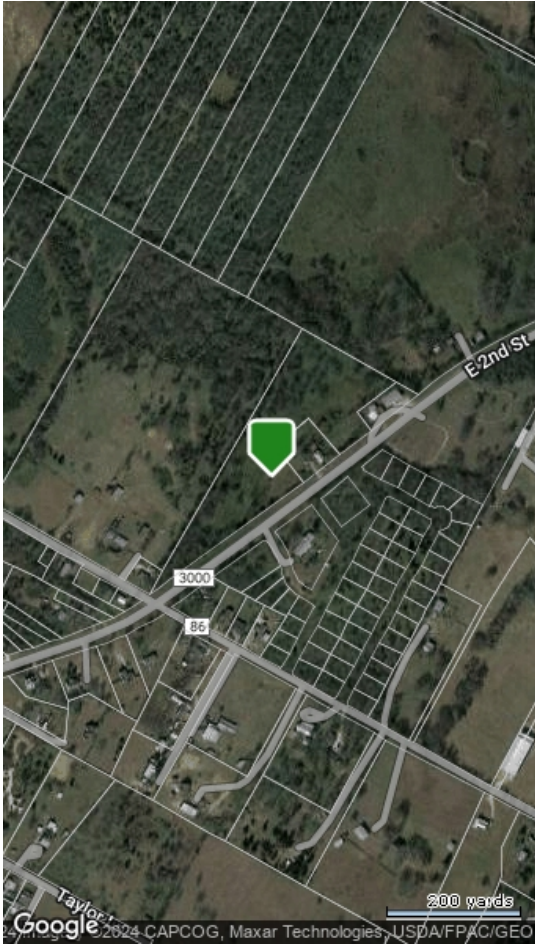
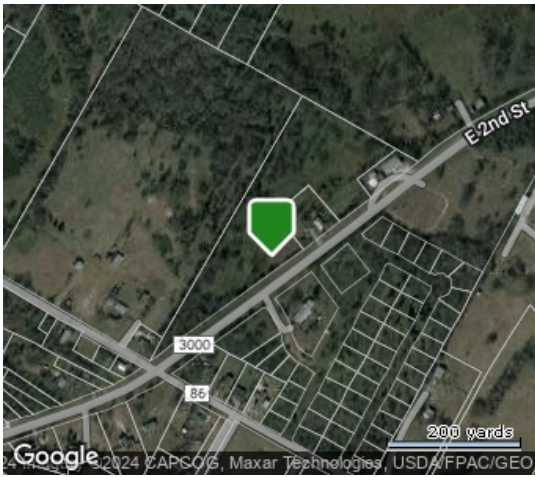
List Office: Berkshire Hathaway TX Realty



Mls Change Type	Eff Dt	Pr History	Chnge Info	When Chgd	DOM
Price Decrease	01/17/24	\$1,200,000	\$1,300,000->\$1,200,000	01/17/24 12:09 PM	228
Price Decrease	12/14/23	\$1,300,000	\$1,449,000->\$1,300,000	12/14/23 12:47 PM	194
Price Decrease	10/12/23	\$1,449,000	\$1,475,001->\$1,449,000	10/12/23 03:48 PM	131
Price Increase	09/20/23	\$1,475,001	\$1,475,000->\$1,475,001	09/20/23 09:49 AM	109
Price Decrease	07/03/23	\$1,475,000	\$1,500,000->\$1,475,000	07/03/23 03:17 PM	30
New Active Listings	06/03/23	\$1,500,000	->ACT	06/03/23 08:06 AM	

History from Public Records

Rec. Date	Sale Date	Doc. #	Document Type	Buyer Name(s)	Seller Name(s)	Multi/Split Sale
	10/01/99	1007-598	Deed (Reg)	Ott Marie	Almquist Adelee	
	01/19/89	63-297	Deed (Reg)	Almquist Adelee	Almquist O L	



Flood Zone Code:	X	Flood Zone Panel:	48021C0100E
Flood Zone Date:	01/19/2006	Special Flood Hazard Area (SFHA):	Out
Flood Code Description:	Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.		



- Coastal 100-Year Floodway
- Coastal 100-year Floodplain
- 100-year Floodway
- 100-year Floodplain
- Undetermined
- 500-year Floodplain incl. levee protected area
- Out of Special Flood Hazard Area

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