



Property Information		Request Information		Update Information
File#:	111111111	Requested Date:	10/16/2024	Update Requested:
Owner:	Fidelis Management, LLC, Pacific RBLF REO, LLC	Branch:		Requested By:
Address 1:	1035 Gibbs St	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	SAN ANTONIO, TX 78202	# of Parcel(s):	1	

**Notes**

CODE VIOLATIONS Per City of San Antonio Department of Zoning there are no Code Violation cases on this property.

Collector: City of San Antonio  
Address: 1901 South Alamo, San Antonio TX 78204  
Business# (210) 270-1111

PERMITS Per City of San Antonio Department of Building there are open permits on this property.

Permit #: REP-RRP-PMT-22-35301122  
Permit Type: Residential Repair Permit

Permit #: MEP-ELE-PMT22-33312525  
Permit Type: Electrical Permit

Collector: City of San Antonio  
Address: 1901 South Alamo, San Antonio TX 78204  
Business# (210) 270-1111

SPECIAL ASSESSMENTS Per Bexar County Treasurer's Office there are no Special Assessments/Lien on the property.

Collector: Bexar County  
Address: 233 N. Pecos La Trinidad San Antonio, TX 78207  
Business# (210)-335-6628

DEMOLITION NO



UTILITIES

WATER AND SEWER

Account #: NA

Payment Status: NA

Status: Pvt & Non-Lienable

Amount: NA

Good Thru: NA

Account Active: NA

Collector: San Antonio Water System

Payable Address: 2800 US-281, San Antonio, TX 78212

Business # (210) 704-7297

UNABLE TO PROVIDE INFO TO THIRD PARTIES. HOMEOWNER AUTHORIZATION NEEDED.

GARBAGE

Garbage bills are included in the real estate property taxes.

# Bexar CAD Property Search

## Property ID: 375003 For Year 2024

### Property Details

<b>Account</b>		
<b>Property ID:</b>	375003	<b>Geographic ID:</b> 06336-002-0090
<b>Type:</b>	R	<b>Zoning:</b> R-4
<b>Property Use:</b>		<b>Condo:</b>
<b>Location</b>		
<b>Situs Address:</b>	1035 GIBBS, TX 78202	
<b>Map ID:</b>		
<b>Legal Description:</b>	NCB 6336 BLK 2 LOT 9-A AND 9-B	
<b>Abstract/Subdivision:</b>	S06336	
<b>Neighborhood:</b>	(57103) E. HOUSTON SO. TO HEDGES(SA)	
<b>Owner ⓘ</b>		
<b>Name:</b>	LONESTAR CAPITAL HOLDINGS LLC	
<b>Agent:</b>		
<b>Mailing Address:</b>	810 DAKOTA ST SAN ANTONIO, TX 78203-1334	
<b>% Ownership:</b>	100.0%	
<b>Exemptions:</b>	For privacy reasons not all exemptions are shown online.	

### Property Values

<b>Improvement Homesite Value:</b>		\$79,900 (+)
<b>Improvement Non-Homesite Value:</b>		\$0 (+)
<b>Land Homesite Value:</b>		\$84,200 (+)
<b>Land Non-Homesite Value:</b>		\$0 (+)
<b>Agricultural Market Valuation:</b>		\$0 (+)
<b>Market Value:</b>		\$164,100 (=)
<b>Agricultural Value Loss: ⓘ</b>		\$0 (-)
<b>Appraised Value:</b>		\$164,100 (=)

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$164,100
Ag Use Value:	\$0

Property Taxing Jurisdiction

Owner: LONESTAR CAPITAL HOLDINGS LLC

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$164,100	\$164,100	\$0.00	
06	BEXAR CO RD & FLOOD	0.023668	\$164,100	\$164,100	\$38.84	
08	SA RIVER AUTH	0.017870	\$164,100	\$164,100	\$29.32	
09	ALAMO COM COLLEGE	0.149150	\$164,100	\$164,100	\$244.76	
10	UNIVERSITY HEALTH	0.276235	\$164,100	\$164,100	\$453.30	
11	BEXAR COUNTY	0.276331	\$164,100	\$164,100	\$453.46	
21	CITY OF SAN ANTONIO	0.541590	\$164,100	\$164,100	\$888.75	
57	SAN ANTONIO ISD	1.155300	\$164,100	\$164,100	\$1,895.85	

Total Tax Rate: 2.440144

Estimated Taxes With Exemptions: \$4,004.28

Estimated Taxes Without Exemptions: \$4,004.28

Property Improvement - Building

Description: Bldcde: DO Type: Residential Living Area: 963.0 sqft Value: \$79,840

Type	Description	Class CD	Year Built	SQFT
LA	Living Area	F - WS	1951	963
CP		F - NO	1951	200
PA		F - NO	1951	377
OP		F - NO	1951	80

Description: Residential: MISCELLANEOUS SHED Type: Residential Living Area: 0 sqft Value: \$60

Type	Description	Class CD	Year Built	SQFT
RMS	Residential Misc Shed	F - NO	1983	1

**Property Land**

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RES	R/1 Family not Farm Single	0.1435	6,250.00	50.00	125.00	\$84,200	\$0

**Property Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$79,900	\$84,200	\$0	\$164,100	\$0	\$164,100
2023	\$73,050	\$84,200	\$0	\$157,250	\$0	\$157,250
2022	\$77,950	\$54,860	\$0	\$132,810	\$81,070	\$51,740
2021	\$66,290	\$45,330	\$0	\$111,620	\$64,584	\$47,036

**Property Deed History**

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
2/25/2022	WD	Warranty Deed	JAMES NATHANIEL & BETTY	LONESTAR CAPITAL HOLDINGS LLC			20220053057
7/15/2024	STD	Substitute Trustees Deed	LONESTAR CAPITAL HOLDINGS LLC	PACIFIC RBLF REO LLC			20240128912

**Protest Information**

<b>Protest Status</b>	
<b>Informal Protest Date</b>	
<b>Formal Protest Date</b>	

**ARB Data**

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Cad Value	Board's Determination Of Value	ARB Determination