

721 Ranch House Rd, Willow Park, TX 76087-7613, Parker County 📍 **Active Listing**

APN: R000093785 CLIP: 3235040565



Beds N/A	Full Baths N/A	Half Baths N/A	MLS List Price \$599,000	MLS List Date 10/02/2023
Bldg Sq Ft 7,123	Lot Sq Ft 43,560	MLS Yr Built 2005	Type TAX EXEMPT	

OWNER INFORMATION

Owner Name	Willow Park Church Of Christ	Tax Billing Zip+4	7613
Tax Billing Address	721 Ranch House Rd	Owner Occupied	Yes
Tax Billing City & State	Willow Park, TX	Ownership Right Vesting	Corporation
Tax Billing Zip	76087		

LOCATION INFORMATION

Location City	Willow Park	MLS Sub Area	1
School District	Aledo ISD	Census Tract	1407.14
School District Code	AI	Carrier Route	R026
Subdivision	Willow Park Church Of	Within 250 Feet of Multiple Flood Zone	No
MLS Area (Tax)	146		

TAX INFORMATION

Tax ID	R000093785	% Improved	96%
Alternate Tax ID	1951300100100	Lot	1
Parcel ID	R000093785	Block	1
Legal Description	ACRES: 1.000 LOT: 1 BLK: 1 SUBD : WILLOW PARK CHURCH OF CHRIST ADDITION		

ASSESSMENT & TAX

Assessment Year	2023	2022	2021
Assessed Value - Total	\$725,310	\$534,060	\$534,060
Assessed Value - Land	\$30,000	\$30,000	\$30,000
Assessed Value - Improved	\$695,310	\$504,060	\$504,060
YOY Assessed Change (\$)	\$191,250	\$0	
YOY Assessed Change (%)	35.81%	0%	
Market Value - Total	\$725,310	\$534,060	\$534,060
Market Value - Land	\$30,000	\$30,000	\$30,000
Market Value - Improved	\$695,310	\$504,060	\$504,060

Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$13,439		
2022	\$13,064	-\$375	-2.79%
2023	\$15,874	\$2,809	21.5%

Jurisdiction	Tax Amount	Tax Type	Tax Rate
Aledo ISD	\$8,758.12	Actual	1.2075
College	\$769.46	Actual	.10609
City Of Willow Park	\$2,883.81	Actual	.3976
Emergency Servise Dist 1	\$711.11	Actual	.09804
Hospital	\$669.04	Actual	.09224
Parker Co Lateral Road	\$406.07	Actual	.05599
Parker Co General	\$1,676.28	Actual	.23111
Total Estimated Tax Rate			2.1886

CHARACTERISTICS

Land Use - Coreologic	Tax Exempt	Stories	1
Land Use - State	Exempt Veterans	# of Buildings	1
Estimated Lot Acres	1	Porch	Open Porch
Estimated Lot Sq Ft	43,560	Porch 1 Area	50
Building Sq Ft	7,123	Garage Type	Carport
Total Building Sq Ft	7,123	Year Built	2005

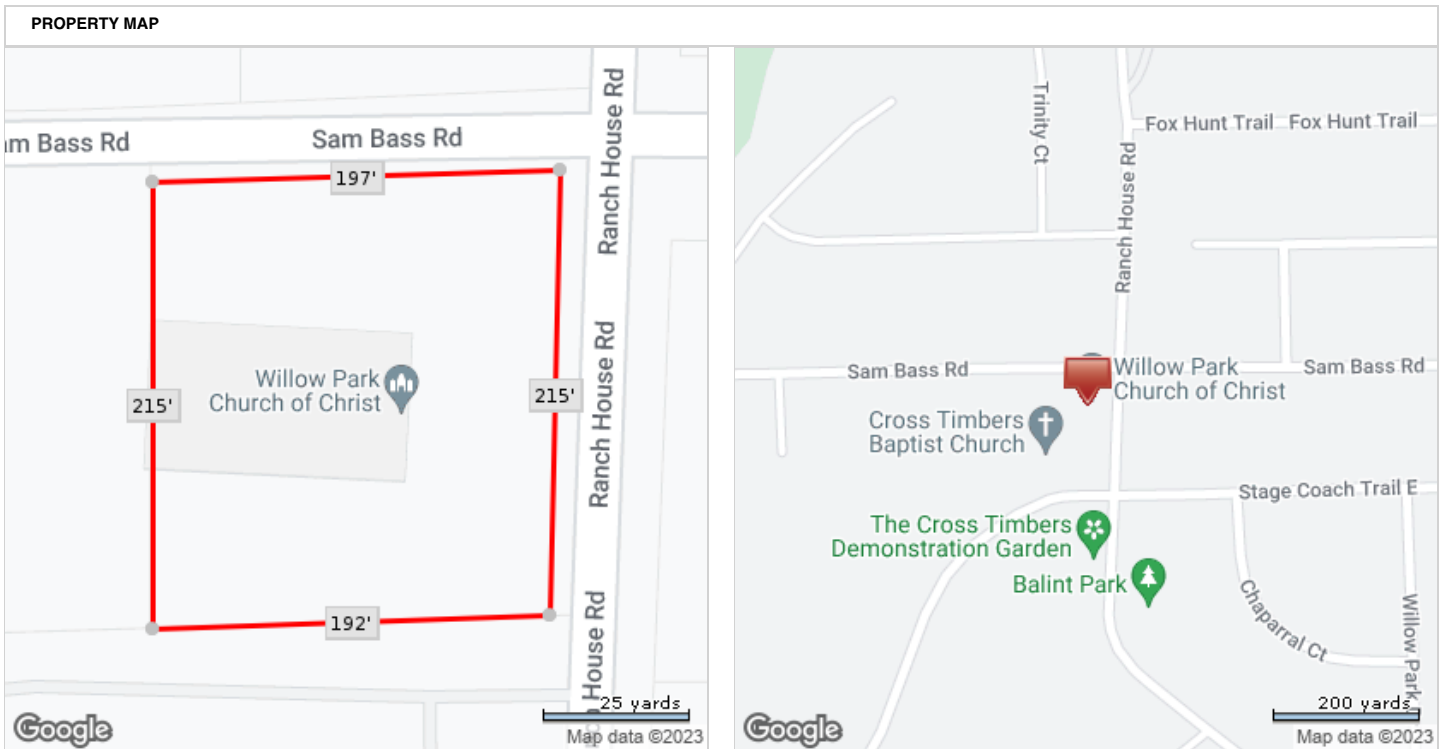
FEATURES			
Feature Type	Unit	Size/Qty	Year Built
Living Area	S	4,480	2005
Carport	S	320	2005
Living Area	S	2,643	2005
Open Porch	S	50	2005

SELL SCORE			
Rating	N/A	Value As Of	N/A
Sell Score	N/A		

LISTING INFORMATION			
MLS Listing Number	20444324	MLS Current List Price	\$599,000
MLS Status	Active Option Contract	MLS Orig. List Price	\$599,000
MLS Status Change Date	10/26/2023	MLS Pending Date	10/25/2023
MLS Area (MLS)	WILLOW PARK	MLS Listing Agent	0642301-Janene Casey
MLS Listing Date	10/02/2023	MLS Listing Broker	RE/MAX TRINITY

LAST MARKET SALE & SALES HISTORY	
Buyer Name	Willow Park Church Of Christ
Seller Name	Owner Record
Document Number	585-86
Document Type	Deed (Reg)

OWNER TRANSFER INFORMATION	
Owner Name	Willow Park Church Of Christ



*Lot Dimensions are Estimated