



City: **Hondo, TX**

County: **Medina**

APN: **R-68444**

Lot Acreage: **2.01 Acres**

Owner: **Maximo Saucedo**

Owner Mailing Address: **6107 Kenedy Leaf, San Antonio, TX 78253**

Owner Contact: **See Owner Additional Contact Appendix**

Property Details

Address: **Cr-2475**

Zip Code: **78861**

Subdivision: **North Ridge Unit 3**

Latitude: **29.522754**

Longitude: **-99.111287**

Alternate APN: **0S033700000008568444**

Public Records

Assessed Total Value: **\$79,310.00**

Assessed Market Value: **\$79,310.00**

Open Lien Value: **\$57,157.00**

Prior Sale Date: **04/02/2013**

Prior Sale Price: **\$143,748.75**

Prior Sale Mortgage: **\$114,999.00**

Annual Tax:

Location Details

Land Type: **VACANT - RESIDENTIAL LAND**

County Land Use: **C1**

Zoning:

Census Tract: **000302**

S-T-R: **--**

Legal Description: **NORTH RIDGE UNIT 3 LOT 85; ACRES 2.01**

Pricing Analysis Overview

Pricing Source	Market Price	Market Price/Acre
Medina County Price	\$110,946.17	\$55,197.10
Hondo (City) Price	\$94,304.24	\$46,917.53
Geo Adjusted Market Price	\$57,804.93	\$28,758.67
Average Price	\$87,685.11	\$43,624.43
DataTree Estimated Value	\$500,000.00	\$248,756.22

PRYCD Suggested Market Price

\$57,804.93

Priced using all comps, from all sources, with no max age

Offer price breakdown can be found in the Offer Price Appendix

PRYCD Suggested Pricing Rationale can be found in the Pricing Rationale Appendix

Comp Report

Overview

Type	Count	Avg \$/Acre	Avg \$	Avg Acreage	Avg Distance
All	20	\$72,684.15	\$208,790.00	3.08	7.7 miles
Sold	10	\$103,853.59	\$265,400.00	2.15	14.1 miles
For Sale	10	\$41,514.70	\$152,180.00	4.00	1.3 miles
Redfin	9	\$91,819.31	\$207,666.67	1.97	14.3 miles
Lands of America	1	\$212,162.16	\$785,000.00	3.70	12.8 miles
Realtor.com	3	\$48,401.29	\$136,600.00	3.27	1.0 miles
Lands of America Off Market	1	\$55,555.56	\$135,000.00	2.43	0.4 miles
Zillow	6	\$35,731.26	\$162,833.33	4.63	1.6 miles

CSV Download

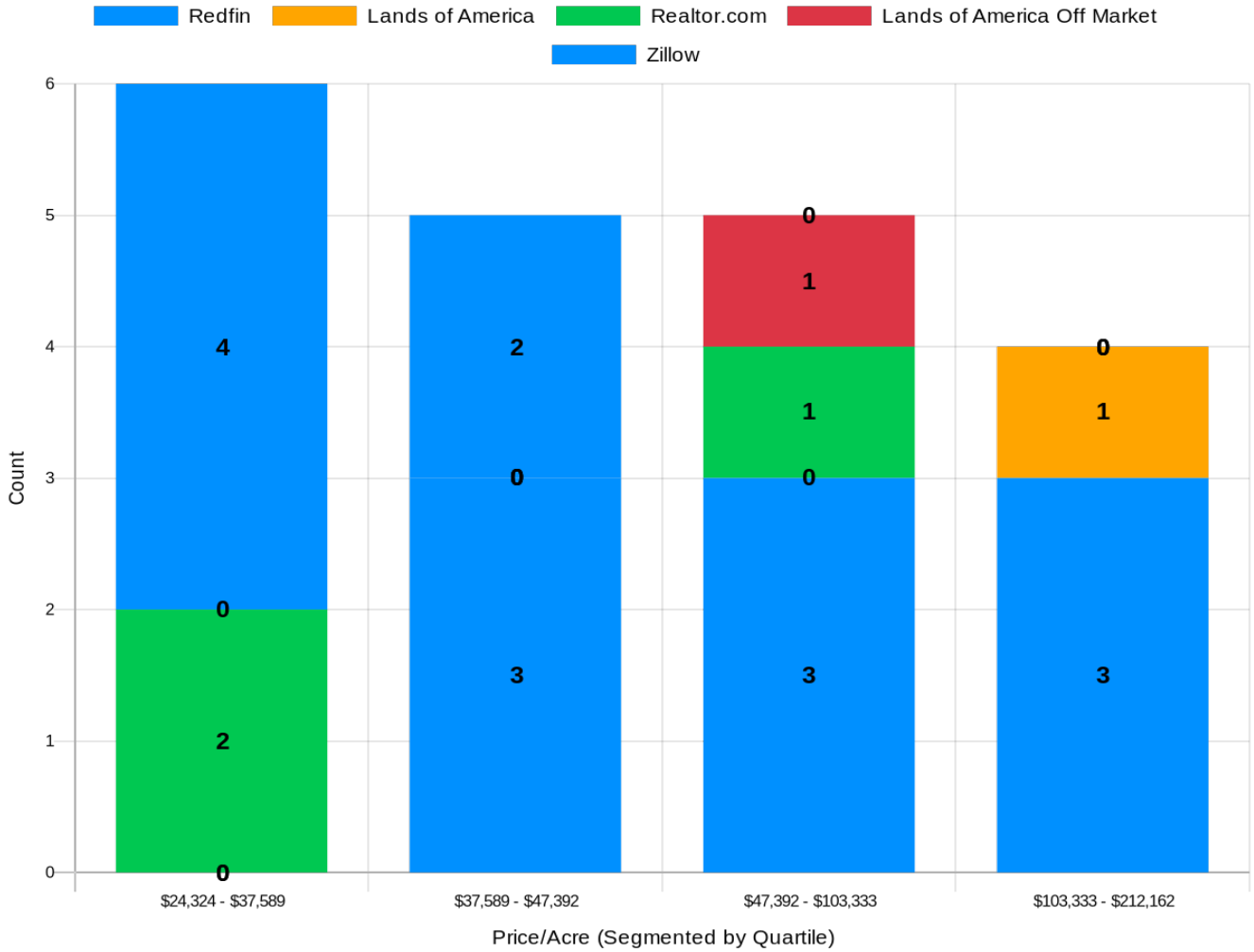
Follow the instructions below to download all of the comps in this report as a csv file.

1. From your file explorer, right click on *PRYCD Comp Report.pdf*
2. Select *Open With*
3. Select the Web Browser of your choice to open the file (Chrome is preferred)
4. Once open, right click on the link below
5. Select *Open link in new tab*
6. Your download should begin automatically!

[Click to Download](#)

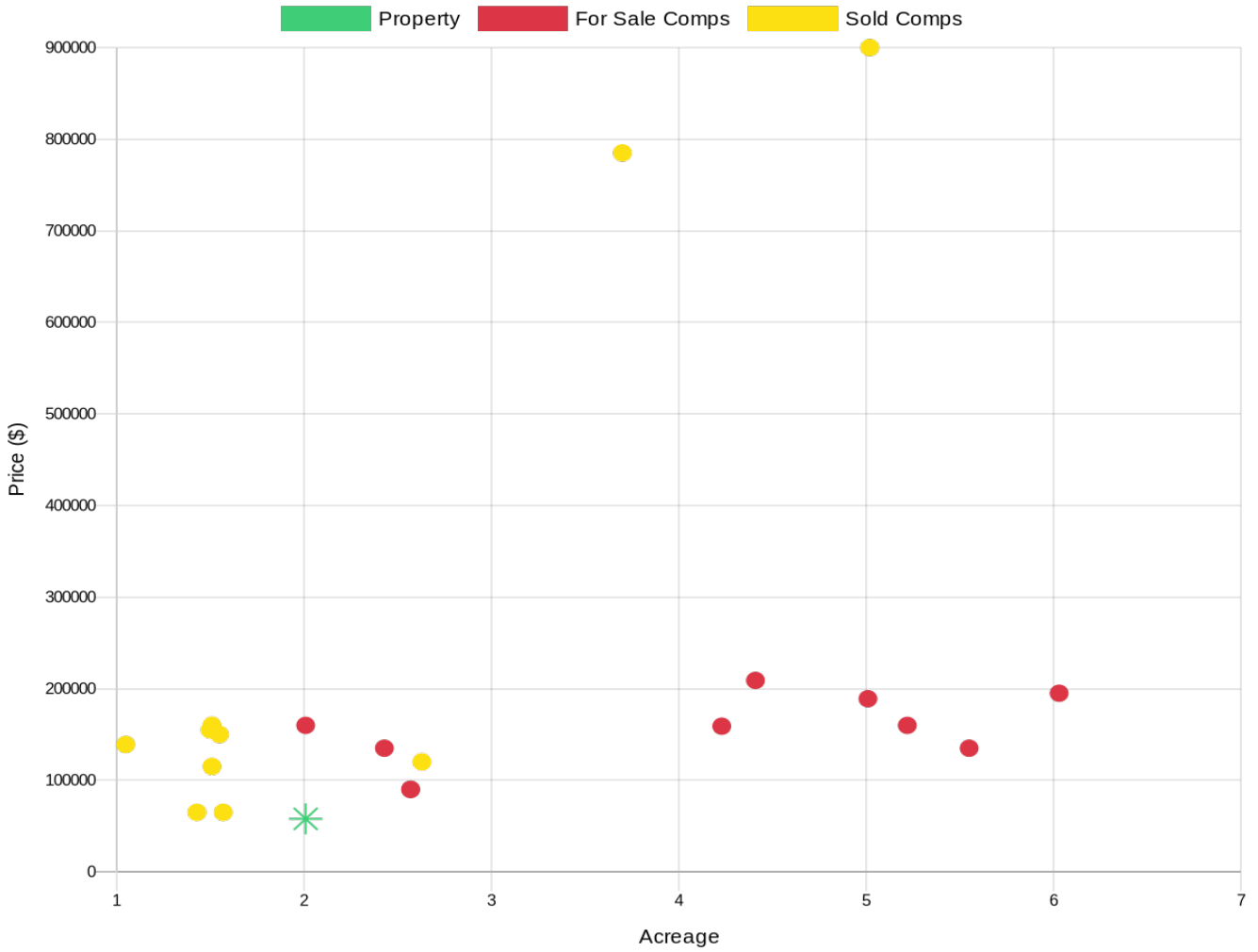
Comp Overview Chart

This chart displays the allocation of each comp source to each quartile of pricing within the distribution.



Comp Scatter Chart

This chart displays the property price and acreage plotted alongside all of the for sale and sold comps. Comps displayed are all comps near the property. Not all comps were used for modeling. See the Pricing Rationale Appendix for details.



For Sale Comps

Acreage	Price	Price/Acre	Distance	City	County	Source	List/Sold Date
2.01	\$159,900.00	\$79,552.24	0.29 miles	Hondo	Medina County	Realtor.com	
2.43	\$135,000.00	\$55,555.56	0.42 miles	Hondo	Medina County	Lands of America Off Market	04/29/2025
2.57	\$90,000.00	\$35,019.46	0.82 miles	Hondo	Medina County	Zillow	10/11/2025
2.57	\$90,000.00	\$35,019.46	0.91 miles	Hondo	Medina County	Realtor.com	
5.55	\$135,000.00	\$24,324.32	1.75 miles	Hondo	Medina County	Zillow	09/27/2025
4.41	\$209,000.00	\$47,392.29	1.75 miles	Hondo	Medina County	Zillow	12/27/2025
6.03	\$195,000.00	\$32,338.31	1.75 miles	Hondo	Medina County	Zillow	12/18/2025
5.22	\$159,900.00	\$30,632.18	1.75 miles	Hondo	Medina County	Realtor.com	
5.01	\$189,000.00	\$37,724.55	1.75 miles	Hondo	Medina County	Zillow	10/30/2025
4.23	\$159,000.00	\$37,588.65	1.75 miles	Hondo	Medina County	Zillow	09/22/2023

Sold Comps

Acreage	Price	Price/Acre	Distance	City	County	Source	List/Sold Date
1.57	\$65,000.00	\$41,401.27	9.21 miles	Bandera	Medina County	Redfin	11/13/2025
2.63	\$120,000.00	\$45,627.38	12.24 miles	Hondo	Medina County	Redfin	07/10/2025
1.55	\$150,000.00	\$96,774.19	12.24 miles	Hondo	Medina County	Redfin	08/14/2025
3.70	\$785,000.00	\$212,162.16	12.77 miles	Hondo	Medina County	Lands of America	11/18/2025
5.02	\$900,000.00	\$179,282.87	13.52 miles	Hondo	Medina County	Redfin	04/28/2025
1.05	\$139,000.00	\$132,380.95	15.45 miles		Medina County	Redfin	09/08/2025
1.43	\$65,000.00	\$45,454.55	15.65 miles	Hondo	Medina County	Redfin	06/24/2025
1.50	\$155,000.00	\$103,333.33	16.18 miles	San Antonio	Medina County	Redfin	08/01/2025
1.51	\$115,000.00	\$76,158.94	16.73 miles	San Antonio	Medina County	Redfin	07/17/2025
1.51	\$160,000.00	\$105,960.26	17.07 miles	San Antonio	Medina County	Redfin	08/25/2025

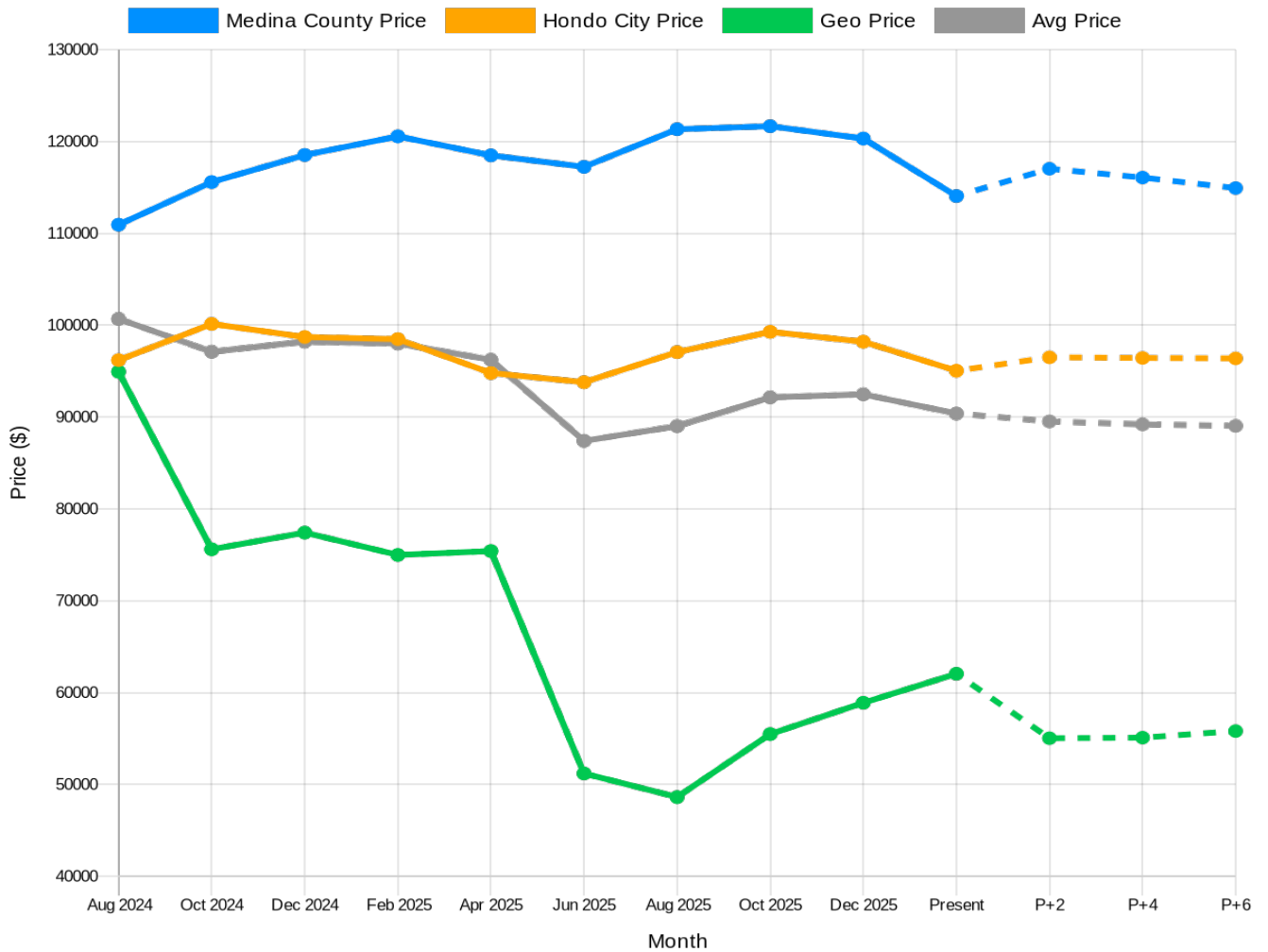
Agent Overview

All agent names below are extracted from the comps included in this report. Data reflects the breakdown of comps in this report, and may not include all agent listings.

Agent Name	Total Comps	For Sale Comps	Sold Comps	Avg Acreage	Avg Price	Avg Days on Market
Bob Heyen Realty, Kyle Joseph Heyen	1	0	1	3.7	\$785,000.00	295.0
White Line Realty LLC, Gladiola Ruiz	1	1	0	2.01	\$159,900.00	N/A
Stephen Long Properties, Stephen Long	1	1	0	2.43	\$135,000.00	N/A
Premier Realty Group Platinum, Sandra Rincand-Idrogo	1	1	0	2.57	\$90,000.00	N/A
John Chunn Realty, Llc, Wayne Springer	1	1	0	5.22	\$159,900.00	N/A

Pricing Trends

This chart displays historical pricing trends, as modeled by our various [pricing models](#). Pricing trends represent a rolling moving average of modeled prices.



*Geo Pricing contains one or more price points that have fallen back to county pricing. For more info, please see our [Geo Pricing page](#).

Forecast Metrics (Beta)

Pricing Source	Data R-Squared	Forecast Fit %
Medina County Price	0.17	98.304
Hondo City Price	0.051	98.147
Geo Price	0.623	90.717
Avg Price	0.616	97.761

All forecast data is created using polynomial regression from historical trends. Predictive pricing is not a guarantee and does not consider external market factors.

[R-Squared Definition](#)

[Forecast Fit % Definition](#)

Slope Overview

Minimum Slope	Maximum Slope	Total Buildable Area %
1.12%	9.22%	100.00%

Slope <10% is considered buildable ([Source](#))

Slope Breakdown

Slope	Definition	% of Property
Flat	Easiest to build on.	0.00%
Gentle Slope: 0% - 5%	Still considered easy to build on. No significant increase in cost or difficulty building.	31.58%
Slight Slope: 5% - 10%	While still easy to build on, may require additional cost and incur some risk in building.	68.42%
Moderate Slope: 10% - 15%	Cost, difficulty and risks of building are increased.	0.00%
Steep Slope: 15+%	Cost, difficulty and risks of building are substantially increased. Not recommended for building.	0.00%

Waterfront Overview

Is Waterfront?
No

Waterfront data is determined using public geographic data provided by Google. Please consult local county authorities for official feature data.

Septic Breakdown

Septic Absorption Limitation	Definition	% of Property
Very limited	Indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.	100.00%

Septic tank absorption fields are areas in which effluent from a septic tank is distributed into the soil through subsurface tiles or perforated pipe. The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use.

Ratings are neither absolute or official. Please consult local licensed authorities for more details. [Ratings Source](#)

No Access Points Available

Flood Zone Overview

Property In Flood Zone?	% Property In Flood Zone	% Property Not In Flood Zone
Yes	88.6%	11.4%

Flood Zone Breakdown

Flood Zone Code	Definition	Special Flood Hazard Area?	Percent Area of Property
A	Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. No depths or base flood elevations are shown within these zones.	Yes	88.6%
X	Area of minimal to moderate flood hazard, usually the area between the limits of the 100 and 500 year floods.	No	11.4%

Flood zone data is determined using FEMA's National Flood Hazard Layer Data. For more information, please see [FEMA's flood maps website](#).

To learn more about individual flood zones, please see [FEMA's glossary](#).

Property Is Not In Wetland

Points of Interest

Name	Location	Distance to Property	Type
Hill Country State Natural Area	29.62805,-99.18104	8.39 miles	Park,Establishment
Rancho Cortez	29.64415,-99.17664	9.25 miles	Travel Agency,Lodging,Establishment
Hill Country Equestrian Lodge	29.64652,-99.18601	9.65 miles	Lodging,Establishment
Dixie Dude Ranch	29.66767,-99.16126	10.45 miles	Travel Agency,Lodging,Establishment
South Texas Regional Airport	29.35795,-99.16892	11.89 miles	Airport,Establishment
Executive Inn Hondo	29.34810,-99.12617	12.09 miles	Lodging,Establishment
Community Care Center of Hondo	29.34692,-99.13318	12.21 miles	Health,Establishment
NAPA Auto Parts - Family Parts Company Inc	29.34742,-99.13876	12.22 miles	Car Repair,Store,Establishment
Subway	29.34381,-99.12679	12.39 miles	Meal Takeaway,Restaurant,Food,Establishment
Lyssy & Eckel	29.34641,-99.15121	12.41 miles	Store,Food,Establishment

Points of interest are determined in order of proximity to the property. Only registered points of interest with Google will appear.

Offer Price Appendix

Percent of Market Value	County Offer	City Offer	Geo Adjusted Offer Price
100%	\$110,946.17	\$94,304.24	\$57,804.93
95%	\$105,398.86	\$89,589.03	\$54,914.68
90%	\$99,851.55	\$84,873.82	\$52,024.43
85%	\$94,304.24	\$80,158.61	\$49,134.19
80%	\$88,756.93	\$75,443.39	\$46,243.94
75%	\$83,209.62	\$70,728.18	\$43,353.69
70%	\$77,662.32	\$66,012.97	\$40,463.45
65%	\$72,115.01	\$61,297.76	\$37,573.20
60%	\$66,567.70	\$56,582.54	\$34,682.96
55%	\$61,020.39	\$51,867.33	\$31,792.71
50%	\$55,473.08	\$47,152.12	\$28,902.46
45%	\$49,925.77	\$42,436.91	\$26,012.22
40%	\$44,378.47	\$37,721.70	\$23,121.97
35%	\$38,831.16	\$33,006.48	\$20,231.72
30%	\$33,283.85	\$28,291.27	\$17,341.48
25%	\$27,736.54	\$23,576.06	\$14,451.23
20%	\$22,189.23	\$18,860.85	\$11,560.99
15%	\$16,641.92	\$14,145.64	\$8,670.74
10%	\$11,094.62	\$9,430.42	\$5,780.49
5%	\$5,547.31	\$4,715.21	\$2,890.25

Subdivision Price Appendix

Subdivision prices are PRYCD modeled prices. Please check with the local county's Planning Commission Office for zoning ordinances and regulations before embarking on any subdivision plans.

Comp counts are calculated using ranges around each acreage for general approximation of market saturation.

Acreage	County Price/Acre	City Price/Acre	Geo Adjusted Price/Acre	Sold Comp Count	For Sale Comp Count
Current Property (2.01 Acres)	\$55,197.10	\$46,917.53	\$28,758.67	32 Parcels	277 Parcels
2 Acres	\$55,408.90	\$47,097.56	\$28,434.06	37 Parcels	288 Parcels
1 Acres	\$87,615.72	\$74,473.36	\$87,615.72	29 Parcels	140 Parcels
0.5 Acres	\$166,126.20	\$141,207.27	\$166,126.20	19 Parcels	98 Parcels
0.25 Acres	\$246,622.07	\$209,628.76	\$246,622.07	11 Parcels	70 Parcels

Pricing Rationale Appendix

Pricing rationale is a high level, step by step look at what our pricing model is considering while pricing the property. Pricing rationale information is based on internal modeling and may not perfectly align with the displayed comps above.

[Learn More about Standard Deviation](#)
[Learn More about Coefficient of Variation](#)

1. The property was pinpointed at the following coordinates: 29.523, -99.111
2. 385 properties were found in the county that had similar acreage profiles.
3. Removing comps from the following sources: []
4. The search pool was narrowed to 382 properties that fit the target modeling criteria.
5. 0 initial valid sold parcels were located within at least 4 miles of the property.
6. 20 initial valid for sale parcels were located within at least 4 miles of the property.
7. The low outlier wall was set to \$30,632.18/acre and the high outlier wall was set to \$40,895.88/acre.
8. 4 properties were removed for not meeting reasonable statistical measures.
9. The price standard deviation of the remaining properties is \$6,527.75
10. The acreage standard deviation of the remaining properties is 1.08 acres
11. The coefficient of price variation of the remaining properties is 0.19
12. The coefficient of acreage variation of the remaining properties is 0.22
13. The pricing confidence score was calculated to be 79.6%
14. The initial county price point was \$55,197.10/acre.
15. Discounted 7 listings for having a high days on market
16. The final model was created based on the data of 16 for sale comps with an average of \$34,428.09/acre and 0 sold comps with an average of \$55,197.10/acre

Owner Additional Contact Appendix

Phones

Type	Number	Do Not Call	Last Reported
Mobile	210-643-5290	Able to Call	2025-07-01
Mobile	210-213-7197	Do Not Call	2025-12-07
Mobile	210-687-3033	Able to Call	2025-08-16
Land Line	210-908-9173	Able to Call	2025-12-08
Land Line	210-475-3552	Do Not Call	2015-03-31

Do Not Call: Indicates whether the phone number is on the national Do Not Call (DNC) Registry

Last Reported: The last known date the phone number was associated with the property owner

Emails

Email
sucedagabriella@yahoo.com
sucedamax@gmail.com
maryannmunoz@hotmail.com

Property Boundary (WKT)

Estimated Acreage: 2.01 Acres

Acreage estimation is based on coordinate projection and should not be used as the legal acreage.

POLYGON((-99.1123515438 29.5224526554,-99.1112009658 29.5225795004,-99.1103806638 29.5225993084,-99.1104171048 29.5232321464,-99.1109530658 29.5229739554,-99.1111181328 29.5228944374,-99.1114977138 29.5228664864,-99.1121096998 29.5228214214,-99.1123572988 29.5228651454,-99.1123515438 29.5224526554))