

NW NEW WESTERN

Property Analysis Packet

9731 Wagon Train,
Converse, TX 78109

Property Description

OFF MARKET CONVERSE TX PROPERTY IN CIMARRON II JD SUBDIVISION!!! Our Property has High Ceilings, Low Days On market, No Back Neighbors(Green Belt Behind Us), Low Inventory on Market for Sale, Great Layout, Nice Curb Appeal, and multiple rental Comps on our Street. Also we are the CHEAPEST Property in the Entire Subdivision by \$96k and we are Selling \$39k Under Tax Value. This Property has 100% CLEAR TITLE and Vacant!!!



Property Specification

Bedrooms: 3

Bathrooms: 2

Garage: 2

Year Built: 1987

Cash Price: \$149,000.00

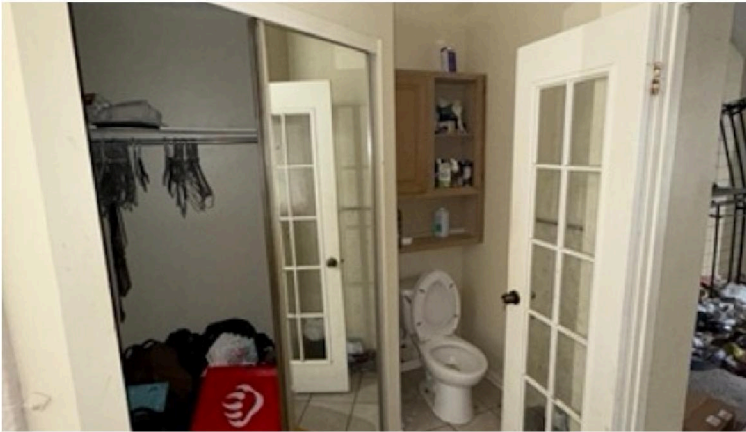
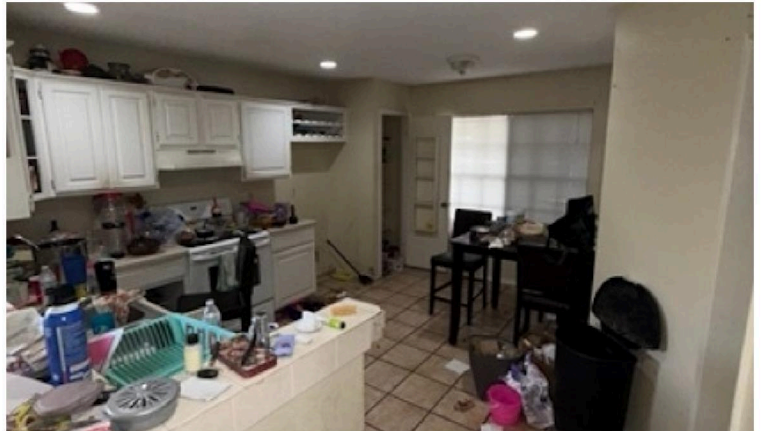
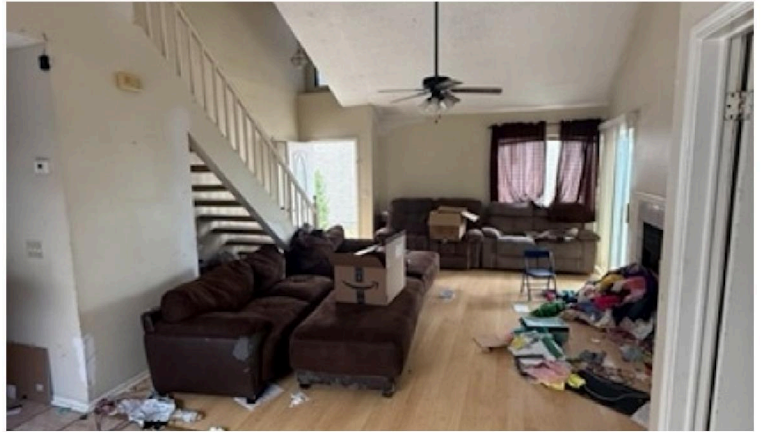
New Western Brokerage # 9000195 | (210) 405-3546 | 10999 W IH-10, Floor 9, Suite 915, San Antonio, TX 78230

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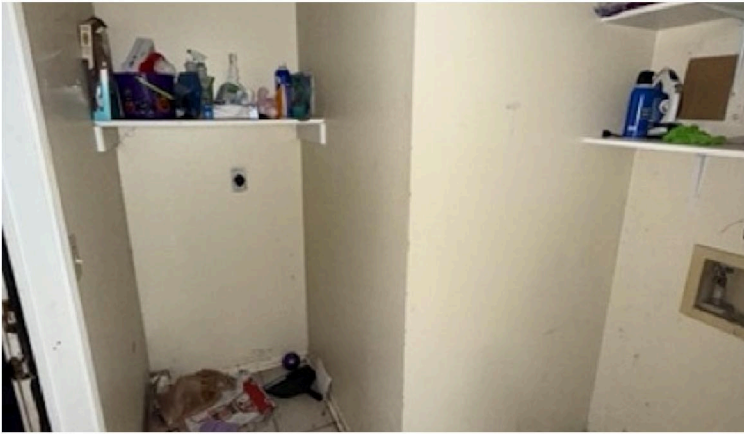
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NW NEW WESTERN



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Thursday, February 27, 2025

LOCATION

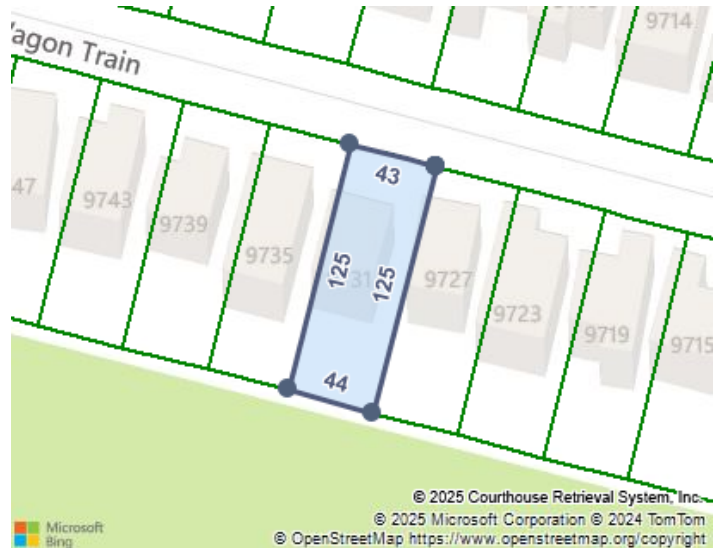
Property Address	9731 Wagon Train Converse, TX 78109-1600
Subdivision	Cimarron II Jd
County	Bexar County, TX

PROPERTY SUMMARY

Property Type	Residential
Land Use	Single-Structure Prop W/O Agr
Improvement Type	Single-Structure Prop W/O Agr
Square Feet	1353

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	05052-108-0080
Alternate Parcel ID	303878
Map Page / Grid	554 / B6
Flood Zone/Panel	X/48029C0314E
MLS Area/Sub Area	16/00
2020 Census Trct/Blk	1215.05/3
Assessor Roll Year	2024



CURRENT OWNER

Name	Mustain Barbara J
Mailing Address	9731 Wagon Train Converse, TX 78109-1600

SCHOOL ZONE INFORMATION

Crestview Elementary School	1.1 mi
Elementary: Pre K to 5	Distance
Kitty Hawk Middle School	1.5 mi
Middle: 6 to 8	Distance
Veterans Memorial High School	5.9 mi
High: 9 to 12	Distance

2024 TAX VALUE-\$188,600

SALES HISTORY THROUGH 02/12/2025

Tax Data				MLS Data		
Date	Buyer/Owners	Seller	Instrument	Book/Page or Document#	Date	Amount
2/17/2011	Mustain Barbara J	Hsbc Mortgage Services Inc	Vendors Lien	14900/1665 20110053769	03/24/2011	\$75,000
5/11/2010	Hsbc Mortgage Services Inc	Garcia Jr Salvador & Garcia Trustees Deed Gloria I		14476/29 20100083873		
5/19/2006	Garcia Jr Salvador & Garcia Gloria I	Tubilla Sergio	Vendors Lien	12138/953 20060119916		
5/16/1997	Tubilla Sergio	Lopez Augustin Sr & Hercilia	Deed	7089/665		
12/7/1993	Lopez Sr Augustin & Lopez Hercilia	McWaters Roger W & McWaters Patricia A	Warranty Deed	5889/1998		
6/2/1992	McWaters Roger W & Patri	Wall Kimberly M Wall William C	Deed	5352/1625		

TAX ASSESSMENT

Appraisals & Taxes	2024	Change (%)	2023	Change (%)	2022
Appraised Land	\$39,340.00		\$39,340.00	\$10,730.00 (37.5%)	\$28,610.00
Appraised Improvements	\$149,260.00	-\$12,360.00 (-7.6%)	\$161,620.00	\$9,770.00 (6.4%)	\$151,850.00
Total Tax Appraisal	\$188,600.00	-\$12,360.00 (-6.2%)	\$200,960.00	\$20,500.00 (11.4%)	\$180,460.00
Equalized	\$188,600.00	\$16,490.00 (9.6%)	\$172,110.00	\$15,646.00 (10.0%)	\$156,464.00
Total Taxes	\$4,166.66	-\$253.18 (-5.7%)	\$4,419.84	\$115.63 (2.7%)	\$4,304.21
Exempt Reason	Homestead				

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
10/28/2021	\$16,131	Schafer Barbara J Mustain Barbara J And Mustain	Us Department Of Housing And Urban Development	20210328829
02/17/2011	\$73,098	Mustain Barbara J	Affiliated Bank	14900//1669
05/19/2006	\$100,000	Garcia Salvador Garcia Gloria I And Garcia Glo	Southstar	20060119917

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Single-Structure Prop W/O Agr	Condition	Units
Year Built	1987	Effective Year	1987
BRs	3	Baths	2 F 1 H
		Rooms	6

Total Sq. Ft. 1,353

Building Square Feet (Living Space)	Building Square Feet (Other)
Living Area 933	Attached Garage 400
Living Area 2nd Level 420	Attached Open Porch 50
	Attached Open Porch 4
	Attached Open Porch 77

- CONSTRUCTION

Quality	Roof Framing
Shape	Roof Cover Deck Asphalt Shingle
Partitions	Cabinet Millwork
Common Wall	Floor Finish
Foundation Slab	Interior Finish
Floor System	Air Conditioning Central
Exterior Wall Wood	Heat Type Forced Air
Structural Framing	Bathroom Tile
Fireplace Y	Plumbing Fixtures

- OTHER

Occupancy	Building Data Source
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PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Single-Structure Prop W/O Agr	Lot Dimensions	43 X 120
Block/Lot	108/8	Lot Square Feet	5,160
Latitude/Longitude	29.524878°/-98.329706°	Acreage	0.119

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		School District	Judson Isd
Zoning Code	OCL		
Owner Type			

LEGAL DESCRIPTION

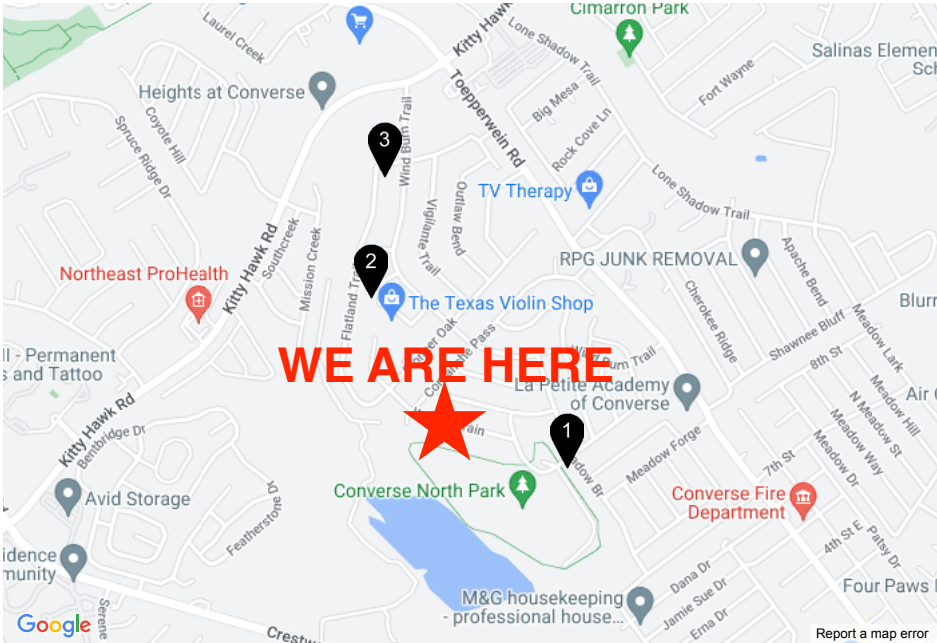
Subdivision	Cimarron II Jd	Plat Book/Page	
Block/Lot	108/8	District/Ward	
Description	Cb 5052D Blk 108 Lot 8 (Cimarron Ut-9A)		
Neighborhood Code	92620		

INTERNET ACCESS

courtesy of Fiberhomes.com

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	48029C0290G	09/29/2010



List Agent	MLS#	Status	Class	Type	Str #	Dir	Street Name	Subdivision(Legal)	SqFt	LP/SP	\$/SqFt	Sold Price	SQFT/Acre	DOM	City	Zip	Yr Blt	BR	FB	HB	Lot S
1 David Nosal	1786361	SLD	Single Residential	Single Family Detached	8202		Spring Town St	CIMARRON II JD	1081	\$209,000	\$190.56	\$209,000		17	Converse	78109	1984	3	2	0	0.162
2 Nancy Murillo	1787117	SLD	Single Residential	Single Family Detached	10129		Trappers Rdg	CIMARRON II JD	1250	\$232,000	\$182.80	\$232,000		22	Converse	78109	1985	3	2	0	0.144
3 Brenda Zambrano	1835892	SLD	Single Residential	Single Family Detached	10344		Flatland Trl	CIMARRON II JD	1548	\$270,000	\$177.64	\$270,000		21	Converse	78109	1982	4	2	0	0.193

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The Federal Fair Housing refers to Title VIII of the Civil Rights Act of 1968. This Act, in addition to the Texas Fair Housing Act, protects your right to rent an apartment, buy a home, obtain a mortgage, or purchase homeowners insurance free from discrimination based on Race, Color, National Origin, Religion, Sex, Familial Status or Disability.

 <div>Copyright 2024 San Antonio Board of Realtors®</div>		Agent Report			
Addr: 8202 Spring Town St		Class: Single Residential		MLS #: 1786361	
Status: SLD		Grid: 55486		List Price: \$206,000	
Area: 1600		Int.St./Dir: From Hwy 1604 E, Take exit to FM-1976. Right on Toepperwein. Left on Windburn Trail. Left on Balanced Rock. Right on Spring Town St. Last house on left.			
Subdivision: CIMARRON (Common) / CIMARRON II JD(Legal)		Zip: 78109-1732		Type: Single Family Detached	
City: Converse		CAN#: 050521140020		AdSf: 1081	
County: Bexar		Block: 114		Lot: 2	
Legal: CB 5052D BLK 114 LOT 2 (CIMARRON UT-8)		Lot Dimensions:		Currently Leased: No	
Lot Size: 0.162		Sch: Judson		Lease Expiration:	
Elem: Crestview		FBaths: 2		Year Built: 1984	
Middle: Kitty Hawk		Builder: Unknown		HBaths: 0	
High: Veterans Memorial		Constr: Pre-Owned		Recent Rehab:	
				New Constr. Est. Completion:	

First Comp is 272sqft Smaller,
Basic Rehab and Closed at \$209k in 17 Days!

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Agent Report



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Addr: 10129 Trappers Rd

Status: **SLD**

Area: 1600

Int.St./Dir: From 1604 take Kitty Hawk Rd. (inside the loop) turn left on Windburn Trail then right on Trappers Rdg. Or from IH-35 take Toepperwein Rd turn right on Kitty Hawk Rd then turn left on Windburn Trail, and right on Trappers Rdg.

Subdivision: Cimarron (Common) / CIMARRON II JD(Legal)

City: Converse

County: Bexar

Legal: CB 5052D Blk 81 Lot69 Cimarron Unit-12

Lot Size: 0.1442

Sch: Judson

Elem: Crestview

Middle: Kitty Hawk

High: Veterans Memorial

Class: Single Residential

Grid:

Zip: 78109

CAN#: 050524810690

Block: 81

Lot Dimensions:

BR: 3

FBaths: 2

Builder: Morton Southwest

Constr: Pre-Owned

MLS #: 1787117

List Price: \$228,500

Type: Single Family Detached

AdSf: 1250

Lot: 69

Currently Leased:

Lease Expiration:

Year Built: 1985

HBaths: 0

Recent Rehab:

New Constr. Est. Completion:

Living Room

15 X 16

Level

1

Dining Room

8 X 9

1

Family Room

Kitchen

8 X 10

1

Breakfast

Utility

Garage

Entry Room

Study/Office

Primary Bedroom

12 X 13

Level

1

Primary Bedroom 2

Primary Bath

8 X 12

1

Bedroom 2

10 X 10

1

Bedroom 3

10 X 10

1

Bedroom 4

Bedroom 5

Utility Suppliers

Gas: CPS

Electric: CPS

Garbage: ---

Water: Converse

Sewer: Converse

Other: ---

Level Key: 1-Main Level, 2-2nd Level, 3-3rd Level, W-Walkout Basement, B-Basement, U-Unknown

Taxed by Mitpl Counties: No

Financials

Total Tax (W/O Exemptions): \$4,108.65

PrTerms: Conventional, FHA, VA, Cash

Tax Year: 2024

Loan Info:

Subdivision: Cimarron (Common) / CIMARRON II JD(Legal)

Preferred Title Co.: NU World Title

Owner: JossierRosario Lilliam Montneg

List Agent: Nancy Murillo

List Office: Redbird Realty LLC

Ph to Show: 210-222-2222

Lockbox Type: Combo

Sub Agency Allowed?:

Assessments

Mand/Mult HOA: None/N

HOA Name:

HOA Fee / Freq / Trans Fee: / /

Neighborhood Amenities: Pool, Park/Playground

SC/\$: 0

BC/\$: 3%

NancyMurillo.Realtor@gmail.com

Jeff@redbird-realty.com

Showing Contact: ShowingTime

Owner LREA/LREB: No

Occupancy: Vacant

Possession: Closing/Funding

Bonus:

AgentRmrks: Please send all offers to nancymurillo.realtor@gmail.com and text 210.825.6214 for confirmation. Use New World Title for preferred title company. Also verify schools and room measurements.
Remarks: Welcome to your new sanctuary in a well-established neighborhood northeast of San Antonio. This charming home boasts a complete makeover with fresh flooring, a modern color palette throughout, and a brand-new primary restroom that exudes elegance and functionality. No detail has been spared, with new light fixtures illuminating spacious living areas and a brand-new HVAC system ensuring year-round comfort. A sturdy NEW roof crowns this residence, providing peace of mind for years to come. Outside, enjoy ... (text truncated for print)

Style: One Story

Ext: Brick, 4 Sides Masonry, Siding

Fndtn: Slab

Interior: One Living Area, Liv/Din Combo, Utility Area in Garage, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Laundry in Garage, Attic - Access only

Inclusions: Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Stove/Range, Gas Cooking, Smoke Alarm, Gas Water Heater, Garage Door Opener, City Garbage service

Exterior Fea:

Wat/Swr: Water System

Heating: Central

Pool/SPA: None

Lot Des: Cul-de-Sac/Dead End

Accessible/Adaptive: No

Green: Features - none / Certification - none / Energy Efficiency - none

Contingent Info:

Contract Date: 07/01/2024

Closing Date: 07/31/2024

Concessions in the MLS are negotiable between the buyer and seller, without conditions tied to payment to a cooperating buyer broker. Listed amounts are non-binding, with the seller solely deciding the contribution towards the buyer's expenses during negotiations

Sold Price per SQFT: \$185.60

Sell Ofc: True Valor Realty

Garage Parking: Two Car Garage

Roof: Composition

Wdw: None Remain

Floor: Vinyl

Ht Fuel: Natural Gas

Additional/Other Parking:

Pri BR: DownStairs, Ceiling Fan, Full Bath

Pri Bth: Shower Only, Single Vanity

Frpl: One, Living Room

Air Cond: One Central

Misc:

Lot Impv: Street Paved, Curbs, Sidewalks, Fire Hydrant w/in 500'

Senior Community: No

Other Structures: Shed(s), Storage

DOM/CDOM: 22/ 22

Sell Points:

Sold Price: \$232,000

SQFT/Acre:

Sale Trms: FHA

Sell Concess: \$6000 - CLOSINGCOSTS

Selling Agent: Andrea Guevara

Source SQFT Acre:

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Prepared By: Erik Venegas | New Western | 02/27/2025 12:59 PM

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Agent Report



Addr: 10344 Flatland Trl
Status: **SLD**
Area: 1600
Int.St./Dir: DEADWOOD RIDGE / TOEPPERWEIN
Subdivision: CIMARRON (Common) / CIMARRON II JD(Legal)
City: Converse
County: Bexar
Legal: CB 5052D BLK 83 LOT 21
Lot Size: 0.193
Sch: Judson
Elem: Call District
Middle: Call District
High: Call District

Class: Single Residential
Grid: 554A5
Zip: 78109-1620
CAN#: 050524830210
Block: 83
Lot Dimensions: 71x120x69x119
BR: 4
FBaths: 2
Builder: Unknown
Constr: Pre-Owned

MLS #: 1835892
List Price: \$275,000
Type: Single Family Detached
AdSf: 1548
Lot: 21
Currently Leased: No
Lease Expiration:
Year Built: 1982
HBaths: 0
Recent Rehab: Yes
New Constr. Est. Completion:

		Level				Level		Utility Suppliers	
Living Room	---			Primary Bedroom	13 X 11	1		Gas:	CPS
Dining Room	12 X 10	1		Primary Bedroom 2	---			Electric:	CPS
Family Room	16 X 15	1		Primary Bath	8 X 6	1		Garbage:	
Kitchen	10 X 10	1		Bedroom 2	11 X 9	1		Water:	SAWS
Breakfast	---			Bedroom 3	10 X 8	1		Sewer:	SAWS
Utility	---			Bedroom 4	9 X 9	1		Other:	
Entry Room	---			Bedroom 5	---				
Study/Office	---								

Level Key: 1-Main Level, 2-2nd Level, 3-3rd Level, W-Walkout Basement, B-Basement, U-Unknown

Taxed by Mitpl Counties: No
Total Tax (W/O Exemptions): \$4,940.55
Tax Year: 2024
Subdivision: CIMARRON (Common) / CIMARRON II JD(Legal)
Preferred Title Co.: Alamo Title Company

Owner: DC CIVIL CONSTRUCTION LLC
List Agent: Brenda Zambrano
List Office: One2Three Realty
Ph to Show: 210-222-2227
Sub Agency
Allowed?: No

Financials
PrTerms: Conventional, FHA, VA, Cash
Loan Info:
Assessments
Mand/Mult HOA: None/N
HOA Name:
HOA Fee / Freq / Trans Fee: / /
Neighborhood Amenities: None

SC/\$: BC/\$:
One2ThreeRealty@gmail.com
One2ThreeRealty@gmail.com
Showing Contact: ShowingTime

Owner LREA/LREB: No
Occupancy: Vacant
Possession: Closing/Funding
Bonus:

AgentRmrks:

Remarks: This 3 bedroom 2 bath 2 car garage has new flooring, new carpet, upgraded light fixtures, etc. Highly sought after area close to major freeways and shopping and restaurants.

Style: One Story
Ext: Brick, Wood
Fndtn: Slab
Interior: One Living Area, Liv/Din Combo, Laundry Main Level
Inclusions: Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Gas Cooking, Dishwasher, Gas Water Heater
Exterior Fea: Patio Slab, Privacy Fence
Wat/Swr: Water System, Sewer System
Heating: Central
Pool/SPA: None
Lot Des: Less than 1/4 Acre
Accessible/Adaptive: No
Green: Features - none / Certification - none / Energy Efficiency - Ceiling Fans

Garage Parking: Two Car Garage, Attached
Roof: Composition
Wdw: None Remain
Floor: Carpeting, Ceramic Tile
Ht Fuel: Natural Gas

Additional/Other Parking:
Pri BR: Split, Ceiling Fan, Full Bath
Pri Bth: Shower Only
Frpl: One, Living Room
Air Cond: One Central
Misc:
Lot Impv: Street Paved, Curbs, Sidewalks
Senior Community: No
Other Structures: Shed(s)

Contingent Info:
Contract Date: 01/26/2025
Closing Date: 02/26/2025
Concessions in the MLS are negotiable between the buyer and seller, without conditions tied to payment to a cooperating buyer broker. Listed amounts are non-binding, with the seller solely deciding the contribution towards the buyer's expenses during negotiations
Sold Price per SQFT: \$174.41
Sell Ofc: Redfin Corporation

Sale Trms: FHA
Sell Concess: \$6000 - CLOSINGCOSTS
DOM/CDOM: 21/ 21
Sell Points:
Sold Price: \$270,000
SQFT/Acre:

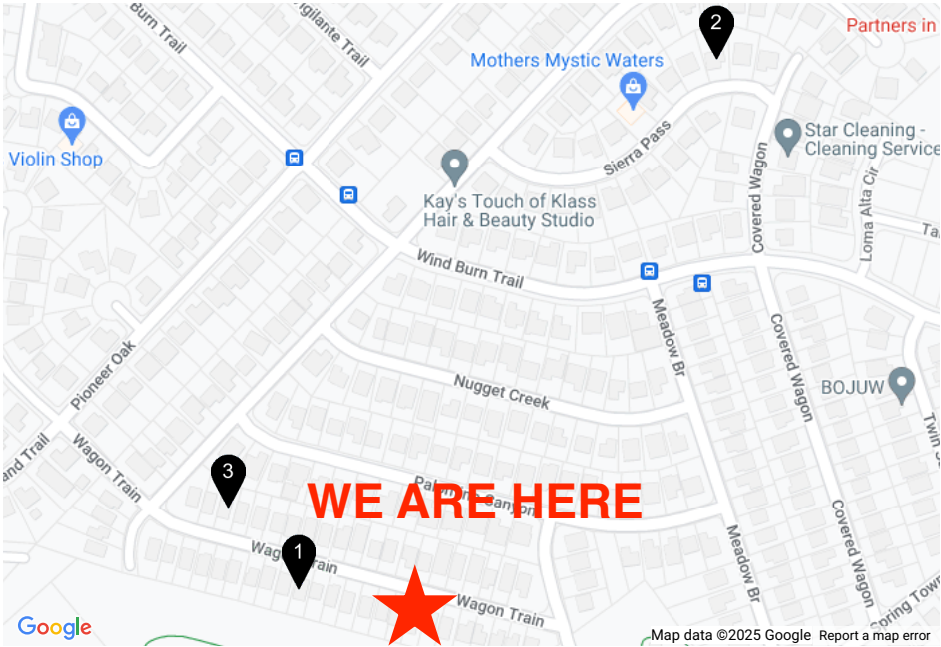
Selling Agent: Abel Contreras
Source SQFT Acre:

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Prepared By: Erik Venegas | New Western | 02/27/2025 12:59 PM

**Top Comp is Only 195sqft bigger,
Closed LAST MONTH for \$270k in 21 Days!**



List Agent	MLS#	Status	Class	Type	Str #	Dir	Street Name	Subdivision(Legal)	SqFt	LP/SP	\$/SqFt	Sold Price	SQFT/Acre	DOM	City	Zip	Yr Blt	BR	FB	HB	Lot Size
1 Cynthia Farmer	1799655	RNTD	Residential Rental	Single Family Detached	9811		Wagon Train	CIMARRON II JD	1144	\$1,500	\$1.31	\$1,500		68	Converse	78109	1986	3	2	0	0.119
2 Roy Daniels, MRP	1784493	RNTD	Residential Rental	Single Family Detached	10011		Sierra Pass	CIMARRON II JD	1214	\$1,500	\$1.23	\$1,500		89	Converse	78109	1984	3	2	0	0.217
3 Randy Pereira, ABR,SFR	1799441	RNTD	Residential Rental	Single Family Detached	9830		Wagon Train	CIMARRON II JD	1362	\$1,650	\$1.21	\$1,650		61	Converse	78109	1986	3	2	1	0.112

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