

Sumner (083)
Tax Year 2026 | Reappraisal 2024
 Jan 1 Owner
 RH PARTNERS OWNERCO 2 LLC
 401 CONGRESS AVENUE
 33RD FLOOR
 AUSTIN TX 78701

Current Owner

MANSKER PARK DRIVE 158
 Ctrl Map: 144P Group: C Parcel: 042.00 Pl: SI: 000

Value Information

Land Market Value: \$90,000
Improvement Value: \$328,400
Total Market Appraisal: \$418,400
Assessment Percentage: 40%
Assessment: \$167,360

Subdivision Data

Subdivision:
 MANSKER PARK/MANSKER
Plat Book: 15 **Plat Page:** 278 **Block:** **Lot:** 95

Additional Information

PLAT: 15 PAGE: 278 BLOCK: LOT: 95 SUBD: MANSKER PARK/MANSKER FARMS

General Information

Class: 08 - Commercial **City:** HENDERSONVILLE
City #: 327 **Special Service District 2:**
Special Service District 1: **Neighborhood:** H16
District: 06 **Number of Mobile Homes:**
Utilities - Water/Sewer: **Utilities - Electricity:** 01 - PUBLIC
Utilities - Gas/Gas Type: 00 - NONE **Zoning:**

Outbuildings & Yard Items

Long OutBuilding & Yard Items list on subsequent pages

Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 0 **Calculated Acres:** 1 **Total Land Units:** 1

Land Code	Soil Class	Units
01 - RES		1.00

Residential Building #: 1

Improvement Type:
 01 - SINGLE FAMILY
Exterior Wall:
 12 - BRICK/WOOD
Heat and AC:
 7 - HEAT AND COOLING SPLIT
Quality:
 1 - AVERAGE
Square Feet of Living Area:
 2336
Foundation:
 02 - CONTINUOUS FOOTING
Roof Framing:
 02 - GABLE/HIP
Cabinet/Millwork:
 04 - ABOVE AVG
Interior Finish:
 07 - DRYWALL
Bath Tiles:
 01 - FLOOR ONLY
Shape:

Building Sketch



Stories:
 2.00
Actual Year Built:
 1997
Plumbing Fixtures:
 10
Condition:
 AV - AVERAGE
Floor System:
 04 - WOOD W/ SUB FLOOR
Roof Cover/Deck:
 03 - COMPOSITION SHINGLE
Floor Finish:
 11 - CARPET COMBINATION
Paint/Decor:
 04 - ABOVE AVERAGE
Electrical:
 04 - ABOVE AVG
Structural Frame:
 00 - NONE

Building Areas

Areas	Square Feet
BAS - BASE	1,263
USF - UPPER STORY FINISHED	1,073
BMU - BASEMENT UNFINISHED	396

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	DRW - DRIVEWAY	27.5	675
1	FPL - FIREPLACE	27.5	1
1	WDK - WOOD DECK	66	216
1	STP - STOOP	27.5	52

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
4/21/2025	\$0	6586	1	I - IMPROVED	QC - QUITCLAIM DEED	P - MULTIPLE PARCELS
9/15/2020	\$0	5371	690	I - IMPROVED	WD - WARRANTY DEED	P - MULTIPLE PARCELS
9/12/2017	\$265,000	4609	395	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
7/15/2009	\$198,900	3162	704	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
3/4/2002	\$159,000	1454	634	I - IMPROVED	WD - WARRANTY DEED	I - FINANCIAL INSTITUTION
9/14/2001	\$151,600	1332	317	I - IMPROVED	WD - WARRANTY DEED	G - FORCED SALE
8/18/1997	\$187,455	725	816	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
12/6/1996	\$0	652	324	V - VACANT	-	-
10/11/1995	\$0	536	44	V - VACANT	-	-
10/4/1994	\$0	455	377	V - VACANT	-	-
10/4/1994	\$0	455	373	V - VACANT	-	-