

AMARILLO ASSOCIATION OF REALTORS®, INC.
SQUARE FOOTAGE CHANGE FORM

Please change the square footage entered in Multiple Listing Service:

MLS # 25-6519 Address 105 E. Matador, Adrian, TX 79001

New Square Footage: 2796

Source of Square Footage:

*(You **MUST** include a copy of the actual documentation of the square footage from one of the following sources indicated below or have the home builder complete the statement at the bottom of this form.)*

Listing Agent's Signature _____

☒ Appraisal District
☐ Builder Plans
☐ Architect
☐ Appraiser measurement

☐ Statement from a Builder
☐ Dealer Plans (for manufactured homes)
☐ FHA Appraisal (HUD Homestore)
☐ Professional Engineer

Date 7-26-25 Listing Office United Country Real Estate | Caprock Properties & Auction

Email to squarefootage@amarillorealtors.org

Builder's Square Footage Statement

Address _____

The square footage on the property located at the address listed above is:

Living Area Square Footage _____

Basement (indicate Finished or Unfinished) _____

Additional Square footage _____

Builder's Signature _____

Builder's Name PRINTED _____ Date _____

For AAR Use:

☒ Documentation attached 7/28/25 Date chg'd ☒ Printed DP Staff Initials

☒ Scanned ☐ Saved to External ☒ Uploaded

1/1

Ownership GREEN DARRELL KELLY LERETA LLC ATTN: PAYMENT & CORR 901 CORPORATE CENTER POMONA, CA 91768-0000 DEED HOLDER:	Exemptions/Deed DEED HOLDER:	METS AND BOUNDS FLT (AUSAR40U24R26U14L66D38) U1 (AUSAR15R24U3BL24D38) G1 (AUSAR45R26U24L26D24) P1 (AU12AR71R10U10L10D10) G1 (AUSAR45R26U24L26D24) G1 (AUSAR45R26U24L26D24) G1 (AUSAR45R26U24L26D24) G1 (AUSAR45R26U24L26D24) DB () DB ()						
Legal Information LEGAL: BLK 249 LOTS 7-18, IMPROVEMENTS, ADRIAN, OLDHAM CO SITSU:MJN:120249071B00000C000000								
<p>The map shows a large rectangle divided into three horizontal sections. The top section is labeled 'U1 912' and has a width of 24'. The middle section is labeled 'FLT 1884' and has a width of 66'. The bottom section is labeled 'G1 624' and has a width of 26'. On the right side, there are dimensions for the depth of each section: 10' for the top, 100' for the middle, and 10' for the bottom. The total depth is 120'. There are also some smaller dimensions like 36' and 42' indicated.</p>								
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">Appraisal Coding</th> <th style="width: 50%;">Check Dt:</th> </tr> </thead> <tbody> <tr> <td>Appr By: LV</td> <td>02/06/24</td> </tr> <tr> <td>Check by: LV</td> <td>02/06/24</td> </tr> </tbody> </table>			Appraisal Coding	Check Dt:	Appr By: LV	02/06/24	Check by: LV	02/06/24
Appraisal Coding	Check Dt:							
Appr By: LV	02/06/24							
Check by: LV	02/06/24							

Sale Dt	Type	Vol	Page	Inst	Deed Dt	Price	Value	Seller	Grantee	Grantor
N/A		23	673		1/8/96	+++++	+++++			RUSSELL J M
N/A		48	78		11/29/58	+++++	+++++			UNKNOWN
N/A		44	17		8/28/50	+++++	+++++			UNKNOWN

Agent	Mortgage	Gao Quad	Aerial	Map Id	Use

Scale 20.5'

Building Code	Ft. Year/eff. Yr	Class	Soft	Cost	Buildings	Features	Dist	% Cond	% 1	% 2	% 3	% 4	% 5	Loc %	Net Adj %	Pct	Value	Feature Code	Cost / Value
FLT		*FLT	1,894	30.36	57,198		0	0%	0%	0%	0%	100%	0%	0.0%	*		57,198	EX10	0
U1		*2ND	912	69.00	62,928		0	0%	-74%	0%	0%	100%	0%	-74.0%	*		16,361		=====
G1		*AG	624	69.00	43,056		0	0%	-78%	0%	0%	100%	0%	-78.0%	*		9,472		0
P1		*OP	100	0.00	0		0	0%	0%	0%	0%	100%	0%	0.0%	*		0		
G1		*FD2	624	0.00	0		0	0%	-56%	0%	0%	100%	0%	0.0%	*		0		
G1		*RS3	624	0.00	0		0	0%	-56%	0%	0%	100%	0%	0.0%	*		0		
G1		*RC3	624	0.00	0		0	0%	-56%	0%	0%	100%	0%	0.0%	*		0		
G1		*B1	624	0.00	0		0	0%	-56%	0%	0%	100%	0%	0.0%	*		0		
OB		*STG	1	500.00	500		0	0%	0%	0%	0%	100%	0%	0.0%	*		500		
OB		*STG	1	1,000.00	1,000		0	0%	0%	0%	0%	100%	0%	0.0%	*		1,000		
					per sq ft per sq ft per sq ft											=====			
			6,018		164,682		0									84,531			
CSF IMPR: 44,868																			

Land Code	Units / Alt Units	Cpu C2	Cpu C4	Mkt Cpu	Adjustment Codes	Adj %	Adj Amt	Hg	Mkt Value	Ptd Ptd	Prod Code	Prod Use	Yr Grant	Units	Cpu Spec Value
XC01	150.0 FF/150.0 RF/0.0 DF CONVERTED LAND	18.0		18.00		0%	0		2,700						
XC01	150.0 FF/150.0 RF/0.0 DF	18.0		18.00		0%	0		2,700						
									5,400						0

RECHECK: X 1/1/2026	Comments:
---------------------	-----------

MOD:NAV	2025	Ptd	Change +/-	Prior	2024	Ptd	Entity / Description	Exemption	Tax Value	Rate Per \$100	Frz Yr	Ext. Tax Levy	Nbn Coding	Misc Coding
Impr Homesite +	84,830	A1	0	84,830	A1	02 OLDSHAM COUNTY	0	90,230	.4700000			424.08		
Land Homesite +	5,400	A1	0	5,400	A1	03 ROADS	0	90,230	.0000000			0.00		
Total Market =	90,230		0	90,230		04 LLANO EST WATER DISTRICT	0	90,230	.0111500			10.06		
Assessed =	90,230		0	90,230		12 CITY OF ADRIAN	0	90,230	.2500000			225.58		
						26 ADRIAN ISD MBO	0	90,230	.7380000			665.90		
						27 ADRIAN ISD I&S	0	90,230	.2758000			248.85		
						** ESTIMATED TOTAL						1,574.47		

105 E Matador Drive, Adrian, TX 79001

MLS #25-6519

Gardener's Paradise & Outdoor Enthusiast's Dream! Nestled on half a city block, this spacious 5-6 bedroom, 2 bath home offers charm, character, and room to grow—literally! From the lush carpet grass to the gorgeous mature trees, this property invites you to relax, explore, and enjoy the outdoors year-round. Enjoy your morning coffee in the sun-filled front sunroom, unwind in the evenings on the back deck, or host gatherings under the unique grain bin gazebo—a true conversation piece! There's plenty of space for gardening, building 4-H stalls, or even adding horse accommodations. Inside, you'll find two upstairs rooms, a basement, and abundant living space—offering flexibility for families of all sizes or work-from-home needs. Located in a welcoming community along historic Rt. 66.

Property Information

Sold (or under contract) before processing	No	Property Type	Residential
To Be Auctioned	No	List Price	179,000
New Construction	No	Photos are Virtually Staged	No
Exclusions	swimming pool, Texas gas tank, small pond, refrig	Fixture Lease(s)?	No
Style	Trad.	Zone	5000 - All areas in the 5000's
Area	5040 - Vega	Status	Active
Begin Date	07/21/2025	End Date	01/31/2026
Total Bedrooms	5	Total Bathrooms	2
Realtor.COM Type	Res - Sngl Fam	Square Foot Source	Appr Dist
Exempt from Sq Ft	Not Exempt	Total SqFt. (+/-)	2,796
List Price Per Sq. Ft.	64.02	Garage Stall	1
Attached Garage	Yes	Detached Garage	No
Carport	No	RV Parking	No