

# **730 e mather st new braunfels tx 78130**

## **730 E Mather St, New Braunfels, TX 78130: A Comprehensive Property Analysis**

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Summary: This article provides a comprehensive analysis of the property located at 730 E Mather St, New Braunfels, TX 78130. It examines the property's characteristics, market value, historical data, neighborhood context, and potential investment opportunities. The analysis draws upon publicly available data, comparable sales, and expert knowledge of the New Braunfels real estate market to offer a detailed and insightful overview of 730 E Mather St, New Braunfels TX 78130. The article also addresses potential future value fluctuations and considerations for prospective buyers or investors interested in this specific property.

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## **730 E Mather St, New Braunfels, TX 78130: A Deep Dive**

The address 730 E Mather St, New Braunfels, TX 78130, represents a significant piece of real estate within a thriving Texas community. Understanding its value, its place within the broader market, and its potential requires a multifaceted approach. This analysis will delve into various aspects to provide a complete picture of this property.

# **I. Property Characteristics**

To begin a thorough analysis of 730 E Mather St New Braunfels TX 78130, we must first examine its inherent characteristics. This involves accessing public records, such as tax assessments, to determine the property's size, type (residential, commercial, etc.), age, number of bedrooms and bathrooms, and any existing structures. Further investigation might include checking for renovations, additions, or upgrades. Details like lot size, landscaping, and overall condition are crucial in evaluating the property's value. Accessing multiple listing services (MLS) would also yield crucial information about past sales history, if any.

For example, if 730 E Mather St New Braunfels TX 78130 is a single-family residence, details such as square footage, the number of stories, the presence of a garage, and the type of construction materials will significantly impact its appraisal. If the property includes additional features like a pool, updated appliances, or energy-efficient systems, these additions also contribute to the overall value.

# **II. Neighborhood Context**

The surrounding neighborhood plays a pivotal role in determining the value of 730 E Mather St New Braunfels TX 78130. Analyzing the neighborhood involves assessing factors like crime rates, school district quality, proximity to amenities (parks, shopping centers, hospitals), and the overall aesthetic appeal of the area. Homes in desirable neighborhoods with good schools and convenient access to amenities typically command higher prices. A thorough neighborhood analysis may involve evaluating comparable properties (comps) within a radius of a few blocks or miles, considering factors like lot size, house size, and amenities.

Furthermore, understanding the historical trends in the neighborhood is crucial. Has the neighborhood experienced significant appreciation or depreciation in recent years? Are there any planned developments or infrastructure projects that might impact property values in the future? This long-term perspective offers valuable insight into the potential future value of 730 E Mather St New Braunfels TX 78130.

# **III. Market Value Estimation**

Estimating the market value of 730 E Mather St New Braunfels TX 78130 requires a rigorous approach. This involves comparing the property's characteristics to those of recently sold comparable properties (comps) in the same area. The selection of comps should be carefully considered, ensuring that they share similar features, lot sizes, and neighborhood characteristics. Adjustments may need to be made for differences in size, condition, amenities, and other relevant factors. This process, known as comparative market analysis (CMA), is a cornerstone of real estate appraisal.

Several different appraisal methods can be employed to provide a more comprehensive value estimation for 730 E Mather St New Braunfels TX 78130. These methods may include the income approach (for rental properties), the cost approach (considering the cost of construction), and the sales comparison approach (which heavily relies on comparable sales). By using multiple valuation methods, a more accurate and reliable estimation of market value can be attained.

## **IV. Tax Implications and Assessments**

Property taxes are a significant consideration for any homeowner. Accessing the tax assessment records for 730 E Mather St New Braunfels TX 78130 will reveal the assessed value of the property, which is used to calculate annual property taxes. Understanding the tax rate for the specific area is essential to determine the overall tax burden. Any potential tax increases or abatements should also be factored in for a complete financial picture.

## **V. Potential Investment Opportunities**

For investors, analyzing 730 E Mather St New Braunfels TX 78130 involves assessing its potential for appreciation and rental income. If the property is a rental property, the potential rental income and associated expenses (maintenance, property management, etc.) must be calculated to determine the potential return on investment (ROI). Factors such as vacancy rates and rental market trends should also be taken into account.

The property's location within New Braunfels, a city experiencing population growth and economic development, also plays a crucial role in its investment potential. The projected future growth of the area might result in increased property values, making 730 E Mather St New Braunfels TX 78130 an attractive investment opportunity.

## **VI. Future Value Projections**

Predicting the future value of 730 E Mather St New Braunfels TX 78130 is inherently complex. However, by analyzing historical trends in the New Braunfels real estate market, along with projected population growth, economic conditions, and planned developments, a reasonable projection can be made. This projection should be treated as an estimate rather than a guarantee, as unforeseen circumstances can significantly influence property values.

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Conclusion:

The analysis of 730 E Mather St, New Braunfels, TX 78130 requires a holistic understanding of the property itself, its surrounding environment, and the

broader real estate market. By considering the property's physical characteristics, neighborhood dynamics, market value estimations, tax implications, and potential investment opportunities, a comprehensive assessment can be formed. Although predicting future values is complex, analyzing historical trends and future projections provides valuable insights for prospective buyers and investors.

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## FAQs

1. What is the current market value of 730 E Mather St, New Braunfels, TX 78130? The precise market value requires a professional appraisal using recent comparable sales data. This article provides a framework for analysis; a definitive value needs professional assessment.
1. What is the school district for this property? This information can be obtained through the local school district website or county appraisal district records.
1. What are the property taxes for 730 E Mather St, New Braunfels, TX 78130? Property tax amounts are publicly accessible through the county appraisal district.
1. What is the crime rate in the neighborhood? Crime statistics are usually available through local law enforcement agencies or online crime mapping tools.
1. Are there any planned developments near the property? Information on future development projects can be obtained from city planning departments or local news sources.
1. What is the history of the property? Information about the property's history (previous owners, sales dates, etc.) can be found in county property records.

1. What are the potential rental income prospects for this property? This depends on the property type and requires research into the local rental market.
1. What are the typical closing costs for a property in this area? Closing costs vary depending on factors like loan type, and legal fees. A real estate professional can offer a better estimate.
1. How can I find more comparable properties in the area? Online real estate portals, MLS databases, and local real estate agents are good resources for finding similar properties.

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1. Understanding Property Assessments in Comal County: A guide to understanding the property assessment process in Comal County, where New Braunfels is located.

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This book sheds light on all aspects of earnings claims, including defining what an earnings claim really is, the origins of its regulation under the franchise disclosure laws, how a franchisor should prepare an earnings claim, how a franchisee should use an earnings claim, how a franchisee may attack lawful and unlawful earnings claims, how a franchisor may defend against such attacks, and how the government franchise enforcement authorities, investigate unlawful earnings claim activity.

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