

Agent Report



Addr: 1404 McAllen
Status: **PCH**
Area: 3100
Int.St./Dir: IH10 W, Left on Harper Rd, Left on Jackson Rd, Right on Methodist Encampment Rd, Rt on McAllen
Subdivision: Methodist encampment (*Common*) / OUT/KERR COUNTY(*Legal*)
City: Kerrville
County: Kerr
Zip: 78028
CAN#: 32372, 32371, 32386
Block: 2
Lot: 9
Legal: Methodist Encampment Blk 2, Lots 9, 10 & 29
Lot Size: 0.346
Sch: Kerrville.
Elem: Kerrville
Middle: Kerrville
High: Kerrville
MLS #: 1896568
Class: Single Residential
Grid: S5200
List Price: \$385,000
Type: Single Family Detached
AdSf: 1190
Currently Leased: Yes
Lease Expiration: 09/30/2025
Year Built: 1975
HBaths: 1
Recent Rehab:
New Constr. Est. Completion:

		Level			Level	Utility Suppliers
Living Room	12 X 13	1	Primary Bedroom	12 X 13	1	Gas:
Dining Room	12 X 6	1	Primary Bedroom 2	---		Electric: K-Pub
Family Room	---		Primary Bath	4 X 6	1	Garbage: Private
Kitchen	9 X 6	1	Bedroom 2	14 X 15	1	Water:
Breakfast	---		Bedroom 3	---		Sewer: City of Kerr
Utility	8 X 6	1	Bedroom 4	---		Other:
Entry Room	---		Bedroom 5	---		
Study/Office	---					

Other Rooms: Additional Dwelling (12 X 28, Level 1); Patio (12 X 13, Level 1); Workshop (12 X 28, Level 1);

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

Taxed by Mltpl Counties: No

Financials

Total Tax (W/O Exemptions): \$4,061

Tax Year: 2024

Subdivision: Methodist encampment (*Common*) / OUT/KERR COUNTY(*Legal*)

Preferred Title Co.: Kerr County Abstract & Title Co.

Assessments

Mand/Mult HOA: None/N

HOA Name:

HOA Fee / Freq / Trans Fee: / /

Neighborhood Amenities: None

Owner: John H & Cheryl L Fairfield Jr
 The compensation and bonus fields have been removed in accordance to the NAR Settlement, which requires compensation information to be excluded in the MLS. [Click here for more information](#)

List Agent: Audrey Ethridge

List Office: eXp Realty

Ph to Show: 210-222-2227

Lockbox Type: Combo, Other

555282

EXPO00

(210) 618-9425

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Showing

Contact: ShowingTime

Occupancy: Tenant, Owner

Possession: Closing/Funding

Sell

Concess:

Yes

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

Sub Agency

Allowed?:

No

AgentRmrks: Please email offers to AudreyEthridge7@gmail.com. See offer instructions in associated docs. No STR, leases must be 30 days or more. The total taxes for all three lots for 2024 are \$4,061.15 with HS exemption. At this time each lot is taxed individually because they have not been combined.

Remarks: Nestled in the desirable Methodist Encampment community of Kerrville, this charming and extremely well maintained and updated 2 bedroom, 1.5 bath cottage offers a warm blend of character and comfort. The main house, tiny home, workshop and 3 car carport all span over 3 lots totaling .346 acres. When you step inside you will be welcomed by rich hardwood ceilings that add timeless appeal to the well thought-out, open floor plan. The kitchen features Corian counters, RO water, gas stove, refrigerator w.... (text truncated for print)

Style: One Story, Texas Hill Country

Ext: Siding

Fndtn: Pier & Beam

Interior: One Living Area, Liv/Din Combo, Breakfast Bar, Walk-In Pantry, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Walk in Closets

Inclusions: Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Stove/Range, Gas Cooking, Refrigerator, Smoke Alarm, Electric Water Heater, Solid Counter Tops, Carbon Monoxide Detector, Private Garbage Service

Exterior Fea: Patio Slab, Covered Patio, Deck/Balcony, Privacy Fence, Storm Windows, Storage Building/Shed, Mature Trees, Detached Quarters, Additional Dwelling, Workshop

Wat/Swr: Sewer System, City

Heating: Window Unit

Pool/SPA: None

Lot Des: 1/4 - 1/2 Acre, Mature Trees (ext feat), Sloping, Xeriscaped

Accessible/Adaptive: No

Green: Features - none / Certification - none / Energy Efficiency - Storm Windows, Ceiling Fans

Garage Parking: None/Not Applicable

Roof: Composition

Wdw: All Remain

Floor: Vinyl

Ht Fuel: Electric

Additional/Other Parking: Three Car Carport, RV/Boat Parking

Pri BR: DownStairs, Walk-In Closet, Half Bath

Pri Bth: Tub/Shower Combo, Single Vanity

Frppl: Not Applicable

Air Cond: 3+ Window/Wall

Misc:

Lot Impv: Street Paved, Fire Hydrant w/in 500', Asphalt, City Street

Senior Community: No

Other Structures: Guest House, Workshop

Contingent Info:

Contract Date:

Closing Date:

Sell Ofc:

Sale Trms:

Price per SQFT: \$323.52

Selling Agent:

DOM/CDOM: 39/ 39

Sell Points:

Sold Price:

SQFT/Acre:

Source SQFT Acre:

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon.
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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.

Prepared By: Audrey Ethridge | eXp Realty | 10/06/2025 07:38 AM