


College Station Home

Ownership:

- Paxton's trust (The Esther Blind Trust) owns a single-family home in College Station, Texas.

Property ID: 307660 For Year  2024 ▾

| Property Details | |
|-----------------------|--|
| Account | |
| Property ID: | [REDACTED] Geographic ID: 230100-0815-0090 |
| Type: | R Zoning: GS |
| Property Use: | Condo: |
| Location | |
| Situs Address: | [REDACTED] |
| Map ID: | 570-194 Mapsco: |
| Legal Description: | DOVE CROSSING PH 8, BLOCK 15, LOT 9 |
| Abstract/Subdivision: | 230100.08 |
| Neighborhood: | (2358309C) DV CRSNG,REATA MDWS,SPR CK TER,DEVONSHIRE |
| Owner | |
| Owner ID: | 376449 |
| Name: | BLIND ESTHER TRUST |
| Agent: | INTEGRA PROPERTY TAX SERVICES, INC |
| Mailing Address: | [REDACTED] |
| % Ownership: | 100.0% |
| Exemptions: | For privacy reasons not all exemptions are shown online. |

- The Esther Blind Trust belongs to Ken Paxton. ([Wall Street Journal](#))
- The home is worth \$350,685.

| Property Values | |
|---------------------------------|---------------|
| Improvement Homesite Value: | \$293,185 (+) |
| Improvement Non-Homesite Value: | \$0 (+) |
| Land Homesite Value: | \$57,500 (+) |
| Land Non-Homesite Value: | \$0 (+) |
| Agricultural Market Valuation: | \$0 (+) |
| | |
| Market Value: | \$350,685 (=) |
| Agricultural Value Loss: ⓘ | \$0 (-) |
| | |
| Appraised Value: ⓘ | \$350,685 (=) |
| HS Cap Loss: ⓘ | \$0 (-) |
| Circuit Breaker: ⓘ | \$0 (-) |
| | |
| Assessed Value: | \$350,685 |
| Ag Use Value: | \$0 |

- The Paxtons bought the house in 2016 and transferred it to the trust in 2022.

| Property Deed History | | | | | | | ↑ Back to Top | |
|-----------------------|------|---------------|---|---|--------|------|-------------------------------|--|
| Deed Date | Type | Description | Grantor | Grantee | Volume | Page | Number | |
| 12/29/2022 | WD | WARRANTY DEED | PAXTON WARREN KENNETH JR & ANGELA SUZANNE | BLIND ESTHER TRUST | 18416 | 273 | 1492544 | |
| 4/4/2016 | WD | WARRANTY DEED | CHISAM DAVID R & DONNA M | PAXTON WARREN KENNETH JR & ANGELA SUZANNE | 13282 | 259 | 01260716 | |
| 5/9/2011 | WD | WARRANTY DEED | ED FROEHLING BUILDER INC | CHISAM DAVID R & DONNA M | 10148 | 077 | 01090602 | |
| 10/15/2009 | WD | WARRANTY DEED | PHI-TON INVESTMENTS L.P. | ED FROEHLING BUILDER INC | 9350 | 001 | 01043638 | |
| 5/22/2008 | PLAT | PLAT FILED | PHI-TON INVESTMENTS L.P. | PHI-TON INVESTMENTS L.P. | 8605 | 224 | 00998330 | |

For Rent:

- The house was listed for rent on Zillow in May 2024.

Price history

| Date | Event | Price |
|---|-----------------|----------------------------|
| 5/10/2024 | Listing removed | -- |
| Source: Zillow Rentals Report | | |
| 5/7/2024 | Listed for rent | \$2,500 \$1/sqft |
| Source: Zillow Rentals Report | | |
| 5/7/2024 | Listing removed | -- |
| Source: Zillow Rentals Report | | |
| 4/18/2024 | Listed for rent | \$2,500 \$1/sqft |
| Source: Zillow Rentals Report | | |
| 4/17/2024 | Listing removed | -- |
| Source: HAR #4325148 Report | | |
| 3/15/2024 | Listed for rent | \$2,500 +13.6% \$1/sqft |
| Source: BCMLS #24005073 Report | | |
| 12/30/2022 | Listing removed | -- |
| Source: Zillow Rentals Report | | |
| 12/29/2022 | Listed for rent | \$2,200 \$1/sqft |
| Source: Zillow Rentals Report | | |
| 12/28/2022 | Listing removed | -- |
| Source: HAR Report | | |
| 12/9/2022 | Price change | \$2,200 -12% \$1/sqft |
| Source: HAR Report | | |
| 10/21/2022 | Listed for rent | \$2,500 +19.3% \$1/sqft |
| Source: Coldwell Banker Apex, Realtors #22014375 Report | | |
| 2/6/2016 | Listing removed | \$2,095 \$1/sqft |
| Source: United Realty Report | | |
| 2/3/2016 | Listed for rent | \$2,095 +5% \$1/sqft |
| Source: United Realty Report | | |
| 6/18/2015 | Listing removed | \$1,995 \$1/sqft |
| Source: United Realty Report | | |
| 3/24/2015 | Price change | \$1,995 -4.8% \$1/sqft |
| Source: United Realty Sales #97746 Report | | |
| 3/3/2015 | Listed for rent | \$2,095 \$1/sqft |
| Source: United Realty Report | | |

Mortgage:

- The Paxtons took out a mortgage on the house in 2016.

UTitle No. 160816 ms

DEED OF TRUST

MIN 1001770-1200007342-9

MERS TELEPHONE: (888) 679-6377

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

- (A) "Security Instrument" means this document, which is dated **April 4, 2016**, together with all Riders to this document.
- (B) "Borrower" is **WARREN KENNETH PAXTON JR AND ANGELA SUZANNE PAXTON HUSBAND AND WIFE**. Borrower is the grantor under this Security Instrument.
- (C) "Lender" is **CORNERSTONE HOME LENDING, INC.**. Lender is a corporation organized and existing under **THE STATE OF TEXAS**. Lender's address is **1177 WEST LOOP SOUTH SUITE 200, HOUSTON, TEXAS 77027**. Lender includes any holder of the Note who is entitled to receive payments under the Note.
- (D) "Trustee" is [REDACTED] Trustee's address is [REDACTED] **HOUSTON, TEXAS 77027**.
- (E) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. **MERS is a beneficiary under this Security Instrument**. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.
- (F) "Note" means the promissory note signed by Borrower and dated **April 4, 2016**. The Note states that Borrower owes Lender **Two Hundred Three Thousand One Hundred Twenty And 00/100 Dollars (U.S. \$203,120.00)** plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than **May 1, 2031**.
- (G) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."
- (H) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

- On that mortgage they selected the "second home rider."

(I) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- | | | |
|--|--|---|
| <input type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider | <input checked="" type="checkbox"/> Second Home Rider |
| <input type="checkbox"/> Balloon Rider | <input checked="" type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> 1-4 Family Rider |
| <input type="checkbox"/> VA Rider | <input type="checkbox"/> Biweekly Payment Rider | <input type="checkbox"/> Other(s) [specify] |

- That rider required it to use the home for his use only and forbade him from renting it out or using it as a timeshare.

SECOND HOME RIDER

THIS SECOND HOME RIDER is made this 4th day of April, 2016, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower" whether there are one or more persons undersigned) to secure Borrower's Note to **CORNERSTONE HOME LENDING, INC.** (the "Lender") of the same date and covering the Property described in the Security Instrument (the "Property"), which is located at:

 **COLLEGE STATION, TEXAS 77845**

[Property Address]

In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree that Sections 6 and 8 of the Security Instrument are deleted and are replaced by the following:

6. Occupancy. Borrower shall occupy, and shall only use, the Property as Borrower's second home. Borrower shall keep the Property available for Borrower's exclusive use and enjoyment at all times, and shall not subject the Property to any timesharing or other shared ownership arrangement or to any rental pool or agreement that requires Borrower either to rent the Property or give a management firm or any other person any control over the occupancy or use of the Property.