MATH 1332 · CONTEMPORARY MATHEMATICS · FALL 2026

Buying a House

A Financial Feasibility Study

Corwin A. (Cory) Legendre



810 NE 4th Street · Andrews, Texas 79714

MLS 177065 · Listed at $155,000 · 3 bed / 1 bath · 1,221 sq ft · Built 1955

Prepared by	Corwin A. (Cory) Legendre
Course	MATH 1332 — Contemporary Mathematics
Date	September 13, 2026

This project works through all four assigned parts: establishing income and a savings plan, selecting a home and calculating the down payment, financing the purchase through three competing lenders, and reaching a documented final decision. Every formula is shown with its values substituted. No online mortgage calculator was used at any point, and no figure is rounded until its final answer.

Part 1 · Understanding My Finances

A note on the scenario. *This project is built on the situation the assignment describes: newly graduated, newly hired, and earning 80 percent of the county median for a household of my size. Every income, budget, and affordability figure in this paper comes from that assigned scenario rather than from my household's actual finances. The house, the county, the family size, the lender rates, and the property records are all real, and I chose a home I would genuinely want to live in — but the salary is the one the assignment hands me, and the conclusions follow from it.*

Step 1.1 — Gross Annual Income

The first step is establishing what I earn in the new position. The assignment directs me to the 2025 HUD income table, which already lists 80 percent of the median income for each Texas county by family size, reflecting that someone newly hired cannot expect to earn top dollar right away.

I live in Andrews, Texas, which is in Andrews County. My household is two people, my partner and myself. Reading across the Andrews County row to the two-person column gives the figure below. No calculation is needed here, because the table is already adjusted to 80 percent.

Item	Value
County	Andrews County, Texas
Family size	2
Source	2025 HUD 80% Median Income Limits (huduser.gov)
Gross Annual Income	**$62,300.00**

Step 1.2 — Net Annual and Net Monthly Income

Taxes are treated as a flat 25 percent of gross annual income for this project. Net income is what remains, and dividing by twelve gives what actually arrives each month.

```
Taxes        = Gross Annual Income x 0.25
             = $62,300.00 x 0.25
             = $15,575.00

Net Annual   = $62,300.00 - $15,575.00  =  $46,725.00

Net Monthly  = $46,725.00 / 12
```

Net Annual $46,725.00 · Net Monthly $3,893.75

Step 1.3 — Savings Plan

The savings account pays an APR of 2.5 percent compounded monthly, and I budget 10 percent of net monthly income into it. Because the same deposit is made every month and interest compounds on a growing balance, this is a savings annuity rather than simple interest.

```
d = $3,893.75 x 0.10 = $389.375        r = 0.025     k = 12
r/k = 0.025 / 12 = 0.00208333...
```

```
                [ (1 + r/k)^(Nk) - 1 ]
     P_N  =  d  ----------------------
                          r/k

1 YEAR   P = 389.375 x [ (1.00208333)^12 - 1 ] / 0.00208333  =  $4,726.41
3 YEARS  P = 389.375 x [ (1.00208333)^36 - 1 ] / 0.00208333  =  $14,540.83
```

After 1 year $4,726.41 · After 3 years $14,540.83

Over three years I deposit $14,017.50 of my own money and the account adds $523.33 in interest.

Step 1.4 — Maximum Monthly Mortgage Budget

Most lenders will not approve a mortgage whose payment exceeds 28 percent of gross monthly income. This is my qualifying amount, and Part 4 measures every loan option against it. Note that this calculation uses **gross** income, the opposite of the savings calculation above.

```
Gross Monthly = $62,300.00 / 12  =  $5,191.6666...

Maximum Payment = $5,191.6666... x 0.28
```

Maximum monthly mortgage budget = $1,453.67

Part 2 · My Future Home

Step 2.1 — The House

The house I chose is 810 NE 4th Street in Andrews, Texas: an active listing with Legacy West Realty, a traditional single family home on a permanent foundation rather than a manufactured or mobile home, and livable as it stands rather than a property needing thousands of dollars of repair before anyone could move in.

List price	$155,000	**Year built**	1955
MLS number	177065	**Construction**	Brick veneer, composition roof
Listing agent	Kallie Hicks, Legacy West Realty	**Foundation**	Pillar / post / pier
Property type	Single Family Residence	**Heating / Cooling**	Central gas / Central air
Listing status	Active	**Other structures**	Detached storage building
Bedrooms / Baths	3 / 1	**Parking**	2-space carport
Living area	1,221 sq ft	**Fireplace**	Wood burning
Lot size	8,712 sq ft — corner lot, alley access	**Annual property taxes**	$1,200 (per listing)

Why this house fits my household

The assignment asks for a house with enough room for the entire family and a realistic choice rather than an aspirational one. There are houses listed in Andrews between eight hundred thousand and over a million dollars.

I did not look at those, because the point of this exercise is what an entry-level income can actually carry.

My household is two adults and three cats. Three bedrooms is exactly right for the way we live: one bedroom for us, one for my office, and the third set up as a shared studio for my partner and me, with a day bed so it can still take a guest. One bathroom is genuinely fine. There are no children here, and I grew up in Maine where you were grateful to have a bathroom big enough to turn around in.

The corner lot is the feature that sold me. The back yard is large and fully fenced with a sliding metal gate for vehicle access, with room for planter beds and a fire pit, and space to add a garage in place of the storage building later. Our outdoor cat would have a real yard instead of a shared duplex lot, and the indoor cats would gain something they do not have now, which is simply more house to explore. The detached storage building is useful to me immediately, because I collect things and storage is never wasted space.



Aerial view — the corner lot at NE 4th Street and NE Avenue H. The lot runs deep behind the house, with alley access along the back.



Side view from the street — the fully fenced lot running alongside the house



The alley view — the sliding metal gate in the fence line, with the detached storage building behind it



Living area — vinyl plank flooring, good natural light, move-in ready

The kitchen is the one room I would change, and I want to be straightforward about that rather than pretend the house is perfect. The cabinets are dated and the counters are not what I would choose. But everything in it works: full upper and lower cabinet runs, a double sink, a tall pantry, tile floor. Nothing there is broken. It is simply older than my taste.

That distinction matters, because the assignment specifically warns against choosing a house that needs thousands of dollars of work to reach livable standards. This house is livable on day one. The kitchen is a project I would take on myself over time, the way I renovated our current kitchen and have done work on places in both Maine and Texas. It is not a repair the house needs in order to function. It is the extra love, care, and craftsmanship that would make it better.



The kitchen — dated but fully functional; a project rather than a repair

Step 2.2 — The Down Payment

The project assumes loan options requiring 10 percent of the list price down.

```
Down Payment = List Price x 0.10
             = $155,000.00 x 0.10
```

Required down payment = $15,500.00

Step 2.3 — Revisiting My Savings Plan

My three-year savings plan reaches $14,540.83. The down payment requires $15,500.00, so the plan falls short by $959.17 and has to be adjusted. There are two honest ways to close that gap, and I calculated both.

```
OPTION A  —  same deposit, save longer.  Solve for n:

          ln( 1 + P x (r/k) / d )      ln( 1 + 15,500 x 0.00208333 / 389.375 )
    n  =  -----------------------  =  ----------------------------------------
              ln( 1 + r/k )                      ln( 1.00208333 )

       =  38.28 months  ->  39 months
    CHECK: 39 months yields $15,802.46, clearing $15,500.00
```

Option A — 39 months (3 years, 3 months)

```
OPTION B  —  same timeline, deposit more.  Solve for d:

              P x (r/k)            15,500.00 x 0.00208333
    d  =  ------------------  =  ------------------------
          (1 + r/k)^(Nk) - 1      (1.00208333)^36  -  1

       =  $415.06 per month   (an increase of $25.68)
    CHECK: $415.06 x 36 months yields exactly $15,500.00
```

Option B — $415.06/month, 10.66% of net income instead of 10%

I would choose Option B. An extra $25.68 a month is manageable, it keeps the timeline at three years, and moving from 10 percent to 10.66 percent of net income is a change I would not really feel month to month.

Part 3 · Financing My Home

Step 3.1 — Shopping for Mortgage Rates

Rather than take the first rate I found, I gathered quotes from three separate lenders on the evening of September 13, 2026, using each lender's own public rate page with nothing entered but a zip code. No personal information was given to any lender. In every case I used the figure labeled APR rather than the interest rate, because APR folds in the cost of points and fees and is the number the assignment directs me to use.

Lender	Product	Interest Rate	APR	Points Disclosed
Chase	30-year fixed	6.750%	6.929%	1.808 ($6,328)
Chase	15-year fixed	5.875%	6.221%	2.187 ($7,655)
Wells Fargo	30-year fixed	7.000%	7.148%	$2,400
Wells Fargo	15-year fixed	6.250%	6.505%	$2,800
Rocket Mortgage	FHA 30-year fixed	6.490%	7.368%	2.500 ($3,548.53)
Rocket Mortgage	FHA 15-year fixed	6.375%	7.350%	2.500 ($3,548.53)

Two notes on the documentation. Every lender quoted rates that included discount points, and none offered a point-free rate on the day I looked, which is why I relied on APR — it already accounts for those costs. And Rocket Mortgage quoted FHA products rather than conventional, which is part of why their APR runs highest: FHA loans carry a mortgage insurance premium that conventional loans at this down payment do not.

Step 3.2 — My Loan Amount

```
Loan Amount = List Price - Down Payment
            = $155,000.00 - $15,500.00
```

Loan amount = $139,500.00

Step 3.3 — Monthly Loan Payments

The loan payment formula solves for the fixed monthly amount *d* that pays off a loan of P_0 over *n* payments at monthly rate *i*. I worked each option by hand using this formula. No online mortgage calculator was used at any point.

```
                P_0  x  i
    d   =   ---------------------       i = APR / 12      n = years x 12
             1  -  (1 + i)^(-n)

CHASE 30-YEAR   ·   APR 6.929%
  i = 0.06929 / 12 = 0.005774166667        n = 360
  d = 139,500.00 x 0.005774166667 / [ 1 - (1.005774166667)^-360 ]
    = $921.45 per month
  Total paid     = $921.4547 x 360     = $331,723.69
  Total interest = $331,723.69 - $139,500.00 = $192,223.69

CHASE 15-YEAR   ·   APR 6.221%
  i = 0.06221 / 12 = 0.005184166667        n = 180
  d = 139,500.00 x 0.005184166667 / [ 1 - (1.005184166667)^-180 ]
    = $1,193.90 per month
  Total paid     = $1,193.9011 x 180   = $214,902.21
  Total interest = $214,902.21 - $139,500.00 = $75,402.21
```

Applying the same formula to all three lenders on the identical $139,500 loan makes the comparison fair, since each lender quotes different assumptions on their own page.

Lender & Term	APR	Monthly Payment	Total Paid	Total Interest
Chase 30-year	**6.929%**	**$921.45**	**$331,723.69**	**$192,223.69**
Wells Fargo 30-year	7.148%	$942.00	$339,121.42	$199,621.42
Rocket 30-year (FHA)	7.368%	$962.83	$346,617.50	$207,117.50
Chase 15-year	6.221%	$1,193.90	$214,902.21	$75,402.21
Wells Fargo 15-year	6.505%	$1,215.58	$218,804.08	$79,304.08
Rocket 15-year (FHA)	7.350%	$1,281.32	$230,637.60	$91,137.60

What shopping around was worth

The spread between the best and worst APR on the 30-year term is **0.439 percentage points**. Written that way it sounds like nothing at all. Carried across 360 payments on this loan it is **$14,893.81** in interest. On the 15-year term the spread of 1.129 points is worth **$15,735.39**. Spending an evening comparing three lenders instead of accepting the first offer is worth roughly fifteen thousand dollars either way.

Step 3.4 — Additional Monthly Expenses

```
PROPERTY TAXES  (annual amount stated on the listing)
  Monthly = $1,200.00 / 12  =  $100.00
```

```
HOMEOWNER'S INSURANCE  (project estimation method)
  Annual = (Purchase Price / 1000) x $4
         = (155,000 / 1000) x $4  =  155 x $4  =  $620.00
  Monthly = $620.00 / 12  =  $51.67
```

Taxes $100.00 + Insurance $51.67 = $151.67 per month

A note on the property taxes

The listing states $1,200 in annual property taxes, and that is the figure I used throughout. I did look the property up in the Andrews County appraisal district records to verify it, and what I found is worth documenting, because it is the kind of cost a listing does not reveal.

Source	Annual	Monthly
MLS listing (used in this project)	$1,200.00	$100.00
2025 bill as actually paid by the current owner	$593.54	$49.46
Full tax rates with no exemptions applied	$1,913.55	$159.46

The current owner's bill is low because a **homestead exemption** zeroes out the school district line, and the school district rate of 0.8969 percent is by far the largest of the three taxing units. That exemption belongs to the owner, not to the house. A new buyer would not inherit it and could face closer to $1,913 in the first year until filing their own. The listing figure sits between the two and is what the assignment directs me to use, but the gap is a real cost worth knowing about before signing anything.

Part 4 · Conclusions and Decisions

Step 4.1 — Total Monthly Payment Against My Budget

My qualifying budget from Part 1 is $1,453.67 per month, and that has to cover everything: loan payment, property taxes, and insurance together. Adding the $151.67 in taxes and insurance to each loan payment gives the real monthly cost of each option.

Loan Option	Payment	Taxes	Ins.	Total Monthly	Budget	Within?	Room Left
Chase 30-year	**$921.45**	**$100.00**	**$51.67**	**$1,073.12**	**$1,453.67**	**Yes**	**$380.55**
Wells Fargo 30-year	$942.00	$100.00	$51.67	$1,093.67	$1,453.67	Yes	$360.00
Rocket 30-year (FHA)	$962.83	$100.00	$51.67	$1,114.50	$1,453.67	Yes	$339.17
Chase 15-year	$1,193.90	$100.00	$51.67	$1,345.57	$1,453.67	Yes	$108.10
Wells Fargo 15-year	$1,215.58	$100.00	$51.67	$1,367.25	$1,453.67	Yes	$86.42
Rocket 15-year (FHA)	$1,281.32	$100.00	$51.67	$1,432.99	$1,453.67	Yes	$20.68

All six options qualify. I am within budget on every one, so no adjustment to the house, the down payment, or the interest rate is required. The decision in front of me is therefore not whether I can afford this house. It is which way of paying for it costs me the least and leaves me the most room to live.

Step 4.2 · Final Decision and Justification

My decision

I would take the **Chase 30-year fixed mortgage at 6.929 percent APR**, with a monthly payment of $921.45 and a total monthly cost of $1,073.12 — and I would pay more than the minimum on it every month I am able to.

Why Chase

Chase offered the lowest APR of the three lenders on both terms, and not by a margin close enough to call a tie. Against Rocket Mortgage on the 30-year term, choosing Chase saves $14,893.81 in interest over the life of the loan. Against Wells Fargo it saves $7,397.72. That is the entire argument for comparison shopping in one figure: a difference of four tenths of one percentage point, easy to dismiss as a rounding error, turns out to be worth more than most cars.

Why the 30-year term, and what bothers me about it

The honest part of this decision is that the 30-year loan is the expensive one. Over 360 payments at 6.929 percent I would pay **$192,223.69 in interest on a house that lists for $155,000**. The interest alone comes to **124 percent of the price of the house**. Counting the down payment and thirty years of taxes and insurance, the total outlay reaches $401,823.69 — about two and a half times the sticker price.

That is a genuinely uncomfortable number and I do not want to write it down as though it were normal. The 15-year loan at 6.221 percent would cost $75,402.21 in interest instead, which is 48.6 percent of the price rather than 124 percent. Purely on cost, the 15-year is the better loan by $116,821.48.

The reason I would still choose the 30-year comes down to what the required payment protects me from. The 15-year commits me to $1,345.57 every single month with only $108.10 of room under my qualifying budget. The 30-year requires $1,073.12 and leaves $380.55. That difference is not spending money. It is margin.

The scenario also has to be read against the life it would be lived in. I have congestive heart failure and I am medically housebound, which changes two things about any housing decision. Income of the kind this scenario assumes would be less predictable in practice than a salary, and the house would be occupied and running twenty-four hours a day, so utilities would cost more here than for a household that sits empty during working hours. There would also be three cats to feed and take to the vet, and a house built in 1955 that will eventually need a water heater, an air conditioner, or a roof. None of those appear on a mortgage statement, and all of them arrive without asking.

The assignment warns against becoming house broke, and this is exactly where that happens: not by buying a house you cannot afford, but by committing every available dollar to the payment and leaving nothing for the month the air conditioning dies in a West Texas August.

How I would avoid actually paying 124 percent

Choosing the 30-year note does not mean paying it for thirty years. Because interest is calculated on the remaining balance each month, every extra dollar toward principal permanently eliminates all the interest that dollar would have generated for the rest of the loan. The effect is much larger than it first appears.

In the first month of this loan, **$805.50 of my $921.45 payment goes to interest and only $115.96 reduces what I owe**. Eighty-seven cents of every dollar is rent on the money. Adding even a small amount of principal skips that entirely.

Extra Principal / Month	Paid Off In	Total Interest	Interest Saved
$0.00 (minimum only)	30.0 years	$192,223.69	—
$100.00	**22.5 years**	**$136,178.77**	**$56,044.92**
$200.00	18.4 years	$107,241.13	$84,982.56
$272.45 (the 15-year amount)	16.3 years	$93,353.58	$98,870.11

Paying an extra $272.45 each month — exactly what the 15-year loan would have required of me anyway — pays this house off in sixteen years and three months and cuts the interest to $93,353.58. That is $17,951.37 more than a true 15-year loan would have cost. **What that difference buys is the right to stop.** In any month where health or income made $1,345.57 impossible, the required payment would still be only $921.45, and nothing would be at risk.

That is the trade I would make deliberately: pay a modest premium for the option to slow down, and then do my best never to use it.

What the house itself is worth to me

Finally, the decision is not only arithmetic. This is a 1955 brick home with a newer roof, central heat and air, three bedrooms for two people and their work, a fenced corner lot, a storage building, and room to build a garage later if we want one. The kitchen is dated and I would rebuild it myself over time, which is work I have done before and enjoy doing.

I do not need a million dollar home to be happy, and there are plenty of those listed in this county. What I would want is a place that is structurally sound, that gives my partner and me the room we need to work, and that leaves us room to grow into it. This house does all three at a price the scenario income can carry, with $380.55 a month left over to live on. That is what makes it the right decision rather than just an affordable one.

Summary of Results

Part	Item	Result
1.1	Gross Annual Income (Andrews County, family of 2)	$62,300.00
1.2	Net Annual Income	$46,725.00
1.2	Net Monthly Income	$3,893.75
1.3	Monthly savings deposit (10% of net monthly)	$389.375
1.3	Savings after 1 year	$4,726.41
1.3	Savings after 3 years	$14,540.83
1.4	Maximum monthly mortgage budget (28% of gross)	$1,453.67
2.1	House selected	810 NE 4th St — $155,000
2.2	Down payment (10% of list price)	$15,500.00
2.3	Savings shortfall	$959.17
2.3	Adjusted savings plan (chosen)	$415.06/mo for 36 months
3.1	Lenders compared	Chase · Wells Fargo · Rocket
3.2	Loan amount	$139,500.00
3.3	Chase 30-year payment / total interest	$921.45 / $192,223.69
3.3	Chase 15-year payment / total interest	$1,193.90 / $75,402.21
3.4	Monthly property taxes	$100.00
3.4	Monthly insurance	$51.67
4.1	Total monthly payment (Chase 30-year)	$1,073.12
4.1	Room under budget	$380.55
4.2	**Final decision**	**Chase 30-year, paid above minimum**

Documentation

The reference documents supporting this project have been appended to this PDF rather than submitted as separate files, so the entire project stays in one document. The mortgage rate figures were read from each lender's own public rate page on the evening of September 13, 2026, and all six quotes are transcribed in the comparison table in Part 3.1.

MLS Listing — 810 NE 4th Street, Andrews, Texas · MLS 177065



$155,000

810 NE 4th
Andrews, TX 79714

3 beds
1 bath
1,221 sq ft

MLS #: 177065

Single Family Home

This 3-bedroom, 1-bath home sits on a large, spacious corner lot in a great location in Andrews, close to all your everyday conveniences! The property features a detached storage building, a large backyard, and plenty of space to enjoy. With so much potential, this home is a great opportunity to make it your own!

Property Features

- **Property Type:** Single Family Home
- **Sub Type:** Single Family Residence
- **Listing Status:** Active
- **County/Area:** Andrews County
- **Zip Code:** 79714
- **Year Built:** 1955
- **Subdivision/Neighborhood:** White Northwest
- **School District:** Andrews
- **Elementary School:** Andrews
- **Middle School:** Andrews
- **High School:** Andrews
- **Sq.Ft.:** 1,221 sq ft
- **Bedrooms:** 3
- **Full Baths:** 1
- **# of Parking Spaces:** 2
- **Fireplace:** Wood Burning, Bedroom
- **Lot Size:** 8712 sq ft lot
- **Baths:** 1
- **Appliances:** Gas Water Heater, Gas Range
- **Building Area Source:** ACAD
- **Building Area Total:** 1221
- **Building Area Units:** Square Feet
- **Carport:** Yes
- **Carport Spaces:** 2
- **Construction Materials:** Brick Veneer
- **Cooling:** Central Air
- **Country:** US
- **Covered Spaces:** 2
- **Dining Room Features:** Kitchen
- **Feed Types:** IDX
- **Flooring:** Carpet, Vinyl, Tile
- **Foundation Details:** Pillar/Post/Pier
- **Geocodes:** -102.553798, 32.3261143
- **Heating:** Central, Gas
- **Laundry Features:** Inside Utility Room
- **Listing Terms:** Cash, Conventional
- **Living Area Source:** ACAD
- **Living Area Units:** Square Feet
- **Living Areas:** 1
- **Lot Features:** Alley Access, Corner Lot
- **Lot Size Area:** 8712
- **Lot Size Square Feet:** 8712
- **Lot Size Units:** Square Feet
- **Main Type:** Residential
- **Other Structures:** Storage
- **Parcel Number:** 5820
- **Parking Features:** Carport, Other - See Remarks
- **Patio And Porch Features:** Covered
- **Road Surface Type:** Paved
- **Roof:** Composition
- **Sale Lse:** Sale
- **Sewer:** Public Sewer
- **Tax Annual Amount:** 1200
- **Water Source:** Public

Full listing, Legacy West Realty — list price, square footage, lot size, year built, construction, and the stated annual tax amount of $1,200

Andrews County Appraisal District Records

County tax records for property ID 5820, pulled to verify the $1,200 annual figure stated on the listing. These are what revealed the homestead exemption discussed in Part 3.4.

2025 Tax Statement

Shelia Bennett
Phone: 432-523-9111
Fax: 432-523-3222

Andrews ISD Tax Office

STATEMENT NUMBER

PROPERTY ID NUMBER
5820

2025 TAX STATEMENT

NAME & ADDRESS	PROPERTY DESCRIPTION	PROPERTY GEOGRAPHICAL ID
Owner ID: 280412 MARTINEZ LOUIS Z 810 NE 4TH ST ANDREWS, TX 79714	WHITE-NORTHWEST BLK 18 LOT 1 (LONGLEY) Acreage: 0.2 Type: Real	05900-02480-0000 **PROPERTY SITUS / LOCATION** 810 NE 4

LAND MARKET VALUE	IMPROVEMENT MARKET VALUE	AG/TIMBER USE VALUE	AG/TIMBER MARKET	ASSESSED VALUE
23,400	251,698	0	0	137,549

100% Assessment Ratio — Appraised Value: 137,549

Taxing Unit	Assessed	Homestead Exemption	OV65 or DP Exemption	Other Exemptions	Freeze Year/Ceiling	Taxable Value	Rate per $100	Tax Due
ANDREWS IND SCHOOL DIST	137,549	137,549	0	0	0/0	0	0.896900	$0.00
CITY OF ANDREWS	137,549	0	0	0	0/0	137,549	0.180475	$248.24
ANDREWS CO HOSPITAL DIST	137,549	27,510	0	0	0/0	110,039	0.313800	$345.30
					Total Taxes Due By Jan 31, 2026			$0.00

Property taxes in Texas are assessed as of January 1st each year and cover a period of one year from that date. Tax statutes make no provisions for proration; therefore, a change of address during the year would have no effect on the tax liability established on January 1st of the calendar year. These tax statutes also make no provisions for proration in case the property is disposed of during the calendar year. Also, if you owned personal property described on the tax statement on January 1st, then you are personally liable for the taxes. IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED, AND YOU OCCUPY THE PROPERTY DESCRIBED IN THIS DOCUMENT AS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES

Penalty & Interest if paid after Jan 31, 2026		
If Paid In Month	**P&I Rate**	**Tax Due**
February 2026	7%	$635.09
March 2026	9%	$646.96
April 2026	11%	$658.83
May 2026	13%	$670.70
June 2026	15%	$682.57

DETACH HERE AND RETURN WITH PAYMENT

Make checks payable to:

Shelia Bennett
Andrews ISD Tax Office
600 N Main
Andrews, TX 79714

RETURN SERVICE REQUESTED

MARTINEZ LOUIS Z

810 NE 4TH ST

ANDREWS, TX 79714

Scan this code with your mobile phone to view or pay this bill!

Owner Name and Address
MARTINEZ LOUIS Z
810 NE 4TH ST
ANDREWS, TX 79714

See payment schedule below for tax due.

Statement Number	Tax Due
October 2025	$593.54
November 2025	$593.54
December 2025	$593.54
January 2026	$593.54
February 2026	$635.09
March 2026	$646.96
April 2026	$658.83
May 2026	$670.70
June 2026	$682.57

Statement Number
2025 7772

Prop ID Number
5820

Geographical ID
05900-02480-0000

IN JANUARY PAY
$593.54

Taxes are payable October 1, 2025 and become delinquent on February 1, 2026

The Andrews ISD line shows a $137,549 homestead exemption against a $137,549 assessed value, reducing that line to $0.00

Five-Year Tax History, 2021 through 2025

Andrews County - TX - ISD

Tax History

STATEMENT NUMBER
7772
PROPERTY ID NUMBER
5820

Year	Jurisdiction	Statment ID	Taxable Value	Rate	Tax Amount	% Change In Tax
2025	ANDREWS CO HOSPITAL DIST	7772	110,039	0.313800	345.3	25.99%
	ANDREWS IND SCHOOL DIST	7772	0	0.896900	0	-100.00%
	CITY OF ANDREWS	7772	137,549	0.180475	248.24	5.24%
2024	ANDREWS CO HOSPITAL DIST	7886	104,560	0.262114	274.06	-2.96%
	ANDREWS IND SCHOOL DIST	7886	4,560	0.876900	39.99	74.93%
	CITY OF ANDREWS	7886	130,700	0.180475	235.88	1.91%
2023	ANDREWS CO HOSPITAL DIST	7767	102,600	0.275269	282.42	-21.64%
	ANDREWS IND SCHOOL DIST	7767	2,600	0.879200	22.86	-96.17%
	CITY OF ANDREWS	7767	128,250	0.180475	231.46	3.28%
2022	ANDREWS CO HOSPITAL DIST	18173	99,348	0.362786	360.42	-34.08%
	ANDREWS IND SCHOOL DIST	18173	59,348	1.004600	596.21	-26.81%
	CITY OF ANDREWS	18173	124,185	0.180475	224.12	1.21%
2021	ANDREWS CO HOSPITAL DIST	7856	98,160	0.556999	546.75	N/A
	ANDREWS IND SCHOOL DIST	7856	73,160	1.113400	814.56	N/A
	CITY OF ANDREWS	7856	122,700	0.180475	221.44	N/A

Rates and amounts by taxing unit — Andrews ISD, City of Andrews, and Andrews County Hospital District