	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	N/A	2	N/A	N/A	10/15/2009
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	1,315	6,251	2009	SFR	

OWNER INFORMATION			
Owner Name	Daniel Shannon D Jr	Tax Billing Zip+4	4663
Tax Billing Address	18325 Great Falls Dr	Owner Vesting	Unmarried Man
Tax Billing City & State	Manor, TX	Owner Occupied	Yes
Tax Billing Zip	78653		

COMMUNITY INSIGHTS			
Median Home Value	\$351,367	School District	MANOR ISD
Median Home Value Rating	5 / 10	Family Friendly Score	77 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	24 / 100	Walkable Score	4 / 100
Total Incidents (1 yr)	173	Q1 Home Price Forecast	\$350,552
Standardized Test Rank	83 / 100	Last 2 Yr Home Appreciation	-11%

LOCATION INFORMATION			
School District	34	MLS Area	MA
School District Name	Manor ISD	Zip Code	78653
Census Tract	22.18	Zip + 4	4663
Subdivision	Briarcreek Sec 05	Flood Zone Date	08/18/2014
Elementary School District	Blake Manor	Most Hazardous Flood Zone	X
Middle School District/School Name	Manor	Within 250 Feet of Multiple Flood Zone	No
Neighborhood Code	B0790-B0790	Flood Zone Panel	48453C0485J
High School District/School Name	Manor New Technology	Carrier Route	R004
Mapsco	560-F		

TAX INFORMATION			
Property ID 1	737304	Tax Area (113)	0A
Property ID 2	02276908200000	Tax Appraisal Area	0A
Property ID 3	737304	% Improved	90%
Legal Description	LOT 20 BLK J BRIARCREEK SUBD SEC 5		
Actual Tax Year	2024	Block	J
Actual Tax	\$2,107	Lot	20
Exemption(s)	Homestead		

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Market Value - Total	\$287,445	\$325,364	\$319,239
Market Value - Land	\$30,000	\$30,000	\$30,000
Market Value - Improved	\$257,445	\$295,364	\$289,239
Assessed Value - Total	\$194,148	\$176,498	\$160,453
YOY Assessed Change (\$)	\$17,650	\$16,045	
YOY Assessed Change (%)	10%	10%	
Tax Amount - Estimated	Tax Year	Change (\$)	Change (%)
\$3,157	2022		
\$2,980	2023	-\$177	-5.62%
\$3,369	2024	\$389	13.05%
Jurisdiction	Tax Type	Tax Amount	Tax Rate
Travis County	Actual	\$668.73	.34445
Travis Co Hospital Dist	Actual	\$209.62	.10797
Manor ISD	Actual	\$2,099.52	1.0814
Austin Comm Coll Dist	Actual	\$196.67	.1013

Travis Co Esd No 12	Actual	\$194.15	.1
Total Estimated Tax Rate			1.7351

CHARACTERISTICS			
County Use Code	Single Family Residence	Roof Type	Hip
Land Use	SFR	Roof Material	Composition Shingle
Lot Acres	0.1435	Roof Shape	Hip
Gross Area	1,724	Year Built	2009
Building Sq Ft	1,315	Foundation	Slab
Above Gnd Sq Ft	1,315	# of Buildings	1
Ground Floor Area	1,315	Building Type	Single Family
Garage Type	Attached Garage	Lot Area	6,251
Garage Sq Ft	409	No. of Porches	2
Stories	1	Parking Type	Attached Garage
Total Baths	2	Porch 1 Area	49
Full Baths	2	Num Stories	1
Cooling Type	Central	Patio/Deck 2 Area	80
Heat Type	Central	Porch Type	Open Porch
Porch	Open Porch	County Use Description	Single Family Residence-A1

FEATURES				
Feature Type	Unit	Size/Qty	Year Built	Value
1st Floor	S	1,315	2009	\$122,434
Porch Open 1st F	S	49	2009	\$1,189
Porch Open 1st F	S	80	2009	\$1,851
Garage Att 1st F	S	409	2009	\$11,647
Bathroom	U	2	2009	
Hvac Residential	S	1,315	2009	\$2,795

SELL SCORE			
Rating	High	Value As Of	2025-02-16 04:45:23
Sell Score	712		

ESTIMATED VALUE			
RealAVM™	\$292,200	Confidence Score	92
RealAVM™ Range	\$271,700 - \$312,600	Forecast Standard Deviation	7
Value As Of	02/10/2025		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal. This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

RENTAL TRENDS			
Estimated Value	1901	Cap Rate	4.6%
Estimated Value High	2193	Forecast Standard Deviation (FSD)	0.15
Estimated Value Low	1609		

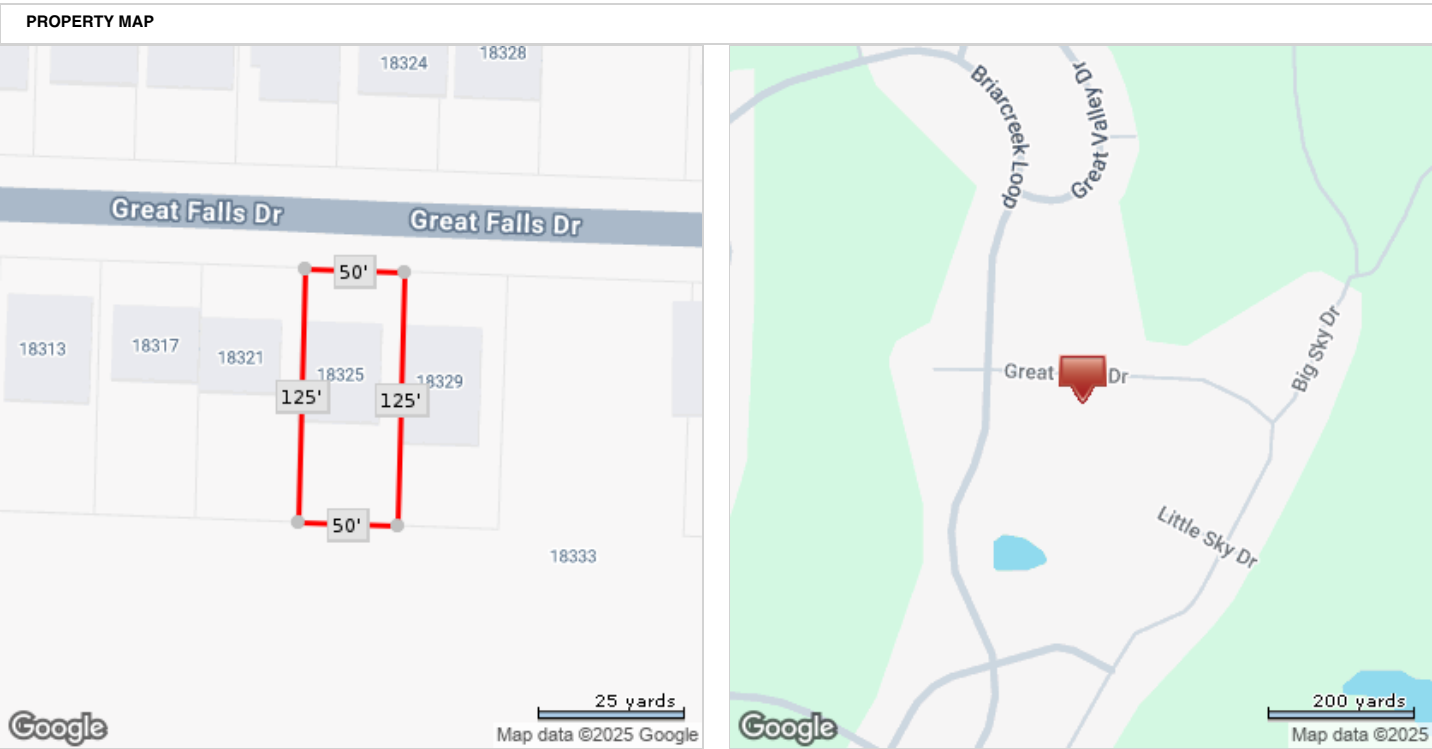
(1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.

(2) The FSD denotes confidence in an Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Amount estimate will fall within, based on the consistency of the information available to the Rental Amount at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LAST MARKET SALE & SALES HISTORY		
Recording Date	10/19/2009	06/08/2009
Sale/Settlement Date	10/15/2009	06/04/2009
Document Number	174577	94769
Document Type	Warranty Deed	Warranty Deed
Buyer Name	Daniel Shannon D Jr	D R Horton - Americas Builder
Seller Name	Continental Homes Of Tx	Bell-Nash Of Rathgeber
Multi/Split Sale Type		Multi

MORTGAGE HISTORY		
Mortgage Date	01/06/2021	10/19/2009
Mortgage Amount	\$95,954	\$115,306

Mortgage Lender	United Wholesale Mtg	Wells Fargo Bk Na
Mortgage Type	Conventional	Conventional
Mortgage Code	Refi	1st Time Sale



<b>List ID:</b> <a href="#">1331016</a>	<b>18220 Belfry Pass Manor, TX 78653</b>		<b>List Price:</b> \$295,000
<b>Status:</b> AU	<b>MLS Area:</b> MA	<b>Subdiv:</b> Briarcreek Sec 05	<b>Acres:</b> 0.138
<b>ADOM:</b> 5	<b>SubType:</b> Single Family Resi		<b>Yr Built:</b> 2007
			<b>\$/SqFt:</b> \$186.83

	<b>Bed:</b> 3 <b>M Bd:</b> 3 <b>Lv:</b> 1 <b>FPI:</b> 0 <b>Est Tax:</b> \$3,460 <b>FBth:</b> 2 <b>HBth:</b> 0 <b>Dn:</b> 1 <b>Gar:</b> 1 <b>TaxRate:</b> 1.7 <b>HOA:</b> <b>View:</b> Park/Greenbelt <b>Agent:</b> Kyle Bradford  <b>Office:</b> Bray Real Estate Group LLC <b>Ownr Nm:</b> Sayre Ventures Inc  <b>Show:</b> Go, Text Listing Agent <b>Lockbox:</b> Combo/Front Door <b>Occupant:</b> Vacant	<b>ISD:</b> <a href="#">Manor ISD</a> <b>Elem:</b> <a href="#">Manor</a> <b>M or JS:</b> <a href="#">Manor (Manor ISD)</a> <b>High:</b> <a href="#">Manor</a> <b>Agent Ph:</b> (713) 205-6939 <b>Office Ph:</b> (512) 661-2478 <b>Ownr Ph:</b> <b>Show Ph:</b> 713-205-6939  <b>Access:</b> 0000 <b>Occ Ph:</b>
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#### Remarks

**Public Remarks:** Welcome to this stunning 3 bedroom, 2 bathroom home, perfectly blending modern style with comfort and functionality. As you step inside, you'll be greeted by the beautifully updated finishes throughout, creating a bright and airy atmosphere. The heart of the home is the gorgeous eat-in kitchen, complete with sleek stainless steel appliances and a convenient breakfast bar, perfect for casual dining or food preparation. The open living room flows seamlessly from the kitchen, providing an ideal space for relaxation and entertainment. With three spacious bedrooms and two modern bathrooms, this home offers ample space for rest and rejuvenation. Additional features and updates throughout make this property a true gem.

<b>List ID:</b> <a href="#">5345597</a>	<b>18709 Great Falls Dr Manor, TX 78653</b>		<b>List Price:</b> \$294,000
<b>Status:</b> C	<b>MLS Area:</b> MA	<b>Subdiv:</b> Briarcreek Sec 05	<b>Acres:</b> 0.167
<b>ADOM:</b> 36	<b>SubType:</b> Single Family Resi		<b>Yr Built:</b> 2008
			<b>\$/SqFt:</b> \$226.15

	<b>Bed:</b> 3 <b>M Bd:</b> 3 <b>Lv:</b> 1 <b>FPI:</b> 0 <b>Est Tax:</b> \$3,170 <b>FBth:</b> 2 <b>HBth:</b> 0 <b>Dn:</b> 1 <b>Gar:</b> 2 <b>TaxRate:</b> 1.7 <b>HOA:</b> \$30/Mandatory/Monthly <b>View:</b> Park/Greenbelt <b>Agent:</b> Dustin Miksch  <b>Office:</b> "MIKSCH REALTY" <b>Ownr Nm:</b> See Tax Records  <b>Show:</b> Go <b>Lockbox:</b> SUPRA/Front door <b>Occupant:</b> Vacant	<b>ISD:</b> <a href="#">Manor ISD</a> <b>Elem:</b> <a href="#">Blake Manor</a> <b>M or JS:</b> <a href="#">Manor (Manor ISD)</a> <b>High:</b> <a href="#">Manor</a> <b>Agent Ph:</b> (512) 632-5805 <b>Office Ph:</b> (512) 632-5805 <b>Ownr Ph:</b> <b>Show Ph:</b>  <b>Access:</b> <b>Occ Ph:</b>
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#### Remarks

**Private Remarks:** Located in the Briarcreek neighborhood, this single-story 3-bedroom, 2-bath home features a private backyard that backs to a greenbelt. The open floor plan includes a spacious kitchen with new stainless steel appliances. The property also offers a wrap-around driveway leading to a detached 2-car garage, which can double as a workshop. The roof was replaced in 2024. Just five minutes from Travis East Metro Park, residents can enjoy freshwater fishing ponds, disc golf, scenic trails, and various sports fields. The home is also conveniently close to major employers like Tesla, Samsung, and Applied Materials, and just a short drive from the airport.


**Public Remarks:** Located in the Briarcreek neighborhood, this single-story 3-bedroom, 2-bath home features a private backyard that backs to a greenbelt. The open floor plan includes a spacious kitchen with new stainless steel appliances. The property also offers a wrap-around driveway leading to a detached 2-car garage, which can double as a workshop. The roof was replaced in 2024. Just five minutes from Travis East Metro Park, residents can enjoy freshwater fishing ponds, disc golf, scenic trails, and various sports fields. The home is also conveniently close to major employers like Tesla, Samsung, and Applied Materials, and just a short drive from the airport.


**Closed Date:** 10/21/2024  
**Closed Price:** \$294,000

List ID: [8808447](#)
13301 Briarcreek Loop Manor, TX 78653

Status: **C**
MLS Area: MA
Subdiv: Briarcreek Sec 04

ADOM: 144
SubType: Single Family Resi



Bed: 3 M Bd: 0 Lv: 1 FPI: 0 Est Tax: \$5,368  
FBth: 2 HBth: 1 Dn: 1 Gar: 2 TaxRate: 1.9  
HOA: \$28/Mandatory/Monthly Pool: No  
View: None  
Agent: Fernanda Brooks   
Office: Qualle Investments  
Ownr Nm: Habib Enterprises LLC  
Show: Go, Lockbox, Sign on Property  
Lockbox: SUPRA/Front door  
Occupant: Vacant

Acres: 0.151  
LivSF: 1,567  
ISD: [Manor ISD](#)  
Elem: [Blake Manor](#)  
M or JS: [Manor \(Manor ISD\)](#)  
High: [Manor](#)  
Agent Ph: (512) 964-5786  
Office Ph: (512) 467-8001  
Ownr Ph:  
Show Ph:  
Access:  
Occ Ph:

List Price: \$299,500  
Yr Built: 2005  
\$/SqFt: \$191.45

#### Remarks

**Private Remarks:** \*\*\*\* No survey available\*


**Public Remarks:** Move-in ready two story with MAJOR upgrades! New samsung appliances, wood flooring throughout house. New roof, new fence, new plumbing & lighting fixtures. New interior & exterior paint. Tile in bathrooms and new foundation repair with warranty included. AC system replaced July 2023. Easy access to major highway 290 and Toll roads. Nearby restaurants, major parks and shopping. HEB coming soon to Manor TX. Make an offer on this move in ready home!


**Closed Date:** 11/21/2024  
**Closed Price:** \$300,000

List ID: [7513291](#)
18608 Great Falls Dr Manor, TX 78653

Status: **C**
MLS Area: MA
Subdiv: Briarcreek Sec 05

ADOM: 86
SubType: Single Family Resi



Bed: 3 M Bd: 3 Lv: 1 FPI: 0 Est Tax: \$3,457  
FBth: 2 HBth: 0 Dn: 1 Gar: 2 TaxRate: 1.7  
HOA: \$30/Mandatory/Monthly Pool: No  
View: None  
Agent: Sandra Reyes   
Office: NB Elite Realty  
Ownr Nm: Ricardo Reyes  
Show: Go  
Lockbox: SUPRA/Front door  
Occupant: Vacant

Acres: 0.142  
LivSF: 1,423  
ISD: [Manor ISD](#)  
Elem: [Blake Manor](#)  
M or JS: [Manor \(Manor ISD\)](#)  
High: [Manor](#)  
Agent Ph: (818) 929-6436  
Office Ph: (844) 444-6237  
Ownr Ph:  
Show Ph:  
Access:  
Occ Ph:

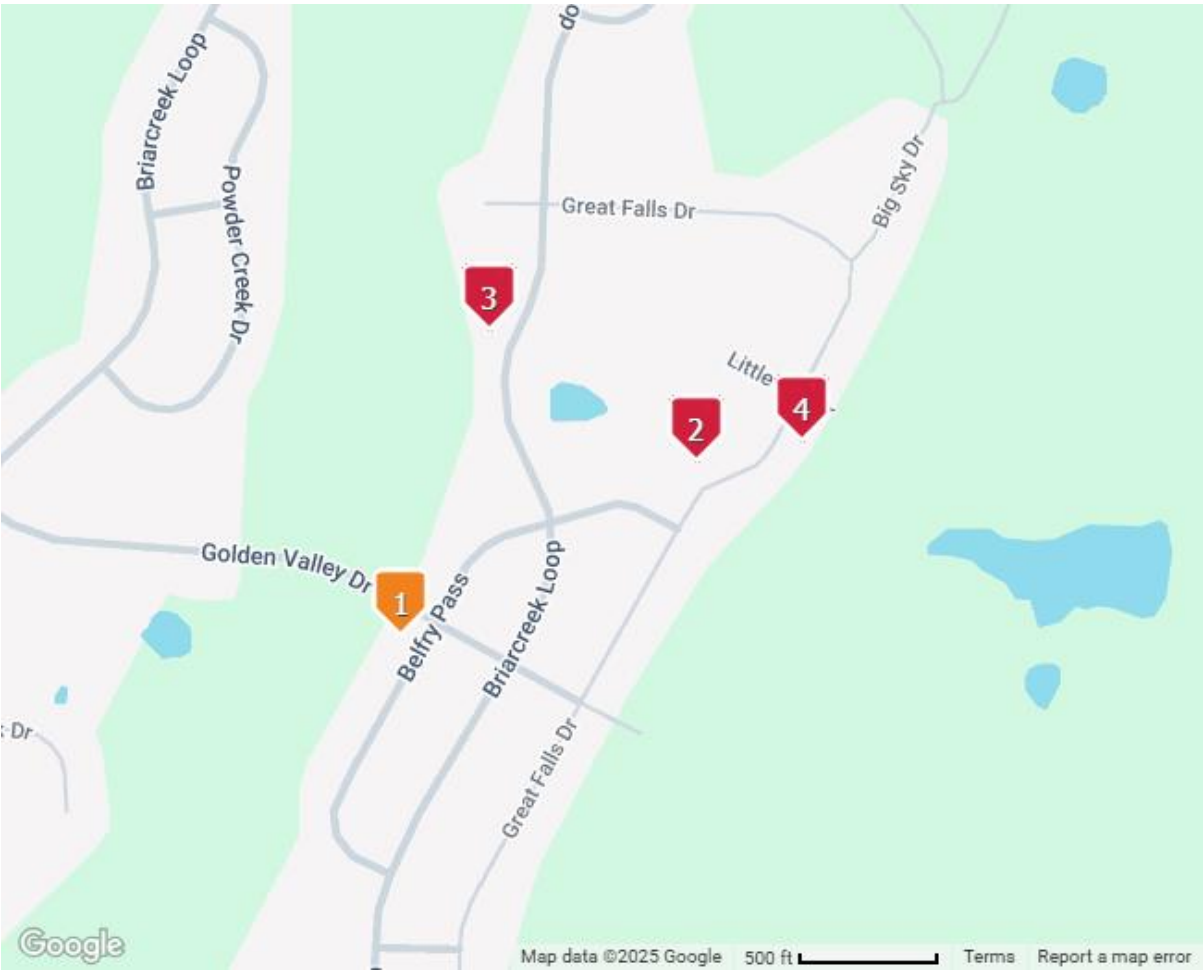
List Price: \$300,000  
Yr Built: 2009  
\$/SqFt: \$217.85

#### Remarks

**Private Remarks:** Price reduction to sell! Come see this beautifully remodeled home and fall in love with the quality of the remodel. You will be greeted with exterior fresh paint and a new Front door. Upon entering, an open floor plan with lots of natural light coming in from the new installed double pane windows, new Premium Luxury Vinyl flooring and then you will see the beautiful kitchen with new countertop and kitchen cabinets plus all the new stainless steel Samsung Appliances. Then check out the two full size bathroom and the work done with tile and a walk-in shower in the master bathroom. This home has received a mayor upgrade with new windows, doors, moldings, Vinyl flooring, recessed lighting, ceiling fans, outlets and switches, countertops, cabinets, shower door, lighting and bathroom fixtures, tile, toilets, tub, barn door in the master bathroom and more. Ready to move in!Listing agent is married to one of the sellers. Foundation was repaired June 2024, transferable lifetime warranty available.

**Public Remarks:** Price reduction to sell! Come see this beautifully remodeled home and fall in love with the quality of the remodel. You will be greeted with exterior fresh paint and a new Front door. Upon entering, an open floor plan with lots of natural light coming in from the new installed double pane windows, new Premium Luxury Vinyl flooring and then you will see the beautiful kitchen with new countertop and kitchen cabinets plus all the new stainless steel Samsung Appliances. Then check out the two full size bathroom and the work done with tile and a walk-in shower in the master bathroom. This home has received a mayor upgrade with new windows, doors, moldings, Vinyl flooring, recessed lighting, ceiling fans, outlets and switches, countertops, cabinets, shower door, lighting and bathroom fixtures, tile, toilets, tub, barn door in the master bathroom and more. Ready to move in!

**Closed Date:** 12/06/2024  
**Closed Price:** \$310,000



	St	List ID	Prop Type	Address	City	BR	FB	HB	SqFt	Price	List Date
1	AU	<a href="#">1331016</a>	SF	18220 Belfry Pass	Manor	3	2	0	1,579	\$295,000	02/14/25
2	C	<a href="#">5345597</a>	SF	18709 Great Falls Dr	Manor	3	2	0	1,300	\$294,000	08/17/24
3	C	<a href="#">8808447</a>	SF	13301 Briarcreek Loop	Manor	3	2	1	1,567	\$300,000	05/30/24
4	C	<a href="#">7513291</a>	SF	18608 Great Falls Dr	Manor	3	2	0	1,423	\$310,000	08/18/24

List ID	Area	Address	Subdivision																	
List ID	Area	Address	Subdivision	Lvl	Bd	FB	HB	Liv	Gar	Pool	YB	Acres	Sqft	\$ Sqft	List Price	C\$/Sqft	Close Price	Close Date	DOM	CDOM

Listings: Active Under Contract

1331016	MA	18220 Belfry Pass None	Briarcreek Sec 05	1	3	2	0	1	1	No	2007	0.14	1,579	\$186.83	\$295,000				5	5
1	Total Active Under Contract Listings		Min		3	2	0	1	1		2007	0.14	1,579	\$186.83	\$295,000				5	5
			Max		3	2	0	1	1		2007	0.14	1,579	\$186.83	\$295,000				5	5
			Avg		3	2	0	1	1		2007	0.14	1,579	\$186.83	\$295,000				5	5
			Med		3	2	0	1	1		2007	0.14	1,579	\$186.83	\$295,000				5	5

Listings: Closed

5345597	MA	18709 Great Falls Dr	Briarcreek Sec 05	1	3	2	0	1	2	No	2008	0.17	1,300	\$226.15	\$294,000	\$226.15	\$294,000	10/21/2024	36	36
8808447	MA	13301 Briarcreek Loop	Briarcreek Sec 04	2	3	2	1	1	2	No	2005	0.15	1,567	\$191.13	\$299,500	\$191.45	\$300,000	11/21/2024	144	143
7513291	MA	18608 Great Falls Dr	Briarcreek Sec 05	1	3	2	0	1	2	No	2009	0.14	1,423	\$210.82	\$300,000	\$217.85	\$310,000	12/06/2024	86	85
3	Total Closed Listings		Min		3	2	0	1	2		2005	0.14	1,300	\$191.13	\$294,000	\$191.45	\$294,000		36	36
			Max		3	2	1	1	2		2009	0.17	1,567	\$226.15	\$300,000	\$226.15	\$310,000		144	143
			Avg		3	2	0	1	2		2007	0.15	1,430	\$209.37	\$297,833	\$211.82	\$301,333		89	88
			Med		3	2	0	1	2		2008	0.15	1,423	\$210.82	\$299,500	\$217.85	\$300,000		86	85

4	Total Residential Listings		Average for all:		3	2	0	1	2		2007	0.15	1,467	\$203.73	\$297,125	\$211.82	\$301,333		68	67
			Median for all:		3	2	0	1	2		2008	0.15	1,495	\$200.98	\$297,250	\$217.85	\$300,000		61	61

Quick  
Statistics

	Min	Max	Avg	Med
List Price	\$294,000	\$300,000	\$297,125	\$297,250
Sale Price	\$294,000	\$310,000	\$301,333	\$300,000
Sale / List	100.0%	103.3%	101.2%	100.2%

This search was narrowed to a specific set of Properties. **Property Type** is 'Residential' **Status** is 'Closed' 02/20/2025 to 08/24/2024 **Status** is one of 'Active', 'Active Under Contract', 'Pending' **Property Sub Type** is 'Single Family Resi' **Latitude, Longitude** is within 0.25 mi of 18325 Great Falls Dr, Manor, TX 78653, USA, is around 30.32, -97.53

*Presented by: Jesus Ordonez*

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This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.



**List ID:** [3048858](#)    **[13905 Briarcreek Loop Manor, TX 78653](#)**    **List Price:** \$1,975  
**Status:** **C**    **MLS Area:** MA    **Subdiv:** Briarcreek Sec 04    **Acres:** 0.165    **Yr Built:** 2005  
**ADOM:** 129    **Type:** Single Family Resi    **SqFt:** 1,580    **\$SqFt:** \$1.25



**Bd:** 3    **M Bd:** 1    **Lv:** 2    **FP:** 0    **Est Tax:**    **ISD:** [Manor ISD](#)  
**FB:** 2    **HB:** 1    **Dn:** 1    **Gar:** 2    **Tax Rate:**    **Elem:** [Blake Manor](#)  
**Lse:**    **HOA:** Yes    **Pool:** No    **M/JS:** [Manor \(Manor ISD\)](#)  
**Pets:** Call    **High:** [Manor](#)  
**View:** None  
**Laundry:** Upper Level  
**Unit Stl:**  
**Floor:** Carpet, Linoleum, Tile  
**Appliance:** Dishwasher, Disposal  
**Interior:** Breakfast Bar, Eat-in Kitchen, Primary Bedroom on Main

#### Remarks

**Public Remarks:** 13905 Briarcreek Loop in Manor, TX. Beautifully designed 3 bedroom, 2.5 bath property in Manor, TX. This spacious and inviting home offers the perfect blend of modern comfort and convenience. Step inside to discover a bright and airy living space, ideal for both relaxation and entertaining. The well-equipped kitchen features stainless steel appliances and ample storage. Master downstairs and upstairs, you'll find 2 bedrooms and a loft area, providing plenty of space for everyone. Outside, a private backyard awaits, perfect for outdoor gatherings or enjoying a peaceful evening under the Texas sky.

**Sold Date:** 02/28/2024

**Closed Price:** \$1,975

**List ID:** [3807171](#)    **[14001 Briarcreek Loop Manor, TX 78653](#)**    **List Price:** \$1,850  
**Status:** **C**    **MLS Area:** MA    **Subdiv:** Briarcreek Sec 04    **Acres:** 0.163    **Yr Built:** 2006  
**ADOM:** 31    **Type:** Single Family Resi    **SqFt:** 1,300    **\$SqFt:** \$1.42



**Bd:** 3    **M Bd:** 3    **Lv:** 1    **FP:** 0    **Est Tax:**    **ISD:** [Manor ISD](#)  
**FB:** 2    **HB:** 0    **Dn:** 1    **Gar:** 2    **Tax Rate:**    **Elem:** [Blake Manor](#)  
**Lse:** 12    **HOA:** Yes    **Pool:** No    **M/JS:** [Manor \(Manor ISD\)](#)  
**Pets:** No    **High:** [Manor](#)  
**View:** None  
**Laundry:** In Kitchen, Laundry Closet  
**Unit Stl:** 1st Floor Entry  
**Floor:** Carpet, Vinyl  
**Appliance:** Dishwasher, Disposal, Gas Range, Range Free-Standing, Water Softener Owned  
**Interior:** Breakfast Bar, Ceiling Fan(s), Pantry, Primary Bedroom on Main, See Remarks

#### Remarks

**Public Remarks:** Great 3 bedroom 2 bath with vinyl plank in common areas and carpet in bedrooms. Fridge, microwave, washer and dryer not provided. Detached two car garage.

**Sold Date:** 03/24/2024

**Closed Price:** \$1,850

**List ID:** [1143751](#)    **[11329 Hungry Horse Dr Manor, TX 78653](#)**    **List Price:** \$1,870  
**Status:** **C**    **MLS Area:** MA    **Subdiv:** Briarcreek Sec 03    **Acres:** 0.143    **Yr Built:** 2004  
**ADOM:** 27    **Type:** Single Family Resi    **SqFt:** 1,398    **\$SqFt:** \$1.34



**Bd:** 3    **M Bd:** 0    **Lv:** 1    **FP:**    **Est Tax:**    **ISD:** [Manor ISD](#)  
**FB:** 2    **HB:** 1    **Dn:** 1    **Gar:** 2    **Tax Rate:**    **Elem:** [Blake Manor](#)  
**Lse:**    **HOA:**    **Pool:** No    **M/JS:** [Manor \(Manor ISD\)](#)  
**Pets:** Cats OK, Dogs OK, Number Limit, Breed Restrictions    **High:** [Manor](#)  
**View:**  
**Laundry:** Laundry Room  
**Unit Stl:**  
**Floor:** Laminate  
**Appliance:** Dishwasher, Disposal, Refrigerator  
**Interior:** Ceiling Fan(s), Counter-Granite, Pantry, Smart Home

#### Remarks

**Public Remarks:** The living room is very roomy and wood-like blinds offer an elegant way to shut out light from either of the two sizable windows at any time. The main bedroom offers its own en suite bathroom with a unique garden tub as well as a walk-in closet for plenty of clothing storage.

**Sold Date:** 05/24/2024

**Closed Price:** \$1,870

**List ID:** [1023571](#)    **[13313 Briarcreek Loop Manor, TX 78653](#)**    **List Price:** \$1,950  
**Status:** **C**    **MLS Area:** MA    **Subdiv:** Briarcreek Sec 04    **Acres:** 0.166    **Yr Built:** 2005  
**ADOM:** 10    **Type:** Single Family Resi    **SqFt:** 1,398    **\$SqFt:** \$1.43



**Bd:** 3    **M Bd:** 0    **Lv:** 1    **FP:** 0    **Est Tax:**    **ISD:** [Manor ISD](#)  
**FB:** 2    **HB:** 1    **Dn:** 1    **Gar:** 2    **Tax Rate:**    **Elem:** [Blake Manor](#)  
**Lse:** 24    **HOA:** Yes    **Pool:** No    **M/JS:** [Manor \(Manor ISD\)](#)  
**Pets:** Cats OK, Dogs OK    **High:** [Manor](#)  
**View:** Park/Greenbelt  
**Laundry:** Common Area  
**Unit Stl:** 1st Floor Entry  
**Floor:** Laminate, Tile  
**Appliance:** Dishwasher, Disposal, Gas Range  
**Interior:** Breakfast Bar

#### Remarks

**Public Remarks:** Beautiful Home, Freshly Updated! Enjoy New Faux-Wood Flooring & Fresh New Paint Throughout, Half Bath Downstairs, 3 Bedrooms Upstairs, Sit Back and Relax or Entertain/BBQ in Your Spacious Backyard While You Soak in the Gorgeous Texas Sunsets!

**Sold Date:** 05/31/2024

**Closed Price:** \$2,000

List ID: [4245927](#)

[18416 Little Sky Dr Manor, TX 78653](#)

Status: **C**

MLS Area: MA

Subdiv: Briarcreek Sec 05

Acres: 0.138

List Price: \$1,900

Yr Built: 2009

ADOM: 9

Type: Single Family Resi

SqFt: 1,315

\$SqFt: \$1.44



**Bd:** 3 **M Bd:** 3 **Lv:** 1 **FP:** 0 **Est Tax:** **ISD:** [Manor ISD](#)  
**FB:** 2 **HB:** 0 **Dn:** 1 **Gar:** 2 **Tax Rate:** **Elem:** [Blake Manor](#)  
**Lse:** 36 **HOA:** Yes **Pool:** No **M/JS:** [Manor \(Manor ISD\)](#)  
**Pets:** Cats OK, Dogs OK **High:** [Manor](#)  
**View:** None  
**Laundry:** Laundry Room  
**Unit Stl:** 1st Floor Entry  
**Floor:** Carpet, Vinyl  
**Appliance:** Built-In Gas Oven, Built-In Gas Range, Dishwasher, Disposal, Exhaust Fan, Range Free-Standing, Refrigerator, Washer/Dryer  
**Interior:** Ceiling Fan(s), Counter-Granite, No Interior Steps, Walk-In Closet(s)

#### Remarks

**Public Remarks:** Charming 3 Bed/2 Bath home in Briarcreek/Manor!! Welcome home to this charming 3 bedroom, 2 bathroom residence located at 18416 Little Sky Dr in Manor, TX 78653. Boasting 1315 square feet of open living space, this cozy abode features ample natural light, a spacious kitchen perfect for culinary creations, and a private backyard oasis perfect for entertaining guests. Situated in a family-friendly neighborhood, and on a quiet cul-de-sac, this home is ideal for those seeking tranquility and comfort in a convenient location.

**Sold Date:** 06/08/2024

**Closed Price:** \$1,900

List ID: [2865428](#)

[18612 Great Falls Dr Manor, TX 78653](#)

Status: **C**

MLS Area: MA

Subdiv: Briarcreek Sec 05

Acres: 0.142

List Price: \$2,100

Yr Built: 2009

ADOM: 3

Type: Single Family Resi

SqFt: 1,561

\$SqFt: \$1.35



**Bd:** 4 **M Bd:** 4 **Lv:** 1 **FP:** 0 **Est Tax:** **ISD:** [Manor ISD](#)  
**FB:** 2 **HB:** 0 **Dn:** 1 **Gar:** 2 **Tax Rate:** **Elem:** [Manor](#)  
**Lse:** **HOA:** Yes **Pool:** No **M/JS:** [Manor \(Manor ISD\)](#)  
**Pets:** Dogs OK, Number Limit, Negotiable **High:** [Manor](#)  
**View:** Hill Country, Pasture  
**Laundry:** In Hall  
**Unit Stl:**  
**Floor:** Laminate, Tile  
**Appliance:** Dishwasher, Disposal, Microwave, Range Free-Standing Gas, Washer/Dryer, Water Heater-Gas  
**Interior:** Ceiling Fan(s), Dryer-Gas Hookup, No Interior Steps, Open Floorplan, Primary Bedroom on Main, Walk-In Closet(s), Washer Hookup, See Remarks

#### Remarks

**Public Remarks:** This delightful 4-bedroom, 2-bathroom residence offers a perfect blend of comfort and convenience, nestled on a spacious lot with only one neighboring home. All new appliances. Shopping & Dining: Enjoy a variety of shopping and dining options at nearby Manor Commons and Manor Village Shopping Center. Recreation: Close proximity to East Metro Park and ShadowGlen Golf Club provides ample opportunities for outdoor recreation and leisure activities. Quick access to US-290 and TX-130 Toll Road makes commuting to Austin and surrounding areas a breeze.

**Sold Date:** 07/05/2024

**Closed Price:** \$2,100

List ID: [1420998](#)

Status: C

ADOM: 5

[11525 Hungry Horse Dr Manor, TX 78653](#)

MLS Area: MA

Type: Single Family Resi

Subdiv: Briarcreek Sec 03

Acres: 0.163

SqFt: 1,300

List Price: \$1,850

Yr Built: 2004

\$SqFt: \$1.42



Bd: 3

M Bd: 3

Lv: 1

FP: 0

Est Tax:

FB: 2

HB: 0

Dn: 1

Gar: 2

Tax Rate:

Lse: 24

HOA: Yes

Pool: No

Pets: Cats OK, Dogs OK, Small (< 20 lbs), Medium (< 35 lbs)

M/JS: [Manor \(Manor ISD\)](#)

View: None

High: [Manor](#)

Laundry: Inside

Unit Stl: Single-level Floor Plan

Floor: Carpet, Vinyl

Appliance: Dishwasher, Microwave, Range

Interior: Interior Steps, Primary Bedroom on Main

ISD: [Manor ISD](#)

Elem: [Blake Manor](#)

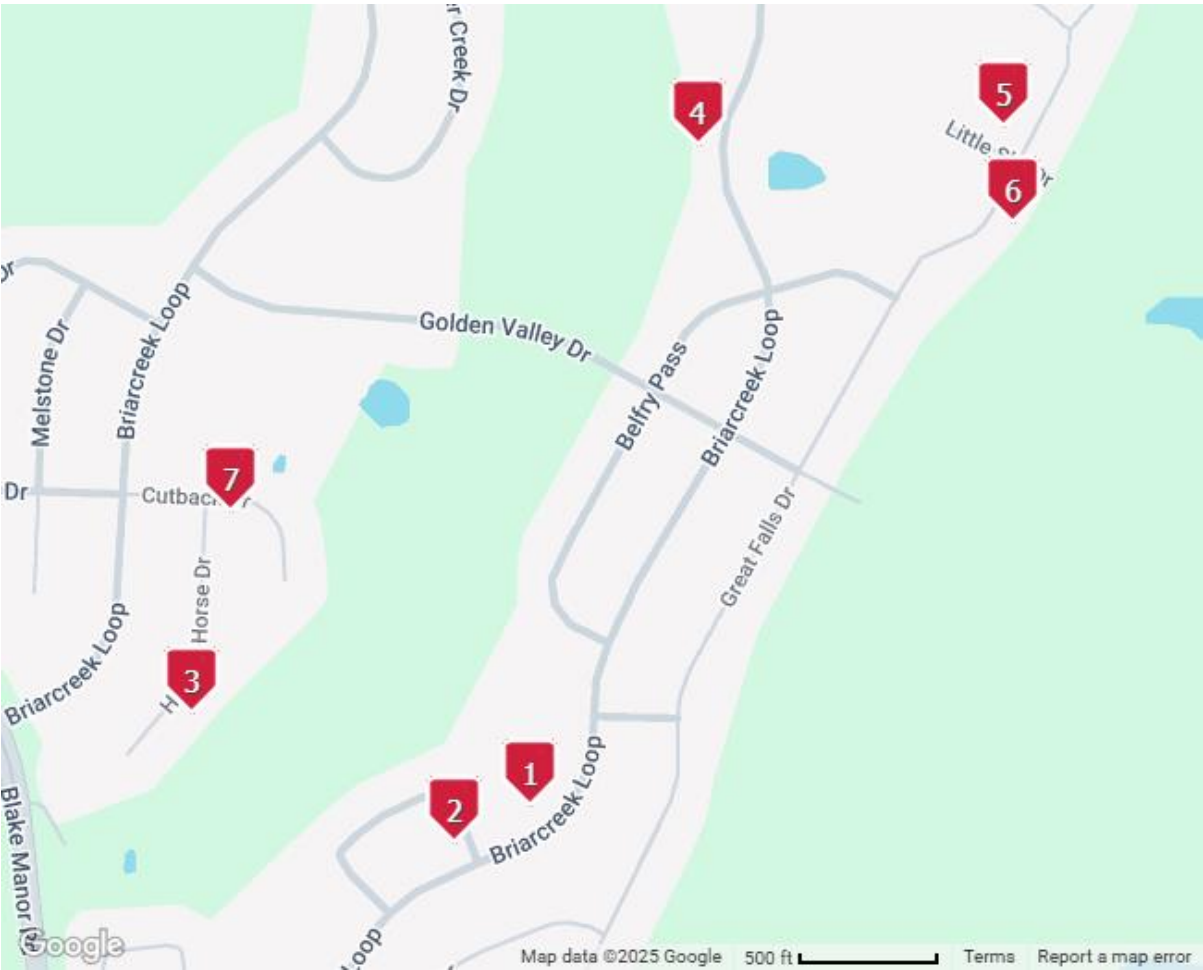
Remarks

Public Remarks:

Ready to move in. Open floorplan with granite countertops and stainless steel appliances. Detached garage and extra storage space at the back. Refrigerator, washer, and dryer included.

Sold Date: 07/08/2024

Closed Price: \$1,850



	St	List ID	Prop Type	Address	City	BR	FB	HB	SqFt	Price	List Date
1	C	<a href="#">3048858</a>	SF	13905 Briarcreek Loop	Manor	3	2	1	1,580	\$1,975	10/17/23
2	C	<a href="#">3807171</a>	SF	14001 Briarcreek Loop	Manor	3	2	0	1,300	\$1,850	02/22/24
3	C	<a href="#">1143751</a>	SF	11329 Hungry Horse Dr	Manor	3	2	1	1,398	\$1,870	04/18/24
4	C	<a href="#">1023571</a>	SF	13313 Briarcreek Loop	Manor	3	2	1	1,398	\$2,000	04/21/24
5	C	<a href="#">4245927</a>	SF	18416 Little Sky Dr	Manor	3	2	0	1,315	\$1,900	05/24/24
6	C	<a href="#">2865428</a>	SF	18612 Great Falls Dr	Manor	4	2	0	1,561	\$2,100	06/18/24
7	C	<a href="#">1420998</a>	SF	11525 Hungry Horse Dr	Manor	3	2	0	1,300	\$1,850	06/29/24

List ID	Area	Address	Subdivision																	
List ID	Area	Address	Subdivision	Lvl	Bd	FB	HB	Liv	Gar	Pool	YB	Acres	Sqft	\$ Sqft	List Price	C\$/Sqft	Close Price	Close Date	DOM	CDOM

Listings: Closed

3048858	MA	13905 Briarcreek Loop	Briarcreek Sec 04	2	3	2	1	2	2	No	2005	0.17	1,580	\$1.25	\$1,975	\$1.25	\$1,975	02/28/2024	129	129
3807171	MA	14001 Briarcreek Loop	Briarcreek Sec 04	1	3	2	0	1	2	No	2006	0.16	1,300	\$1.42	\$1,850	\$1.42	\$1,850	03/24/2024	31	31
1143751	MA	11329 Hungry Horse Dr	Briarcreek Sec 03	2	3	2	1	1	2	No	2004	0.14	1,398	\$1.34	\$1,870	\$1.34	\$1,870	05/24/2024	27	27
1023571	MA	13313 Briarcreek Loop	Briarcreek Sec 04	2	3	2	1	1	2	No	2005	0.17	1,398	\$1.39	\$1,950	\$1.43	\$2,000	05/31/2024	10	10
4245927	MA	18416 Little Sky Dr	Briarcreek Sec 05	1	3	2	0	1	2	No	2009	0.14	1,315	\$1.44	\$1,900	\$1.44	\$1,900	06/08/2024	9	9
2865428	MA	18612 Great Falls Dr	Briarcreek Sec 05	1	4	2	0	1	2	No	2009	0.14	1,561	\$1.35	\$2,100	\$1.35	\$2,100	07/05/2024	3	152
1420998	MA	11525 Hungry Horse Dr	Briarcreek Sec 03	1	3	2	0	1	2	No	2004	0.16	1,300	\$1.42	\$1,850	\$1.42	\$1,850	07/08/2024	5	5

7	Total Closed Listings	Min	3	2	0	1	2	2004	0.14	1,300	\$1.25	\$1,850	\$1.25	\$1,850				3	5
		Max	4	2	1	2	2	2009	0.17	1,580	\$1.44	\$2,100	\$1.44	\$2,100				129	152
		Avg	3	2	0	1	2	2006	0.15	1,407	\$1.37	\$1,928	\$1.38	\$1,935				31	52
		Med	3	2	0	1	2	2005	0.16	1,398	\$1.39	\$1,900	\$1.42	\$1,900				10	27

7	Total Residential Lease	Average for all:	3	2	0	1	2	2006	0.15	1,407	\$1.37	\$1,928	\$1.38	\$1,935				31	52
		Median for all:	3	2	0	1	2	2005	0.16	1,398	\$1.39	\$1,900	\$1.42	\$1,900				10	27

		Min	Max	Avg	Med
Quick Statistics	List Price	\$1,850	\$2,100	\$1,928	\$1,900
	Sale Price	\$1,850	\$2,100	\$1,935	\$1,900
	Sale / List	100.0%	102.6%	100.4%	100.0%

This search was narrowed to a specific set of Properties. **Property Type** is 'Residential Lease' **Status** is 'Closed' 02/20/2025 to 02/21/2024 **Status** is one of 'Active', 'Active Under Contract', 'Pending' **Property Sub Type** is 'Single Family Resi' **Latitude, Longitude** is within 0.25 mi of 18325 Great Falls Dr, Manor, TX 78653, USA, is around 30.32, -97.53

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***Presented by: Jordan Bertrand***

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This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.

# Low Jack Foundation repair

13029 Player St. Houston Texas 77045

Tel: 713 306 6974 or 832 542 1146

We will inspect and increase the level of the house to uppermost point in any area that is needed. We will do that by placing driven concrete piers to an acceptable leveling point. Also, we will break out and reinstall concrete in any area where a pier is needed, and concrete is obstructing the work area. We will restore any hardwood floors that had to be severed with plywood. We will not be accountable for reinstalling any tile that was broken up. **Any other work to be performed must be written under this line or otherwise is not included in the contract.**

Low Jack foundation repair proposes to provide all labor to complete the following job at the following address:

18325 Great Falls Dr, Manor, TX 78653

The cost for leveling this house will be \$6,875

(17) Piers will be driven to reinforce the exterior beam of the house for additional strength.

(8) Piers will be installed or adjusted in the interior of the house to help with the leveling.

( ) concrete break outs to access under foundation (interior or exterior) (additional charge already included in price)

**Sewer plumbing may break under slab after foundation has been lifted. A hydrostatic test is recommended to check for leaks.**

Any engineer's report or permit fees are an additional charge not included in our price; they must also be requested in writing.

The owner may order extra work to be done, not mentioned in this contract, in which event, a separate contract for such work shall be entered into by the homeowner and Low Jack Foundation Repair.

**Low Jack Foundation Repair will** issue a lifetime service agreement with a transferable warranty only on the piers established.

we will free up gas and water supply lines to house by digging trenches to free up lines, however, we will not be responsible for cast iron sewer lines due to are, deterioration, and degradation. We will also temporarily remove any plants, shrubs, and landscaping that may get in the way of the foundation repair. Once the job is done, we will replant everything back, but we will not be responsible for, nor guarantee the survival of the plants.

A possibility exists that the electrical meter or gas meter may need to be disconnected to avoid major damage to the components. If this is needed, Low Jack will do the disconnection, but we will not be responsible to reconnect or pay for the reconnection of this meter.

All plumbing, including joints or fittings, deteriorated or leaking pipes, or sprinkler/irrigation systems which have preexisting problems or problems resulting from work performed will not be repaired by Low Jack Foundation Repair unless otherwise noted.

( *This paper is not a warranty!!* )



Rehab Item	Quantity	Units	Unit Price	Sub Total
Interior Paint	1315.00	sqft	\$3.50	\$4,602.50
Laminate Flooring	1315.00	sqft	\$4.00	\$5,260.00
Kitchen Cabinets	4000.00	job	\$1.00	\$4,000.00
Countertops - Quartz	3000.00	job	\$1.00	\$3,000.00
Sink and Faucets - Standard	1.00	job	\$250.00	\$250.00
Appliances - Standard	1.00	job	\$3,000.00	\$3,000.00
Bath Complete - Standard	2.00	job	\$3,000.00	\$6,000.00
Fixtures - Standard	7.00	each	\$50.00	\$350.00
Fans - Standard	4.00	each	\$150.00	\$600.00
Doors - Exterior	2.00	each	\$200.00	\$400.00
Doors - Front	1.00	each	\$750.00	\$750.00
Door Knobs - Non-Locking	7.00	each	\$15.00	\$105.00
Door Knobs - Locking	7.00	each	\$25.00	\$175.00
Door Knobs - Front Entry	1.00	each	\$100.00	\$100.00
Water Heater	1.00	each	\$1,250.00	\$1,250.00
Foundation	7000.00	get bid	\$1.00	\$7,000.00
HVAC Install - New	5500.00	job	\$1.00	\$5,500.00
Roof - Replace	6000.00	job	\$1.00	\$6,000.00
Trashout	1.00	load	\$750.00	\$750.00
Misc.	907.50	each	\$1.00	\$907.50

**Estimate Total: \$50,000.00**

*\* Buyer acknowledges that Buyer is not relying on any reports, bids, inspections, or any statements (oral, written or transmitted electronically), made or provided by Seller or by Seller's affiliates or agents (including NetWorth Realty of Austin, LLC), and is relying solely on Buyer's investigations and inspections of the Property in entering into this Real Estate Contract.*