	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	N/A	2	N/A	N/A	05/18/1989
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	1,130	7,292	1973	SFR	

OWNER INFORMATION			
Owner Name	Shipley Melvin L	Tax Billing Zip	78745
Owner Name 2	Shipley Maycel M	Tax Billing Zip+4	4715
Tax Billing Address	6606 Lancret Hill Dr	Owner Vesting	Husband/Wife
Tax Billing City & State	Austin, TX	Owner Occupied	No

COMMUNITY INSIGHTS			
Median Home Value	\$378,825	School District	AUSTIN ISD
Median Home Value Rating	6 / 10	Family Friendly Score	19 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	22 / 100	Walkable Score	61 / 100
Total Incidents (1 yr)	127	Q1 Home Price Forecast	\$376,240
Standardized Test Rank	24 / 100	Last 2 Yr Home Appreciation	-10%

LOCATION INFORMATION			
School District	01	Mapsco	643-V
School District Name	Austin ISD	MLS Area	10S
Census Tract	24.24	Zip Code	78745
Subdivision	Carrell Oaks Sec 02	Zip + 4	5458
6th Grade School District/School Name	Bedichek	Flood Zone Date	09/26/2008
Elementary School District	Williams	Most Hazardous Flood Zone	X
Middle School District/School Name	Bedichek	Within 250 Feet of Multiple Flood Zone	No
Neighborhood Code	J4000-J4000	Flood Zone Panel	48453C0585H
High School District/School Name	Crockett	Carrier Route	C021

TAX INFORMATION			
Property ID 1	332817	Tax Area (113)	0A
Property ID 2	04191508050000	Tax Appraisal Area	0A
Property ID 3	332817	% Improved	29%
Legal Description	LOT 18 BLK F CARRELL OAKS SE C 2		
Actual Tax Year	2024	Block	F
Actual Tax	\$7,681	Lot	18

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Market Value - Total	\$387,581	\$397,168	\$493,944
Market Value - Land	\$275,000	\$275,000	\$275,000
Market Value - Improved	\$112,581	\$122,168	\$218,944
Assessed Value - Total	\$387,581	\$397,168	\$493,944
Assessed Value - Land	\$275,000	\$275,000	\$275,000
Assessed Value - Improved	\$112,581	\$122,168	\$218,944
YOY Assessed Change (\$)	-\$9,587	-\$96,776	
YOY Assessed Change (%)	-2.41%	-19.59%	
Tax Amount - Estimated	Tax Year	Change (\$)	Change (%)
\$9,755	2022		
\$7,186	2023	-\$2,569	-26.34%
\$7,681	2024	\$495	6.89%
Jurisdiction	Tax Type	Tax Amount	Tax Rate
Austin ISD	Actual	\$3,683.96	.9505
City Of Austin	Actual	\$1,851.09	.4776
Travis County	Actual	\$1,335.00	.34445

Travis Co Hospital Dist	Actual	\$418.47	.10797
Austin Comm Coll Dist	Actual	\$392.62	.1013
Total Estimated Tax Rate			1.9818

CHARACTERISTICS			
County Use Code	Single Family Residence	Roof Shape	Gable
Land Use	SFR	Construction	Wood
Lot Acres	0.1674	Year Built	1973
Gross Area	1,610	Foundation	Slab
Building Sq Ft	1,130	# of Buildings	1
Above Gnd Sq Ft	1,130	Building Type	Single Family
Ground Floor Area	1,130	Fireplace	Y
Garage Type	Attached Garage	Lot Depth	124
Garage Sq Ft	480	Lot Area	7,292
Stories	1	Lot Frontage	60
Total Baths	2	No. of Porches	1
Full Baths	2	Parking Type	Attached Garage
Fireplaces	1	Patio/Deck 1 Area	160
Cooling Type	Central	Porch 1 Area	60
Heat Type	Central	No. of Patios	1
Porch	Open Porch	Num Stories	1
Patio Type	Covered Terrace	Porch Type	Open Porch
Roof Type	Gable	County Use Description	Single Family Residence-A1
Roof Material	Composition Shingle		

FEATURES				
Feature Type	Unit	Size/Qty	Year Built	Value
1st Floor	S	1,130	1973	\$90,483
Garage Att 1st F	S	480	1973	\$11,122
Hvac Residential	S	1,130	1973	\$2,001
Bathroom	U	2	1973	
Fireplace	U	1	1973	\$3,028
Terrace Covered	S	160	1973	\$3,924
Porch Open 1st F	S	60	1973	\$1,190

SELL SCORE			
Rating	Moderate	Value As Of	2025-02-23 04:43:07
Sell Score	543		

ESTIMATED VALUE			
RealAVM™	\$410,200	Confidence Score	84
RealAVM™ Range	\$374,000 - \$446,300	Forecast Standard Deviation	9
Value As Of	02/18/2025		

(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	2739	Cap Rate	4.2%
Estimated Value High	3456	Forecast Standard Deviation (FSD)	0.26
Estimated Value Low	2022		

(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	12/28/2004	05/22/1989	
Sale/Settlement Date	12/17/2004	05/18/1989	10/24/1979
Document Number	238394	10943-1002	6764-1902
Document Type	Warranty Deed	Warranty Deed	Warranty Deed
Buyer Name	Shipley Melvin L & Maycel M	Shipley Ronald & Linda	

MORTGAGE HISTORY		
Mortgage Date	05/22/1989	05/22/1989
Mortgage Amount		\$43,000
Mortgage Lender	Lomas Mtg Usa Inc	Lumbermens Inv Corp/Tx
Mortgage Type		Fha
Mortgage Code	Resale	Resale

PROPERTY MAP

\*Lot Dimensions are Estimated

905 Acorn Oaks Dr Austin, TX 78745

**Status:** AU

**MLS Area:** 10S

**Subdiv:** Hillside Oaks

**Acres:** 0.177

**List Price:** \$469,000

**Yr Built:** 1977

**ADOM: 8**

**Type:** Single Family Resi

**SqFt:** 1,182

**\$SqFt:** \$396.79



**Bd: 3 M Bd: 3 Lv: 1 FP: 1 Est Tax: \$6,910**

**ISD:** [Austin](#)

**FB: 2 HB: 0 Dn: 0 Gar: 2 Tax Rate: 1.8**

**Elem:** Williams

**HOA:**

**Pool:** No

**M/JS:** Bedichek

**View:** Neighborhood

**High:** Crockett

**Unit Style:** Single-level Floor Plan

**Laundry:** In Garage

**Flooring:** Vinyl

**Interior Feat:** Ceiling Fan(s), Ceiling(s)-Beamed, Ceiling(s)-Vaulted, Counter-Granite, Dryer-Gas Hookup, No Interior Steps, Primary Bedroom on Main, Two Primary Closets, Washer Hookup

**Exterior Feat:** Gutters-Partial, Private Yard

**Appliances:** Dishwasher, Gas Range, Microwave, Refrigerator

### Remarks

**Public Remarks:** Welcome to your dream home in the heart of South Austin! This beautifully updated mid-century gem is a 3-bedroom, 2-bathroom single-story residence, perfectly situated less than 7 miles from downtown Austin. Enjoy the convenience of being close to the airport and vibrant local venues like Moontower and Armadillo Den. Step inside to discover an open-concept living, dining, and kitchen area that boasts a modern and efficient floor plan. The living room is a true showstopper, featuring gorgeous hardwood flooring and a high vaulted ceiling that enhances the sense of space and light. Fresh paint and new light fixtures throughout the home add a contemporary touch. The mother-in-law floor plan offers privacy and functionality, with recently remodeled bathrooms that exude style and comfort. The property also includes a versatile outbuilding, just waiting for your creative renovation ideas. One of the standout features of this home is its serene setting with no back neighbor, providing a peaceful retreat in the bustling city. Don't miss out on this chance to own a piece of South Austin charm.



**1110 Echo Ln Austin, TX 78745**

**Status:** C

**MLS Area:** 10S

**Subdiv:** Carrell Oaks Sec 02

**Acres:** 0.172

**List Price:** \$450,000

**Yr Built:** 1974

**ADOM:** 103

**Type:** Single Family Resi

**SqFt:** 1,212

**\$SqFt:** \$371.29



**Bd: 3 M Bd: 3 Lv: 1 FP: 1 Est Tax: \$6,639**

**ISD:** [Austin](#)

**FB: 2 HB: 0 Dn: 1 Gar: 2 Tax Rate: 1.8**

**Elem:** Williams

**HOA:** \$0

**Pool:** No

**M/JS:** Bedichek

View: None

**High:** Crockett

**Unit Style:**

**Laundry:** In Hall, Inside, Main Level

**Flooring:** Vinyl

**Interior Feat:** Bookcases, Built-in Features, Ceiling Fan(s), Ceiling(s)-Beamed, Counter-Quartz, Dryer-Electric Hookup, Eat-in Kitchen, Entrance Foyer, High Speed Internet, No Interior Steps, Pantry, Primary Bedroom on Main, Soaking Tub, Storage, Walk-In Closet(s), Washer Hookup

**Exterior Feat:** Gutters-Partial, Private Yard

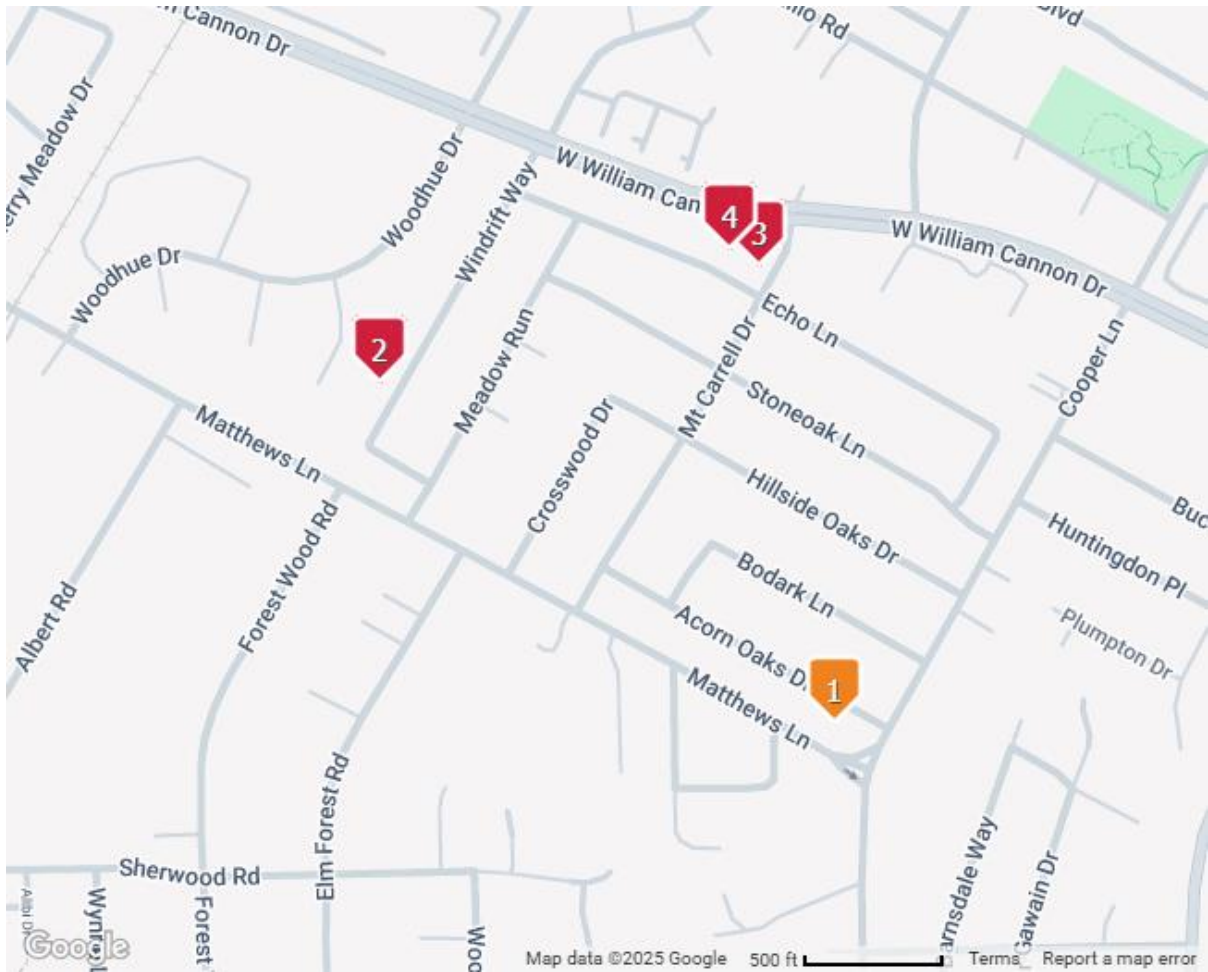
**Appliances:** Dishwasher, Electric Range, Range Hood

### Remarks

**Public Remarks:** Welcome to your urban retreat in the heart of vibrant 78745! This charming and newly renovated home offers classic Austin character with a modern attitude for the discerning home seeker. Enjoy the open, spacious layout defying the seemingly quaint footprint after being greeted by a bright atmosphere and a woodburning fireplace with built-in bookshelves as the centerpiece. The spacious kitchen exudes luxury with sleek cabinets and quartz countertops all packaged in a practical layout with stainless appliances and natural light making morning coffee even merrier. Spread out with 3 bona fide bedrooms, two contemporary bathrooms, a sizeable garage, and a fully fenced backyard for fido with a dedicated gardening space. Conveniently located a brief drive from downtown Austin, this home offers easy access to some of the city's best dining, shopping, and entertainment options. Explore the vibrant nightlife of South Lamar, or take in the natural beauty of the many nearby parks and green spaces. With its unbeatable location, thoughtful design, and modern amenities, this home truly offers the best of Austin living.

**Sold Date:** 09/10/2024

**Closed Price:** \$450,000



	St	List ID	Prop Type	Address	City	BR	FB	HB	SqFt	Price	List Date
1	AU	<a href="#">6165085</a>	SF	905 Acorn Oaks Dr	Austin	3	2	0	1,182	\$469,000	02/17/25
2	C	<a href="#">3197314</a>	SF	7012 Windrift Way	Austin	3	2	0	1,282	\$440,000	06/06/24
3	C	<a href="#">2866611</a>	SF	1106 Echo Ln	Austin	3	2	0	1,226	\$450,000	11/01/24
4	C	<a href="#">4714927</a>	SF	1110 Echo Ln	Austin	3	2	0	1,212	\$450,000	03/04/24



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
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Listings: Active Under Contract

6165085	10S	905 Acorn Oaks Dr	Hillside Oaks	1	3	2	0	1	2	No	1977	0.18	1,182	\$396.79	\$469,000				8	8
1	Total Active Under Contract Listings		Min		3	2	0	1	2		1977	0.18	1,182	\$396.79	\$469,000				8	8
			Max		3	2	0	1	2		1977	0.18	1,182	\$396.79	\$469,000				8	8
			Avg		3	2	0	1	2		1977	0.18	1,182	\$396.79	\$469,000				8	8
			Med		3	2	0	1	2		1977	0.18	1,182	\$396.79	\$469,000				8	8

Listings: Closed

3197314	10S	7012 Windrift Way	Carrell Oaks Sec 02	1	3	2	0	1	2	No	1974	0.15	1,282	\$351.01	\$450,000	\$343.21	\$440,000	10/18/2024	90	214
2866611	10S	1106 Echo Ln	Carrell Oaks Sec 02	1	3	2	0	1	2	No	1974	0.17	1,226	\$407.01	\$499,000	\$367.05	\$450,000	02/13/2025	78	78
4714927	10S	1110 Echo Ln	Carrell Oaks Sec 02	1	3	2	0	1	2	No	1974	0.17	1,212	\$371.29	\$450,000	\$371.29	\$450,000	09/10/2024	103	103
3	Total Closed Listings		Min		3	2	0	1	2		1974	0.15	1,212	\$351.01	\$450,000	\$343.21	\$440,000		78	78
			Max		3	2	0	1	2		1974	0.17	1,282	\$407.01	\$499,000	\$371.29	\$450,000		103	214
			Avg		3	2	0	1	2		1974	0.17	1,240	\$376.44	\$466,333	\$360.52	\$446,667		90	132
			Med		3	2	0	1	2		1974	0.17	1,226	\$371.29	\$450,000	\$367.05	\$450,000		90	103

4	Total Residential Listings		Average for all:		3	2	0	1	2		1975	0.17	1,226	\$381.53	\$467,000	\$360.52	\$446,667		70	101
			Median for all:		3	2	0	1	2		1974	0.17	1,219	\$384.04	\$459,500	\$367.05	\$450,000		84	91



Quick  
Statistics

	Min	Max	Avg	Med
List Price	\$450,000	\$499,000	\$467,000	\$459,500
Sale Price	\$440,000	\$450,000	\$446,667	\$450,000
Sale / List	90.2%	100.0%	96.0%	97.8%

This search was narrowed to a specific set of Properties. **Property Type** is 'Residential' **Status** is 'Closed' 03/01/2025 to 08/13/2024 **Status** is one of 'Active', 'Active Under Contract', 'Pending' **Property Sub Type** is 'Single Family Resi' **Latitude, Longitude** is within 0.25 mi of 1114 Stoneoak Ln, Austin, TX 78745, USA, is around 30.20, -97.80

*Presented by: Spencer Bowman*

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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:** [6589395](#)    **7001 Cherry Meadow Dr Austin, TX 78745**    **List Price:** \$2,000  
**Status:** C    **MLS Area:** 10S    **Subdiv:** Cherry Meadows    **Acres:** 0.130    **Yr Built:** 1971  
**ADOM:** 139    **Type:** Single Family Resi    **SqFt:** 1,058    **\$SqFt:** \$1.89



**Bd:** 4    **M Bd:** 4    **Lv:** 1    **FP:**    **Est Tax:**    **ISD:** [Austin](#)  
**FB:** 2    **HB:** 0    **Dn:** 1    **Gar:** 0    **Tax Rate:**    **Elem:** [Cunningham](#)  
**Lse:**    **HOA:**    **Pool:** No    **M/JS:** [Covington](#)  
**Pets:** Medium (< 35 lbs), Negotiable    **High:** [Crockett](#)  
**View:**  
**Laundry:** Laundry Room  
**Unit Stl:**  
**Floor:** Tile, Vinyl  
**Appliance:** Refrigerator Free-Standing, Washer/Dryer, Water Heater-Gas  
**Interior:** Counter-Granite, No Interior Steps, Primary Bedroom on Main

#### Remarks

**Public Remarks:** Amazing, central location with numerous amenities nearby. This single-story, FOUR BEDROOM home backs to greenbelt with a large, fenced backyard. Fridge, washer and dryer are included. Home was freshly painted in 2024, and the roof and HVAC are each 3 years old. Apply here with Rentspree: <https://apply.link/4cBkWFS>

**Sold Date:** 01/25/2025

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

**List ID:** [8550533](#)    **1205 Stoneoak Ln Austin, TX 78745**    **List Price:** \$2,095  
**Status:** C    **MLS Area:** 10S    **Subdiv:** Carrell Oaks Sec 02    **Acres:** 0.174    **Yr Built:** 1974  
**ADOM:** 95    **Type:** Single Family Resi    **SqFt:** 1,212    **\$SqFt:** \$1.73



**Bd:** 3    **M Bd:** 3    **Lv:** 1    **FP:** 1    **Est Tax:**    **ISD:** [Austin](#)  
**FB:** 2    **HB:** 0    **Dn:** 1    **Gar:** 2    **Tax Rate:**    **Elem:** [Williams](#)  
**Lse:** 24    **HOA:** No    **Pool:** No    **M/JS:** [Bedichek](#)  
**Pets:** Negotiable    **High:** [Crockett](#)  
**View:** None  
**Laundry:** In Hall  
**Unit Stl:** 1st Floor Entry, Single-level Floor Plan  
**Floor:** Tile, Vinyl  
**Appliance:** Dishwasher, Disposal, Electric Range, Range Free-Standing, Water Heater-Gas  
**Interior:** Ceiling Fan(s), Open Floorplan, Primary Bedroom on Main

#### Remarks

**Public Remarks:** Recently refurbished home on corner lot. 3/2/2 on quiet street. Vinyl plank and ceramic tile. No carpet. Excellent condition. Quiet street. Near Mopac, William Cannon, and IH35.

**Sold Date:** 02/14/2025

**Closed Price:** \$2,095

**List ID:** [4642310](#)**7003 Cherry Meadow Dr Austin, TX 78745****Status:** C**MLS Area:** 10S**Subdiv:** Cherry Meadows**Acres:** 0.136**List Price:** \$2,400**ADOM:** 56**Type:** Single Family Resi**SqFt:** 1,088**Yr Built:** 1970**\$SqFt:** \$2.21**Bd:** 3 **M Bd:** 3 **Lv:** 1 **FP:** 0 **Est Tax:****ISD:** [Austin](#)**FB:** 1 **HB:** 0 **Dn:** 1 **Gar:** 0 **Tax Rate:****Elem:** [Cunningham](#)**Lse:** 24**HOA:** No **Pool:** No**M/JS:** [Covington](#)**Pets:** No Breed restrictions**High:** [Crockett](#)**View:** Creek/Stream, Park/Greenbelt**Laundry:** Laundry Closet**Unit Stl:** Single-level Floor Plan**Floor:** Tile**Appliance:** Dishwasher, Electric Cooktop, Exhaust Fan, Microwave, Range Free-Standing Gas, Refrigerator, Washer/Dryer Stacked**Interior:** Primary Bedroom on Main, Wired for Sound

### Remarks

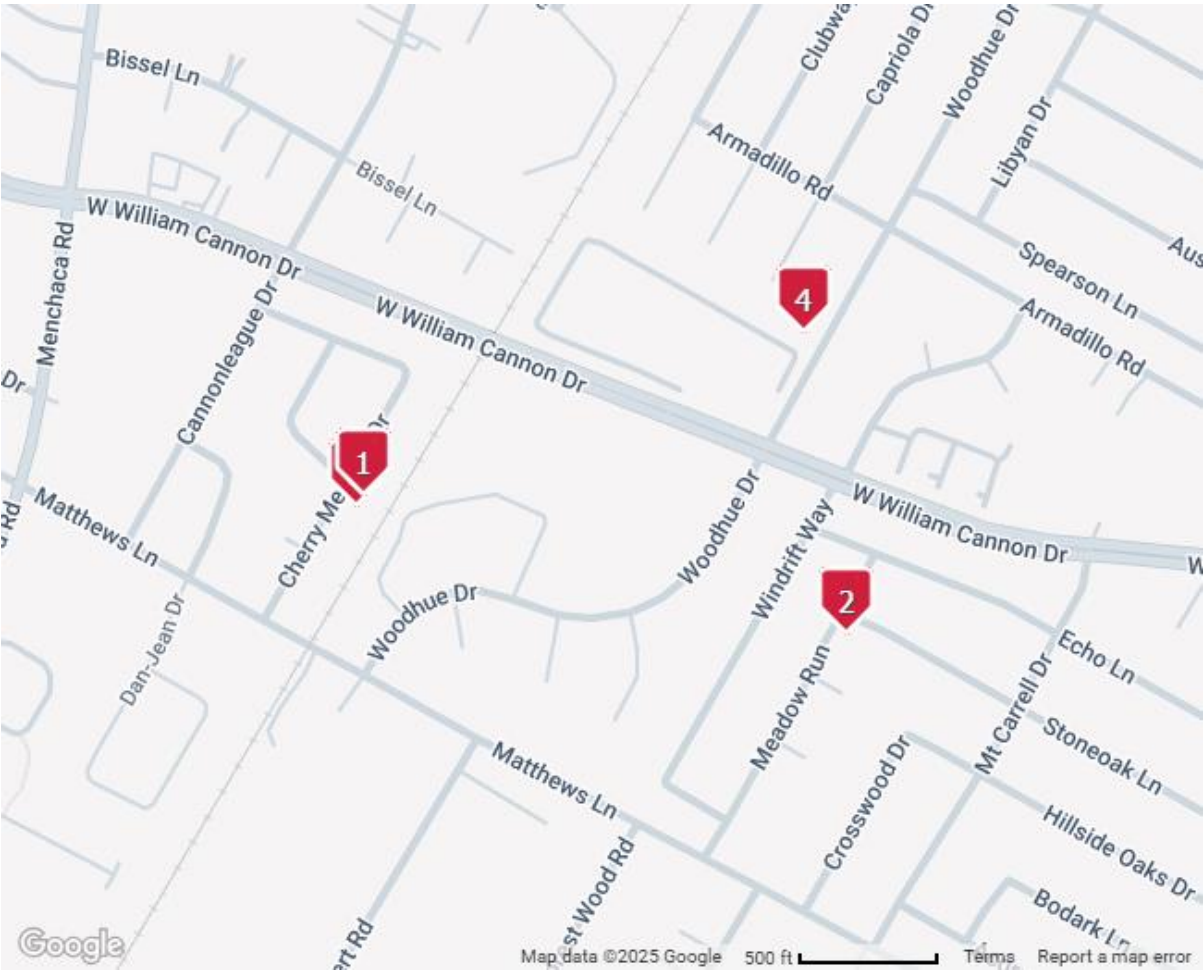
**Public Remarks:** Welcome to your dream home in the heart of Austin! This fully remodeled 3-bedroom, 1-bathroom residence is a true gem. Nestled in a tranquil neighborhood, this charming home offers the perfect blend of modern amenities and classic appeal. As you step inside, you'll immediately notice the attention to detail that went into every aspect of this home's renovation. The interior boasts a fresh and bright atmosphere, complete with recessed lighting that illuminates the brand-new quartz countertops and beautiful finishes. One of the standout features of this property is the spacious backyard, a haven for pets and outdoor enthusiasts alike. There are no direct neighbors in the rear, allowing for a sense of privacy and serenity. Imagine enjoying your morning coffee in the backyard or hosting barbecues with friends and family. But that's not all; this home comes with the convenience of choice. You can lease it fully furnished or unfurnished, making it easy for you to settle in just the way you like. Plus, the washer and dryer are included, saving you the hassle of purchasing and moving these essential appliances. Located just 6 miles south of Downtown and 10 miles from the Airport, this property is ideally situated to provide easy access to all the vibrant attractions Austin has to offer. Within walking distance, you'll find restaurants, grocery stores, coffee shops, banks, and more, ensuring that everything you need is right at your doorstep. Don't miss out on the opportunity to make this beautifully remodeled house your home sweet home. Contact us today to schedule a viewing and experience the best of Austin living.

**Sold Date:** 12/09/2024**Closed Price:** \$2,400**List ID:** [9390117](#)**6708 Woodhue Dr Austin, TX 78745****Status:** C**MLS Area:** 10N**Subdiv:** Cooper Oaks Sec 02-A**Acres:** 0.176**List Price:** \$2,600**ADOM:** 99**Type:** Single Family Resi**SqFt:** 1,072**Yr Built:** 1978**\$SqFt:** \$2.33**Bd:** 3 **M Bd:** 3 **Lv:** 1 **FP:** 0 **Est Tax:****ISD:** [Austin](#)**FB:** 2 **HB:** 0 **Dn:** 1 **Gar:** 2 **Tax Rate:****Elem:** [Odom](#)**Lse:****HOA:** **Pool:** No**M/JS:** [Bedichek](#)**Pets:** Cats OK, Dogs OK, Small (< 20 lbs), Medium (< 35 lbs), Large (< 50lbs), Negotiable**High:** [Crockett](#)**View:****Laundry:** In Garage**Unit Stl:****Floor:** Vinyl**Appliance:** Dishwasher, Disposal, Dryer, Electric Cooktop, Ice Maker, Microwave, Oven, Refrigerator, Washer/Dryer**Interior:** Ceiling Fan(s), See Remarks

### Remarks

**Public Remarks:** AVAILABLE Jan 1, 2025. Located in the desirable Emerald Forest/Cooper Oaks neighborhood, this beautifully and thoughtfully renovated South Austin home offers a perfect mix of modern upgrades and outdoor space. Featuring three bedrooms and two full baths, the home showcases stylish finishes throughout, including a sleek kitchen with subway tile backsplash and stainless steel appliances. While the bedrooms and bathrooms are cozy, they are designed for functionality and comfort, maximizing the use of space. The true highlight is the expansive backyard—ideal for outdoor living, whether you're looking to relax in private or entertain guests. With mature trees providing shade, the backyard becomes your own peaceful retreat. A manicured front lawn adds to the home's curb appeal, and the location places you just minutes from downtown, South Congress, and South Austin's top spots, making this a perfect place for those seeking both space and proximity to Austin's best destinations.

**Sold Date:** 01/15/2025**Closed Price:** \$2,500



	St	List ID	Prop Type	Address	City	BR	FB	HB	SqFt	Price	List Date
1	C	<a href="#">6589395</a>	SF	7001 Cherry Meadow Dr	Austin	4	2	0	1,058	\$2,000	08/26/24
2	C	<a href="#">8550533</a>	SF	1205 Stoneoak Ln	Austin	3	2	0	1,212	\$2,095	11/11/24
3	C	<a href="#">4642310</a>	SF	7003 Cherry Meadow Dr	Austin	3	1	0	1,088	\$2,400	10/09/24
4	C	<a href="#">9390117</a>	SF	6708 Woodhue Dr	Austin	3	2	0	1,072	\$2,500	09/24/24

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

6589395	10S	7001 Cherry Meadow Dr	Cherry Meadows	1	4	2	0	1	0	No	1971	0.13	1,058	\$1.89	\$2,000	\$1.89	\$2,000	01/25/2025	139	138
8550533	10S	1205 Stoneoak Ln	Carrell Oaks Sec 02	1	3	2	0	1	2	No	1974	0.17	1,212	\$1.73	\$2,095	\$1.73	\$2,095	02/14/2025	95	95
4642310	10S	7003 Cherry Meadow Dr	Cherry Meadows	1	3	1	0	1	0	No	1970	0.14	1,088	\$2.21	\$2,400	\$2.21	\$2,400	12/09/2024	56	56
9390117	10N	6708 Woodhue Dr	Cooper Oaks Sec 02-A	1	3	2	0	1	2	No	1978	0.18	1,072	\$2.43	\$2,600	\$2.33	\$2,500	01/15/2025	99	99

4	Total Closed Listings	Min	3	1	0	1	0	1970	0.13	1,058	\$1.73	\$2,000	\$1.73	\$2,000	56	56
		Max	4	2	0	1	2	1978	0.18	1,212	\$2.43	\$2,600	\$2.33	\$2,500	139	138
		Avg	3	2	0	1	1	1973	0.15	1,108	\$2.07	\$2,274	\$2.04	\$2,249	97	97
		Med	3	2	0	1	1	1973	0.16	1,080	\$2.05	\$2,248	\$2.05	\$2,248	97	97

4	Total Residential Lease	Average for all:	3	2	0	1	1	1973	0.15	1,108	\$2.07	\$2,274	\$2.04	\$2,249	97	97
		Median for all:	3	2	0	1	1	1973	0.16	1,080	\$2.05	\$2,248	\$2.05	\$2,248	97	97

		Min	Max	Avg	Med
Quick Statistics	List Price	\$2,000	\$2,600	\$2,274	\$2,248
	Sale Price	\$2,000	\$2,500	\$2,249	\$2,248
	Sale / List	96.2%	100.0%	99.0%	100.0%

This search was narrowed to a specific set of Properties. **Property Type** is 'Residential Lease' **Status** is 'Closed' 03/01/2025 to 12/01/2024 **Status** is one of 'Active', 'Active Under Contract', 'Pending' **Latitude, Longitude** is within 0.25 mi of 1114 Stoneoak Ln, Austin, TX 78745, USA, is around 30.20, -97.80

Presented by: Spencer Bowman

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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.

Rehab Item	Quantity	Units	Unit Price	Sub Total
popcorn	3000.00		\$1.00	\$3,000.00
Interior Paint	1130.00	sqft	\$3.50	\$3,955.00
Exterior Paint - Full	1130.00	sqft	\$3.00	\$3,390.00
Tile/Travertine	1130.00	sqft	\$4.00	\$4,520.00
Kitchen Cabinets	5000.00	job	\$1.00	\$5,000.00
Countertops - Quartz	5000.00	job	\$1.00	\$5,000.00
Appliances - Retail	1.00	job	\$5,000.00	\$5,000.00
Fixtures - Retail	4.00	each	\$150.00	\$600.00
Recessed Lighting	20.00	each	\$40.00	\$800.00
Fans - Standard	4.00	each	\$150.00	\$600.00
Window Install - New	6.00	window	\$500.00	\$3,000.00
Doors - Interior	10.00	each	\$150.00	\$1,500.00
Doors - Exterior	1.00	each	\$200.00	\$200.00
Doors - Front	1.00	each	\$750.00	\$750.00
Doors - French/Double Door	1.00	each	\$1,000.00	\$1,000.00
Door Knobs - Front Entry	2.00	each	\$100.00	\$200.00
Garage Door - Single	2.00	each	\$750.00	\$1,500.00
Garage Door - Opener	1.00	each	\$300.00	\$300.00
Water Heater	1.00	each	\$1,250.00	\$1,250.00
Fence - Wood	200.00	linear ft	\$25.00	\$5,000.00
Electrical - New Panel	1.00	each	\$1,500.00	\$1,500.00
Electrical - Rewire	6000.00	job	\$1.00	\$6,000.00
Foundation	8280.00	get bid	\$1.00	\$8,280.00
Plumbing	2500.00	job	\$1.00	\$2,500.00
HVAC Install - New	6000.00	job	\$1.00	\$6,000.00
Siding	3000.00	job	\$1.00	\$3,000.00
Trashout	1.00	load	\$750.00	\$750.00
Misc.	5405.00	each	\$1.00	\$5,405.00

**Estimate Total: \$80,000.00**

*\* 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.*