

**8308 Foxhound Trl, Austin, TX 78729-7230, Williamson County**

APN: R065320 CLIP: 1067431046

	MLS Beds <b>3</b>	MLS Full Baths <b>2</b>	Half Baths <b>N/A</b>	Sale Price <b>N/A</b>	Sale Date <b>09/23/2020</b>
	MLS Sq Ft <b>1,707</b>	Lot Sq Ft <b>9,119</b>	MLS Yr Built <b>1983</b>	Type <b>SFR</b>	

OWNER INFORMATION			
Owner Name	Kowtko Chandler	Tax Billing Zip	94301
Owner Name 2	Hindery Michael	Tax Billing Zip+4	2115
Tax Billing Address	730 Hamilton Ave	Owner Occupied	No
Tax Billing City & State	Palo Alto, CA		

COMMUNITY INSIGHTS			
Median Home Value	\$547,291	School District	ROUND ROCK ISD
Median Home Value Rating	7 / 10	Family Friendly Score	35 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	42 / 100	Walkable Score	58 / 100
Total Incidents (1 yr)	118	Q1 Home Price Forecast	\$543,487
Standardized Test Rank	52 / 100	Last 2 Yr Home Appreciation	-10%

LOCATION INFORMATION			
School District	Round Rock ISD	MLS Area	NW
School District Name	Round Rock ISD	Zip Code	78729
Census Tract	204.10	Zip + 4	7230
Subdivision	Hunters Chase Sec 02	Flood Zone Date	12/20/2019
Elementary School District	Live Oak	Most Hazardous Flood Zone	X
Middle School District/School Name	Deerpark	Within 250 Feet of Multiple Flood Zone	Yes (X, Ae)
Neighborhood Code	R380483-R380483	Flood Zone Panel	48491C0610F
High School District/School Name	Mcneil	Carrier Route	C019
Mapsco	434-T		

TAX INFORMATION			
Property ID 1	<a href="#">R065320</a>	Tax Area (113)	GW
Property ID 2	164102000F0034	Tax Appraisal Area	GW
Property ID 3	R065320	% Improved	76%
Legal Description	HUNTERS CHASE SEC 2, BLOCK F, LOT 34		
Actual Tax Year	2024	Block	F
Actual Tax	\$8,172	Lot	34

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Market Value - Total	\$432,635	\$396,611	\$508,964
Market Value - Land	\$105,000	\$105,000	\$105,000
Market Value - Improved	\$327,635	\$291,611	\$403,964
Assessed Value - Total	\$432,635	\$396,611	\$508,964
Assessed Value - Land	\$105,000	\$105,000	\$105,000
Assessed Value - Improved	\$327,635	\$291,611	\$403,964
YOY Assessed Change (\$)	\$36,024	-\$112,353	
YOY Assessed Change (%)	9.08%	-22.07%	
Tax Amount - Estimated	Tax Year	Change (\$)	Change (%)
\$10,266	2022		
\$7,368	2023	-\$2,898	-28.23%
\$8,172	2024	\$804	10.91%
Jurisdiction	Tax Type	Tax Amount	Tax Rate
Austin City	Actual	\$2,066.26	.4776
Williamson County	Actual	\$1,538.75	.35567
Austin Community College	Actual	\$438.26	.1013

Williamson County Fm/Rd	Actual	\$191.78	.04433
Round Rock ISD	Actual	\$3,863.86	.8931
Upper Brshy Cr Wcid	Actual	\$73.55	.017
Total Estimated Tax Rate			1.889

CHARACTERISTICS			
County Use Code	Residential Single Family	Interior Wall	Other
State Use	Residential Single Family	Exterior	Wood
Land Use	SFR	Floor Cover	Carpet
Lot Acres	0.2093	Year Built	1983
Basement Type	MLS: Slab	Effective Year Built	1983
Gross Area	Tax: 1,696 MLS: 1,707	Foundation	Slab
Building Sq Ft	Tax: 1,696 MLS: 1,707	# of Buildings	1
Ground Floor Area	1,696	Building Type	Single Family
Garage Type	Garage	Building Comments	22888438
Garage Sq Ft	380	Elec Svs Type	Electric/Gas
Stories	1	Electric Service Type	Type Unknown
Bedrooms	MLS: 3	Fireplace	Y
Total Baths	2	Fuel Type	Gas
Full Baths	2	Lot Area	9,119
Fireplaces	1	No. of Porches	1
Water	Type Unknown	Parking Type	Type Unknown
Sewer	Type Unknown	Patio/Deck 1 Area	108
Cooling Type	Central	Porch 1 Area	40
Heat Type	Central	No. of Patios	2
Porch	Open Porch	Perimeter of Building	192
Patio Type	Deck	Porch Type	Open Porch
Roof Type	Hip	Sec Patio Area	504
Roof Shape	Hip	County Use Description	Residential Single Family-A1

FEATURES				
Feature Type	Unit	Size/Qty	Year Built	Value
Fireplace	U	1	1983	\$2,980
Deck	S	108	2005	\$2,816
Out Bldg	S	60	2005	\$834
Main Area	S	1,696	1983	\$268,361
Garage	S	380		\$30,064
Open Porch	S	40		\$1,582
Patio/Slab	S	504		\$7,509

SELL SCORE			
Rating	High	Value As Of	2025-02-02 04:42:50
Sell Score	812		

ESTIMATED VALUE			
RealAVM™	\$414,100	Confidence Score	96
RealAVM™ Range	\$388,800 - \$439,400	Forecast Standard Deviation	6
Value As Of	01/27/2025		

(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	2561	Cap Rate	3.3%
Estimated Value High	3208	Forecast Standard Deviation (FSD)	0.25
Estimated Value Low	1914		

(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.

LISTING INFORMATION			
MLS Listing Number	8795253	Listing Date	08/11/2020

MLS Area	NW	MLS Status Change Date	10/08/2020
MLS Status	Closed	Listing Agent Name	462859-Karen Covey
Current Listing Price	\$379,000	Listing Broker Name	GOODWIN PARTNERS, INC.
Original Listing Price	\$379,000		

MLS Listing #	9845486	3064223	466475
MLS Status	Closed	Closed	Closed
MLS Listing Date	11/26/2014	05/16/2005	06/03/1998
MLS Orig Listing Price	\$1,700	\$168,000	\$119,900
MLS Listing Price	\$1,650	\$168,000	\$119,900
MLS Close Date	12/12/2014	07/11/2005	09/22/1998
MLS Listing Close Price	\$1,700	\$167,000	\$115,700
MLS Listing Expiration Date	01/26/2015	11/16/2005	09/03/1998

LAST MARKET SALE & SALES HISTORY				
Recording Date	09/25/2020	06/29/2005	00/2000	00/1998
Sale/Settlement Date	09/23/2020	06/28/2005	07/21/2000	09/22/1998
Document Number	116147	49208	48072	55926
Document Type	Warranty Deed	Warranty Deed	Special Warranty Deed	Warranty Deed
Buyer Name	Kowtko Chandler	Avila Jacinta	Peckham Trust	Peckham William H & Mary E
Seller Name	Avila H Jacinta	Peckham W H III & M E Trust	Owner Record	Owner Record

MORTGAGE HISTORY				
Mortgage Date	09/25/2020	08/15/2011	12/21/2007	06/29/2005
Mortgage Amount	\$281,250	\$125,000	\$33,700	\$133,600
Mortgage Lender	Guaranteed Rate Inc	Jp Morgan Chase Bk	Jp Morgan Chase Bk	Jp Morgan Chase Bk
Mortgage Type	Conventional	Conventional	Conventional	Conventional
Mortgage Code	Resale	Refi	Refi	Resale

PROPERTY MAP

\*Lot Dimensions are Estimated

List ID: 2910885

Status: AU

ADOM: 3

12903 Debarr Dr Austin, TX 78729

MLS Area: NW

Type: Single Family Resi

Subdiv: Milwood Sec 27A

Acres: 0.198

SqFt: 1,626

List Price: \$599,900

Yr Built: 1986

\$SqFt: \$368.94



Bd: 3

FB: 2

HOA:

View: None

Unit Style:

Laundry:

M Bd: 3

HB: 0

Laundry Room

Lv: 2

Dn: 1

FP: 1

Gar: 2

Est Tax: \$7,211

Tax Rate: 1.7

ISD: Round Rock ISD

Elem: Jollyville

M/JS: Deerpark

High: McNeil

Flooring: Vinyl

Interior Feat: Breakfast Bar, Ceiling Fan(s), Ceiling(s)-High, Counter-Quartz, Dry Bar, Dryer-Electric Hookup, Dryer-Gas Hookup, Eat-in Kitchen, Entrance Foyer, French Doors, Kitchen Island, Multiple Dining Areas, Multiple Living Areas, No Interior Steps, Open Floorplan, Primary Bedroom on Main, Recessed Lighting, Walk-In Closet(s), Washer Hookup

Exterior Feat: Electric Car Plug-in, No Exterior Steps, Private Yard

Appliances: Dishwasher, Disposal, E-STAR Qualified Appliances, Exhaust Fan, Microwave, Range Free Standing Electric, Stainless Steel Appliance(s)

Remarks

Public Remarks:

Remodeled stunner in NW Austin! Less than 1 mile to Apple Campus, 5.6 miles to The Domain, 8.3 miles to Dell, 9.6 miles to Samsung. EV Charger Outlet in Garage! Roof and HVAC are less than 3 years old. Brand new windows, kitchen & baths, trim and fixtures. Floor plan is a great mix of open and private spaces. Great flex room at the front of the home could be an office, playroom, media room.... The kitchen has TONS of storage and a large island, including a pot filler and pop-up outlet. Primary suite has tall ceilings and a custom walk in shower. Private backyard with a large deck and fresh sod.

List ID: 3571004

Status: C

ADOM: 6

MLS Area: NW

Type: Single Family Resi

13003 Hunters Chase Dr Austin, TX 78729

Subdiv: Hunters Chase Sec 07 Amd Pt Amd


Acres: 0.182

SqFt: 2,081

List Price: \$625,000

Yr Built: 1994

\$SqFt: \$300.44



Bd: 4M Bd: 4Lv: 2FP: 1Est Tax: \$9,358ISD: Round Rock ISDPond SpringsDeerparkMcNeil

FB: 2HB: 0Dn: 2Gar: 2Tax Rate: 1.9

HOA: \$400/Mandatory/AnnuallyPool: No

View: None

Unit Style: 1st Floor Entry

Laundry: Laundry Room

Flooring: Laminate, No Carpet, Wood

Interior Feat: Breakfast Bar, Ceiling(s)-Cathedral, Ceiling(s)-High, Counter-Granite, Dryer-Electric Hookup, Dryer-Gas Hookup, Multiple Dining Areas, Multiple Living Areas, Open Floorplan Pantry, Primary Bedroom on Main, Smart Home, Track Lighting, Walk-In Closet(s), Washer Hookup

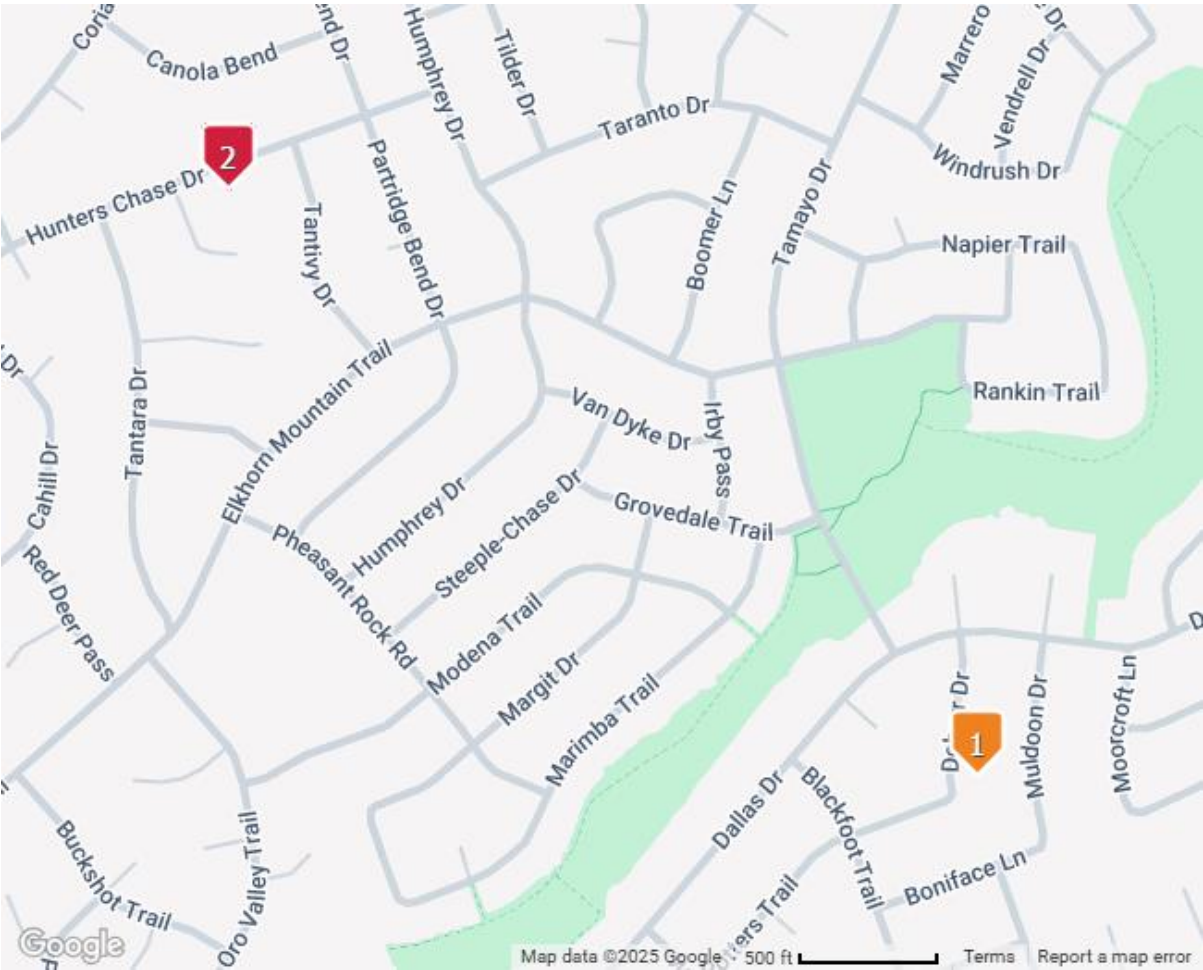
Exterior Feat: Exterior Steps, Gutters-Full, Private Yard

Appliances: Dishwasher, Disposal, Stainless Steel Appliance(s), Washer/Dryer Stacked

Remarks

**Public Remarks:** This beautifully remodeled single-story home in the sought-after Hunter's Chase neighborhood is a true gem. Located just over a mile from the future Apple campus, this property offers a perfect blend of modern luxury and convenient living. Extensive upgrades include but are not limited to a new HVAC, water heater, roof shingles, electrical, plumbing fixtures, and more. The interior of this home has been thoughtfully updated with modern touches and conveniences. The removal of the popcorn ceiling and the addition of premium lighting fixtures create a bright and airy ambiance. All new light switches, outlets, and door knobs add to the fresh feel. The family room features a TV wall mount for entertainment, while the office boasts glass doors for a sleek look. New custom shutters and cordless blinds enhance the windows. The remodeled fireplace, with new brick tile and a modern black steel face, adds a touch of sophistication. Modern laminate flooring replaces carpet in the bedrooms and office, and a built-in bookshelf and desk in the bedroom offer functionality and style. The kitchen shines with a newer refrigerator and a new hood and ventilation above the stove. The fully remodeled laundry/mudroom, complete with a sink, built-in cabinets, and tile flooring, adds convenience and charm. Both bathrooms have been completely remodeled with floor-to-ceiling tile, frameless glass showers, and updated plumbing. The primary closet has been redesigned for maximum space and aesthetic appeal, and an Elfa closet system completes the transformation. The garage is packed with every handy persons dream. All tools convey! Exterior Features offer a Screened-In Porch which is wired for outdoor entertainment and featuring skylights and a ceiling fan for year-round enjoyment. The new wood fence and gates also pride great privacy. Walk to the neighborhood Park and Pool and enjoy outdoor recreation and community amenities. Don't forget about the Award-Winning Round Rock Schools!

Sold Date: 01/15/2025  
Closed Price: \$625,222



	St	List ID	Prop Type	Address	City	BR	FB	HB	SqFt	Price	List Date
1	AU	<a href="#">2910885</a>	SF	12903 Debarr Dr	Austin	3	2	0	1,626	\$599,900	01/24/25
2	C	<a href="#">3571004</a>	SF	13003 Hunters Chase Dr	Austin	4	2	0	2,081	\$625,222	12/05/24

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

2910885	NW	12903 Debarr Dr	Milwood Sec 27A	1	3	2	0	2	2	No	1986	0.20	1,626	\$368.94	\$599,900				3	3
1	Total Active Under Contract Listings		Min								1986	0.20	1,626	\$368.94	\$599,900				3	3
											1986	0.20	1,626	\$368.94	\$599,900				3	3
											1986	0.20	1,626	\$368.94	\$599,900				3	3
											1986	0.20	1,626	\$368.94	\$599,900				3	3

Listings: Closed

3571004	NW	13003 Hunters Chase Dr	Hunters Chase Sec 07 Amd Pt	1	4	2	0	2	2	No	1994	0.18	2,081	\$300.34	\$625,000	\$300.44	\$625,222	01/15/2025	6	5
1	Total Closed Listings		Min								1994	0.18	2,081	\$300.34	\$625,000	\$300.44	\$625,222		6	5
											1994	0.18	2,081	\$300.34	\$625,000	\$300.44	\$625,222		6	5
											1994	0.18	2,081	\$300.34	\$625,000	\$300.44	\$625,222		6	5
											1994	0.18	2,081	\$300.34	\$625,000	\$300.44	\$625,222		6	5

2	Total Residential Listings	Average for all:	4	2	0	2	2	1990	0.19	1,854	\$334.64	\$612,450	\$300.44	\$625,222	5	4
		Median for all:	4	2	0	2	2	1990	0.19	1,854	\$334.64	\$612,450	\$300.44	\$625,222	5	4
			Min			Max		Avg		Med						
Quick Statistics			List Price	\$599,900			\$625,000		\$612,450		\$612,450					
			Sale Price	\$625,222			\$625,222		\$625,222		\$625,222					
			Sale / List	100.0%			100.0%		100.0%		100.0%					



Rehab Item	Quantity	Units	Unit Price	Sub Total
Sheetrock/Texture/Popcorn	2000.00		\$1.00	\$2,000.00
Interior Paint	1707.14	sqft	\$3.50	\$5,975.00
Exterior Paint - Full	1707.00	sqft	\$3.00	\$5,121.00
Carpet - Standard	700.00	sqft	\$3.00	\$2,100.00
Laminate Flooring	1000.00	sqft	\$4.00	\$4,000.00
Kitchen Cabinets	6000.00	job	\$1.00	\$6,000.00
Countertops - Quartz	5500.00	job	\$1.00	\$5,500.00
Sink and Faucets - Standard	1.00	job	\$250.00	\$250.00
Appliances - Standard	1.00	job	\$3,000.00	\$3,000.00
Bath Complete - Retail	2.00	job	\$5,000.00	\$10,000.00
Baths - Surround	1.00	job	\$1,500.00	\$1,500.00
Fixtures - Retail	6.00	each	\$150.00	\$900.00
Fans - Retail	4.00	each	\$250.00	\$1,000.00
Window Install - New	6.00	window	\$500.00	\$3,000.00
Doors - Interior	8.00	each	\$150.00	\$1,200.00
Doors - Exterior	1.00	each	\$200.00	\$200.00
Doors - Front	1.00	each	\$750.00	\$750.00
Doors - French/Double Door	2.00	each	\$1,000.00	\$2,000.00
Door Knobs - Non-Locking	5.00	each	\$15.00	\$75.00
Door Knobs - Locking	7.00	each	\$25.00	\$175.00
Door Knobs - Front Entry	1.00	each	\$100.00	\$100.00
Garage Door - Double	1.00	each	\$1,500.00	\$1,500.00
Fence - Wood	20.00	linear ft	\$25.00	\$500.00
Permits	1.00	each	\$500.00	\$500.00
Plumbing	1500.00	job	\$1.00	\$1,500.00
HVAC Install - New	6000.00	job	\$1.00	\$6,000.00
Roof - Replace	6500.00	job	\$1.00	\$6,500.00
Trashout	1.00	load	\$750.00	\$750.00
Misc.	2904.00	each	\$1.00	\$2,904.00

**Estimate Total: \$75,000.00**

*\* 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.*