



MLS Beds	MLS Full Baths	MLS Half Baths	Sale Price	Sale Date
4	2	1	N/A	N/A
MLS Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
2,232	8,285	1978	SFR	

OWNER INFORMATION			
Owner Name	Hutcheson Peter	Tax Billing Zip	78749
Owner Name 2	Hutcheson Ann Marie	Tax Billing Zip+4	3625
Tax Billing Address	8817 Barrow Glen Loop	Owner Vesting	Husband/Wife
Tax Billing City & State	Austin, TX	Owner Occupied	No

COMMUNITY INSIGHTS			
Median Home Value	\$531,410	School District	AUSTIN ISD
Median Home Value Rating	7 / 10	Family Friendly Score	45 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	24 / 100	Walkable Score	55 / 100
Total Incidents (1 yr)	246	Q1 Home Price Forecast	\$524,042
Standardized Test Rank	39 / 100	Last 2 Yr Home Appreciation	-8%

LOCATION INFORMATION			
School District	01	Mapsco	643-Y
School District Name	Austin ISD	MLS Area	10S
Census Tract	309.00	Zip Code	78745
Subdivision	Southwest Oaks Sec 01	Zip + 4	6010
6th Grade School District/School Name	Covington	Flood Zone Date	09/26/2008
Elementary School District	Cunningham	Most Hazardous Flood Zone	X
Middle School District/School Name	Covington	Within 250 Feet of Multiple Flood Zone	No
Neighborhood Code	J3100-J3100	Flood Zone Panel	48453C0585H
High School District/School Name	Crockett	Carrier Route	C022

TAX INFORMATION			
Property ID 1	333222	Tax Area (113)	0A
Property ID 2	04191908080000	Tax Appraisal Area	0A
Property ID 3	333222	% Improved	49%
Legal Description	LOT 115 SOUTHWEST OAKS SEC 1		
Lot	115		

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Market Value - Total	\$534,174	\$541,002	\$669,780
Market Value - Land	\$275,000	\$275,000	\$275,000
Market Value - Improved	\$259,174	\$266,002	\$394,780
Assessed Value - Total	\$534,174	\$541,002	\$669,780
Assessed Value - Land	\$275,000	\$275,000	\$275,000
Assessed Value - Improved	\$259,174	\$266,002	\$394,780
YOY Assessed Change (\$)	-\$6,828	-\$128,778	
YOY Assessed Change (%)	-1.26%	-19.23%	
Tax Amount - Estimated	Tax Year	Change (\$)	Change (%)
\$13,228	2022		
\$9,788	2023	-\$3,440	-26%
\$9,665	2024	-\$124	-1.26%
Jurisdiction	Tax Type	Tax Amount	Tax Rate
Austin ISD	Estimated	\$4,591.23	.8595
City Of Austin	Estimated	\$2,381.35	.4458
Travis County	Estimated	\$1,627.39	.30466

Travis Co Hospital Dist	Estimated	\$537.87	.10069
Austin Comm Coll Dist	Estimated	\$526.70	.0986
Total Estimated Tax Rate			1.8092

CHARACTERISTICS			
County Use Code	Single Family Residence	Roof Type	Hip
Land Use	SFR	Roof Material	Composition Shingle
Lot Acres	0.1902	Roof Shape	Hip
Basement Type	MLS: Slab	Construction	Wood
Gross Area	2,754	Year Built	1978
Building Sq Ft	2,232	Foundation	Slab
Above Gnd Sq Ft	2,232	# of Buildings	1
Ground Floor Area	1,062	Building Type	Single Family
2nd Floor Area	1,170	Fireplace	Y
Garage Type	Attached Garage	Lot Depth	105
Garage Sq Ft	522	Lot Area	8,285
Garage Capacity	MLS: 2	Lot Frontage	77
Stories	2	No. of Porches	1
Bedrooms	MLS: 4	No. Parking Spaces	MLS: 2
Total Baths	3	Parking Type	Attached Garage
Full Baths	Tax: 3 MLS: 2	Patio/Deck 1 Area	368
Half Baths	MLS: 1	Porch 1 Area	300
Fireplaces	1	No. of Patios	1
Cooling Type	Central	Num Stories	2
Heat Type	Central	Porch Type	Open Porch
Porch	Open Porch	County Use Description	Single Family Residence-A1
Patio Type	Covered Terrace		

FEATURES				
Feature Type	Unit	Size/Qty	Year Built	Value
1st Floor	S	1,062	1978	\$74,311
2nd Floor	S	1,170	1978	\$73,686
Porch Open 1st F	S	300	1978	\$4,878
Garage Att 1st F	S	522	1978	\$11,923
Hvac Residential	S	2,232	1978	\$3,953
Bathroom	U	3	1978	
Fireplace	U	1	1978	\$3,028
Storage Det Fv	U	1	1978	\$150
Terrace Covered	S	368	1978	\$8,053

SELL SCORE			
Rating	Moderate	Value As Of	2024-10-27 04:43:02
Sell Score	542		

ESTIMATED VALUE			
RealAVM™	\$599,400	Confidence Score	92
RealAVM™ Range	\$557,100 - \$641,700	Forecast Standard Deviation	7
Value As Of	10/21/2024		

(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	3812	Cap Rate	4%
Estimated Value High	4983	Forecast Standard Deviation (FSD)	0.31
Estimated Value Low	2641		

(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	3824968	Listing Date	08/14/2023

MLS Area	10S	MLS Status Change Date	09/26/2023
MLS Status	Closed	Listing Agent Name	663323-Chris Francis
Current Listing Price	\$2,195	Listing Broker Name	ROLLINGWOOD MANAGEMENT, I NC.
Original Listing Price	\$2,695		

MLS Listing #	1342401	7527900	4781934	9817040
MLS Status	Closed	Closed	Closed	Closed
MLS Listing Date	11/08/2017	01/10/2017	01/07/2014	10/18/2011
MLS Orig Listing Price	\$1,625	\$1,750	\$1,450	\$1,425
MLS Listing Price	\$1,625	\$1,625	\$1,450	\$1,395
MLS Close Date	11/29/2017	02/28/2017	01/23/2014	12/02/2011
MLS Listing Close Price	\$1,625	\$1,625	\$1,450	\$1,350
MLS Listing Expiration Date	11/08/2018	01/10/2018	07/31/2015	09/30/2012

LAST MARKET SALE & SALES HISTORY			
Recording Date	12/28/1988		
Sale/Settlement Date	12/22/1988	11/12/1987	06/08/1987
Document Number	10844-965	10495-477	10334-311
Document Type	Warranty Deed	Warranty Deed	Warranty Deed
Buyer Name	Hutcheson Peter & Ann-Marie		Wilson Doyle Builder Inc
Seller Name	Stewart Leslie & Mary		Hill Mary B

MORTGAGE HISTORY	
Mortgage Date	12/28/1988
Mortgage Amount	\$86,724
Mortgage Lender	Principal Mutual Life Ins
Mortgage Type	Fha
Mortgage Code	Resale

PROPERTY MAP

25 yards

Map data ©2024 Google

200 yards

Map data ©2024

\*Lot Dimensions are Estimated

**List ID:** [2712969](#)**7902 Manassas Dr Austin, TX 78745****Status:** C**MLS Area:** 10S**Subdiv:** Southwest Oaks Sec 01**Acres:** 0.197**List Price:** \$725,000**ADOM:** 3**Type:** Single Family Resi**SqFt:** 1,742**Yr Built:** 1978**\$SqFt:** \$424.80**Bd:** 3 **M Bd:** 3 **Lv:** 1 **FP:** 1 **Est Tax:** \$7,847**ISD:** [Austin](#)**FB:** 2 **HB:** 0 **Dn:** 1 **Gar:** 2 **Tax Rate:** 1.8**Elem:** [Cunningham](#)**HOA:****Pool:** No**M/JS:** [Covington](#)**View:** None**High:** [Crockett](#)**Unit Style:****Laundry:** In Garage**Flooring:** Tile, Wood**Interior Feat:** Built-in Features, Ceiling Fan(s), Ceiling(s)-High, Ceiling(s)-Vaulted, Counter-Quartz, Double Vanity, Dryer-Electric Hookup, Eat-in Kitchen, High Speed Internet, Open Floorplan, Primary Bedroom on Main, Recessed Lighting, Storage**Exterior Feat:** Gutters-Partial, Lighting, Private Yard**Appliances:** Convection Oven, Dishwasher, Disposal, Gas Range, Oven, Range Hood, Stainless Steel Appliance(s), Water Heater-Gas

#### Remarks

**Public Remarks:** Mid Century Modern Masterpiece :: As you enter into the home, the floor to vaulted ceiling fireplace with custom built-ins is a center showpiece :: Abundance of natural light fills the home throughout the day :: Gorgeous kitchen design features waterfall Calcutta quartz countertops, Bedrosians tile backsplash, Custom soft-close cabinetry w/ pantry, white oak floating shelf & new stainless steel appliances :: Spacious primary bedroom w/ oversized walk-in closet :: Gorgeous spa-like primary bathroom ensuite features dual vanity, walk-in shower, soak tub & terrazzo tiles :: Wonderful secondary bathroom design w/ dual vanity :: Cozy private backyard w/ all new landscaping :: Close to Sprouts, Mopac/Loop1, Whole Foods, HEB and Parks

**Sold Date:** 03/22/2024**Closed Price:** \$740,000**List ID:** [4836108](#)**2302 Gaines Mill Cv Austin, TX 78745****Status:** C**MLS Area:** 10S**Subdiv:** Southwest Oaks Sec 01**Acres:** 0.190**List Price:** \$775,000**ADOM:** 3**Type:** Single Family Resi**SqFt:** 2,383**Yr Built:** 1979**\$SqFt:** \$348.72**Bd:** 4 **M Bd:** 0 **Lv:** 2 **FP:** 2 **Est Tax:** \$8,959**ISD:** [Austin](#)**FB:** 3 **HB:** 0 **Dn:** 1 **Gar:** 2 **Tax Rate:** 1.8**Elem:** [Cunningham](#)**HOA:****Pool:** No**M/JS:** [Covington](#)**View:** None**High:** [Crockett](#)**Unit Style:****Laundry:** Inside, Main Level**Flooring:** Tile, Wood**Interior Feat:** Breakfast Bar, Ceiling Fan(s), Ceiling(s)-Vaulted, Counter-Quartz, Double Vanity, Dryer-Electric Hookup, High Speed Internet, Interior Steps, Multiple Living Areas, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s), Washer Hookup**Exterior Feat:** Private Yard**Appliances:** Convection Oven, Dishwasher, Disposal, Dryer, Gas Range, Stainless Steel Appliance(s), Vented Exhaust Fan, Water Heater-Gas

#### Remarks

**Public Remarks:** Stunning fully renovated modern home in a cul-de-sac ~ Fantastic floor plan features 2-living areas, 2 fireplaces w/ main living area vaulted ceiling & designer wet bar for entertaining ~ Beautiful kitchen renovation showcases quartz countertops, custom wood cabinetry, hex marble backsplash, floating shelves, stainless steel appliances & custom pantry bay window nook ~ Wonderful natural oak engineered wood floors throughout the home ~ Custom design millworks on stairwell ~ Spacious Primary w/ private bath ensuite and walk-in closet ~ New Roof, windows, water heater, landscaping and fence ~ Close to Sprouts, Loop 1/Mopac, Arbor Trails Shopping Center, HEB

**Sold Date:** 03/15/2024**Closed Price:** \$831,000

List ID: 4380560

Status: C

ADOM: 281

2204 Mimosa Dr Austin, TX 78745

MLS Area: 10S

Type: Single Family Resi

Subdiv: Whispering Oaks

Acres: 0.569

SqFt: 2,379

List Price: \$939,000

Yr Built: 1971

\$SqFt: \$372.01



Bd: 4

M Bd: 4

Lv: 1

FP: 1

Est Tax: \$10,366

ISD: Austin

FB: 3

HB: 0

Dn: 1

Gar: 0

Tax Rate: 2.0

Elem: Cunningham

HOA:

Pool: No

M/JS: Covington

High: Crockett

View: Neighborhood

Unit Style:

Laundry: Laundry Room

Flooring: Tile, Wood

Interior Feat: Breakfast Bar, Built-in Features, Ceiling Fan(s), Counter-Quartz, Eat-in Kitchen, Kitchen Island, Open Floorplan, Pantry, Primary Bedroom on Main, Walk-In Closet(s), Washer Hookup

Exterior Feat: None

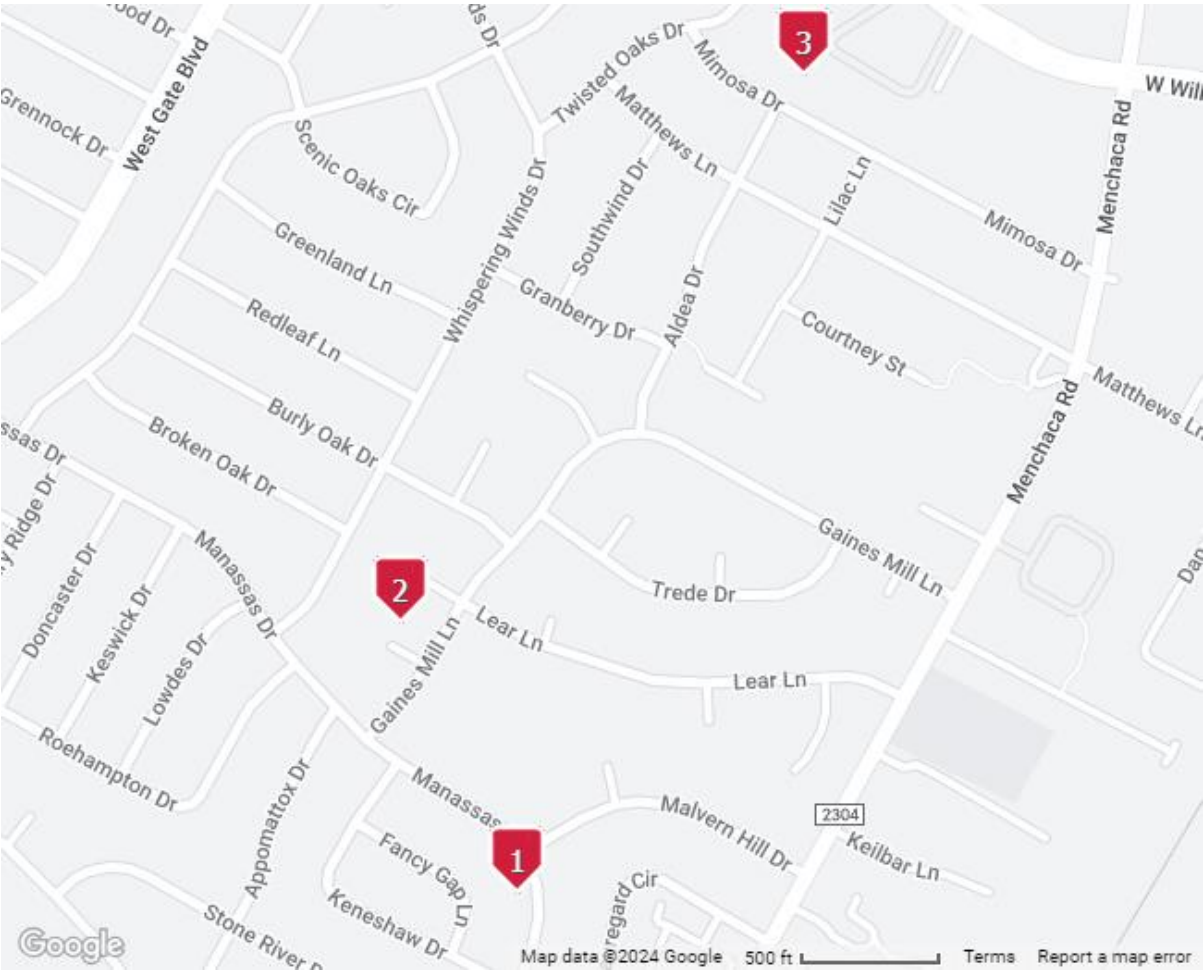
Appliances: Built-In Oven(s), Dishwasher, Disposal, Gas Cooktop, Microwave, Stainless Steel Appliance(s)

Remarks

**Public Remarks:** Nestled in the vibrant and eclectic city of Austin, this recently remodeled 4-bedroom, 3-bathroom gem offers a perfect blend of modern sophistication and timeless charm. With a spacious amount of living space, this home provides an ideal retreat while being conveniently located just minutes away from the heart of downtown Austin. This home has undergone a recent and stylish remodel, featuring contemporary finishes and thoughtful design elements throughout. The heart of this home is the kitchen, with stainless steel appliances, quartz and granite countertops, and custom cabinetry. The open-concept living area seamlessly connects the kitchen, dining, and living spaces, creating an inviting atmosphere for gatherings and daily living. This property includes a convenient mother-in-law suite, providing a separate living space with its own bedroom and bathroom. Ideal for guests, extended family, or even as a private home office. Step outside to your private backyard oasis, where you can relax on the patio, dine al fresco, or simply enjoy the Texas sunshine. Embrace the outdoors on the sprawling 0.60-acre lot, ready for a swimming pool or an ADU or both. Located less than 10 minutes from downtown Austin, you'll have easy access to the city's vibrant culture, world-class dining, and live music scene. This exceptional updated home with a mother-in-law suite presents a rare opportunity for those seeking a perfect blend of comfort and versatility in Austin. Don't miss your chance to call this residence home, and schedule a showing today and experience the best of Austin living.

**Sold Date:** 10/11/2024  
**Closed Price:** \$885,000

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<div><div></div><div>1</div></div>	St	List ID	Prop Type	Address	City	BR	FB	HB	SqFt	Price	List Date
<div><div></div><div>2</div></div>	C	<a href="#">2712969</a>	SF	7902 Manassas Dr	Austin	3	2	0	1,742	\$740,000	03/01/24
<div><div></div><div>2</div></div>	C	<a href="#">4836108</a>	SF	2302 Gaines Mill Cv	Austin	4	3	0	2,383	\$831,000	02/16/24
<div><div></div><div>3</div></div>	C	<a href="#">4380560</a>	SF	2204 Mimosa Dr	Austin	4	3	0	2,379	\$885,000	12/14/23



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

2712969	10S	7902 Manassas Dr	Southwest Oaks Sec 01	1	3	2	0	1	2	No	1978	0.20	1,742	\$416.19	\$725,000	\$424.80	\$740,000	03/22/2024	3	2
4836108	10S	2302 Gaines Mill Cv	Southwest Oaks Sec 01	2	4	3	0	2	2	No	1979	0.19	2,383	\$325.22	\$775,000	\$348.72	\$831,000	03/15/2024	3	2
4380560	10S	2204 Mimosa Dr	Whispering Oaks	1	4	3	0	1	0	No	1971	0.57	2,379	\$394.70	\$939,000	\$372.01	\$885,000	10/11/2024	281	281
3				Min	3	2	0	1	0		1971	0.19	1,742	\$325.22	\$725,000	\$348.72	\$740,000		3	2
				Max	4	3	0	2	2		1979	0.57	2,383	\$416.19	\$939,000	\$424.80	\$885,000		281	281
				Avg	4	3	0	1	1		1976	0.32	2,168	\$378.70	\$813,000	\$381.84	\$818,667		96	95
				Med	4	3	0	1	2		1978	0.20	2,379	\$394.70	\$775,000	\$372.01	\$831,000		3	2

3	Total Residential Listings	Average for all:	4	3	0	1	1	1976	0.32	2,168	\$378.70	\$813,000	\$381.84	\$818,667	96	95
		Median for all:	4	3	0	1	2	1978	0.20	2,379	\$394.70	\$775,000	\$372.01	\$831,000	3	2

Quick Statistics			Min			Max			Avg			Med		
			List Price			\$725,000			\$939,000			\$813,000		
			Sale Price			\$740,000			\$885,000			\$818,667		
			Sale / List			94.2%			107.2%			101.2%		

This search was narrowed to a specific set of Properties. **Property Type** is 'Residential' **Status** is 'Closed' 11/03/2024 to 02/27/2024 **Status** is one of 'Active', 'Active Under Contract', 'Pending' **Property Sub Type** is 'Single Family Resi' **Latitude, Longitude** is within 0.25 mi of 2011 Malvern Hill Dr, Austin, TX 78745, USA, is around 30.20, -97.82

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
Interior Paint	2232.00	sqft	\$3.50	\$7,812.00
Exterior Paint - Full	2232.00	sqft	\$3.00	\$6,696.00
Laminate Flooring	2232.00	sqft	\$4.00	\$8,928.00
Kitchen Cabinets	8500.00	job	\$1.00	\$8,500.00
Kitchen - Backsplash	1500.00	job	\$1.00	\$1,500.00
Countertops - Granite	8500.00	job	\$1.00	\$8,500.00
Sink and Faucets - Standard	1.00	job	\$250.00	\$250.00
Appliances - Retail	1.00	job	\$5,000.00	\$5,000.00
Bath Complete - Retail	3.00	job	\$5,000.00	\$15,000.00
Baths - Toilets	3.00	each	\$250.00	\$750.00
Baths - Vanity	3.00	each	\$450.00	\$1,350.00
Bath - Countertop	3.00	1	\$250.00	\$750.00
Baths - Tub	1.00	each	\$250.00	\$250.00
Baths - Sink	3.00	each	\$200.00	\$600.00
Fixtures - Standard	15.00	each	\$50.00	\$750.00
Recessed Lighting	20.00	each	\$40.00	\$800.00
Fans - Standard	5.00	each	\$150.00	\$750.00
Window Install - New	19.00	window	\$500.00	\$9,500.00
Doors - Interior	12.00	each	\$150.00	\$1,800.00
Doors - Exterior	2.00	each	\$200.00	\$400.00
Doors - Front	1.00	each	\$750.00	\$750.00
Doors - French/Double Door	1.00	each	\$1,000.00	\$1,000.00
Door Knobs - Locking	14.00	each	\$25.00	\$350.00
Door Knobs - Front Entry	1.00	each	\$100.00	\$100.00
Garage Door - Double	1.00	each	\$1,500.00	\$1,500.00
Garage Door - Opener	1.00	each	\$300.00	\$300.00
Fence - Wood	140.00	linear ft	\$25.00	\$3,500.00
Plumbing	5000.00	job	\$1.00	\$5,000.00
HVAC Service	1.00	each	\$750.00	\$750.00
Siding	10000.00	job	\$1.00	\$10,000.00
Landscaping	9000.00	get bid	\$1.00	\$9,000.00
Trim/Baseboards	2232.00	linear ft	\$0.50	\$1,116.00
Misc.	6748.00	each	\$1.00	\$6,748.00

**Estimate Total: \$120,000.00**

*\* 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.*