

	MLS Beds	MLS Full Baths	MLS Half Baths	Sale Price	Sale Date
	3	2	1	N/A	11/20/2001
	MLS Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
	1,788	1,999	1973	CONDO	

OWNER INFORMATION			
Owner Name	Hicks Patricia K	Tax Billing Zip+4	5014
Tax Billing Address	8803 Merion Cir	Owner Vesting	Unmarried
Tax Billing City & State	Austin, TX	Owner Occupied	Yes
Tax Billing Zip	78754		

COMMUNITY INSIGHTS			
Median Home Value	\$266,481	School District	AUSTIN ISD
Median Home Value Rating	4 / 10	Family Friendly Score	3 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	6 / 100	Walkable Score	49 / 100
Total Incidents (1 yr)	286	Q1 Home Price Forecast	\$265,978
Standardized Test Rank	3 / 100	Last 2 Yr Home Appreciation	-15%

LOCATION INFORMATION			
School District	01	MLS Area	NE
School District Name	Austin ISD	Zip Code	78754
Census Tract	436.00	Zip + 4	5014
Subdivision	Chimneyhill 01 Instl	Flood Zone Date	01/06/2016
Elementary School District	Barbara Jones	Most Hazardous Flood Zone	X
Middle School District/School Name	Garcia	Within 250 Feet of Multiple Flood Zone	No
Neighborhood Code	C1100-C1100	Flood Zone Panel	48453C0460K
High School District/School Name	Lbj Early College	Carrier Route	R143
Mapsc	557-B		

TAX INFORMATION			
Property ID 1	230812	Tax Area (113)	0A
Property ID 2	02293302080000	Tax Appraisal Area	0A
Property ID 3	230812	% Improved	78%
Legal Description	LOT 8 CHIMNEYHILL FIRST INSTALLMENT PLUS 1.282% INT IN COMMON AREA		
Actual Tax Year	2024	Exemption(s)	Homestead
Actual Tax	\$554	Lot	8

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Market Value - Total	\$318,876	\$383,850	\$382,026
Market Value - Land	\$70,000	\$100,000	\$100,000
Market Value - Improved	\$248,876	\$283,850	\$282,026
Assessed Value - Total	\$197,014	\$179,104	\$162,822
YOY Assessed Change (\$)	\$17,910	\$16,282	
YOY Assessed Change (%)	10%	10%	
Tax Amount - Estimated	Tax Year	Change (\$)	Change (%)
\$2,560	2022		
\$2,514	2023	-\$46	-1.81%
\$3,023	2024	\$509	20.25%
Jurisdiction	Tax Type	Tax Amount	Tax Rate
Austin ISD	Actual	\$1,872.62	.9505
Travis County	Actual	\$678.60	.34445
Travis Co Hospital Dist	Actual	\$212.71	.10797
Travis Co Esd No 4	Actual	\$59.10	.03
Austin Comm Coll Dist	Actual	\$199.58	.1013

CHARACTERISTICS			
County Use Code	Condos	Patio Type	Covered Terrace
Land Use	Condominium	Roof Type	Gable
Lot Acres	0.0459	Roof Material	Composition Shingle
Basement Type	MLS: Slab	Roof Shape	Gable
Gross Area	Tax: 2,316 MLS: 1,788	Construction	Wood
Building Sq Ft	1,788	Year Built	1973
Above Gnd Sq Ft	1,788	Foundation	Slab
Ground Floor Area	1,172	# of Buildings	1
2nd Floor Area	616	Building Type	Townhouse
Garage Type	Attached Garage	Fireplace	Y
Garage Sq Ft	528	Lot Depth	70
Stories	2	Lot Area	1,999
Bedrooms	MLS: 3	Lot Frontage	40
Total Baths	3	Parking Type	Attached Garage
Full Baths	Tax: 3 MLS: 2	Patio/Deck 1 Area	50
Half Baths	MLS: 1	No. of Patios	1
Fireplaces	1	Num Stories	2
Cooling Type	Central	County Use Description	Condos-A4
Heat Type	Central		

FEATURES				
Feature Type	Unit	Size/Qty	Year Built	Value
1st Floor	S	1,172	1973	\$72,449
2nd Floor	S	616	1973	\$34,272
Garage Att 1st F	S	528	1973	\$12,034
Hvac Residential	S	1,788	1973	\$3,167
Bathroom	U	3	1973	
Fireplace	U	1	1973	\$3,028
Terrace Covered	S	50	1973	\$1,383

SELL SCORE			
Rating	Moderate	Value As Of	2025-02-23 04:43:07
Sell Score	573		

ESTIMATED VALUE			
RealAVM™	\$350,300	Confidence Score	84
RealAVM™ Range	\$318,800 - \$381,700	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	2655	Cap Rate	5.5%
Estimated Value High	3269	Forecast Standard Deviation (FSD)	0.23
Estimated Value Low	2041		

(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	612455	Listing Date	10/11/2001
MLS Area	NE	MLS Status Change Date	10/28/2020
MLS Status	Closed	Listing Agent Name	365985-Patrick McGovern
Current Listing Price	\$119,900	Listing Broker Name	CAPITAL AREA INVESTMENTS, IN C.
Original Listing Price	\$119,900		

MLS Listing # 458159
MLS Status Closed

MLS Listing Date	03/27/1998
MLS Orig Listing Price	\$72,500
MLS Listing Price	\$59,900
MLS Close Date	08/28/1998
MLS Listing Close Price	\$53,500
MLS Listing Expiration Date	12/31/1998

MORTGAGE HISTORY			
Mortgage Date	12/30/2016	12/03/2001	08/30/1990
Mortgage Amount	\$92,050	\$121,546	\$35,000
Mortgage Lender	State Farm Bk Fsb	Brokers Fund	International Bk/Commerce
Mortgage Type	Conventional	Fha	Conventional
Mortgage Code	Refi	Resale	Resale

*Lot Dimensions are Estimated

Generated on: 02/28/25

List ID: [8796854](#)**[8706 Merion Cir Austin, TX 78754](#)****Status:** C**MLS Area:** NE**Subdiv:** Chimneyhill 01 Instl**Acres:** 0.059**List Price:** \$319,000**ADOM:** 64**Type:** Townhouse**SqFt:** 1,683**Yr Built:** 1973**\$SqFt:** \$195.48**Bd:** 3 **M Bd:** 0 **Lv:** 1 **FP:** 1 **Est Tax:** \$2,418**ISD:** [Austin](#)**FB:** 2 **HB:** 1 **Dn:** 1 **Gar:** 2 **Tax Rate:** 1.4**Elem:** [Jordan](#)**HOA:** \$175/Mandatory/Monthly**Pool:** No**M/JS:** [Garcia](#)**View:** None**High:** [Lyndon B Johnson \(Austin ISD\)](#)**Unit Style:** 2nd Floor Entry**Laundry:** Inside, Laundry Closet, Main Level**Flooring:** Carpet, Tile**Interior Feat:** Built-in Features, Ceiling Fan(s), Dryer-Gas Hookup, Interior Steps, Walk-In Closet(s), See Remarks**Exterior Feat:** Courtyard-Uncovered, Gutters-Partial, Lighting, Private Yard**Appliances:** Dishwasher, Disposal, Dryer, Range Free-Standing, Washer

Remarks

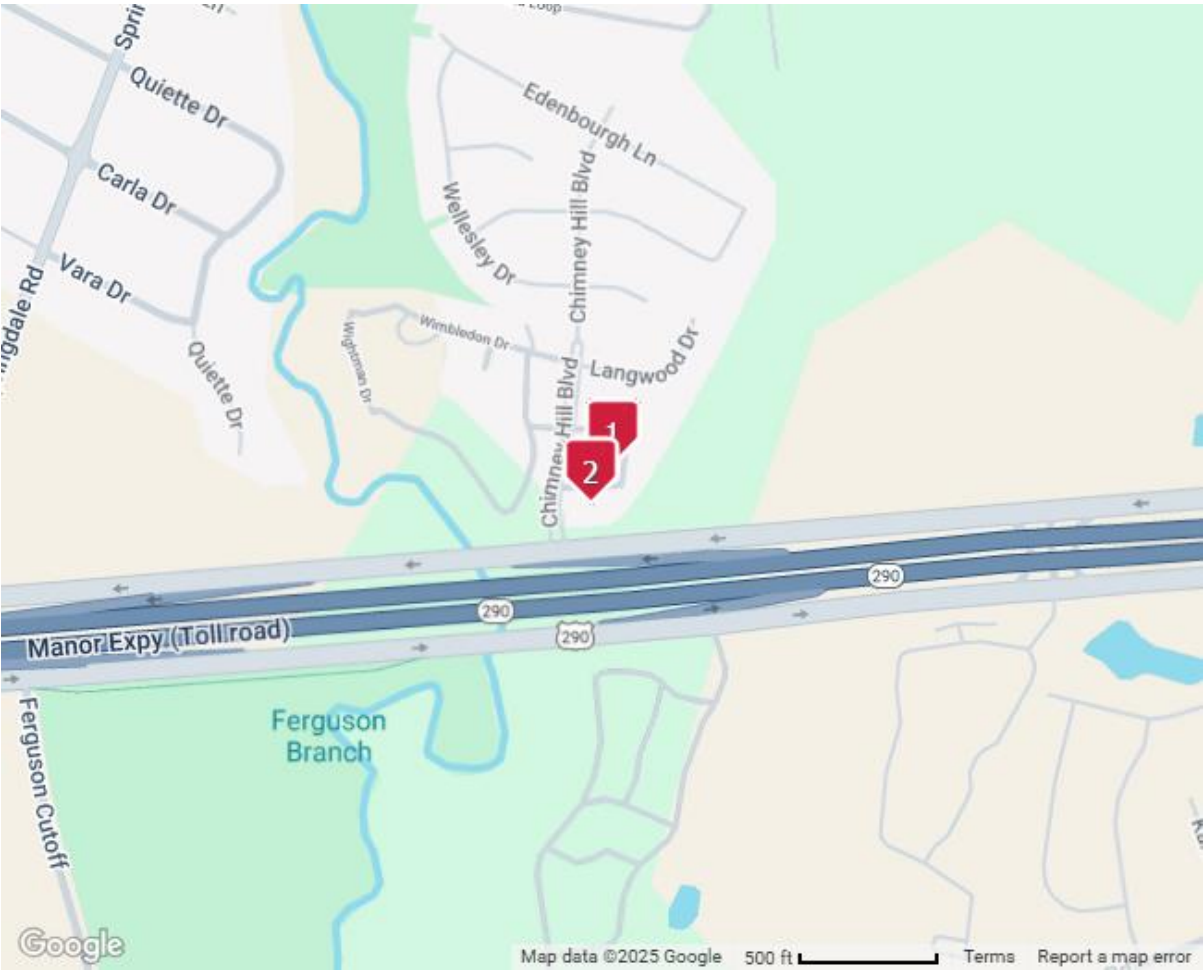
Public Remarks: Ask about the 5k lender incentive for your new charming property Near Downtown with two private courtyards! Ideally situated just minutes from downtown. Enjoy the convenience of an easy commute to all the vibrant city amenities for a price that's comparable to rent. This space is perfect for those who love to cook and entertain, with a large dining area and well-laid-out living. The updated modern kitchen features stainless steel appliances and plenty of cabinet and pantry space. All spacious and bright bedrooms are upstairs. The large primary bedroom has a wall of windows for those who love waking up with the sun. The secondary bedrooms offer a perfect layout for someone who works from home or wants to have a guest space detached from the primary room. The community offers tennis courts, a basketball court, and a large BBQ fire pit, and a swimming pool with bathrooms/changing room. The HOA pays for the lawn care of your front yard. With easy access to Hwy 290, Hwy 183, IH-35, or Tollroad 130. Approximately 15-20 minutes to downtown, UT campus, Domain, Apple, Mueller, Tesla & the Airport! Looking for a neighborhood that allows STR? This is it! So get ready and use this property to its highest earning potential. Connect today for a viewing!

Sold Date: 06/27/2024**Closed Price:** \$329,000**List ID:** [8905663](#)**[8705 Merion Cir Austin, TX 78754](#)****Status:** C**MLS Area:** NE**Subdiv:** Chimneyhill 01 Instl**Acres:** 0.059**List Price:** \$349,900**ADOM:** 21**Type:** Townhouse**SqFt:** 1,683**Yr Built:** 1973**\$SqFt:** \$207.96**Bd:** 3 **M Bd:** 0 **Lv:** 1 **FP:** 1 **Est Tax:** \$3,163**ISD:** [Austin](#)**FB:** 2 **HB:** 1 **Dn:** 1 **Gar:** 2 **Tax Rate:** 1.8**Elem:** [Jordan](#)**HOA:** \$175/Mandatory/Monthly**Pool:** No**M/JS:** [Garcia](#)**View:** None**High:** [Lyndon B Johnson \(Austin ISD\)](#)**Unit Style:** 1st Floor Entry**Laundry:** In Bathroom, In Hall, Inside, Main Level**Flooring:** Tile, Vinyl**Interior Feat:** Ceiling Fan(s), Ceiling(s)-Vaulted, Counter-Quartz, Dryer-Electric Hookup, Dryer-Gas Hookup, Pantry, Recessed Lighting, Storage, Washer Hookup**Exterior Feat:** Courtyard-Covered, Courtyard-Uncovered, Gutters-Partial**Appliances:** Dishwasher, Disposal, Gas Range, Stainless Steel Appliance(s), Water Heater-Electric

Remarks

Public Remarks: This thoroughly remodeled Townhouse has it all! The home entry is located past a small privacy gate through the beautiful open courtyard space, perfect for privacy & entertaining. Enjoy an abundance of natural light, one covered & one uncovered courtyard, a small backyard, 2 car garage, and pool & tennis court access! This is such a unique and functional property with great storage, an indoor laundry room, and a show stopping primary bed & bath, complete with an oversized custom walk in closet. The living area is spacious with a high, vaulted ceiling, a beautiful gas fireplace, and windows overlooking both courtyard spaces. A dual-unit HVAC system keeps you comfortable whether up or downstairs. New Roof, Windows, SS appliances, Cabinetry, Vinyl flooring, Quartz counters, Lighting, Cosmetics & more. Easy access to 290 and only 1 mile from Big Walnut Creek Nature Preserve. Welcome Home!

Sold Date: 04/26/2024**Closed Price:** \$350,000



	St	List ID	Prop Type	Address	City	BR	FB	HB	SqFt	Price	List Date
1	C	8796854	TWNHS	8706 Merion Cir	Austin	3	2	1	1,683	\$329,000	03/22/24
2	C	8905663	TWNHS	8705 Merion Cir	Austin	3	2	1	1,683	\$350,000	03/07/24

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

Listings: Closed

8796854	NE	8706 Merion Cir	Chimneyhill 01 Instl	2	3	2	1	1	2	No	1973	0.06	1,683	\$189.54	\$319,000	\$195.48	\$329,000	06/27/2024	64	64
8905663	NE	8705 Merion Cir	Chimneyhill 01 Instl	2	3	2	1	1	2	No	1973	0.06	1,683	\$207.90	\$349,900	\$207.96	\$350,000	04/26/2024	21	18

2	Total Closed Listings	Min	3	2	1	1	2	1973	0.06	1,683	\$189.54	\$319,000	\$195.48	\$329,000				21	18
		Max	3	2	1	1	2	1973	0.06	1,683	\$207.90	\$349,900	\$207.96	\$350,000				64	64
		Avg	3	2	1	1	2	1973	0.06	1,683	\$198.72	\$334,450	\$201.72	\$339,500				43	41
		Med	3	2	1	1	2	1973	0.06	1,683	\$198.72	\$334,450	\$201.72	\$339,500				43	41

2	Total Residential Listings	Average for all:	3	2	1	1	2	1973	0.06	1,683	\$198.72	\$334,450	\$201.72	\$339,500				43	41
		Median for all:	3	2	1	1	2	1973	0.06	1,683	\$198.72	\$334,450	\$201.72	\$339,500				43	41

Quick Statistics	Min	Max	Avg	Med
	List Price	\$319,000	\$349,900	\$334,450
	Sale Price	\$329,000	\$350,000	\$339,500
	Sale / List	100.0%	103.1%	101.6%

This search was narrowed to a specific set of Properties. **Property Type** is 'Residential' **Status** is 'Closed' 02/28/2025 to 02/29/2024 **Status** is one of 'Active', 'Active Under Contract', 'Pending' **Property Sub Type** is one of 'Single Family Resi', 'Townhouse' **Latitude, Longitude** is within 0.26 mi of 8803 Merion Cir, Austin, TX 78754, USA, is around 30.33, -97.65

Presented by: Liam Walsh

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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: [3562466](#)

Status: C

ADOM: 41

[5223 Langwood Dr Austin, TX 78754](#)

MLS Area: NE

Type: Condominium

Subdiv: Chimney Hill Ph 02 Sec 01


Acres: 0.061

SqFt: 1,647

List Price: \$1,795

Yr Built: 1978

\$SqFt: \$1.09



Bd: 2M Bd: 0Lv: 1FP:Est Tax:

FB: 2HB: 1Dn: 1Gar: 2Tax Rate:

Lse: 24HOA:

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

ISD: [Austin](#)

Elem: [Jordan](#)

M/JS: [Garcia](#)

High: [Lyndon B Johnson \(Austin ISD\)](#)

View:

Laundry: Main Level

Unit Stl: 1st Floor Entry

Floor: Carpet, Concrete

Appliance: Dishwasher, Disposal, Gas Cooktop, Oven Free-Standing Gas, Refrigerator, Washer/Dryer, Water Heater-Gas

Interior: Ceiling Fan(s), Ceiling(s)-Vaulted, See Remarks

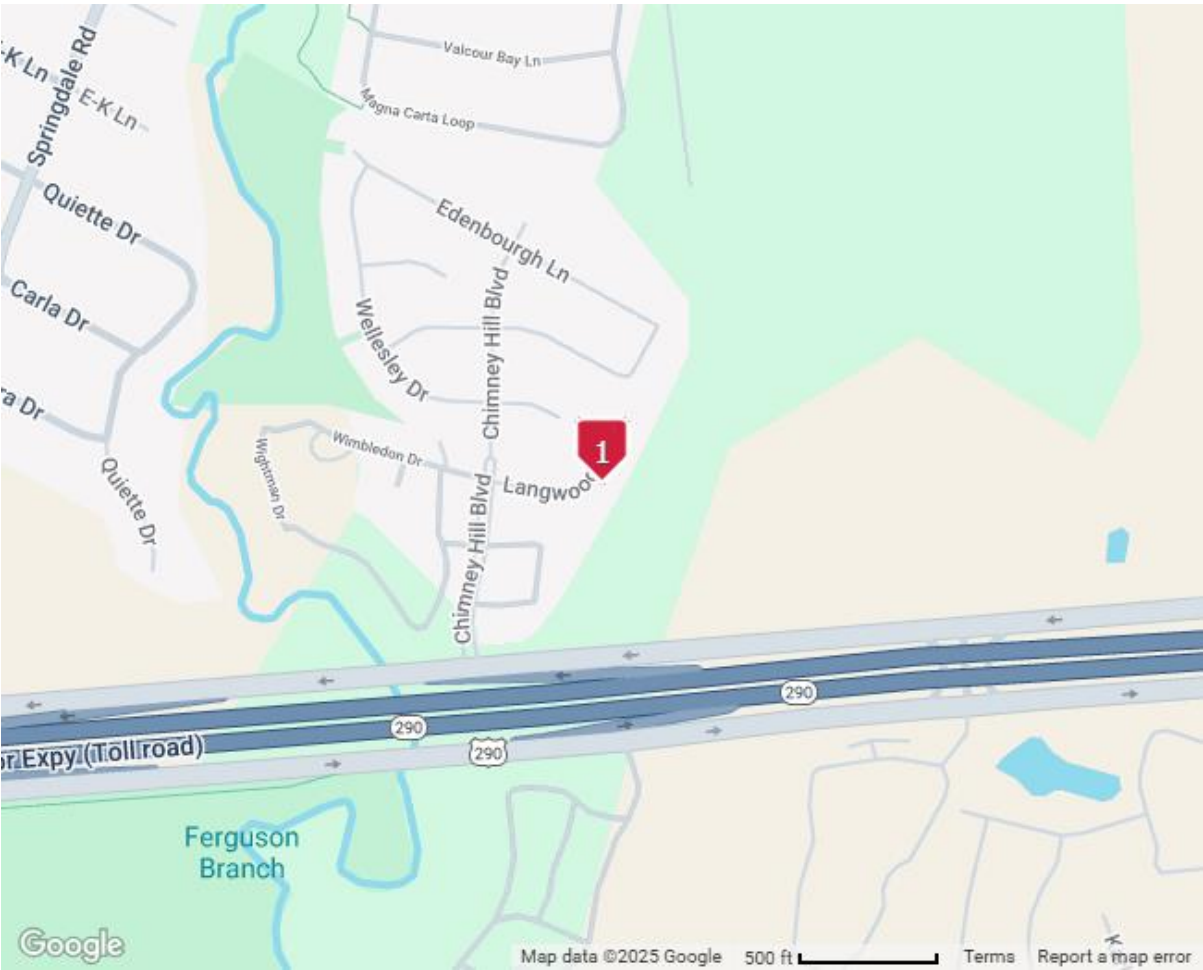
Remarks

Public Remarks:

: Spacious 2 bedroom, 2.5 bath room condo in the friendly, quiet and peaceful community of Chimney Hills. This nearly 1700 square foot condo features an open floor plan with soaring ceilings and unique details throughout. The entire downstairs is a great space for entertaining friends & family! The kitchen features plenty of cabinet space, gas range and dishwasher. Kitchen opens to a dining area overlooking the family room with a fireplace with ceramic logs. Spacious bedrooms and bathrooms are located on the second floor. Large walk-in closet in master bedroom includes built in cabinets and super convenient laundry chute. A staircase leads to a loft perfect for a home office or additional TV area. A small fenced in front porch area is perfect for an outdoor lounge space. Utility closet comes with washer & dryer and LAUNDRY CHUTE. Sliding doors off the kitchen open to a bonus room perfect as a sunroom or playroom. That opens to a private view of wooded, green area (no neighbors behind). The welcoming community features a community pool and peaceful hike & Bike Trail. Easy access to 290, toll roads and IH 35 to get just about anywhere in Austin. Six month lease available.

Sold Date: 11/11/2024

Closed Price: \$1,795



	St	List ID	Prop Type	Address	City	BR	FB	HB	SqFt	Price	List Date
C		3562466	CONDO	5223 Langwood Dr	Austin	2	2	1	1,647	\$1,795	09/16/24

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

Listings: Closed

3562466	NE	5223 Langwood Dr	Chimney Hill Ph 02 Sec 01	2	2	2	1	1	2	No	1978	0.06	1,647	\$1.09	\$1,795	\$1.09	\$1,795	11/11/2024	41	41
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1	Total Closed Listings	Min	2	2	1	1	2	1978	0.06	1,647	\$1.09	\$1,795	\$1.09	\$1,795	41	41
		Max	2	2	1	1	2	1978	0.06	1,647	\$1.09	\$1,795	\$1.09	\$1,795	41	41
		Avg	2	2	1	1	2	1978	0.06	1,647	\$1.09	\$1,795	\$1.09	\$1,795	41	41
		Med	2	2	1	1	2	1978	0.06	1,647	\$1.09	\$1,795	\$1.09	\$1,795	41	41

1	Total Residential Lease	Average for all:	2	2	1	1	2	1978	0.06	1,647	\$1.09	\$1,795	\$1.09	\$1,795	41	41
		Median for all:	2	2	1	1	2	1978	0.06	1,647	\$1.09	\$1,795	\$1.09	\$1,795	41	41

Quick Statistics	Min	Max	Avg	Med
	List Price	\$1,795	\$1,795	\$1,795
	Sale Price	\$1,795	\$1,795	\$1,795
	Sale / List	100.0%	100.0%	100.0%

Property Type is 'Residential Lease' Status is 'Closed' 02/28/2025 to 02/29/2024 Status is one of 'Active', 'Active Under Contract', 'Pending' Property Sub Type is one of 'Single Family Resi', 'Condominium', 'Townhouse' Latitude, Longitude is within 0.12 mi of 8803 Merion Cir, Austin, TX 78754, USA

Presented by: Liam Walsh

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Rehab Item	Quantity	Units	Unit Price	Sub Total
Interior Paint	1788.00	sqft	\$3.50	\$6,258.00
Exterior Paint - Full	1788.00	sqft	\$3.00	\$5,364.00
Tile/Travertine	1788.00	sqft	\$4.00	\$7,152.00
Kitchen Cabinets	5500.00	job	\$1.00	\$5,500.00
Kitchen - Backsplash	1000.00	job	\$1.00	\$1,000.00
Countertops - Quartz	4000.00	job	\$1.00	\$4,000.00
Sink and Faucets - Standard	1.00	job	\$250.00	\$250.00
Appliances - Retail	1.00	job	\$5,000.00	\$5,000.00
Bath Complete - Standard	2.50	job	\$3,000.00	\$7,500.00
Bath Complete - Retail	2.50	job	\$5,000.00	\$12,500.00
Baths - Vanity	2.50	each	\$450.00	\$1,125.00
Fixtures - Standard	12.00	each	\$50.00	\$600.00
Recessed Lighting	14.00	each	\$40.00	\$560.00
Fans - Retail	4.00	each	\$250.00	\$1,000.00
Window Install - New	12.00	window	\$500.00	\$6,000.00
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
Door Knobs - Non-Locking	6.00	each	\$15.00	\$90.00
Door Knobs - Locking	6.00	each	\$25.00	\$150.00
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
Water Heater	1.00	each	\$1,250.00	\$1,250.00
Electrical - New Panel	1.00	each	\$1,500.00	\$1,500.00
Electrical - Rewire	8500.00	job	\$1.00	\$8,500.00
Fire Alarms	10.00	each	\$25.00	\$250.00
Foundation	4000.00	get bid	\$1.00	\$4,000.00
Roof - Replace	8500.00	job	\$1.00	\$8,500.00
Drywall	6000.00	job	\$1.00	\$6,000.00
Insulation - Wall	5000.00	job	\$1.00	\$5,000.00
Misc.	6901.00	each	\$1.00	\$6,901.00

Estimate Total: \$110,000.00

** 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.*