


# 4707 Castleman Dr, Austin, TX 78725-1721, Travis County

APN: 284006 CLIP: 2361414576

	MLS Beds	MLS Full Baths	Half Baths	Sale Price	Sale Date
	3	2	N/A	N/A	N/A
	MLS Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
	1,405	5,397	1996	SFR	

OWNER INFORMATION			
Owner Name	Rey Isidro Ivan Villado	Tax Billing Zip	78725
Owner Name 2	Martinez Maria Alejandro Orteg	Tax Billing Zip+4	1721
Tax Billing Address	4707 Castleman Dr	Owner Occupied	Yes
Tax Billing City & State	Austin, TX		

COMMUNITY INSIGHTS			
Median Home Value	\$318,092	School District	DEL VALLE ISD
Median Home Value Rating	5 / 10	Family Friendly Score	56 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	49 / 100	Walkable Score	13 / 100
Total Incidents (1 yr)	188	Q1 Home Price Forecast	\$311,954
Standardized Test Rank	12 / 100	Last 2 Yr Home Appreciation	5%

LOCATION INFORMATION			
School District	06	MLS Area	5E
School District Name	Del Valle ISD	Zip Code	78725
Census Tract	22.16	Zip + 4	1721
Subdivision	Austins Colony	Flood Zone Date	01/22/2020
Elementary School District	Hornsby-Dunlap	Most Hazardous Flood Zone	X
Middle School District/School Name	Dailey	Within 250 Feet of Multiple Flood Zone	No
Neighborhood Code	B0180-B0180	Flood Zone Panel	48453C0630L
High School District/School Name	Del Valle	Carrier Route	R158
Mapsco	618-M		

TAX INFORMATION			
Property ID 1	284006	Tax Area (113)	0A
Property ID 2	03025203040000	Tax Appraisal Area	0A
Property ID 3	284006	% Improved	85%
Legal Description	LOT 10 BLK 12 AUSTIN'S COLONY		
Actual Tax Year	2023	Block	12
Actual Tax	\$4,092	Lot	10

ASSESSMENT & TAX				
Assessment Year	2024 - Preliminary	2023	2022	2021
Market Value - Total	\$272,072	\$264,523	\$290,183	\$196,216
Market Value - Land	\$40,000	\$40,000	\$40,000	\$40,000
Market Value - Improved	\$232,072	\$224,523	\$250,183	\$156,216
Assessed Value - Total	\$272,072	\$264,523	\$290,183	\$196,216
Assessed Value - Land	\$40,000	\$40,000	\$40,000	\$40,000
Assessed Value - Improved	\$232,072	\$224,523	\$250,183	\$156,216
YOY Assessed Change (\$)	\$7,549	-\$25,660	\$93,967	
YOY Assessed Change (%)	2.85%	-8.84%	47.89%	

Tax Amount - Estimated	Tax Year	Change (\$)	Change (%)
\$5,108	2022		
\$4,092	2023	-\$1,016	-19.9%
\$4,208	2024	\$117	2.85%

Jurisdiction	Tax Type	Tax Amount	Tax Rate
Travis County	Estimated	\$828.88	.30466
Del Valle ISD	Estimated	\$2,728.34	1.0028
Travis Co Hospital Dist	Estimated	\$273.95	.10069

Travis Co Esd No 4	Estimated	\$108.83	.04
Austin Comm Coll Dist	Estimated	\$268.26	.0986
Total Estimated Tax Rate			1.5467

CHARACTERISTICS			
County Use Code	Single Family Residence	Roof Type	Hip
Land Use	SFR	Roof Material	Composition Shingle
Lot Acres	0.1239	Roof Shape	Hip
Basement Type	MLS: Slab	Construction	Wood/Brick
Gross Area	Tax: 1,846 MLS: 1,405	Year Built	1996
Building Sq Ft	1,405	Foundation	Slab
Above Gnd Sq Ft	1,405	# of Buildings	1
Ground Floor Area	1,405	Building Type	Single Family
Garage Type	Attached Garage	Fireplace	Y
Garage Sq Ft	441	Lot Area	5,397
Stories	1	No. of Porches	1
Bedrooms	MLS: 3	Parking Type	Attached Garage
Total Baths	2	Patio/Deck 1 Area	100
Full Baths	2	Porch 1 Area	16
Fireplaces	1	No. of Patios	1
Cooling Type	Central	Num Stories	1
Heat Type	Central	Porch Type	Open Porch
Porch	Open Porch	County Use Description	Single Family Residence-A1
Patio Type	Terrace		

FEATURES				
Feature Type	Unit	Size/Qty	Year Built	Value
1st Floor	S	1,405	1996	\$124,589
Porch Open 1st F	S	16	1996	\$376
Garage Att 1st F	S	441	1996	\$8,631
Hvac Residential	S	1,405	1996	\$2,489
Bathroom	U	2	1996	
Fireplace	U	1	1996	\$3,042
Terrace Uncoverd	S	100	1996	\$328

SELL SCORE			
Rating	High	Value As Of	2024-08-04 04:44:51
Sell Score	642		

ESTIMATED VALUE			
RealAVM™	\$301,400	Confidence Score	95
RealAVM™ Range	\$283,400 - \$319,400	Forecast Standard Deviation	6
Value As Of	07/22/2024		

(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	2261	Cap Rate	4.9%
Estimated Value High	2800	Forecast Standard Deviation (FSD)	0.24
Estimated Value Low	1722		

(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	1469063	Listing Date	05/02/2020
MLS Area	5E	MLS Status Change Date	07/01/2020
MLS Status	Closed	Listing Agent Name	644774-Chris Rios
Current Listing Price	\$210,000	Listing Broker Name	KELLER WILLIAMS REALTY
Original Listing Price	\$225,000		

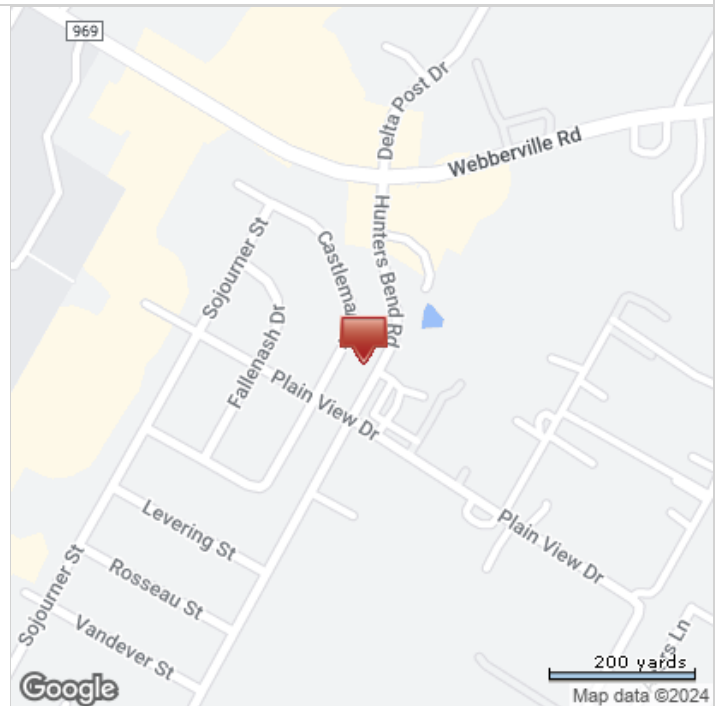
**LAST MARKET SALE & SALES HISTORY**

Recording Date	07/01/2020	03/02/2020	11/18/1996	07/19/1996	
Sale/Settlement Date	06/29/2020	02/28/2020	11/15/1996	07/15/1996	04/02/1993
Document Number	111408	34388	12816-2261	12732-776	11917-376
Document Type	Warranty Deed	Warranty Deed	Warranty Deed	Warranty Deed	Quit Claim Deed
Buyer Name	Rey Isidro I V	R3 Marketing Group LLC	Baldwin Scott A	Austin Colony Jv	Eldahmy Adel Living Trust
Seller Name	R3 Marketing Group LLC	Baldwin Scott A	Austin Colony Jv	Kuang Yu Chang & David T Chang	Eldahmy Adel
Multi/Split Sale Type				Multiple	Multi

**MORTGAGE HISTORY**

Mortgage Date	07/01/2020	03/02/2020	11/18/1996
Mortgage Amount	\$202,759	\$134,550	\$71,800
Mortgage Lender	Loandepot.com LLC	Investment Mtg	Sterling Cap Mtg Co
Mortgage Type	Fha	Conventional	Conventional
Mortgage Code	Resale	Resale	Resale

**PROPERTY MAP**



\*Lot Dimensions are Estimated