	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	N/A	2	N/A	N/A	05/05/2017
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	1,092	6,068	2014	SFR	

OWNER INFORMATION			
Owner Name	Shafer Virginia Helen Of 2017royal King (Te)	Tax Billing Zip+4	6006
Tax Billing Address	606 Salado Creek Ln	Owner Occupied	Yes
Tax Billing City & State	Georgetown, TX	Ownership Right Vesting	Living Trust
Tax Billing Zip	78633		

COMMUNITY INSIGHTS			
Median Home Value	\$488,801	School District	GEORGETOWN ISD
Median Home Value Rating	7 / 10	Family Friendly Score	83 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	99 / 100	Walkable Score	14 / 100
Total Incidents (1 yr)	2	Q1 Home Price Forecast	\$486,930
Standardized Test Rank	65 / 100	Last 2 Yr Home Appreciation	-6%

LOCATION INFORMATION			
School District	Georgetown ISD	Zip + 4	6006
School District Name	Georgetown ISD	Flood Zone Date	09/26/2008
Census Tract	201.19	Most Hazardous Flood Zone	X
Neighborhood Code	G898405-G898405	Within 250 Feet of Multiple Flood Zone	No
Mapsco	194-Z	Flood Zone Panel	48491C0275E
MLS Area	GTW	Carrier Route	R037
Zip Code	78633		

TAX INFORMATION			
Property ID 1	R517216	Tax Area (113)	GWI
Property ID 2	20993150020059	Tax Appraisal Area	GWI
Property ID 3	R517216	% Improved	72%
Legal Description	S10301 - SUN CITY TEXAS NEIGHBORHOOD 50 PUD, BLOCK 2, LOT 59, ACRES 0.13933		
Actual Tax Year	2024	Block	2
Actual Tax	\$5,237	Lot	59
Exemption(s)	Homestead,Senior		

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Market Value - Total	\$287,904	\$311,487	\$336,459
Market Value - Land	\$80,000	\$80,000	\$80,000
Market Value - Improved	\$207,904	\$231,487	\$256,459
Assessed Value - Total	\$287,904	\$272,974	\$248,158
Assessed Value - Land	\$80,000		
Assessed Value - Improved	\$207,904		
YOY Assessed Change (\$)	\$14,930	\$24,816	
YOY Assessed Change (%)	5.47%	10%	
Tax Amount - Estimated	Tax Year	Change (\$)	Change (%)
\$4,872	2022		
\$4,908	2023	\$37	0.75%
\$5,237	2024	\$329	6.7%
Jurisdiction	Tax Type	Tax Amount	Tax Rate
City Of Georgetown	Actual	\$1,049.99	.3647
Williamson County	Actual	\$1,023.99	.35567
Williamson County Fm/Rd	Actual	\$127.62	.04433

Georgetown ISD	Actual	\$3,035.66	1.0544
Total Estimated Tax Rate			1.8191

CHARACTERISTICS			
County Use Code	Residential Single Family	Interior Wall	Drywall
State Use	Residential Single Family	Floor Cover	Carpet
Land Use	SFR	Year Built	2014
Lot Acres	0.1393	Effective Year Built	2014
Gross Area	1,092	Foundation	Slab
Building Sq Ft	1,092	# of Buildings	1
Ground Floor Area	1,092	Building Comments	15775616
Garage Type	Garage	Lot Area	6,068
Garage Sq Ft	468	No. of Porches	2
Total Baths	2	Parking Type	Type Unknown
Full Baths	2	Porch 1 Area	54
Cooling Type	Central	Patio/Deck 2 Area	99
Heat Type	Central	Porch Type	Open Porch
Porch	Open Porch	County Use Description	Residential Single Family-A1
Roof Material	Other		

FEATURES				
Feature Type	Unit	Size/Qty	Year Built	Value
Main Area	S	1,092	2014	\$162,135
Garage	S	468	2014	\$34,743
Open Porch	S	54	2014	\$2,079
Open Porch	S	99	2014	\$3,712

SELL SCORE			
Rating	High	Value As Of	2025-03-23 04:43:26
Sell Score	650		

ESTIMATED VALUE			
RealAVM™	\$314,100	Confidence Score	91
RealAVM™ Range	\$291,500 - \$336,700	Forecast Standard Deviation	7
Value As Of	03/10/2025		

(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	1851	Cap Rate	3.8%
Estimated Value High	2163	Forecast Standard Deviation (FSD)	0.17
Estimated Value Low	1539		

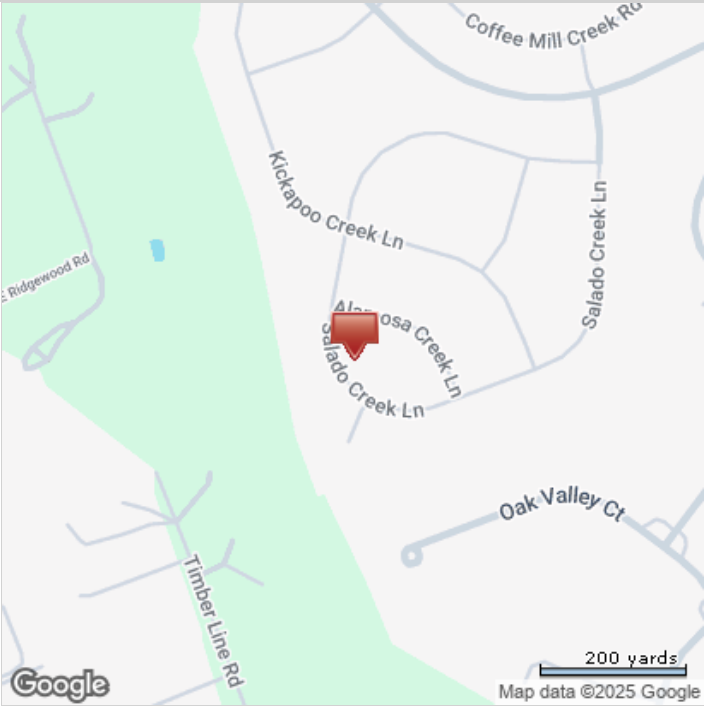
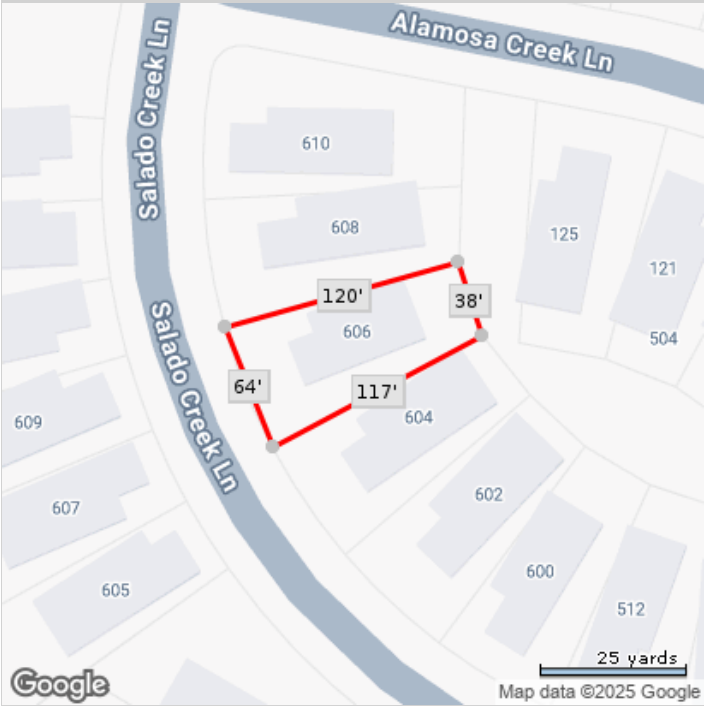
(1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.

(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	05/11/2017	08/04/2014
Sale/Settlement Date	05/05/2017	07/31/2014
Document Number	42191	61146
Document Type	Special Warranty Deed	Special Warranty Deed
Buyer Name	King Royal 2017 Living Trust	Shafer Ginger
Seller Name	Shafer Ginger	Del Webb Texas Lp

MORTGAGE HISTORY		
Mortgage Date	04/25/2016	04/25/2016
Mortgage Amount	\$1	\$336,000
Mortgage Lender	Hud-Housing/Urban Dev	Georgetown Mtg
Mortgage Type	Fha	Fha
Mortgage Code	Refi	Refi

PROPERTY MAP



*Lot Dimensions are Estimated