


915 W Annie St, Austin, TX 78704-4107, Travis County

APN: 302327 CLIP: 1042019102

	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	
	1,374	9,182	1942	SFR	

OWNER INFORMATION			
Owner Name	Merritt Christian B	Tax Billing Zip	78704
Owner Name 2	Lamie Mary K	Tax Billing Zip+4	4107
Tax Billing Address	915 W Annie St	Owner Occupied	Yes
Tax Billing City & State	Austin, TX		

COMMUNITY INSIGHTS			
Median Home Value	\$1,214,554	School District	AUSTIN ISD
Median Home Value Rating	10 / 10	Family Friendly Score	22 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	6 / 100	Walkable Score	86 / 100
Total Incidents (1 yr)	286	Q1 Home Price Forecast	\$1,190,444
Standardized Test Rank	39 / 100	Last 2 Yr Home Appreciation	25%

LOCATION INFORMATION			
School District	01	Mapsco	614-L
School District Name	Austin ISD	MLS Area	6
Census Tract	13.12	Zip Code	78704
Subdivision	Bouldin James E Add	Zip + 4	4107
6th Grade School District/School Name	Fulmore	Flood Zone Date	09/26/2008
Elementary School District	Becker	Most Hazardous Flood Zone	X
Middle School District/School Name	Fulmore	Within 250 Feet of Multiple Flood Zone	No
Neighborhood Code	K1000-K1000	Flood Zone Panel	48453C0585H
High School District/School Name	Travis Early College	Carrier Route	C005

TAX INFORMATION			
Property ID 1	302327	Tax Area (113)	0A
Property ID 2	04000418010000	Tax Appraisal Area	0A
Property ID 3	302327	% Improved	13%
Legal Description	LOT 8 BLK M BOULDIN JAMES E ADDN		
Actual Tax Year	2022	Block	M
Actual Tax	\$12,016	Lot	8
Exemption(s)	Homestead		

ASSESSMENT & TAX			
Assessment Year	2023	2022	2021
Market Value - Total	\$880,000	\$900,335	\$627,702
Market Value - Land	\$761,250	\$761,250	\$498,750
Market Value - Improved	\$118,750	\$139,085	\$128,952
Assessed Value - Total	\$759,519	\$690,472	\$627,702
Assessed Value - Land			\$498,750
Assessed Value - Improved			\$128,952
YOY Assessed Change (\$)	\$69,047	\$62,770	
YOY Assessed Change (%)	10%	10%	
Tax Amount - Estimated	Tax Year	Change (\$)	Change (%)
\$13,663	2021		
\$13,636	2022	-\$27	-0.2%
\$15,000	2023	\$1,364	10%
Jurisdiction	Tax Type	Tax Amount	Tax Rate
Austin ISD	Estimated	\$7,569.37	.9966
City Of Austin	Estimated	\$3,514.29	.4627

Travis County	Estimated	\$2,417.09	.31824
Travis Co Hospital Dist	Estimated	\$749.52	.09868
Austin Comm Coll Dist	Estimated	\$749.65	.0987
Total Estimated Tax Rate			1.9749

CHARACTERISTICS			
County Use Code	Single Family Residence	Roof Shape	Gable
Land Use	SFR	Construction	Wood
Lot Acres	0.2108	Year Built	1942
Basement Type	MLS: Pillar/Post/Pier	Foundation	Pier
Gross Area	1,374	# of Buildings	1
Building Sq Ft	1,374	Building Type	Single Family
Above Gnd Sq Ft	1,374	Lot Depth	150
Ground Floor Area	1,374	Lot Area	9,182
Stories	1	Lot Frontage	52.2
Bedrooms	MLS: 3	No. of Porches	2
Total Baths	Tax: 1 MLS: 2	Patio/Deck 1 Area	60
Full Baths	Tax: 1 MLS: 2	Porch 1 Area	30
Cooling Type	Central	No. of Patios	1
Heat Type	Central	Num Stories	1
Porch	Open Porch	Patio/Deck 2 Area	102
Patio Type	Terrace	Porch Type	Open Porch
Roof Type	Gable	County Use Description	Single Family Residence-A1
Roof Material	Composition Shingle		

FEATURES				
Feature Type	Unit	Size/Qty	Year Built	Value
1st Floor	S	1,374	1942	\$87,707
Porch Open 1st F	S	30	1942	\$624
Hvac Residential	S	1,374	1942	\$2,433
Bathroom	U	1	1942	
Terrace Uncoverd	S	60	1942	\$160
Porch Open 1st F	S	102	1942	\$2,120

SELL SCORE			
Rating	High	Value As Of	2023-10-01 04:42:57
Sell Score	650		

ESTIMATED VALUE			
RealAVM™	\$978,900	Confidence Score	71
RealAVM™ Range	\$852,300 - \$1,105,500	Forecast Standard Deviation	13
Value As Of	09/25/2023		

(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	3321	Cap Rate	1.3%
Estimated Value High	4432	Forecast Standard Deviation (FSD)	0.33
Estimated Value Low	2210		

(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	3629071	Listing Date	04/28/2012
MLS Area	6	MLS Status Change Date	09/19/2012
MLS Status	Closed	Listing Agent Name	605650-Angie Mcfadden
Current Listing Price	\$399,000	Listing Broker Name	KELLER WILLIAMS REALTY
Original Listing Price	\$447,000		

MLS Listing # 673567 652208

MLS Status	Expired	Withdrawn
MLS Listing Date	11/01/2002	07/01/2002
MLS Orig Listing Price	\$0	\$0
MLS Listing Price	\$189,950	\$199,950
MLS Listing Expiration Date	12/10/2002	10/31/2002

LAST MARKET SALE & SALES HISTORY

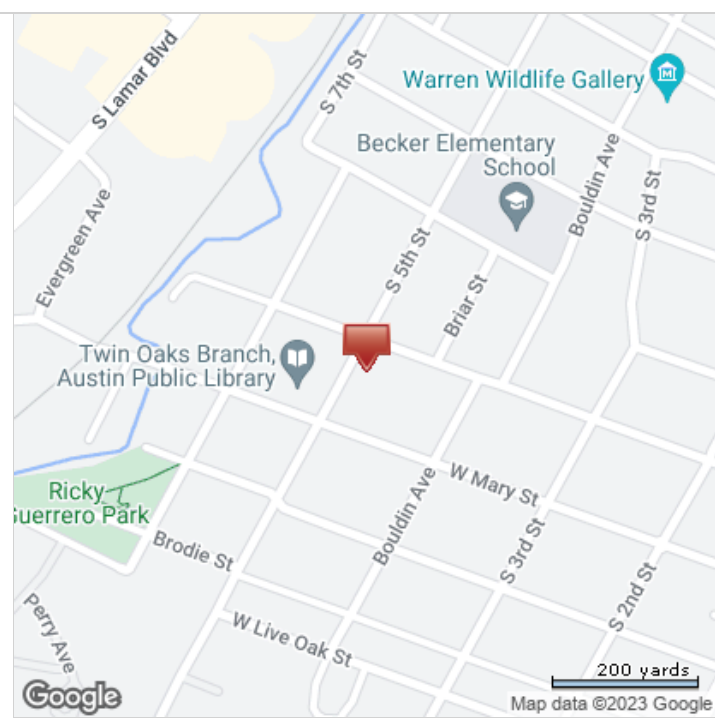
Recording Date	09/17/2012	09/27/1994	
Sale/Settlement Date	09/13/2012	09/23/1994	10/29/1965
Document Number	155425	12280-234	3050-2104
Document Type	Warranty Deed	Warranty Deed	Warranty Deed
Buyer Name	Merritt Christian B	Saldivar Steve J & Blanche S	
Seller Name	Saldivar Blanche S & Steve J Jr	Luna Philip Jr & Marcela	

MORTGAGE HISTORY

Mortgage Date	09/17/2012	05/06/2008	04/03/2007	09/21/2006	08/19/2004
Mortgage Amount	\$389,500	\$265,198	\$60,000	\$163,036	\$131,488
Mortgage Lender	Cornerstone Mtg Co	Citicorp Tr Bk Fsb	Wells Fargo Bk Na	Citicorp Tr Bk Fsb	Citicorp Tr Bk Fsb
Mortgage Type	Conventional	Conventional	Conventional	Conventional	Conventional
Mortgage Code	Resale	Refi	Refi	Refi	Refi

Mortgage Date	01/28/2003	04/28/1998	09/27/1994
Mortgage Amount	\$117,280	\$63,260	\$33,250
Mortgage Lender	Wells Fargo Bk/Tx Na	Travelers Bk&Tr Fsb	Nationsbanc Mtg Corp
Mortgage Type	Conventional	Conventional	Conventional
Mortgage Code	Refi	Refi	Resale

PROPERTY MAP



*Lot Dimensions are Estimated