

# real estate reports



## Subject Property

2300 Jacks Pass  
Austin  
TX 78734  
APN: 146654

## Prepared For:

## Data Provided By:

**Kylie Prior**  
kylie@keytitlegroup.com

## Requested By:

**Kylie Prior**  
Key Title Group  
Email: kylie@keytitlegroup.com

**Data Provided By:**

**Kylie Prior**  
kylie@keytitlegroup.com

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# Property Detail

Subject Property : **2300 Jacks Pass Austin TX 78734**

## Owner Information

Owner Name : **Deloach Emaree A**

Mailing Address : **413 W Mary St, Austin TX 78704-4245 C062**

Owner Occupied **A**  
Indicator :

## Location Information

Legal Description : **Lot 997 Apache Shores Sec 2**

County : **Travis, Tx**

Subdivision : **Apache Shores Sec 02**

Census Tract / Block : **315.00 / 4**

Map Reference : **490-V / LS**

Legal Lot : **997**

School District : **Lake Travis Isd**

Market Area : **LS**

Munic/Township : **Austin**

APN : **146654**

Neighbor Code : **R4006**

Alternate APN : **01455506090000**

## Last Market Sale Information

Recording/Sale Date : **10/23/2020 / 10/22/2020**

Deed Type : **Warranty Deed**

Document # : **201093**

Title Company : **Texas National Title**

Seller Name : **Haley Zachary M**

## Prior Sale Information

Prior Rec/Sale Date : **08/14/2008 / 08/07/2008**

Prior Lender : **Swbc Mtg Corp**

Prior Sale Price : **\$27,679.05**

Prior 1st Mtg Amt/Type : **\$27,405 / Fha**

Prior Doc Number : **138128**

Prior 1st Mtg Rate/Type : **\$6.50**

Prior Deed Type : **Warranty Deed**



## Property Detail

### Property Characteristics

|                                |                                            |                                    |
|--------------------------------|--------------------------------------------|------------------------------------|
| Gross Area : <b>2,051</b>      | Parking Type : <b>Attached Garage</b>      | Heat Type : <b>Central</b>         |
| Living Area : <b>1,571</b>     | Garage Area : <b>480</b>                   | Cooling Type : <b>Central</b>      |
| Above Grade : <b>1571</b>      | Roof Type : <b>Gable</b>                   | Porch Type : <b>Finished Porch</b> |
| Bath(F/H) : <b>2</b>           | Foundation : <b>Slab</b>                   | Patio Type : <b>Terrace</b>        |
| Fireplace : <b>Y / 1</b>       | Roof Material : <b>Composition Shingle</b> | Pool : <b>Concrete</b>             |
| Year Built / Eff : <b>1980</b> | Construction : <b>Wood/brick</b>           | Air Cond : <b>Central</b>          |
| # of Stories : <b>1</b>        |                                            |                                    |

### Property Information

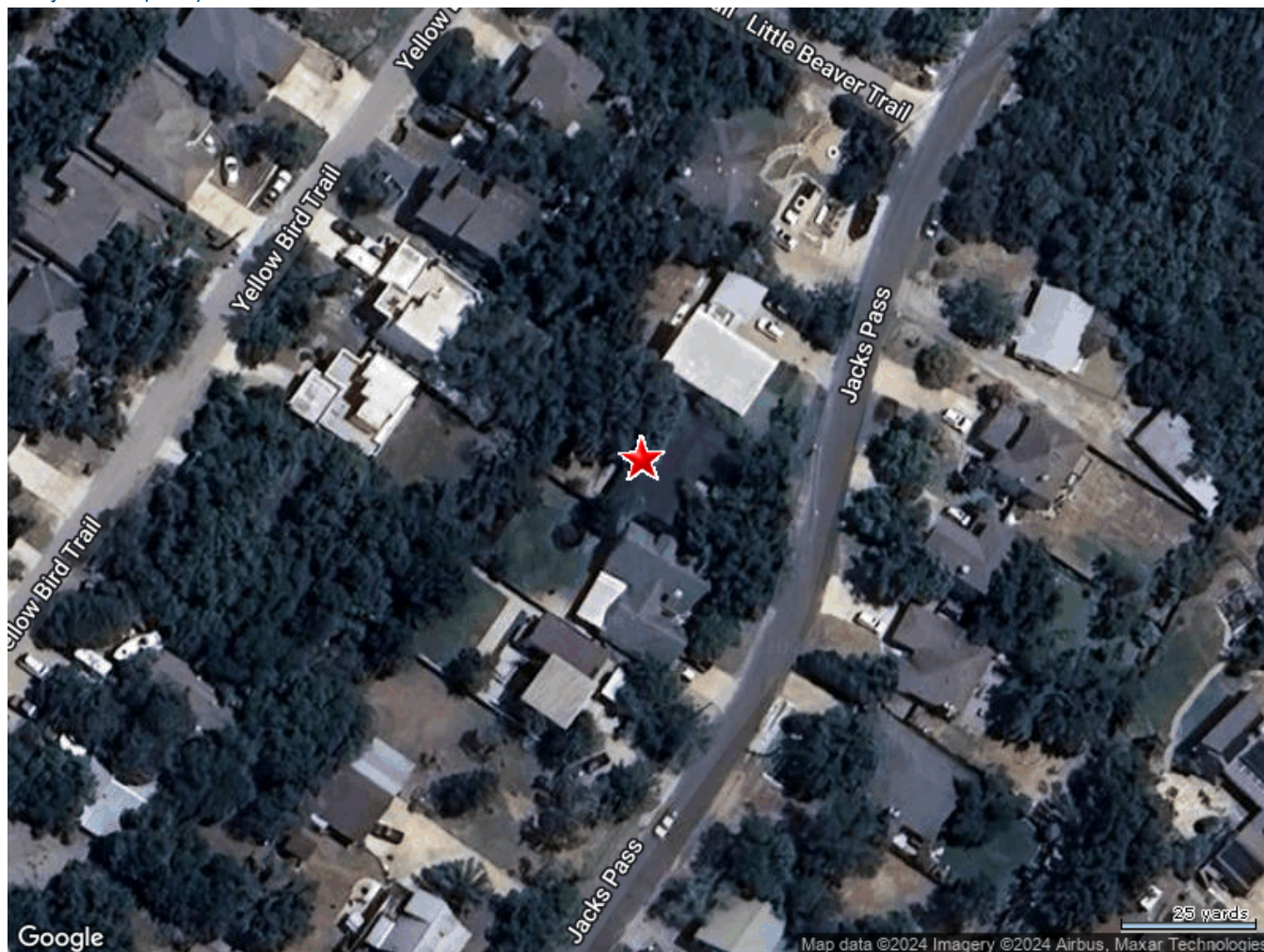
|                                             |                         |                         |
|---------------------------------------------|-------------------------|-------------------------|
| Land Use : <b>Sfr</b>                       | Lot Acres : <b>0.22</b> | Lot Size : <b>9,535</b> |
| County Use : <b>Single Family Residence</b> |                         |                         |

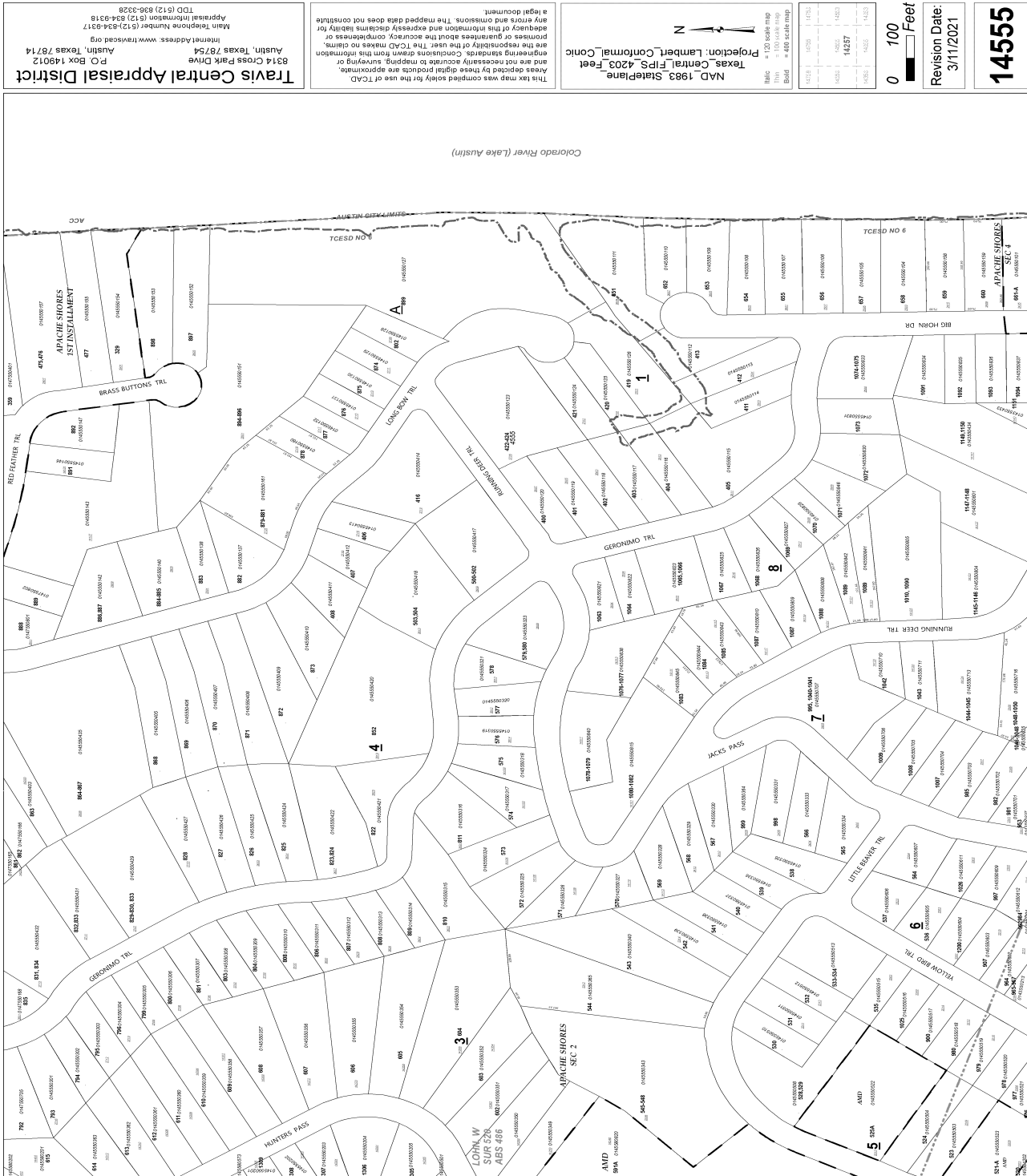
### Tax Information

|                                      |                                                   |                                                             |
|--------------------------------------|---------------------------------------------------|-------------------------------------------------------------|
| Total Value : <b>\$501,897</b>       | Property Tax : <b>\$8,445.39</b>                  | Current Year Land Value : <b>\$150,000</b>                  |
| Land Value : <b>\$125,000</b>        | Tax Rate Area : <b>0A</b>                         | TRAVIS COUNTY Tax / Rate : <b>\$1,646.63/.30466</b>         |
| Improvement Value : <b>\$376,897</b> | Market Value : <b>\$501,897</b>                   | LAKE TRAVIS ISD Tax / Rate : <b>\$5,805.39/1.0741</b>       |
| Assessed Year : <b>2023</b>          | Current Assessed Year : <b>2024</b>               | TRAVIS CO HOSPITAL DIST Tax / Rate : <b>\$544.23/.10069</b> |
| Improve % : <b>75%</b>               | Current Year Total Value : <b>\$540,489</b>       | TRAVIS CO ESD NO 6 Tax / Rate : <b>\$449.15/.0831</b>       |
| Tax Year : <b>2024</b>               | Current Year Improvement Value : <b>\$390,489</b> |                                                             |



Subject Property : **2300 Jacks Pass Austin TX 78734**





**Travis Central Appraisal District**  
8314 Cross Park Drive  
Austin, Texas 78754  
Internet address: www.traviscad.org  
Main telephone Number (512)-834-9317  
Appraisal Information (512) 834-9318  
TDD (512) 836-3328

This tax map was compiled solely for the use of TCAD. Areas depicted by these digital products are approximate and are not necessarily accurate as mapping, surveying or engineering standards. Conclusions drawn from this information are the responsibility of the user. The TCAD makes no claims, warranties or guarantees about the accuracy, completeness or adequacy of this information and expressly disclaims liability for any errors and omissions. The mapped data does not constitute a legal document.

NAD\_1983\_StatePlane\_Texas\_Central\_FIPS\_4203\_Feet  
Projection: Lambert\_Conformal\_Conic  
N  
= 120 scale map  
= 100 scale map  
= 400 scale map  
Italic  
Thin  
Bold

|        |        |        |
|--------|--------|--------|
| 1475.6 | 1475.6 | 1475.6 |
| 1425.6 | 1425.6 | 1425.6 |
| 1435.6 | 1435.6 | 1435.6 |

0 100 Feet

Revision Date:  
3/11/2021

14555

Customer Name : Kylie Prior  
Customer Company Name : Key Title Group  
Prepared On : 05/30/2024  
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Public Schools :

Elementary Schools

**Laura Welch Bush Elementary** Distance **1.31 Miles**

12600 Country Trails Austin TX 78732

Telephone : **(512) 570-6100**

School District : **Leander Independent School District (isd)**

Lowest Grade : **Pre-K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **525**

Total Expenditure/Student :

**Lake Travis Elementary** Distance **1.51 Miles**

15303 Kollmeyer Austin TX 78734

Telephone : **(512) 533-6300**

School District : **Lake Travis Independent School District (isd)**

Lowest Grade : **Pre-K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **763**

Total Expenditure/Student :

**River Ridge Elementary** Distance **1.98 Miles**

12900 Tierra Grande Trl Austin TX 78732

Telephone : **(512) 570-7300**

School District : **Leander Independent School District (isd)**

Lowest Grade : **Pre-K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **479**

Total Expenditure/Student :



Middle Schools

|                                         |                |                                                             |
|-----------------------------------------|----------------|-------------------------------------------------------------|
| Canyon Ridge Middle                     |                | Distance 1.21 Miles                                         |
| 12601 Country Trails Ln Austin TX 78732 |                |                                                             |
| Telephone :                             | (512) 570-3500 | School District : Leander Independent School District (isd) |
| Lowest Grade :                          | 6th            | Highest Grade : 8th                                         |
| Kindergarten :                          | No             | School Enrollment :                                         |
| Enrollment :                            | 1104           | Total Expenditure/Student :                                 |

|                                  |                |                                                                 |
|----------------------------------|----------------|-----------------------------------------------------------------|
| Hudson Bend Middle               |                | Distance 1.43 Miles                                             |
| 15600 Lariat Trl Austin TX 78734 |                |                                                                 |
| Telephone :                      | (512) 533-6400 | School District : Lake Travis Independent School District (isd) |
| Lowest Grade :                   | 6th            | Highest Grade : 8th                                             |
| Kindergarten :                   | No             | School Enrollment :                                             |
| Enrollment :                     | 900            | Total Expenditure/Student :                                     |



Local Business

Attractions / Recreation

| Name                        | Address                         | Telephone      | Distance (Miles) |
|-----------------------------|---------------------------------|----------------|------------------|
| Lakelessons.com             | 14218 Hunters Pass Austin Tx    | (512) 947-7160 | 0.23             |
| Sullins Stuart Llc          | 3113 Chisholm Trl Austin Tx     | (512) 825-8311 | 0.66             |
| Glass Notes Productions Llc | 14411 Cochise Trl Austin Tx     | (678) 887-2061 | 0.68             |
| Games 2 U, L.L.c.           | 3121 Wild Canyon Loop Austin Tx | (512) 589-9477 | 0.73             |

Banks / Financial

| Name          | Address                             | Telephone      | Distance (Miles) |
|---------------|-------------------------------------|----------------|------------------|
| Bevenco, Inc. | 13312 Bright Sky Overlook Austin Tx | (512) 266-4999 | 0.99             |

Eating / Drinking

| Name                 | Address                             | Telephone      | Distance (Miles) |
|----------------------|-------------------------------------|----------------|------------------|
| Tgm Street Eats, Llc | 2411 Eagle Pt Lakeway Tx            | (512) 852-9183 | 0.3              |
| Riata Bar & Grill    | 3105 Fritz Hughes Park Rd Austin Tx | (512) 257-2222 | 0.59             |
| Rock House Btp Llc   | 13809 Country Lake Dr Austin Tx     | (512) 418-1420 | 0.62             |
| Red Cottage Kitchen  | 3221 Wild Canyon Loop Austin Tx     | (512) 636-3681 | 0.69             |

Health Care Services

| Name                                         | Address                      | Telephone      | Distance (Miles) |
|----------------------------------------------|------------------------------|----------------|------------------|
| Modern Medicine Austin, Plc                  | 2007 Rain Water Dr Austin Tx | (512) 940-4164 | 0.28             |
| Kendal Jacobson, Plc                         | 13800 Hunters Pass Austin Tx | (512) 736-6742 | 0.3              |
| Austin Childbirth, Limited Liability Company | 2913 Chisholm Trl Austin Tx  | (512) 773-2375 | 0.47             |
| Dc Venture Services, L.L.c.                  | 2916 Chisholm Trl Austin Tx  | (512) 266-9584 | 0.49             |

Hospitality

| Name               | Address                  | Telephone      | Distance (Miles) |
|--------------------|--------------------------|----------------|------------------|
| Lost Parrot Cabins | 15116 Storm Dr Austin Tx | (512) 266-8916 | 0.99             |



Organizations / Associations

| Name            | Address                           | Telephone      | Distance (Miles) |
|-----------------|-----------------------------------|----------------|------------------|
| Compass Church  | 13805 Wild Turkey Pass Austin Tx  | (512) 266-6998 | 0.36             |
| 130 Gateway Inc | 13224 Country Trails Ln Austin Tx | (512) 266-1394 | 0.77             |

Personal Services

| Name               | Address                          | Telephone      | Distance (Miles) |
|--------------------|----------------------------------|----------------|------------------|
| Foxcat Events, Llc | 14603 Running Deer Trl Austin Tx | (512) 750-6390 | 0.53             |

Shopping

| Name                        | Address                         | Telephone      | Distance (Miles) |
|-----------------------------|---------------------------------|----------------|------------------|
| Burro Cheese Kitchen I, Llc | 14539 Hunters Pass Austin Tx    | (512) 565-1963 | 0.46             |
| Champion Home And Lawn      | 2303 Whitebead Trl Austin Tx    | (512) 922-3186 | 0.6              |
| Mad Foods Llc               | 3016 Spotted Wolf Trl Austin Tx | (844) 623-3663 | 0.6              |



2303 YELLOW BIRD TRL

Distance 0.02 Miles

|                                  |                                    |
|----------------------------------|------------------------------------|
| Owner Name : Sinkula Katherine M | Subdivision : Apache Shores Sec 02 |
| Sale Date : 03/19/2018           | Recording Date : 03/22/2018        |
| Total Value : \$558,774          | Sale Price : \$480,937.50          |
| Bed / Bath : 3 / 2               | Property Tax : \$8,356.41          |
| Land Use : Sfr                   | Lot Acres : 0.21                   |
| Stories : 2                      | Living Area : 2,151                |
| Yr Blt / Eff Yr Blt : 2003 /     | APN : 146650                       |

2301 YELLOW BIRD TRL

Distance 0.03 Miles

|                               |                                    |
|-------------------------------|------------------------------------|
| Owner Name : Talabach Michael | Subdivision : Apache Shores Sec 02 |
| Sale Date : 10/24/2016        | Recording Date : 10/26/2016        |
| Total Value : \$727,650       | Sale Price : \$356,250             |
| Bed / Bath : 3 / 2            | Property Tax : \$10,263.37         |
| Land Use : Sfr                | Lot Acres : 0.21                   |
| Stories : 2                   | Living Area : 2,098                |
| Yr Blt / Eff Yr Blt : 2014 /  | APN : 146649                       |

2215 YELLOW BIRD TRL

Distance 0.03 Miles

|                              |                                    |
|------------------------------|------------------------------------|
| Owner Name : Parker Jennifer | Subdivision : Apache Shores Sec 02 |
| Sale Date : 11/10/2016       | Recording Date : 11/14/2016        |
| Total Value : \$700,522      | Sale Price : \$451,250             |
| Bed / Bath : 3 / 2           | Property Tax : \$10,263.37         |
| Land Use : Sfr               | Lot Acres : 0.21                   |
| Stories : 2                  | Living Area : 2,098                |
| Yr Blt / Eff Yr Blt : 2014 / | APN : 146648                       |

2304 JACKS PASS

Distance 0.03 Miles

|                              |                                    |
|------------------------------|------------------------------------|
| Owner Name : Shaw Matthew M  | Subdivision : Apache Shores Sec 02 |
| Sale Date : 08/06/2019       | Recording Date : 08/08/2019        |
| Total Value : \$833,942      | Sale Price : \$405,000             |
| Bed / Bath : / 3             | Property Tax : \$9,265.29          |
| Land Use : Sfr               | Lot Acres : 0.30                   |
| Stories : 2                  | Living Area : 2,749                |
| Yr Blt / Eff Yr Blt : 2005 / | APN : 146652                       |



2213 YELLOW BIRD TRL

Distance 0.03 Miles

|                              |                                    |
|------------------------------|------------------------------------|
| Owner Name : Duck Jonathan B | Subdivision : Apache Shores Sec 02 |
| Sale Date : 12/17/2019       | Recording Date : 12/18/2019        |
| Total Value : \$284,203      | Sale Price : \$190,203             |
| Bed / Bath : / 1             | Property Tax : \$3,870.60          |
| Land Use : Sfr               | Lot Acres : 0.20                   |
| Stories : 1                  | Living Area : 1,008                |
| Yr Blt / Eff Yr Blt : 1984 / | APN : 146647                       |

2303 JACKS PASS

Distance 0.04 Miles

|                               |                                    |
|-------------------------------|------------------------------------|
| Owner Name : Holloway Kaylynn | Subdivision : Apache Shores Sec 02 |
| Sale Date : 04/12/2013        | Recording Date : 04/12/2013        |
| Total Value : \$600,029       | Sale Price : \$200,000             |
| Bed / Bath : / 3              | Property Tax : \$7,212.42          |
| Land Use : Sfr                | Lot Acres : 0.23                   |
| Stories : 2                   | Living Area : 1,646                |
| Yr Blt / Eff Yr Blt : 2005 /  | APN : 146656                       |

2301 JACKS PASS

Distance 0.04 Miles

|                                |                                    |
|--------------------------------|------------------------------------|
| Owner Name : Abatecola Jaclynn | Subdivision : Apache Shores Sec 02 |
| Sale Date : 05/03/2021         | Recording Date : 05/04/2021        |
| Total Value : \$431,944        | Sale Price : \$381,806.26          |
| Bed / Bath : / 1               | Property Tax : \$6,329.80          |
| Land Use : Sfr                 | Lot Acres : 0.23                   |
| Stories : 1                    | Living Area : 1,395                |
| Yr Blt / Eff Yr Blt : 1997 /   | APN : 143088                       |

2305 JACKS PASS

Distance 0.04 Miles

|                                   |                                    |
|-----------------------------------|------------------------------------|
| Owner Name : Villasi-white Sellma | Subdivision : Apache Shores Sec 02 |
| Sale Date : 06/05/2014            | Recording Date : 06/06/2014        |
| Total Value : \$649,017           | Sale Price : \$237,906.51          |
| Bed / Bath : / 3                  | Property Tax : \$7,912.38          |
| Land Use : Sfr                    | Lot Acres : 0.24                   |
| Stories : 2                       | Living Area : 1,920                |
| Yr Blt / Eff Yr Blt : 2005 /      | APN : 146657                       |



2213 JACKS PASS

Distance 0.04 Miles

Owner Name : Diaz Filiberto

Subdivision : Apache Shores Sec 02

Sale Date : 03/21/1997

Recording Date : 04/21/1997

Total Value : \$494,447

Property Tax : \$7,178.34

Bed / Bath : / 2

Lot Acres : 0.19

Land Use : Sfr

Living Area : 1,380

Stories : 1

APN : 143087

Yr Blt / Eff Yr Blt : 2001 /

2523 LITTLE BEAVER TRL

Distance 0.04 Miles

Owner Name : Perez Archie

Subdivision : Apache Shores Sec 02

Sale Date : 03/13/2015

Recording Date : 03/18/2015

Total Value : \$556,056

Sale Price : \$219,520

Bed / Bath : / 2

Property Tax : \$7,149.50

Land Use : Sfr

Lot Acres : 0.25

Stories : 2

Living Area : 1,962

Yr Blt / Eff Yr Blt : 2005 /

APN : 146651



# Demographics

Census Tract / block: 315.00 / 4    Year: 2020

## Household

| Population             |        | Population by Age         |           |
|------------------------|--------|---------------------------|-----------|
| Count:                 | 7,291  | 0 - 11                    |           |
| Estimate Current Year: | 7,291  | 12 - 17                   |           |
| Estimate in 5 Years:   | 7,291  | 18 - 24                   | 3.91%     |
| Growth Last 5 Years:   |        | 25 - 64                   | 58.43%    |
| Growth Last 10 Years:  |        | 65 - 74                   | 8.89%     |
|                        |        | 75+                       |           |
| Household Size         |        | Household Income          |           |
| Current Year:          | 2,937  | 0 - \$25,000              | 9.23%     |
| Average Current Year:  | 2.48   | \$25,000 - \$35,000       | 2.32%     |
| Estimate in 5 Years:   | 2,937  | \$35,000 - \$50,000       | 10.73%    |
| Growth Last 5 Years:   |        | \$50,000 - \$75,000       | 8.68%     |
| Growth Last 10 Years:  |        | \$75,000 - \$100,000      | 15.97%    |
| Male Population:       | 52.19% | Above \$100,000           | 53.08%    |
| Female Population:     | 47.81% | Average Household Income: | \$114,208 |
| Married People:        | 57.63% |                           |           |
| Unmarried People:      | 42.37% |                           |           |

## Housing

| Median Mortgage Payments |           | Home Values            |        |
|--------------------------|-----------|------------------------|--------|
| Under \$300:             | 5.25%     | Below \$100,000:       | 3.29%  |
| \$300 - \$799:           | 8.22%     | \$100,000 - \$150,000: | 4.34%  |
| \$800 - \$1,999:         | 32.79%    | \$150,000 - \$200,000: | 3.29%  |
| Over \$2,000:            | 53.74%    | \$200,000 - \$300,000: | 20.09% |
| Median Home Value:       | \$374,000 | \$300,000 - \$500,000: | 43.24% |
| Unit Occupied Owner:     | 74.57%    | Above \$500,000:       | 25.75% |
| Median Mortgage:         | \$1,613   |                        |        |



# Demographics

| Rent Payments         |         | Year Built  |       |
|-----------------------|---------|-------------|-------|
| Unit Occupied Renter: | 25.43%  | 1999 - 2000 |       |
| Median Gross Rent:    | \$2,341 | 1995 - 1998 |       |
| Less Than \$499       | 0%      | 1990 - 1994 |       |
| \$500 - \$749         | 0%      | 1980 - 1989 | 19.1% |
| \$750 - \$999         | 0%      | 1970 - 1979 | 3.95% |
| \$1000 and Over       | 100%    | 1900 - 1969 | 1.16% |

## Education

| Enrollment                  |        |                             |        |
|-----------------------------|--------|-----------------------------|--------|
| Public Pre-Primary School:  | 0.39%  | Not Enrolled in School:     | 74.02% |
| Private Pre-Primary School: | 1.05%  | Not A High School Graduate: | 7.08%  |
| Public School:              | 23.15% | Graduate Of High School:    | 16.65% |
| Private School:             | 2.82%  | Attended Some College:      | 18.69% |
| Public College:             | 2.53%  | College Graduate:           | 40.75% |
| Private College:            | 1.58%  | Graduate Degree:            | 16.83% |

## Workforce

| Occupation:          |        |                       |        |
|----------------------|--------|-----------------------|--------|
| Manager/Prof:        | 58.27% | Private Worker:       | 62.24% |
| Technical:           |        | Government Worker:    | 15.09% |
| Sales:               | 22.28% | Self Employed Worker: | 8.58%  |
| Administrative:      |        | Unpaid Family Worker: | 8.85%  |
| Private House Hold:  |        | Farming:              | 5.02%  |
| Service:             | 11.89% | Skilled:              |        |
| Protective Services: |        | Blue-Collar:          | 7.56%  |
| Commute Time         |        |                       |        |
| Less Than 15 Min:    | 22.72% |                       |        |
| 15 min - 28 min:     | 22.51% |                       |        |
| 30 min - 57 min:     | 34.14% |                       |        |
| Over 60 min:         | 20.63% |                       |        |