

# Real Estate Reports

## Subject Property

2313 Capulet St # 39  
Austin  
TX 78741  
APN: 845239



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Subject Property : **2313 Capulet St # 39 Austin TX 78741**

## Owner Information

Owner Name : **Neak Omer / Violante Nicollette**  
 Mailing Address : **2313 Capulet St # 39, Austin TX 78741-6651 C056**  
 Owner Occupied ☐  
 Indicator :

## Location Information

Legal Description : **Unt 39 Eastwood At Riverside Plus .8064 % Int In Com Area**  
 County : **Travis, Tx** Subdivision : **Eastwood At Riverside**  
 Census Tract / Block : **23.20 / 1** Map Reference : **/ 9**  
 Legal Lot : **39** School District : **Del Valle Isd**  
 Market Area : **700** Munic/Township : **Austin**  
 APN : **845239** Neighbor Code : **F1390C**  
 Alternate APN : **03121809380000**

## Last Market Sale Information

Recording/Sale Date : **12/21/2018 / 12/20/2018** 1st Mtg Amount/Type : **\$303,920 / Cnv**  
 Sale Price : **\$379,900** 1st Mtg Document # : **196549**  
 Sale Type : **Estimated** 1st Mtg Term : **30**  
 Document # : **196548** Price Per SqFt : **\$186.68**  
 Deed Type : **Warranty Deed**  
 Title Company : **Texas National Title**  
 Lender : **Bbmc Mtg**  
 Seller Name : **Patel Sujan K & Amy S**

## Property Characteristics

Gross Area : <b>2,449</b>	# of Stories : <b>2</b>	Roof Material : <b>Composition Shingle</b>
Living Area : <b>2,035</b>	Parking Type : <b>Attached Garage</b>	Heat Type : <b>Central</b>
Above Grade : <b>2035</b>	Garage Area : <b>414</b>	Cooling Type : <b>Central</b>
Bedrooms : <b>3</b>	Roof Type : <b>Hip</b>	Porch Type : <b>Open Porch</b>
Bath(F/H) : <b>2</b>	Foundation : <b>Slab</b>	Air Cond : <b>Central</b>
Year Built / Eff : <b>2015</b>		

# Property Detail

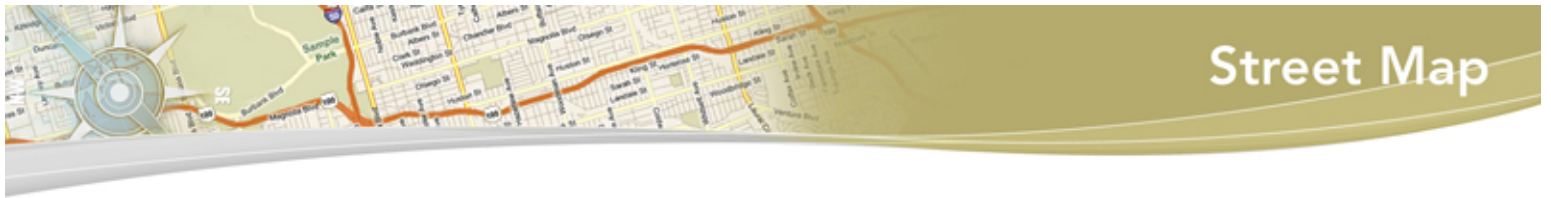
## Property Information

Land Use : **Condominium**      Lot Acres : **0.15**      Lot Size : **6,739**  
County Use : **Condos**

## Tax Information

Total Value : <b>\$604,422</b>	Property Tax : <b>\$10,885.92</b>	CITY OF AUSTIN <b>\$2,485.44/.4458</b> Tax / Rate :
Land Value : <b>\$101,081</b>	Tax Rate Area : <b>0A</b>	TRAVIS COUNTY <b>\$1,698.52/.30466</b> Tax / Rate :
Improvement Value : <b>\$503,341</b>	Homeowner Exemption : <b>Homestead</b>	DEL VALLE ISD <b>\$5,590.85/1.0028</b> Tax / Rate :
Assessed Year : <b>2023</b>	Market Value : <b>\$604,422</b>	TRAVIS CO HOSPITAL DIST <b>\$561.38/.10069</b> Tax / Rate :
Improve % : <b>83%</b>	Current Assessed Year : <b>2024</b>	AUSTIN COMM COLL DIST Tax / Rate : <b>\$549.72/.0986</b>
Tax Year : <b>2024</b>	Current Year Total Value : <b>\$557,524</b>	





Subject Property : **2313 Capulet St # 39 Austin TX 78741**



## Public Schools :

## Elementary Schools

## Idea Montopolis Academy

Distance **0.48 Miles**

1701 Vargas Rd Austin TX 78741

Telephone : **(512) 646-2800**School District : **Idea Public Schools**Lowest Grade : **K**Highest Grade : **5th**Kindergarten : **Yes**

School Enrollment :

Enrollment : **694**

Total Expenditure/Student :

## Baty Elementary

Distance **0.98 Miles**

2101 Faro Dr Austin TX 78741

Telephone : **(512) 386-3450**School District : **Del Valle Independent  
School District (isd)**Lowest Grade : **Pre-K**Highest Grade : **5th**Kindergarten : **Yes**

School Enrollment :

Enrollment : **507**

Total Expenditure/Student :

## Kipp Paseo Pri

Distance **1.04 Miles**

6800 Metropolis Dr Austin TX 78744

Telephone : **(512) 766-3095**School District : **Kipp Texas Public Schools**Lowest Grade : **Pre-K**Highest Grade : **3rd**Kindergarten : **Yes**

School Enrollment :

Enrollment : **404**

Total Expenditure/Student :

**Allison Elementary**Distance **1.25 Miles**

515 Vargas Rd Austin TX 78741

Telephone : **(512) 414-2004**School District : **Austin Independent School District (isd)**Lowest Grade : **Pre-K**Highest Grade : **6th**Kindergarten : **Yes**

School Enrollment :

Enrollment : **403**

Total Expenditure/Student :

**Middle Schools****Kipp Paseo Preparatory School**Distance **1.04 Miles**

6800 Metropolis Dr Austin TX 78744

Telephone : **(512) 921-5707**School District : **Kipp Texas Public Schools**Lowest Grade : **5th**Highest Grade : **8th**Kindergarten : **No**

School Enrollment :

Enrollment : **329**

Total Expenditure/Student :

**High Schools****Idea Montopolis College Preparatory**Distance **0.48 Miles**

1701 Vargas Rd Austin TX 78741

Telephone : **(512) 646-2800**School District : **Idea Public Schools**Lowest Grade : **6th**Highest Grade : **12th**

School Enrollment :

Enrollment : **761**

Total Expenditure/Student :

Advanced Placement : **No**



**The Excel Center For Adults - South Austin**

Distance **1.42 Miles**

6505 Burleson Rd Austin TX 78744

Telephone : **(512) 531-5500**

School District : **The Excel Center (for Adults)**

Lowest Grade : **8th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **96**

Total Expenditure/Student :

Advanced Placement : **No**



## Local Business

## Attractions / Recreation

Name	Address	Telephone	Distance (Miles)
Nanyte Fitness Solutions	6023 Bluebell Cir Austin Tx	(512) 662-6597	0.76

## Banks / Financial

Name	Address	Telephone	Distance (Miles)
Texas Health And Human ...	6101 E Oltorf St Austin Tx	(512) 437-8207	0.91

## Eating / Drinking

Name	Address	Telephone	Distance (Miles)
Dorough Coney	7135 E Ben White Blvd Austin Tx	(512) 385-3697	0.3
Salvador Garcia	1720 Poppy Seed Ln Austin Tx	(512) 284-8537	0.34
Den-tex Central Inc.	7619 E Ben White Blvd Austin Tx	(512) 389-0013	0.47
Sonic Restaurants, Inc.	1901 Montopolis Dr Austin Tx	(512) 385-1020	0.48

## Health Care Services

Name	Address	Telephone	Distance (Miles)
Mary A Rodriguez M D	2204 Montague St Austin Tx	(512) 919-0194	0.09
Earthspring Acupuncture, Pllc	7312 E Ben White Blvd # 4 Austin Tx	(512) 695-3121	0.18
Riverside Scc Llc	6801 E Riverside Dr Austin Tx	(512) 247-9000	0.19
Phcc-riverside Rehabilitation And Health Care Center, Llc	6801 E Riverside Dr Austin Tx	(512) 247-9000	0.19

## Hospitality

Name	Address	Telephone	Distance (Miles)
Cdor Aus Casey, Llc	3201 Caseybridge Ct Austin Tx	(512) 326-1100	0.38
Trs Aus Casey Llc	3201 Caseybridge Ct Austin Tx	(512) 326-1100	0.38
Condor Hospitality Limited Partnership	3201 Caseybridge Ct Austin Tx	(512) 326-1100	0.38
Condor Hospitality Trust, Inc.	3201 Caseybridge Ct Austin Tx	(512) 326-1100	0.38

**Organizations / Associations**

Name	Address	Telephone	Distance (Miles)
Greater Holy Temple Church Inc	1806 Montopolis Dr Austin Tx	(512) 294-2156	0.53
Jesus Is Alive Ministries Of Austin	1430 Frontier Valley Dr Austin Tx	(512) 584-4174	0.63
Franciscan Sisters Daughters Of Mercy	1207 Montopolis Dr Austin Tx	(512) 385-5090	0.85
Onion Creek Baptist Church	8214 E Riverside Dr Austin Tx	(512) 385-3847	0.9

**Shopping**

Name	Address	Telephone	Distance (Miles)
Larry W Simpson Trade	2206 Maxwell Ln Austin Tx	(512) 389-0819	0.08
Reach Your Pinnacle Llc	7000 E Ben White Blvd Austin Tx	(512) 981-5549	0.2
Am Petroleum Inc	7310 E Riverside Dr Austin Tx	(512) 386-7742	0.35
Cmh Homes, Inc.	6925 E Ben White Blvd Austin Tx	(512) 389-0595	0.42



**2315 CAPULET ST # 40**

Distance **0.01 Miles**

Owner Name : <b>Define Florian J A</b>	Subdivision : <b>Eastwood At Riverside</b>
Sale Date : <b>04/18/2023</b>	Recording Date : <b>04/19/2023</b>
Total Value : <b>\$604,422</b>	Sale Price : <b>\$566,263.57</b>
Bed / Bath : <b>3 / 3</b>	Property Tax : <b>\$11,010.92</b>
Land Use : <b>Condominium</b>	Lot Acres : <b>0.15</b>
Stories : <b>2</b>	Living Area : <b>2,035</b>
Yr Blt / Eff Yr Blt : <b>2015 /</b>	APN : <b>845240</b>

**7107 MOWBRAY ST # 44**

Distance **0.03 Miles**

Owner Name : <b>Pho Megan H</b>	Subdivision : <b>Eastwood At Riverside</b>
Sale Date : <b>11/30/2018</b>	Recording Date : <b>11/30/2018</b>
Total Value : <b>\$604,422</b>	Sale Price : <b>\$386,800</b>
Bed / Bath : <b>3 / 3</b>	Property Tax : <b>\$11,010.92</b>
Land Use : <b>Condominium</b>	Lot Acres : <b>0.15</b>
Stories : <b>2</b>	Living Area : <b>2,035</b>
Yr Blt / Eff Yr Blt : <b>2015 /</b>	APN : <b>845244</b>

**7109 MOWBRAY ST**

Distance **0.03 Miles**

Owner Name : <b>Harris Jayson</b>	Subdivision : <b>Eastwood At Riverside</b>
Total Value : <b>\$604,422</b>	Property Tax : <b>\$10,885.92</b>
Bed / Bath : <b>3 / 3</b>	Lot Acres : <b>0.15</b>
Land Use : <b>Condominium</b>	Living Area : <b>2,035</b>
Stories : <b>2</b>	APN : <b>845245</b>
Yr Blt / Eff Yr Blt : <b>2015 /</b>	

**7105 MOWBRAY ST**

Distance **0.03 Miles**

Owner Name : <b>Zhai Tongyan</b>	Subdivision : <b>Eastwood At Riverside</b>
Sale Date : <b>02/28/2018</b>	Recording Date : <b>03/02/2018</b>
Total Value : <b>\$608,904</b>	Sale Price : <b>\$339,375</b>
Bed / Bath : <b>4 / 2</b>	Property Tax : <b>\$11,814.92</b>
Land Use : <b>Condominium</b>	Lot Acres : <b>0.15</b>
Stories : <b>2</b>	Living Area : <b>2,289</b>
Yr Blt / Eff Yr Blt : <b>2015 /</b>	APN : <b>845243</b>

**7103 MOWBRAY ST**

Distance **0.04 Miles**

Owner Name : <b>Chun Mira</b>	Subdivision : <b>Eastwood At Riverside</b>
Sale Date : <b>02/09/2016</b>	Recording Date : <b>02/09/2016</b>
Total Value : <b>\$555,364</b>	Sale Price : <b>\$321,740</b>
Bed / Bath : <b>3 / 2</b>	Property Tax : <b>\$9,425.22</b>
Land Use : <b>Condominium</b>	Lot Acres : <b>0.15</b>
Stories : <b>2</b>	Living Area : <b>1,568</b>
Yr Blt / Eff Yr Blt : <b>2015 /</b>	APN : <b>845242</b>

**7111 MOWBRAY ST**

Distance **0.04 Miles**

Owner Name : <b>Hoaas Andrew V</b>	Subdivision : <b>Eastwood At Riverside</b>
Sale Date : <b>02/05/2016</b>	Recording Date : <b>02/08/2016</b>
Total Value : <b>\$505,877</b>	Sale Price : <b>\$394,832.50</b>
Bed / Bath : <b>3 / 3</b>	Property Tax : <b>\$10,197.68</b>
Land Use : <b>Condominium</b>	Lot Acres : <b>0.15</b>
Stories : <b>2</b>	Living Area : <b>1,844</b>
Yr Blt / Eff Yr Blt : <b>2015 /</b>	APN : <b>845246</b>

**7101 MOWBRAY ST**

Distance **0.04 Miles**

Owner Name : <b>Mccall Ronald Dwain</b>	Subdivision : <b>Eastwood At Riverside</b>
Sale Date : <b>01/29/2016</b>	Recording Date : <b>02/02/2016</b>
Total Value : <b>\$562,009</b>	Sale Price : <b>\$368,750</b>
Bed / Bath : <b>3 / 3</b>	Property Tax : <b>\$10,197.68</b>
Land Use : <b>Condominium</b>	Lot Acres : <b>0.15</b>
Stories : <b>2</b>	Living Area : <b>1,844</b>
Yr Blt / Eff Yr Blt : <b>2015 /</b>	APN : <b>845241</b>

**7201 MOWBRAY ST**

Distance **0.05 Miles**

Owner Name : <b>Bowman Justin</b>	Subdivision : <b>Eastwood At Riverside</b>
Sale Date : <b>11/14/2018</b>	Recording Date : <b>11/14/2018</b>
Total Value : <b>\$620,487</b>	Sale Price : <b>\$448,685</b>
Bed / Bath : <b>3 / 3</b>	Property Tax : <b>\$11,327.14</b>
Land Use : <b>Condominium</b>	Lot Acres : <b>0.15</b>
Stories : <b>2</b>	Living Area : <b>2,035</b>
Yr Blt / Eff Yr Blt : <b>2018 /</b>	APN : <b>845247</b>



**7106 KANE ST # 50**

Distance **0.05 Miles**

Owner Name :	<b>Peng Yuanzhuo</b>	Subdivision :	<b>Eastwood/riverside li Condos</b>
Sale Date :	<b>07/27/2018</b>	Recording Date :	<b>07/30/2018</b>
Total Value :	<b>\$546,052</b>	Sale Price :	<b>\$280,117.50</b>
Bed / Bath :	<b>3 / 3</b>	Property Tax :	<b>\$10,388.58</b>
Land Use :	<b>Condominium</b>	Lot Acres :	<b>0.15</b>
Stories :	<b>2</b>	Living Area :	<b>1,884</b>
Yr Blt / Eff Yr Blt :	<b>2018 /</b>	APN :	<b>879341</b>

**7108 KANE ST # 51**

Distance **0.05 Miles**

Owner Name :	<b>Greene Taylor</b>	Subdivision :	<b>Eastwood/riverside li Condos</b>
Sale Date :	<b>05/11/2018</b>	Recording Date :	<b>05/14/2018</b>
Total Value :	<b>\$597,229</b>	Sale Price :	<b>\$426,926.25</b>
Bed / Bath :	<b>3 / 3</b>	Property Tax :	<b>\$10,379.27</b>
Land Use :	<b>Condominium</b>	Lot Acres :	<b>0.15</b>
Stories :	<b>2</b>	Living Area :	<b>1,884</b>
Yr Blt / Eff Yr Blt :	<b>2018 /</b>	APN :	<b>879342</b>



**Census Tract / block: 23.20 / 1    Year: 2020**

## Household

Population		Population by Age	
Count:	4,205	0 - 11	
Estimate Current Year:	4,205	12 - 17	
Estimate in 5 Years:	4,205	18 - 24	6.99%
Growth Last 5 Years:		25 - 64	61.33%
Growth Last 10 Years:		65 - 74	3.35%
		75+	
Household Size		Household Income	
Current Year:	1,453	0 - \$25,000	16.04%
Average Current Year:	2.87	\$25,000 - \$35,000	6.74%
Estimate in 5 Years:	1,453	\$35,000 - \$50,000	8.6%
Growth Last 5 Years:		\$50,000 - \$75,000	22.23%
Growth Last 10 Years:		\$75,000 - \$100,000	16.45%
Male Population:	46.83%	Above \$100,000	29.94%
Female Population:	53.17%	Average Household Income:	\$70,859
Married People:	32.84%		
Unmarried People:	67.16%		

## Housing

Median Mortgage Payments		Home Values	
Under \$300:	0%	Below \$100,000:	19.18%
\$300 - \$799:	15.1%	\$100,000 - \$150,000:	0%
\$800 - \$1,999:	32.86%	\$150,000 - \$200,000:	7.64%
Over \$2,000:	52.04%	\$200,000 - \$300,000:	20.78%
Median Home Value:	\$308,900	\$300,000 - \$500,000:	48.67%
Unit Occupied Owner:	38.75%	Above \$500,000:	3.73%
Median Mortgage:	\$2,274		

Rent Payments		Year Built	
Unit Occupied Renter:	61.25%	1999 - 2000	
Median Gross Rent:	\$1,233	1995 - 1998	
Less Than \$499	12.36%	1990 - 1994	
\$500 - \$749	0%	1980 - 1989	6.15%
\$750 - \$999	2.7%	1970 - 1979	4.1%
\$1000 and Over	84.94%	1900 - 1969	8.93%

## Education

Enrollment			
Public Pre-Primary School:	3.24%	Not Enrolled in School:	73.79%
Private Pre-Primary School:	0.45%	Not A High School Graduate:	24.81%
Public School:	23.84%	Graduate Of High School:	27.98%
Private School:	2.37%	Attended Some College:	14.14%
Public College:	1.11%	College Graduate:	27.91%
Private College:	0.94%	Graduate Degree:	5.16%

## Workforce

Occupation:			
Manager/Prof:	37.97%	Private Worker:	75.74%
Technical:		Government Worker:	11.12%
Sales:	28.19%	Self Employed Worker:	3.12%
Administrative:		Unpaid Family Worker:	5.8%
Private House Hold:		Farming:	8.72%
Service:	15.2%	Skilled:	
Protective Services:		Blue-Collar:	18.65%
Commute Time			
Less Than 15 Min:	23.74%		
15 min - 28 min:	38.97%		
30 min - 57 min:	25.79%		
Over 60 min:	11.5%		