

Real Estate Reports

Subject Property

5608 Toscana Ave
Austin
TX 78724
APN: 376735



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Subject Property : **5608 Toscana Ave Austin TX 78724**

Owner Information

Owner Name : **Moore Nathan Michael / Moore Lindsay**
Mailing Address : **5608 Toscana Ave, Austin TX 78724-6183 R173**
Owner Occupied ☐
Indicator :

Location Information

Legal Description : **Lot 12 Blk E Meadows At Trinity Crossing Phs 1-b**
County : **Travis, Tx** Alternate APN : **02153309130000**
Census Tract / Block : **22.13 / 2** Subdivision : **Meadows At Trinity Crossing Ph**
Legal Lot : **12** Map Reference : **587-G / 3E**
Legal Block : **E** School District : **Manor Isd**
Market Area : **3E** Munic/Township : **Austin**
APN : **376735** Neighbor Code : **C7600**

Owner Transfer Information

Recording/Sale Date : **02/28/2022 / 02/21/2022** Deed Type : **Warranty Deed**
Document # : **36731** 1st Mtg Document # : **36732**

Last Market Sale Information

Recording/Sale Date : **06/11/2012 / 06/07/2012** 1st Mtg Amount/Type : **\$135,500 / Fha**
Sale Price : **\$136,855** 1st Mtg Document # : **93241**
Sale Type : **Estimated** 1st Mtg Term : **30**
Document # : **93240** Price Per SqFt : **\$106.34**
Deed Type : **Warranty Deed**
Title Company : **Chicago Title Co**
Lender : **Nationstar Mtg Llc**
Seller Name : **2307 Green Creek Llc**

Prior Sale Information

Prior Rec/Sale Date : **01/26/2011 / 01/17/2011** Prior Deed Type : **Warranty Deed**
Prior Doc Number : **12973**

Property Detail

Property Characteristics

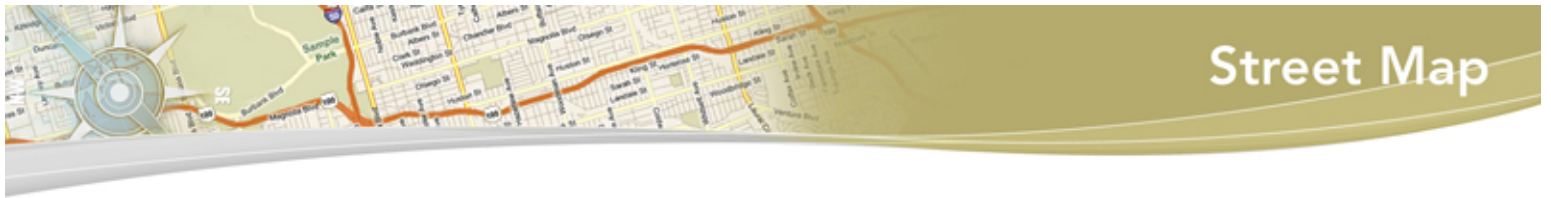
Gross Area : 1,685	# of Stories : 1	Heat Type : Central
Living Area : 1,287	Parking Type : Attached Garage	Cooling Type : Central
Above Grade : 1287	Garage Area : 398	Porch Type : Open Porch
Bath(F/H) : 2	Foundation : Slab	Patio Type : Terrace
Year Built / Eff : 2006	Roof Material : Tile	Air Cond : Central

Property Information

Land Use : Sfr	Lot Acres : 0.13	Lot Size : 5,750
County Use : Single Family Residence		

Tax Information

Total Value : \$441,307	Property Tax : \$6,932	CITY OF AUSTIN \$1,517.94/.4458 Tax / Rate :
Land Value : \$75,000	Tax Rate Area : 0A	TRAVIS COUNTY \$1,037.34/.30466 Tax / Rate :
Improvement Value : \$366,307	Homeowner Exemption : Homestead	TRAVIS CO \$342.85/.10069 HOSPITAL DIST Tax / Rate :
Assessed Year : 2023	Market Value : \$441,307	MANOR ISD Tax / \$3,698.14/1.0861 Rate :
Improve % : 83%	Current Assessed Year : 2024	AUSTIN COMM \$335.73/.0986 COLL DIST Tax / Rate :
Tax Year : 2024	Current Year Total Value : \$340,497	



Subject Property : **5608 Toscana Ave Austin TX 78724**



Public Schools :

Elementary Schools

Oak Meadows Elementary

Distance **0.73 Miles**

5600 Decker Ln Austin TX 78724

Telephone : **(512) 278-4175**School District : **Manor Independent School District (isd)**Lowest Grade : **K**Highest Grade : **6th**Kindergarten : **Yes**

School Enrollment :

Enrollment : **356**

Total Expenditure/Student :

Jordan Elementary

Distance **0.95 Miles**

6711 Johnny Morris Rd Austin TX 78724

Telephone : **(512) 414-2578**School District : **Austin Independent School District (isd)**Lowest Grade : **Pre-K**Highest Grade : **5th**Kindergarten : **Yes**

School Enrollment :

Enrollment : **555**

Total Expenditure/Student :

Overton Elementary

Distance **1.06 Miles**

7201 Colony Loop Dr Austin TX 78724

Telephone : **(512) 841-9300**School District : **Austin Independent School District (isd)**Lowest Grade : **Pre-K**Highest Grade : **5th**Kindergarten : **Yes**

School Enrollment :

Enrollment : **424**

Total Expenditure/Student :

Kipp Alegria PriDistance **1.15 Miles**

8509 Fm 969 Bldg 629 Austin TX 78724

Telephone : **(512) 651-2168**School District : **Kipp Texas Public Schools**Lowest Grade : **Pre-K**Highest Grade : **4th**Kindergarten : **Yes**

School Enrollment :

Enrollment : **698**

Total Expenditure/Student :

Middle Schools**Kipp Austin Academy Of Arts & Letters**Distance **1.15 Miles**

8509 Fm 969 Bldg A Austin TX 78724

Telephone : **(512) 501-3640**School District : **Kipp Texas Public Schools**Lowest Grade : **5th**Highest Grade : **8th**Kindergarten : **No**

School Enrollment :

Enrollment : **467**

Total Expenditure/Student :

Kipp Austin Vista Middle SchoolsDistance **1.15 Miles**

8509 Fm 969 Bldg 676 Austin TX 78724

Telephone : **(512) 651-1921**School District : **Kipp Texas Public Schools**Lowest Grade : **6th**Highest Grade : **8th**Kindergarten : **No**

School Enrollment :

Enrollment : **115**

Total Expenditure/Student :

Garcia YmlaDistance **1.65 Miles**

7414 Johnny Morris Rd Austin TX 78724

Telephone : **(512) 841-9400**School District : **Austin Independent School District (isd)**Lowest Grade : **6th**Highest Grade : **8th**Kindergarten : **No**

School Enrollment :

Enrollment : **257**

Total Expenditure/Student :

Idea Health Professions College PreparatoryDistance **1.95 Miles**

5816 Wilcab Rd Austin TX 78721

Telephone : **(512) 822-4350**School District : **Idea Public Schools**Lowest Grade : **6th**Highest Grade : **9th**Kindergarten : **No**

School Enrollment :

Enrollment : **264**

Total Expenditure/Student :

High Schools**The East Austin College Prep At Mlk**Distance **1.26 Miles**

5800 E Martin Luther King Jr Austin TX 78721

Telephone : **(512) 287-5050**School District : **Valere Public Schools**Lowest Grade : **7th**Highest Grade : **12th**

School Enrollment :

Enrollment : **226**

Total Expenditure/Student :

Advanced Placement : **No****Lbj Echs**Distance **1.9 Miles**

7309 Lazy Creek Dr Austin TX 78724

Telephone : **(512) 414-2543**School District : **Austin Independent School District (isd)**Lowest Grade : **9th**Highest Grade : **12th**

School Enrollment :

Enrollment : **772**

Total Expenditure/Student :

Advanced Placement : **No**

Local Business

Attractions / Recreation

Name	Address	Telephone	Distance (Miles)
Oak Forest At Roberts Resorts	8207 Canoga Ave Austin Tx	(512) 926-8984	0.56
Crenshaw Services, L.L.c.	5910d Johnny Morris Rd Austin Tx	(512) 448-2699	0.64
Oldies But Goodies	5800 Johnny Morris Rd Austin Tx	(512) 633-4022	0.64
Michelle Small	4716 Nixon Ln Austin Tx	(512) 917-0740	0.73

Eating / Drinking

Name	Address	Telephone	Distance (Miles)
Chu Chu Smg Llc	5712 Toscana Ave Austin Tx	(512) 906-1303	0.09
Austin Vegetarian, Inc.	5329 Agatha Cir Austin Tx	(512) 923-2381	0.32
Eureka	6117 Seville Dr Austin Tx	(512) 527-3053	0.37
Big Luthas Bbq & Soul Food	6308 Virgo Ln Austin Tx	(512) 382-1881	0.57

Organizations / Associations

Name	Address	Telephone	Distance (Miles)
Jesus C Jurado	5649 Pinon Vista Dr Austin Tx	(512) 826-7476	0.02
The Burning Bush Revival Church	5713 Alsace Trl Austin Tx	(512) 925-8336	0.14
Spirit Of Isis	7809 Rogers Ln W Austin Tx	(512) 826-7832	0.35
True Hope Church Of God In Christ	6104 Duchess Dr Austin Tx	(512) 367-0213	0.94

Shopping

Name	Address	Telephone	Distance (Miles)
Double R Groceries	7700 Fm 969 Rd Austin Tx	(512) 926-0100	0.48
Arfamomin Corp.	7801 Fm 969 Rd Austin Tx	(512) 928-1888	0.55
Sustain Able Food Marketing	8310 Canoga Ave Austin Tx	(706) 580-0585	0.71
Loyola Grocery	6710 Loyola Ln Austin Tx	(512) 928-2222	0.84



5665 PINON VISTA DR

Distance 0.03 Miles

Owner Name : Nancy L Barker Trust Of 2015	Subdivision : Meadows At Trinity Crossing Ph
Sale Date : 04/18/2024	Recording Date : 04/22/2024
Total Value : \$326,082	Property Tax : \$5,794.73
Bed / Bath : / 2	Lot Acres : 0.11
Land Use : Sfr	Living Area : 1,269
Stories : 1	APN : 376763
Yr Blt / Eff Yr Blt : 1980 / 1990	

5544 SENDERO HILLS PKWY

Distance 0.14 Miles

Owner Name : Fenway Development Inc	Property Tax : \$458.07
Total Value : \$18,750	Lot Acres : 0.16
Land Use : Residential Lot	APN : 941421

5548 SENDERO HILLS PKWY

Distance 0.15 Miles

Owner Name : Fenway Development Inc	Sale Price : \$5,635,556.25
Sale Date : 01/31/2014	Property Tax : \$458.07
Total Value : \$18,750	Lot Acres : 0.15
Land Use : Residential Lot	APN : 941420
Recording Date : 01/31/2014	

5600 SENDERO HILLS PKWY

Distance 0.15 Miles

Owner Name : Fenway Development Inc	Sale Price : \$5,635,556.25
Sale Date : 01/31/2014	Property Tax : \$458.07
Total Value : \$18,750	Lot Acres : 0.15
Land Use : Residential Lot	APN : 941419
Recording Date : 01/31/2014	

5604 SENDERO HILLS PKWY

Distance 0.15 Miles

Owner Name : Fenway Development Inc	Sale Price : \$5,635,556.25
Sale Date : 01/31/2014	Property Tax : \$458.07
Total Value : \$18,750	Lot Acres : 0.15
Land Use : Residential Lot	APN : 941418
Recording Date : 01/31/2014	



5608 SENDERO HILLS PKWY

Distance **0.15 Miles**

Owner Name : Fenway Development Inc	Sale Price : \$5,635,556.25
Sale Date : 01/31/2014	Property Tax : \$458.07
Total Value : \$18,750	Lot Acres : 0.15
Land Use : Residential Lot	APN : 941417
Recording Date : 01/31/2014	

5612 SENDERO HILLS PKWY

Distance **0.16 Miles**

Owner Name : Fenway Development Inc	Sale Price : \$5,635,556.25
Sale Date : 01/31/2014	Property Tax : \$458.07
Total Value : \$18,750	Lot Acres : 0.15
Land Use : Residential Lot	APN : 941416
Recording Date : 01/31/2014	

5616 SENDERO HILLS PKWY

Distance **0.16 Miles**

Owner Name : Fenway Development Inc	Sale Price : \$5,635,556.25
Sale Date : 01/31/2014	Property Tax : \$458.07
Total Value : \$18,750	Lot Acres : 0.15
Land Use : Residential Lot	APN : 941415
Recording Date : 01/31/2014	

5620 SENDERO HILLS PKWY

Distance **0.16 Miles**

Owner Name : Fenway Development Inc	Sale Price : \$5,635,556.25
Sale Date : 01/31/2014	Property Tax : \$458.07
Total Value : \$18,750	Lot Acres : 0.14
Land Use : Residential Lot	APN : 941414
Recording Date : 01/31/2014	

5624 SENDERO HILLS PKWY

Distance **0.17 Miles**

Owner Name : Fenway Development Inc	Sale Price : \$5,635,556.25
Sale Date : 01/31/2014	Property Tax : \$458.07
Total Value : \$18,750	Lot Acres : 0.14
Land Use : Residential Lot	APN : 941413
Recording Date : 01/31/2014	

Census Tract / block: 22.13 / 2 Year: 2020

Household

Population		Population by Age	
Count:	4,147	0 - 11	
Estimate Current Year:	4,147	12 - 17	
Estimate in 5 Years:	4,147	18 - 24	6.32%
Growth Last 5 Years:		25 - 64	53.99%
Growth Last 10 Years:		65 - 74	1.25%
		75+	
Household Size		Household Income	
Current Year:	1,372	0 - \$25,000	3.5%
Average Current Year:	3.01	\$25,000 - \$35,000	21.87%
Estimate in 5 Years:	1,372	\$35,000 - \$50,000	9.11%
Growth Last 5 Years:		\$50,000 - \$75,000	27.11%
Growth Last 10 Years:		\$75,000 - \$100,000	27.33%
Male Population:	46.54%	Above \$100,000	11.08%
Female Population:	53.46%	Average Household Income:	\$61,481
Married People:	33.23%		
Unmarried People:	66.77%		

Housing

Median Mortgage Payments		Home Values	
Under \$300:	5.86%	Below \$100,000:	48.05%
\$300 - \$799:	27.2%	\$100,000 - \$150,000:	6.19%
\$800 - \$1,999:	54.23%	\$150,000 - \$200,000:	3.83%
Over \$2,000:	12.7%	\$200,000 - \$300,000:	18.16%
Median Home Value:	\$112,800	\$300,000 - \$500,000:	16.94%
Unit Occupied Owner:	89.5%	Above \$500,000:	6.84%
Median Mortgage:	\$667		

Rent Payments		Year Built	
Unit Occupied Renter:	10.5%	1999 - 2000	
Median Gross Rent:	\$863	1995 - 1998	
Less Than \$499	0%	1990 - 1994	
\$500 - \$749	0%	1980 - 1989	21.06%
\$750 - \$999	79.86%	1970 - 1979	10.39%
\$1000 and Over	20.14%	1900 - 1969	6.01%

Education

Enrollment			
Public Pre-Primary School:	2.36%	Not Enrolled in School:	64.59%
Private Pre-Primary School:	1.21%	Not A High School Graduate:	27.54%
Public School:	24.26%	Graduate Of High School:	26.25%
Private School:	11.15%	Attended Some College:	20.91%
Public College:	3.13%	College Graduate:	21.74%
Private College:	0%	Graduate Degree:	3.56%

Workforce

Occupation:			
Manager/Prof:	22.2%	Private Worker:	66.13%
Technical:		Government Worker:	11.71%
Sales:	20.45%	Self Employed Worker:	8.5%
Administrative:		Unpaid Family Worker:	6.14%
Private House Hold:		Farming:	15.3%
Service:	34.25%	Skilled:	
Protective Services:		Blue-Collar:	23.1%
Commute Time			
Less Than 15 Min:	6.95%		
15 min - 28 min:	41.58%		
30 min - 57 min:	38.81%		
Over 60 min:	12.66%		