

# real estate reports



## Subject Property

608 Pecan Bottom Trl  
Georgetown  
TX 78628  
APN: R585377

## Prepared For:

## Data Provided By:

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## Requested By:

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**Data Provided By:**

**Kylie Prior**  
kylie@keytitlegroup.com

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# Property Detail

Subject Property : **608 Pecan Bottom Trl Georgetown TX 78628**

## Owner Information

Owner Name : **Ramadan Ahmed Sami Ibrahim / Haya Alzubaidi**  
Mailing Address : **608 Pecan Bottom Trl, Georgetown TX 78628 C007**  
Owner Occupied ☐  
Indicator :

## Location Information

Legal Description : **S12297 - Wolf Ranch West Sec 4a(replat Of Replat), Block D, Lot 37**  
County : **Williamson, Tx** Alternate APN : **2080014A0D0037**  
Census Tract / Block : **201.23 / 3** Map Reference : **/ OT**  
Legal Lot : **37** School District : **Georgetown Isd**  
Legal Block : **D** Munic/Township : **Georgetown**  
Market Area : **700** Neighbor Code : **G226616**  
APN : **R585377**

## Last Market Sale Information

Recording/Sale Date : **12/29/2022 / 12/27/2022** 1st Mtg Amount/Type : **\$456,000 / Cnv**  
Sale Price : **\$570,000** 1st Mtg Document # : **141207**  
Sale Type : **Estimated** 1st Mtg Term : **15**  
Document # : **141206** Price Per SqFt : **\$292.01**  
Deed Type : **Warranty Deed**  
Title Company : **Independence Title**  
Lender : **Us Bk National Assn**  
Seller Name : **Swartwood Ashley E & Jesse M**

## Prior Sale Information

Prior Rec/Sale Date : **02/20/2021 / 02/12/2021** Prior Deed Type : **Special Warranty Deed**  
Prior Sale Price : **\$411,608.75** Prior 1st Mtg Amt/Type : **\$329,287 / Conv**  
Prior Doc Number : **22116**



## Property Detail

### Property Characteristics

Gross Area : <b>1,952</b>	Parking Type : <b>Garage</b>	Cooling Type : <b>Central</b>
Living Area : <b>1,952</b>	Garage Area : <b>420</b>	Interior Wall : <b>Drywall</b>
Bedrooms : <b>3</b>	Foundation : <b>Slab</b>	Porch Type : <b>Open Porch</b>
Bath(F/H) : <b>3 / 1</b>	Roof Material : <b>Other</b>	Air Cond : <b>Central</b>
Year Built / Eff : <b>2020</b>	Heat Type : <b>Central</b>	Floor Cover : <b>Carpet</b>

### Property Information

Land Use : <b>Sfr</b>	Lot Acres : <b>0.14</b>	State Use : <b>Residential Single Family</b>
County Use : <b>Residential Single Family</b>	Lot Size : <b>5,955</b>	

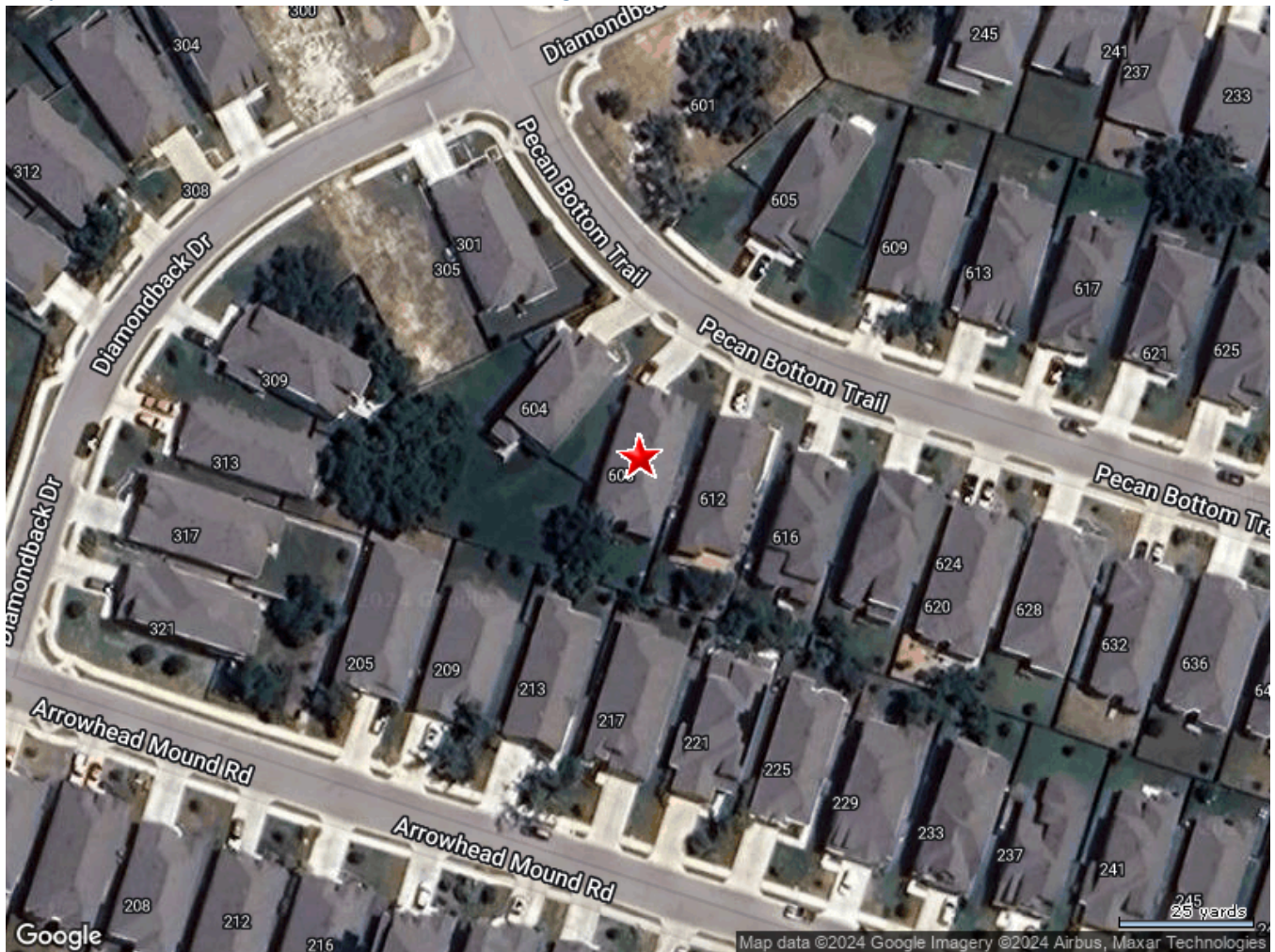
### Tax Information

Total Value : <b>\$496,983</b>	Property Tax : <b>\$12,518.09</b>	CITY OF GEORGETOWN Tax / Rate : <b>\$1,932.10/.374</b>
Land Value : <b>\$110,000</b>	Tax Rate Area : <b>GWI</b>	WILLIAMSON COUNTY Tax / Rate : <b>\$1,720.89/.33312</b>
Improvement Value : <b>\$386,983</b>	Market Value : <b>\$496,983</b>	WILLIAMSON COUNTY FM/RD Tax / Rate : <b>\$229.01/.04433</b>
Assessed Year : <b>2023</b>	Current Assessed Year : <b>2024</b>	GEORGETOWN ISD Tax / Rate : <b>\$5,407.30/1.0467</b>
Improve % : <b>78%</b>	Current Year Total Value : <b>\$516,605</b>	WILLIAMSON COUNTY #28 Tax / Rate : <b>\$3,228.78/.625</b>
Tax Year : <b>2024</b>		





Subject Property : **608 Pecan Bottom Trl Georgetown TX 78628**





Public Schools :

Elementary Schools

Wolf Ranch Elementary		Distance	0.27 Miles
1201 Jay Wolf Dr Georgetown TX 78628			
Telephone :	(512) 943-5050	School District :	Georgetown Independent School District (isd)
Lowest Grade :	Pre-K	Highest Grade :	5th
Kindergarten :	Yes	School Enrollment :	
Enrollment :	848	Total Expenditure/Student :	

Middle Schools

James Tippit Middle		Distance	0.99 Miles
1601 Leander Rd Georgetown TX 78628			
Telephone :	(512) 943-5040	School District :	Georgetown Independent School District (isd)
Lowest Grade :	6th	Highest Grade :	8th
Kindergarten :	No	School Enrollment :	
Enrollment :	628	Total Expenditure/Student :	

High Schools

Georgetown Behavioral Health Institute		Distance	1.79 Miles
3101 S Austin Ave Georgetown TX 78626			
Telephone :	(254) 471-0740	School District :	University Of Texas University Charter School
Lowest Grade :	8th	Highest Grade :	12th
School Enrollment :		Enrollment :	16
Total Expenditure/Student :		Advanced Placement :	No



## Local Business

### Attractions / Recreation

Name	Address	Telephone	Distance (Miles)
Texas Fury Volleyball Club	110 Ridgewood Dr Georgetown Tx	(254) 644-5758	0.67
Journey Gymnastics, Llc	102 Manorwood Ct Georgetown Tx	(512) 864-1334	0.9

### Banks / Financial

Name	Address	Telephone	Distance (Miles)
Jpmorgan Chase Bank, National Association	1027 W University Ave Georgetown Tx	(512) 869-4725	0.71

### Eating / Drinking

Name	Address	Telephone	Distance (Miles)
Half Shells Of Flower Mound, Inc.	1019 W University Ave # 1 Georgetown Tx	(512) 864-7400	0.52
Five Guys Burgers And Fries 648	1201 W University Ave # 1 Georgetown Tx	(512) 591-0671	0.53
Zoes Kitchen	1201 W University Ave # 1 Georgetown Tx	(512) 942-2775	0.53
Star Chasers Austin, Llc	1039 W University Ave Georgetown Tx	(512) 868-0200	0.57

### Health Care Services

Name	Address	Telephone	Distance (Miles)
Right Step	1500 W University Ave # 1 Georgetown Tx	(512) 686-5046	0.45
Charles F Densford Jr	111 River Chase Blvd Georgetown Tx	(512) 930-4717	0.48
Michael A Young Dds	1135 W University Ave Georgetown Tx	(512) 240-6623	0.56
Wolf Ranch Dental Group Pc	1135 W University Ave Georgetown Tx	(512) 240-6623	0.56

### Hospitality

Name	Address	Telephone	Distance (Miles)
The Carnley House	116 D B Wood Rd Georgetown Tx	(512) 627-0792	0.63



# Local Business

## Organizations / Associations

Name	Address	Telephone	Distance (Miles)
First Baptist Church Of Georgetown	1333 W University Ave Georgetown Tx	(512) 869-2586	0.26
Noted Ministry	2300 Wolf Ranch Pkwy # 1 Georgetown Tx	(254) 226-9581	0.37
Church Of Christ Of Georgetown Texas	1525 W University Ave Georgetown Tx	(512) 863-3071	0.42
Light Of Grace Ministries	303 Shady Oak Dr Georgetown Tx	(512) 943-0672	0.66

## Personal Services

Name	Address	Telephone	Distance (Miles)
Gold's Gym Express	1013 W University Ave Georgetown Tx	(512) 819-9492	0.7

## Shopping

Name	Address	Telephone	Distance (Miles)
Marmaxx Operating Corp.	1021 W University Ave # 2 Georgetown Tx	(512) 868-9804	0.5
Target Stores, Inc.	1021 W University Ave # 3 Georgetown Tx	(512) 869-3170	0.51
Vitamin Oldco, Llc	1021 W University Ave # 1 Georgetown Tx	(512) 863-8254	0.52
Five Below, Inc.	1019 W University Ave # 8 Georgetown Tx	(512) 991-3067	0.59





616 PECAN BOTTOM TRL

Distance 0.02 Miles

Owner Name : **Manzano Shanel M Elliot C  
Brya**

Recording Date : **10/04/2021**

Sale Date : **09/30/2021**

Sale Price : **\$316,083.75**

Total Value : **\$539,118**

Property Tax : **\$12,153.24**

Bed / Bath : **3 / 3**

Lot Acres : **0.13**

Land Use : **Sfr**

Living Area : **2,374**

Yr Blt / Eff Yr Blt : **2021 /**

APN : **R585375**

620 PECAN BOTTOM TRL

Distance 0.03 Miles

Owner Name : **Stephen-okrah Keisha  
Adana Tod**

Recording Date : **05/02/2022**

Sale Date : **04/28/2022**

Sale Price : **\$680,708.75**

Total Value : **\$577,795**

Property Tax : **\$13,865.04**

Bed / Bath : **5 /**

Lot Acres : **0.13**

Land Use : **Sfr**

Living Area : **2,666**

Stories : **2**

APN : **R585374**

Yr Blt / Eff Yr Blt : **2021 / 2021**

301 DIAMONDBACK DR

Distance 0.03 Miles

Owner Name : **Guarino Mary Miller**

Recording Date : **05/16/2022**

Sale Date : **05/13/2022**

Property Tax : **\$12,047.59**

Total Value : **\$495,724**

Lot Acres : **0.15**

Land Use : **Sfr**

Living Area : **1,952**

Yr Blt / Eff Yr Blt : **2019 /**

APN : **R585341**

305 DIAMONDBACK DR

Distance 0.03 Miles

Owner Name : **Highland Homes-austin Llc**

Recording Date : **06/14/2023**

Sale Date : **06/08/2023**

Property Tax : **\$2,980.47**

Total Value : **\$110,000**

Lot Acres : **0.12**

Land Use : **Residential (nec)**

APN : **R585342**

Subdivision : **Wolf Ranch West Sec 4a**



**624 PECAN BOTTOM TRL**

Distance **0.03 Miles**

Owner Name : <b>Sytnykov Ihor</b>	Recording Date : <b>05/03/2021</b>
Sale Date : <b>04/29/2021</b>	Sale Price : <b>\$550,406.25</b>
Total Value : <b>\$496,983</b>	Property Tax : <b>\$12,518.09</b>
Bed / Bath : <b>3 / 3</b>	Lot Acres : <b>0.13</b>
Land Use : <b>Sfr</b>	Living Area : <b>1,952</b>
Yr Blt / Eff Yr Blt : <b>2020 /</b>	APN : <b>R585373</b>

**313 DIAMONDBACK DR**

Distance **0.03 Miles**

Owner Name : <b>Long Mary Selena</b>	Recording Date : <b>03/16/2021</b>
Sale Date : <b>03/12/2021</b>	Sale Price : <b>\$285,886.25</b>
Total Value : <b>\$456,594</b>	Property Tax : <b>\$10,118.13</b>
Bed / Bath : <b>3 / 2</b>	Lot Acres : <b>0.15</b>
Land Use : <b>Sfr</b>	Living Area : <b>1,579</b>
Yr Blt / Eff Yr Blt : <b>2020 /</b>	APN : <b>R585344</b>

**605 PECAN BOTTOM TRL**

Distance **0.04 Miles**

Owner Name : <b>Nguyen Duy Quang</b>	Recording Date : <b>04/05/2022</b>
Sale Date : <b>03/31/2022</b>	Sale Price : <b>\$494,883.75</b>
Total Value : <b>\$590,149</b>	Property Tax : <b>\$14,209.98</b>
Bed / Bath : <b>4 / 3</b>	Lot Acres : <b>0.21</b>
Land Use : <b>Sfr</b>	Living Area : <b>2,666</b>
Yr Blt / Eff Yr Blt : <b>2021 /</b>	APN : <b>R585301</b>

**609 PECAN BOTTOM TRL**

Distance **0.04 Miles**

Owner Name : <b>Manas Tammie Rene</b>	Recording Date : <b>01/21/2022</b>
Sale Date : <b>01/19/2022</b>	Property Tax : <b>\$11,885.07</b>
Total Value : <b>\$445,892</b>	Lot Acres : <b>0.13</b>
Bed / Bath : <b>3 / 3</b>	Living Area : <b>1,952</b>
Land Use : <b>Sfr</b>	APN : <b>R585302</b>
Yr Blt / Eff Yr Blt : <b>2021 /</b>	

**601 PECAN BOTTOM TRL**

Distance **0.04 Miles**

Owner Name : <b>Highland Homes Austin Llc</b>	Property Tax : <b>\$2,980.47</b>
Total Value : <b>\$110,000</b>	Lot Acres : <b>0.20</b>
Land Use : <b>Residential (nec)</b>	APN : <b>R585300</b>



309 DIAMONDBACK DR

Distance 0.04 Miles

Owner Name : Long Yoshie Living Trust  
Sale Date : 04/06/2022  
Total Value : \$581,442  
Bed / Bath : 4 / 3  
Land Use : Sfr  
Yr Blt / Eff Yr Blt : 2021 /  
Subdivision : Wolf Ranch West Sec 4a

Recording Date : 04/07/2022  
Sale Price : \$144,793.75  
Property Tax : \$13,955.59  
Lot Acres : 0.23  
Living Area : 2,666  
APN : R585343



# Demographics

Census Tract / block: 201.23 / 3    Year: 2020

## Household

Population		Population by Age	
Count:	2,818	0 - 11	
Estimate Current Year:	2,818	12 - 17	
Estimate in 5 Years:	2,818	18 - 24	8.62%
Growth Last 5 Years:		25 - 64	54.05%
Growth Last 10 Years:		65 - 74	13.41%
		75+	
Household Size		Household Income	
Current Year:	1,239	0 - \$25,000	13.72%
Average Current Year:	2.27	\$25,000 - \$35,000	2.82%
Estimate in 5 Years:	1,239	\$35,000 - \$50,000	7.18%
Growth Last 5 Years:		\$50,000 - \$75,000	12.03%
Growth Last 10 Years:		\$75,000 - \$100,000	24.86%
Male Population:	51.95%	Above \$100,000	39.39%
Female Population:	48.05%	Average Household Income:	\$84,113
Married People:	63.77%		
Unmarried People:	36.23%		

## Housing

Median Mortgage Payments		Home Values	
Under \$300:	3.26%	Below \$100,000:	0.87%
\$300 - \$799:	16.74%	\$100,000 - \$150,000:	2.28%
\$800 - \$1,999:	36.2%	\$150,000 - \$200,000:	6.2%
Over \$2,000:	43.8%	\$200,000 - \$300,000:	30.33%
Median Home Value:	\$331,700	\$300,000 - \$500,000:	43.15%
Unit Occupied Owner:	74.25%	Above \$500,000:	17.17%
Median Mortgage:	\$1,447		



# Demographics

Rent Payments		Year Built	
Unit Occupied Renter:	25.75%	1999 - 2000	
Median Gross Rent:	\$1,148	1995 - 1998	
Less Than \$499	21.94%	1990 - 1994	
\$500 - \$749	15.05%	1980 - 1989	34.62%
\$750 - \$999	0%	1970 - 1979	15.98%
\$1000 and Over	63.01%	1900 - 1969	2.26%

## Education

Enrollment			
Public Pre-Primary School:	0.83%	Not Enrolled in School:	81.8%
Private Pre-Primary School:	0%	Not A High School Graduate:	2.14%
Public School:	17.55%	Graduate Of High School:	25.01%
Private School:	0.65%	Attended Some College:	21.01%
Public College:	4.49%	College Graduate:	30.14%
Private College:	0%	Graduate Degree:	21.7%

## Workforce

Occupation:			
Manager/Prof:	50.27%	Private Worker:	61.89%
Technical:		Government Worker:	23.7%
Sales:	17.66%	Self Employed Worker:	2.25%
Administrative:		Unpaid Family Worker:	4.57%
Private House Hold:		Farming:	2.48%
Service:	12.01%	Skilled:	
Protective Services:		Blue-Collar:	20.06%
Commute Time			
Less Than 15 Min:	16.62%		
15 min - 28 min:	29.94%		
30 min - 57 min:	41.32%		
Over 60 min:	12.12%		