

# real estate reports



## Subject Property

210 Cotton Gin Rd  
Kyle  
TX 78640  
APN: R70805

## Prepared For:

## Data Provided By:

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**Data Provided By:**

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# Property Detail

Subject Property : **210 Cotton Gin Rd Kyle TX 78640**

## Owner Information

Owner Name : **Coronado Ricardo**  
Mailing Address : **210 Cotton Gin Rd, Kyle TX 78640-4937 R026**  
Vesting Codes : **Single Man / /**  
Owner Occupied ☐  
Indicator :

## Location Information

Legal Description : **Creeks Landing Sec 1a, Lot 6, Mh Serial # Unk, Title # Unk, Label # Pfs582983/84, Acres 0.75**  
County : **Hays, Tx** Subdivision : **Creeks Landing Sec 1a**  
Census Tract / Block : **109.16 / 3** Map Reference : **700-R / HH**  
Legal Lot : **6** School District : **Hays Cons Isd**  
Market Area : **HH** Munic/Township : **Kyle**  
APN : **R70805** Neighbor Code : **CRKLDG - CREEKS LANDING**  
Alternate APN : **1121570000006002**

## Last Market Sale Information

Recording/Sale Date : **06/05/2008 / 05/30/2008** 1st Mtg Amount/Type : **\$81,573 / Fha**  
Sale Price : **\$82,388** 1st Mtg Int. Rate/Type : **6%**  
Sale Type : **Estimated** 1st Mtg Document # : **3404-98**  
Document # : **3404-95** 1st Mtg Term : **30**  
Deed Type : **Warranty Deed** Price Per SqFt : **\$52.54**  
Title Company : **Independence Title**  
Lender : **Premier Cap Lndg**  
Seller Name : **Rodriguez Marc**

## Prior Sale Information

Prior Rec/Sale Date : **04/06/2005 / 03/22/2005** Prior Deed Type : **Special Warranty Deed**  
Prior Doc Number : **2663-166**

## Property Characteristics

Gross Area : **1,568** Above Grade : **1568** Porch Type : **Covered Porch**  
Living Area : **1,568** Year Built / Eff : **1997 / 1997**



# Property Detail

## Property Information

Land Use : **Manufactured Home**

Lot Acres : **0.75**

Lot Size : **32,670**

County Use : **Sgl-fam-res-mobile-home**

## Tax Information

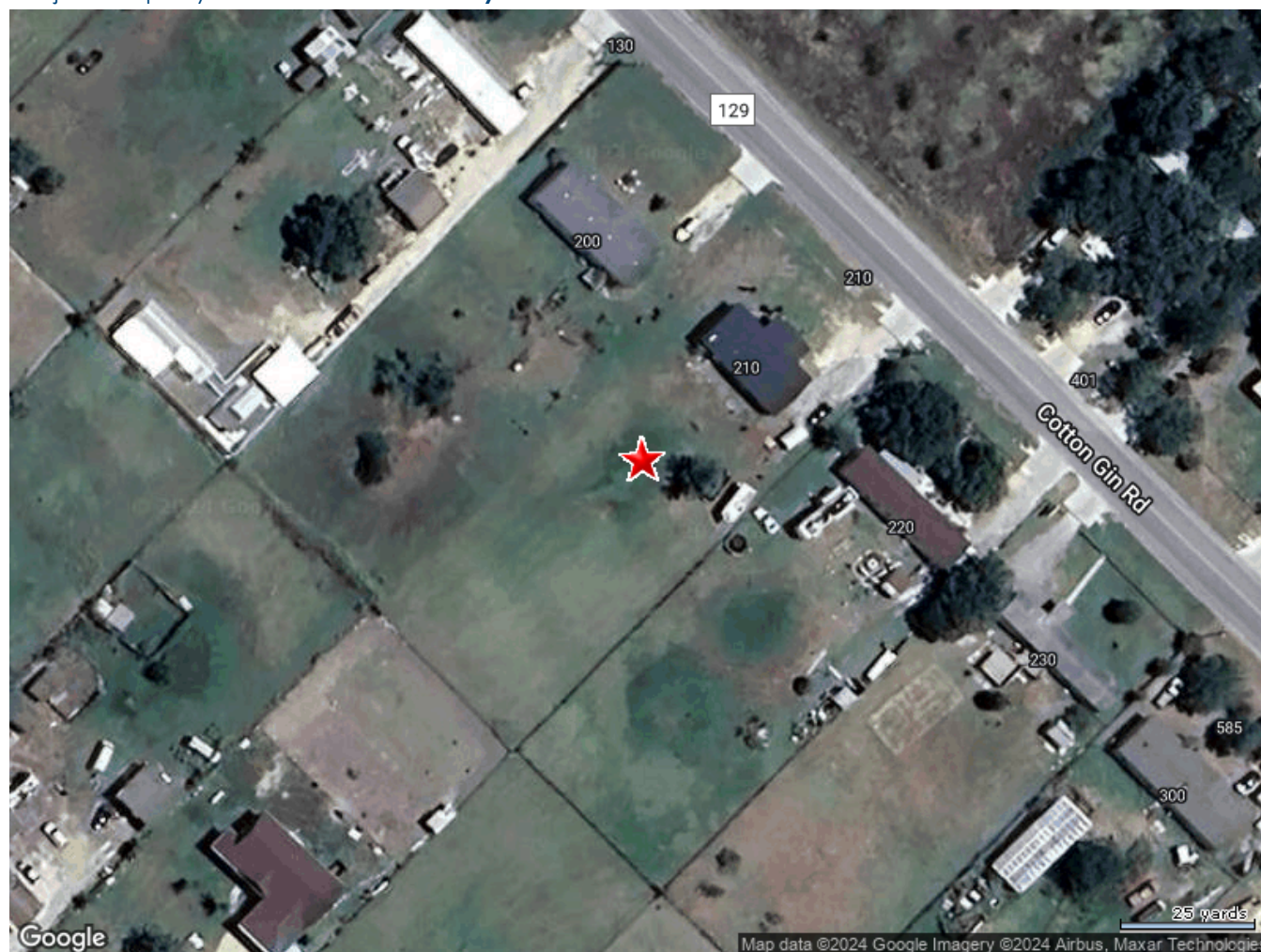
|                                      |   |  |
|--------------------------------------|---|--|
| Total Value : <b>\$269,650</b>       | Tax Rate Area : <b>GHA</b>                        | PLUM CREEK CONSERVATION DIST Tax / Rate : <b>\$39.10/.0145</b>   |
| Land Value : <b>\$103,250</b>        | Market Value : <b>\$269,650</b>                   | SPECIAL ROAD DIST Tax / Rate : <b>\$53.93/.02</b>                |
| Improvement Value : <b>\$166,400</b> | Fire Dept Tax : <b>FHA</b>                        | HAYS CONS ISD Tax / Rate : <b>\$3,119.58/1.1569</b>              |
| Assessed Year : <b>2023</b>          | Water Tax : <b>WPC</b>                            | PLUM CREEK GROUNDWATER DISTRIC Tax / Rate : <b>\$40.18/.0149</b> |
| Improve % : <b>62%</b>               | HAYS CO ESD #5 Tax / Rate : <b>\$227.31/.0843</b> | AUSTIN COMMUNITY COLLEGE DIST Tax / Rate : <b>\$265.87/.0986</b> |
| Tax Year : <b>2023</b>               | HAYS COUNTY Tax / Rate : <b>\$775.24/.2875</b>    | HAYS CO. ESD #9 Tax / Rate : <b>\$132.48/.0491</b>               |
| Property Tax : <b>\$4,653.70</b>     |   |  |

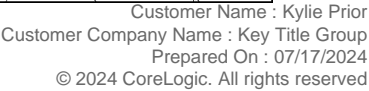




# Street Map

Subject Property : **210 Cotton Gin Rd Kyle TX 78640**







Public Schools :

Elementary Schools

Science Hall Elementary Distance 1.22 Miles

1510 Bebee Rd Kyle TX 78640

|                |                |                             |  |
|----------------|----------------|-----------------------------|--|
| Telephone :    | (512) 268-8502 | School District :           | Hays Consolidated<br>Independent School District |
| Lowest Grade : | Pre-K          | Highest Grade :             | 5th  |
| Kindergarten : | Yes            | School Enrollment :         |  |
| Enrollment :   | 591            | Total Expenditure/Student : |  |

Susie Fuentes Elementary Distance 1.65 Miles

901 Philomena Dr Kyle TX 78640

|                |                |                             |  |
|----------------|----------------|-----------------------------|--|
| Telephone :    | (512) 268-7827 | School District :           | Hays Consolidated<br>Independent School District |
| Lowest Grade : | Pre-K          | Highest Grade :             | 5th  |
| Kindergarten : | Yes            | School Enrollment :         |  |
| Enrollment :   | 650            | Total Expenditure/Student : |  |

Idea Kyle Academy Distance 1.81 Miles

640 Philomena Dr Kyle TX 78640

|                |                |                             |                     |
|----------------|----------------|-----------------------------|---------------------|
| Telephone :    | (512) 822-4300 | School District :           | Idea Public Schools |
| Lowest Grade : | K              | Highest Grade :             | 5th                 |
| Kindergarten : | Yes            | School Enrollment :         |                     |
| Enrollment :   | 684            | Total Expenditure/Student : |                     |





Middle Schools

|                             |                       |  |
|-----------------------------|-----------------------|--|
| <b>Armando Chapa Middle</b> |                       | Distance <b>1.6 Miles</b>  |
| 3311 Dacy Ln Kyle TX 78640  |                       |  |
| Telephone :                 | <b>(512) 268-8500</b> | School District : <b>Hays Consolidated Independent School District</b> |
| Lowest Grade :              | <b>6th</b>            | Highest Grade : <b>8th</b>   |
| Kindergarten :              | <b>No</b>             | School Enrollment :  |
| Enrollment :                | <b>668</b>            | Total Expenditure/Student :  |

|                                      |                       |  |
|--------------------------------------|-----------------------|--|
| <b>Idea Kyle College Preparatory</b> |                       | Distance <b>1.81 Miles</b>                   |
| 640 Philomena Dr Kyle TX 78640       |                       |  |
| Telephone :                          | <b>(512) 822-4300</b> | School District : <b>Idea Public Schools</b> |
| Lowest Grade :                       | <b>6th</b>            | Highest Grade : <b>10th</b>                  |
| Kindergarten :                       | <b>No</b>             | School Enrollment :                          |
| Enrollment :                         | <b>539</b>            | Total Expenditure/Student :                  |

High Schools

|                              |                       |  |
|------------------------------|-----------------------|--|
| <b>Lehman High School</b>    |                       | Distance <b>0.86 Miles</b>   |
| 1700 Lehman Rd Kyle TX 78640 |                       |  |
| Telephone :                  | <b>(512) 268-8454</b> | School District : <b>Hays Consolidated Independent School District</b> |
| Lowest Grade :               | <b>9th</b>            | Highest Grade : <b>12th</b>  |
| School Enrollment :          |                       | Enrollment : <b>2120</b>   |
| Total Expenditure/Student :  |                       | Advanced Placement : <b>No</b>   |





Local Business

Attractions / Recreation

| Name                    | Address                  | Telephone      | Distance (Miles) |
|-------------------------|--------------------------|----------------|------------------|
| Atx Sox Baseball, Llc   | 163 Loon Lake Dr Kyle Tx | (832) 275-8716 | 0.66             |
| Plum Creek Golf Club    | 4301 Benner Kyle Tx      | (512) 262-5555 | 0.72             |
| Amelia Skydive Island   | 538 Covent Dr Kyle Tx    | (719) 289-2933 | 0.76             |
| Longhorn Rv Resort, Llc | 2101 Bebee Rd Kyle Tx    | (512) 627-4742 | 0.82             |

Banks / Financial

| Name           | Address                          | Telephone      | Distance (Miles) |
|----------------|----------------------------------|----------------|------------------|
| The Cash Store | 5401 Frm To Mkt 1626 Ste Kyle Tx | (512) 268-2810 | 0.72             |

Eating / Drinking

| Name                    | Address                           | Telephone      | Distance (Miles) |
|-------------------------|-----------------------------------|----------------|------------------|
| Taqueria Esquivel       | 2600 Goforth Rd Kyle Tx           | (512) 789-1215 | 0.59             |
| Heart Of Texas Pizza Lp | 4650 Frm To Mkt 1626 10 E Kyle Tx | (512) 256-5980 | 0.72             |
| Tacos Al Patron         | 104 High Rd Kyle Tx               | (512) 696-3720 | 0.76             |
| Taqueria Huentitan No 2 | 2101 Bebee Rd Kyle Tx             | (512) 523-8551 | 0.82             |

Health Care Services

| Name                    | Address                         | Telephone      | Distance (Miles) |
|-------------------------|---------------------------------|----------------|------------------|
| Jeffrey D Cunningham Dr | 121 Hall Prof Ctr Ste A Kyle Tx | (512) 535-2922 | 0.72             |

Organizations / Associations

| Name  | Address                  | Telephone      | Distance (Miles) |
|---|--------------------------|----------------|------------------|
| Heart Of God Center   | 780 Covent Dr Kyle Tx    | (512) 351-5667 | 0.52             |
| Iglesia Cristiana Puerta Del Cielo                          | 111 Shady Oaks Kyle Tx   | (512) 557-0970 | 0.96             |
| Centro Cristiano Nueva Vida/new Life Christian Center, Inc. | 284 Onyx Lake Dr Kyle Tx | (512) 504-9569 | 0.96             |

Personal Services

| Name            | Address                         | Telephone      | Distance (Miles) |
|-----------------|---------------------------------|----------------|------------------|
| Elite Bodyworks | 121 Hall Prof Ctr Ste E Kyle Tx | (512) 787-1878 | 0.72             |



# Local Business

|                                  |                      |                |      |
|----------------------------------|----------------------|----------------|------|
| Fearless Functional Fitness, Llc | 1217 Twin Cv Kyle Tx | (512) 730-9600 | 0.99 |
|----------------------------------|----------------------|----------------|------|

## Shopping

| Name                  | Address                 | Telephone      | Distance (Miles) |
|-----------------------|-------------------------|----------------|------------------|
| Creation By Christine | 814 Covent Dr Kyle Tx   | (319) 360-8864 | 0.5              |
| Dolgencorp, Llc       | 2630 Goforth Rd Kyle Tx | (512) 354-7169 | 0.59             |
| Supermercado Del Sol  | 2790 Goforth Rd Kyle Tx | (936) 648-4307 | 0.6              |
| Un Dollar Y Mas       | 2798 Goforth Rd Kyle Tx | (512) 262-0235 | 0.61             |



200 COTTON GIN RD

Distance 0.02 Miles

Owner Name : Urbach Joseph A      Living Area : 1,782  
Land Use : Mobile Home      APN : M86705  
Yr Blt / Eff Yr Blt : 1997 / 1997

200 COTTON GIN RD

Distance 0.02 Miles

Owner Name : Urbach Joseph A      Subdivision : Creeks Landing Sec 1a  
Sale Date : 05/15/1997      Property Tax : \$1,781.92  
Total Value : \$103,250      Lot Acres : 0.75  
Land Use : Manufactured Home      APN : R70804

220 COTTON GIN RD

Distance 0.02 Miles

Owner Name : Mireles Maria Amalia      Recording Date : 08/09/2016  
Sale Date : 08/05/2016      Property Tax : \$3,729  
Total Value : \$216,070      Lot Acres : 0.75  
Land Use : Manufactured Home      Living Area : 1,050  
Yr Blt / Eff Yr Blt : 1997 / 1997      APN : R70806  
Subdivision : Creeks Landing Sec 1a

COTTON GIN RD

Distance 0.04 Miles

Owner Name : Hays County      Property Tax : \$0.17  
Total Value : \$10      Lot Acres : 0.00  
Land Use : Tax Exempt      APN : R173293

230 COTTON GIN RD

Distance 0.04 Miles

Owner Name : Ramirez Michael      Subdivision : Creeks Landing Sec 1a  
Sale Date : 08/17/1997      Property Tax : \$1,781.92  
Total Value : \$103,250      Lot Acres : 0.75  
Land Use : Manufactured Home      APN : R70807

230 COTTON GIN RD

Distance 0.04 Miles

Owner Name : Ramirez Michael      Living Area : 1,064  
Land Use : Mobile Home      APN : M86706  
Yr Blt / Eff Yr Blt : 1997 / 1997



# Neighbors

**130 COTTON GIN RD**

Distance **0.04 Miles**

Owner Name : **Chapa Robert A**

Living Area : **1,216**

Land Use : **Mobile Home**

APN : **M86704**

Yr Blt / Eff Yr Blt : **1997 / 2019**

**130 COTTON GIN RD**

Distance **0.04 Miles**

Owner Name : **Chapa Robert A**

Subdivision : **Creeks Landing Sec 1a**

Sale Date : **06/20/1997**

Property Tax : **\$2,010.25**

Total Value : **\$189,480**

Lot Acres : **0.75**

Bed / Bath : **1 / 1**

Living Area : **520**

Land Use : **Manufactured Home**

APN : **R70803**

Yr Blt / Eff Yr Blt : **2022 / 2022**

**COTTON GIN RD**

Distance **0.04 Miles**

Owner Name : **Hays County**

Property Tax : **\$0.52**

Total Value : **\$30**

Lot Acres : **0.03**

Land Use : **Tax Exempt**

APN : **R175009**

**COTTON GIN RD**

Distance **0.05 Miles**

Owner Name : **Hays County**

Property Tax : **\$0.35**

Total Value : **\$20**

Lot Acres : **0.02**

Land Use : **Tax Exempt**

APN : **R173291**





# Demographics

Census Tract / block: 109.16 / 3    Year: 2020

## Household

| Population             |        | Population by Age         |          |
|------------------------|--------|---------------------------|----------|
| Count:                 | 6,960  | 0 - 11                    |          |
| Estimate Current Year: | 6,960  | 12 - 17                   |          |
| Estimate in 5 Years:   | 6,960  | 18 - 24                   | 9.74%    |
| Growth Last 5 Years:   |        | 25 - 64                   | 57.1%    |
| Growth Last 10 Years:  |        | 65 - 74                   | 3.13%    |
|                        |        | 75+                       |          |
| Household Size         |        | Household Income          |          |
| Current Year:          | 2,286  | 0 - \$25,000              | 2.23%    |
| Average Current Year:  | 3.04   | \$25,000 - \$35,000       | 5.91%    |
| Estimate in 5 Years:   | 2,286  | \$35,000 - \$50,000       | 11.29%   |
| Growth Last 5 Years:   |        | \$50,000 - \$75,000       | 19.07%   |
| Growth Last 10 Years:  |        | \$75,000 - \$100,000      | 25.33%   |
| Male Population:       | 46.45% | Above \$100,000           | 36.18%   |
| Female Population:     | 53.55% | Average Household Income: | \$81,667 |
| Married People:        | 51.05% |                           |          |
| Unmarried People:      | 48.95% |                           |          |

## Housing

| Median Mortgage Payments |           | Home Values            |        |
|--------------------------|-----------|------------------------|--------|
| Under \$300:             | 1.71%     | Below \$100,000:       | 11.52% |
| \$300 - \$799:           | 31.09%    | \$100,000 - \$150,000: | 2.99%  |
| \$800 - \$1,999:         | 56.53%    | \$150,000 - \$200,000: | 39.89% |
| Over \$2,000:            | 10.67%    | \$200,000 - \$300,000: | 43.04% |
| Median Home Value:       | \$196,500 | \$300,000 - \$500,000: | 2.56%  |
| Unit Occupied Owner:     | 82.02%    | Above \$500,000:       | 0%     |
| Median Mortgage:         | \$936     |                        |        |



# Demographics

| Rent Payments         |         | Year Built  |       |
|-----------------------|---------|-------------|-------|
| Unit Occupied Renter: | 17.98%  | 1999 - 2000 |       |
| Median Gross Rent:    | \$1,370 | 1995 - 1998 |       |
| Less Than \$499       | 0%      | 1990 - 1994 |       |
| \$500 - \$749         | 0%      | 1980 - 1989 | 1.92% |
| \$750 - \$999         | 2.45%   | 1970 - 1979 | 0.77% |
| \$1000 and Over       | 97.55%  | 1900 - 1969 | 2.82% |

## Education

| Enrollment                  |        |                             |        |
|-----------------------------|--------|-----------------------------|--------|
| Public Pre-Primary School:  | 2.51%  | Not Enrolled in School:     | 69.37% |
| Private Pre-Primary School: | 0.1%   | Not A High School Graduate: | 17.72% |
| Public School:              | 27.81% | Graduate Of High School:    | 34.23% |
| Private School:             | 2.82%  | Attended Some College:      | 22.23% |
| Public College:             | 5.07%  | College Graduate:           | 17.17% |
| Private College:            | 1.65%  | Graduate Degree:            | 8.64%  |

## Workforce

| Occupation:          |        |                       |        |
|----------------------|--------|-----------------------|--------|
| Manager/Prof:        | 35.78% | Private Worker:       | 74.12% |
| Technical:           |        | Government Worker:    | 15.64% |
| Sales:               | 18.7%  | Self Employed Worker: | 0.26%  |
| Administrative:      |        | Unpaid Family Worker: | 5.04%  |
| Private House Hold:  |        | Farming:              | 25.44% |
| Service:             | 12.85% | Skilled:              |        |
| Protective Services: |        | Blue-Collar:          | 32.67% |
| Commute Time         |        |                       |        |
| Less Than 15 Min:    | 13.05% |                       |        |
| 15 min - 28 min:     | 18.24% |                       |        |
| 30 min - 57 min:     | 28.91% |                       |        |
| Over 60 min:         | 39.8%  |                       |        |