

real estate reports



Subject Property

10701 Charger Way
Manor
TX 78653
APN: 897314

Prepared For:

Data Provided By:

Kylie Prior
kylie@keytitlegroup.com

Requested By:

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

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kylie@keytitlegroup.com

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Property Detail

Subject Property : **10701 Charger Way Manor TX 78653**

Owner Information

Owner Name : **Ochoa Jacob Nelson**

Mailing Address : **10701 Charger Way, Manor TX 78653-2330 R017**

Owner Occupied ☐
Indicator :

Location Information

Legal Description : **Lot 9 Blk F Heritage Point At Wildhorse Ranch Sec 2**

County : **Travis, Tx**

Alternate APN : **02295501110000**

Census Tract / Block : **22.19 / 2**

Subdivision : **Heritage Point/wildhorse Ranch**

Legal Lot : **9**

Map Reference : **559-A / MA**

Legal Block : **F**

School District : **Manor Isd**

Market Area : **MA**

Munic/Township : **Manor**

APN : **897314**

Neighbor Code : **B1100**

Last Market Sale Information

Recording/Sale Date : **12/18/2020 / 12/17/2020**

1st Mtg Amount/Type : **\$284,205 / Cnv**

Sale Price : **\$355,256**

1st Mtg Document # : **246921**

Sale Type : **Estimated**

1st Mtg Term : **30**

Document # : **246920**

Price Per SqFt : **\$123.40**

Deed Type : **Special Warranty Deed**

Title Company : **Platinum Title Llc**

Lender : **University Fcu**

Seller Name : **Clayton Props Group Inc**

Property Characteristics

Gross Area : **3,289**

of Stories : **2**

Roof Material : **Composition Shingle**

Living Area : **2,879**

Parking Type : **Attached Garage**

Heat Type : **Central**

Above Grade : **2879**

Garage Area : **410**

Cooling Type : **Central**

Bedrooms : **4**

Roof Type : **Hip**

Porch Type : **Open Porch**

Bath(F/H) : **3**

Foundation : **Slab**

Air Cond : **Central**

Year Built / Eff : **2020**



Property Detail

Property Information

Land Use : **Sfr** Lot Acres : **0.42** Lot Size : **18,265**
County Use : **Single Family Residence**

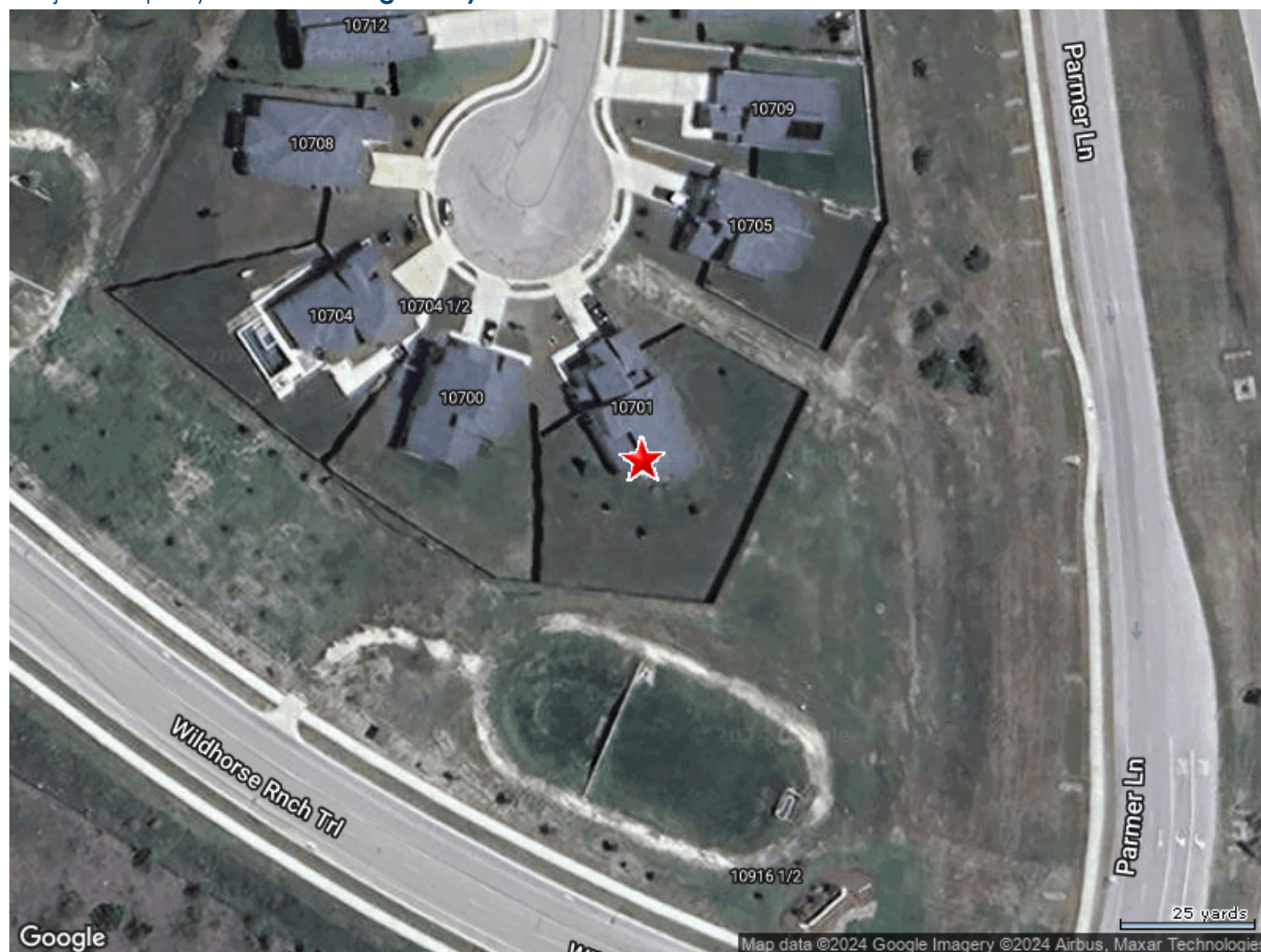
Tax Information

Total Value : \$587,442	Property Tax : \$10,731.46	CITY OF AUSTIN \$2,349.92/.4458 Tax / Rate :
Land Value : \$45,500	Tax Rate Area : 0A	TRAVIS COUNTY \$1,605.91/.30466 Tax / Rate :
Improvement Value : \$541,942	Homeowner Exemption : Homestead	TRAVIS CO HOSPITAL DIST \$530.77/.10069 Tax / Rate :
Assessed Year : 2023	Market Value : \$587,442	MANOR ISD Tax / Rate : \$5,725.10/1.0861
Improve % : 92%	Current Assessed Year : 2024	AUSTIN COMM COLL DIST Tax / Rate : \$519.75/.0986
Tax Year : 2024	Current Year Total Value : \$527,125	



Street Map

Subject Property : **10701 Charger Way Manor TX 78653**



Assessor Map

22955

Revision Date:
3/11/2021

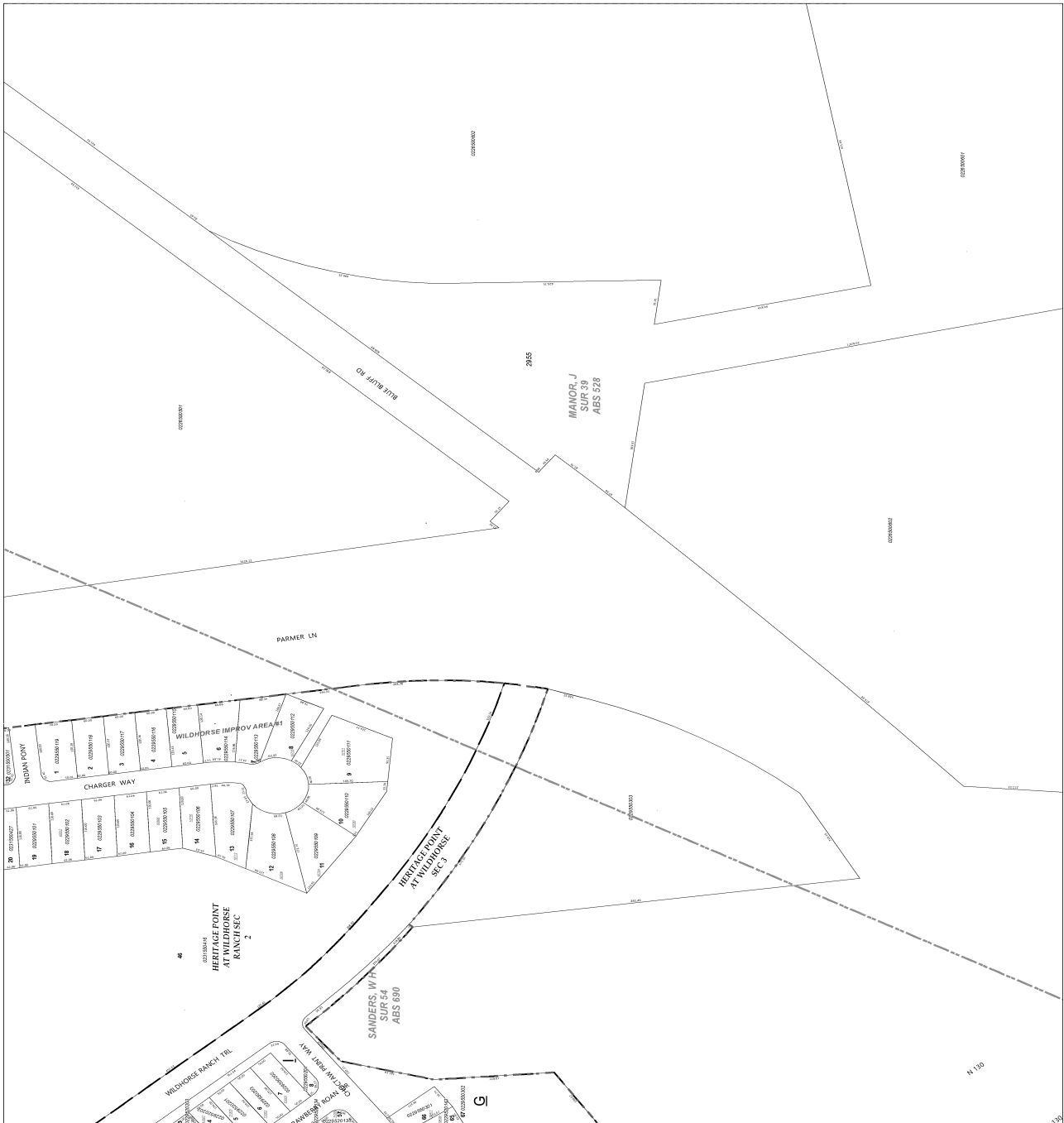
0 100 Feet

22955	22955	22955
22955	22955	22955
22955	22955	22955

NAD 1983 StatePlane
Texas_Central_FIPS_4203_Feet
Projection: Lambert_Conformal_Conic
This tax map was compiled solely for the use of TCAD
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Travis Central Appraisal District
8314 Cross Park Drive
Austin, Texas 78714
Internet Address: www.travisad.org
Main Telephone Number: (512) 534-4317
TDD (512) 534-4318



Customer Name : Kylie Prior
Customer Company Name : Key Title Group
Prepared On : 08/23/2024
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Public Schools :

Elementary Schools

Lagos Elementary		Distance	1.19 Miles
11817 Murchison St Manor TX 78653			
Telephone :	(512) 278-4360	School District :	Manor Independent School District (isd)
Lowest Grade :	K	Highest Grade :	5th
Kindergarten :	Yes	School Enrollment :	
Enrollment :	521	Total Expenditure/Student :	

Middle Schools

Manor New Technology Middle		Distance	1.15 Miles
12116 Joyce Turner Dr Manor TX 78653			
Telephone :	(512) 278-4300	School District :	Manor Independent School District (isd)
Lowest Grade :	6th	Highest Grade :	8th
Kindergarten :	No	School Enrollment :	
Enrollment :	715	Total Expenditure/Student :	



High Schools

Manor New Technology High	Distance 1.23 Miles
10323 Hwy 290e Manor TX 78653	
Telephone : (512) 278-4875	School District : Manor Independent School District (isd)
Lowest Grade : 9th	Highest Grade : 12th
School Enrollment :	Enrollment : 584
Total Expenditure/Student :	Advanced Placement : No

Manor Excel Academy	Distance 1.95 Miles
600 E Parsons Manor TX 78653	
Telephone : (512) 278-4851	School District : Manor Independent School District (isd)
Lowest Grade : 9th	Highest Grade : 12th
School Enrollment :	Enrollment : 113
Total Expenditure/Student :	Advanced Placement : No



Local Business

Organizations / Associations

Name	Address	Telephone	Distance (Miles)
Calvary East Metro	11402 Murchison St Manor Tx	(512) 590-2583	0.92



10700 CHARGER WAY

Distance 0.02 Miles

Owner Name : Elieff Brenda Lee	Subdivision : Heritage Point/wildhorse Ranch
Sale Date : 03/30/2021	Recording Date : 03/30/2021
Total Value : \$572,287	Sale Price : \$410,718.75
Bed / Bath : 4 / 3	Property Tax : \$10,141.55
Land Use : Sfr	Lot Acres : 0.26
Stories : 2	Living Area : 2,637
Yr Blt / Eff Yr Blt : 2021 /	APN : 897313

10705 CHARGER WAY

Distance 0.02 Miles

Owner Name : McBride Jacob	Subdivision : Heritage Point/wildhorse Ranch
Sale Date : 12/10/2020	Recording Date : 12/10/2020
Total Value : \$502,931	Sale Price : \$367,798.75
Bed / Bath : 3 / 3	Property Tax : \$9,390.59
Land Use : Sfr	Lot Acres : 0.20
Stories : 2	Living Area : 2,455
Yr Blt / Eff Yr Blt : 2020 /	APN : 897315

10709 CHARGER WAY

Distance 0.04 Miles

Owner Name : Gureski Holly Marie	Subdivision : Heritage Point/wildhorse Ranch
Sale Date : 09/10/2021	Recording Date : 09/10/2021
Total Value : \$414,204	Property Tax : \$7,505.41
Bed / Bath : 2 / 2	Lot Acres : 0.21
Land Use : Sfr	Living Area : 1,577
Stories : 1	APN : 897316
Yr Blt / Eff Yr Blt : 2021 /	



10704 CHARGER WAY

Distance 0.04 Miles

Owner Name : Auten Patrick D	Subdivision : Heritage Point/wildhorse Ranch
Sale Date : 12/22/2020	Recording Date : 12/28/2020
Total Value : \$546,217	Sale Price : \$411,387.34
Bed / Bath : 4 / 3	Property Tax : \$9,710.18
Land Use : Sfr	Lot Acres : 0.29
Stories : 2	Living Area : 2,391
Yr Blt / Eff Yr Blt : 2020 /	APN : 897312

10708 CHARGER WAY

Distance 0.05 Miles

Owner Name : Rector Kate C	Subdivision : Heritage Point/wildhorse Ranch
Sale Date : 07/24/2023	Recording Date : 07/24/2023
Total Value : \$489,394	Sale Price : \$426,433.11
Bed / Bath : 3 / 2	Property Tax : \$8,755.04
Land Use : Sfr	Lot Acres : 0.30
Stories : 1	Living Area : 2,039
Yr Blt / Eff Yr Blt : 2020 /	APN : 897311

10713 CHARGER WAY

Distance 0.05 Miles

Owner Name : Singh Albert C	Subdivision : Heritage Point/wildhorse Ranch
Sale Date : 12/18/2020	Recording Date : 12/23/2020
Total Value : \$464,646	Sale Price : \$379,592.50
Bed / Bath : 3 / 2	Property Tax : \$8,307.68
Land Use : Sfr	Lot Acres : 0.21
Stories : 1	Living Area : 1,939
Yr Blt / Eff Yr Blt : 2020 /	APN : 897317



10712 CHARGER WAY

Distance 0.05 Miles

Owner Name : Entsminger Matthew Ryan	Subdivision : Heritage Point/wildhorse Ranch
Sale Date : 12/22/2020	Recording Date : 12/28/2020
Total Value : \$525,101	Sale Price : \$312,691.96
Bed / Bath : 4 / 3	Property Tax : \$9,331.59
Land Use : Sfr	Lot Acres : 0.26
Stories : 1	Living Area : 2,261
Yr Blt / Eff Yr Blt : 2020 /	APN : 897310

10717 CHARGER WAY

Distance 0.06 Miles

Owner Name : Singh Dilip	Subdivision : Heritage Point/wildhorse Ranch
Sale Date : 02/04/2021	Recording Date : 02/05/2021
Total Value : \$417,037	Sale Price : \$274,541.25
Bed / Bath : 3 / 2	Property Tax : \$8,307.33
Land Use : Sfr	Lot Acres : 0.17
Stories : 1	Living Area : 1,896
Yr Blt / Eff Yr Blt : 2020 /	APN : 897318

10716 CHARGER WAY

Distance 0.06 Miles

Owner Name : Hunter Courtney Blair	Subdivision : Heritage Point/wildhorse Ranch
Sale Date : 12/02/2021	Recording Date : 12/03/2021
Total Value : \$604,502	Sale Price : \$545,000
Bed / Bath : 4 / 3	Property Tax : \$10,650.92
Land Use : Sfr	Lot Acres : 0.20
Stories : 2	Living Area : 2,879
Yr Blt / Eff Yr Blt : 2020 /	APN : 897309



Neighbors

10801 CHARGER WAY

Distance 0.07 Miles

Owner Name : Dang Anh

Subdivision : Heritage Point/wildhorse Ranch

Sale Date : 04/30/2021

Recording Date : 04/30/2021

Total Value : \$521,601

Sale Price : \$356,015

Bed / Bath : 4 / 3

Property Tax : \$9,260.34

Land Use : Sfr

Lot Acres : 0.17

Stories : 1

Living Area : 2,261

Yr Blt / Eff Yr Blt : 2020 /

APN : 897319



Demographics

Census Tract / block: 22.19 / 2 Year: 2020

Household

Population		Population by Age	
Count:	6,003	0 - 11	
Estimate Current Year:	6,003	12 - 17	
Estimate in 5 Years:	6,003	18 - 24	6.31%
Growth Last 5 Years:		25 - 64	53.92%
Growth Last 10 Years:		65 - 74	5.25%
		75+	
Household Size		Household Income	
Current Year:	1,786	0 - \$25,000	8.17%
Average Current Year:	3.36	\$25,000 - \$35,000	14.56%
Estimate in 5 Years:	1,786	\$35,000 - \$50,000	7.11%
Growth Last 5 Years:		\$50,000 - \$75,000	17.13%
Growth Last 10 Years:		\$75,000 - \$100,000	25.08%
Male Population:	51.67%	Above \$100,000	27.94%
Female Population:	48.33%	Average Household Income:	\$78,615
Married People:	48.12%		
Unmarried People:	51.88%		

Housing

Median Mortgage Payments		Home Values	
Under \$300:	12.98%	Below \$100,000:	17.99%
\$300 - \$799:	26.9%	\$100,000 - \$150,000:	11.22%
\$800 - \$1,999:	48.78%	\$150,000 - \$200,000:	22.19%
Over \$2,000:	11.35%	\$200,000 - \$300,000:	22.13%
Median Home Value:	\$196,900	\$300,000 - \$500,000:	22.07%
Unit Occupied Owner:	89.31%	Above \$500,000:	4.39%
Median Mortgage:	\$1,021		



Demographics

Rent Payments		Year Built	
Unit Occupied Renter:	10.69%	1999 - 2000	
Median Gross Rent:	\$1,448	1995 - 1998	
Less Than \$499	0%	1990 - 1994	
\$500 - \$749	0%	1980 - 1989	16.28%
\$750 - \$999	7.03%	1970 - 1979	8.14%
\$1000 and Over	92.97%	1900 - 1969	6.65%

Education

Enrollment			
Public Pre-Primary School:	2.1%	Not Enrolled in School:	70.61%
Private Pre-Primary School:	0.84%	Not A High School Graduate:	19.57%
Public School:	28.16%	Graduate Of High School:	35.3%
Private School:	1.22%	Attended Some College:	20.56%
Public College:	3.13%	College Graduate:	18.55%
Private College:	0.21%	Graduate Degree:	6.03%

Workforce

Occupation:			
Manager/Prof:	23.5%	Private Worker:	68.29%
Technical:		Government Worker:	15.07%
Sales:	22.1%	Self Employed Worker:	2.13%
Administrative:		Unpaid Family Worker:	9.79%
Private House Hold:		Farming:	18.99%
Service:	22.38%	Skilled:	
Protective Services:		Blue-Collar:	32.03%
Commute Time			
Less Than 15 Min:	2.41%		
15 min - 28 min:	30.21%		
30 min - 57 min:	48.02%		
Over 60 min:	19.36%		