

real estate reports



Subject Property

1809 Mckinley Ave
Austin
TX 78702
APN: 204427

Prepared For:

Data Provided By:

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Requested By:

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Property Detail

Subject Property : 1809 Mckinley Ave Austin TX 78702

Owner Information

Owner Name : Rodela Joe A

Mailing Address : 8200 Southwest Pkwy Unit 403, Austin TX 78735-0043 R188

Owner Occupied A
Indicator :

Location Information

Legal Description : Lot 5 Blk 2 Olt 27 Div B Mckinley Heights No 4

County : Travis, Tx

Alternate APN : 02121309050000

Census Tract / Block : 8.02 / 1

Subdivision : Mckinley Heights 04

Legal Lot : 5

Map Reference : 586-J / 5

Legal Block : 2

School District : Austin Isd

Market Area : 5

Munic/Township : Austin

APN : 204427

Neighbor Code : E3000

Last Market Sale Information

Recording/Sale Date : 12/09/2021 / 12/08/2021

Deed Type : Warranty Deed

Document # : 269933

Seller Name : Wiley Maryruth

Prior Sale Information

Prior Rec/Sale Date : / 02/07/1995

Prior Deed Type : Warranty Deed

Prior Doc Number : 12371-697

Property Characteristics

Gross Area : 3,424

of Stories : 1

Heat Type : Central

Living Area : 2,895

Parking Type : Attached
Garage

Cooling Type : Central

Above Grade : 2895

Garage Area : 529

Porch Type : Open Porch

Year Built / Eff : 2023

Property Information

Land Use : Sfr

Lot Acres : 0.19

Lot Width/Depth : 75 X 110

County Use : Single Family
Residence

Lot Size : 8,311



Property Detail

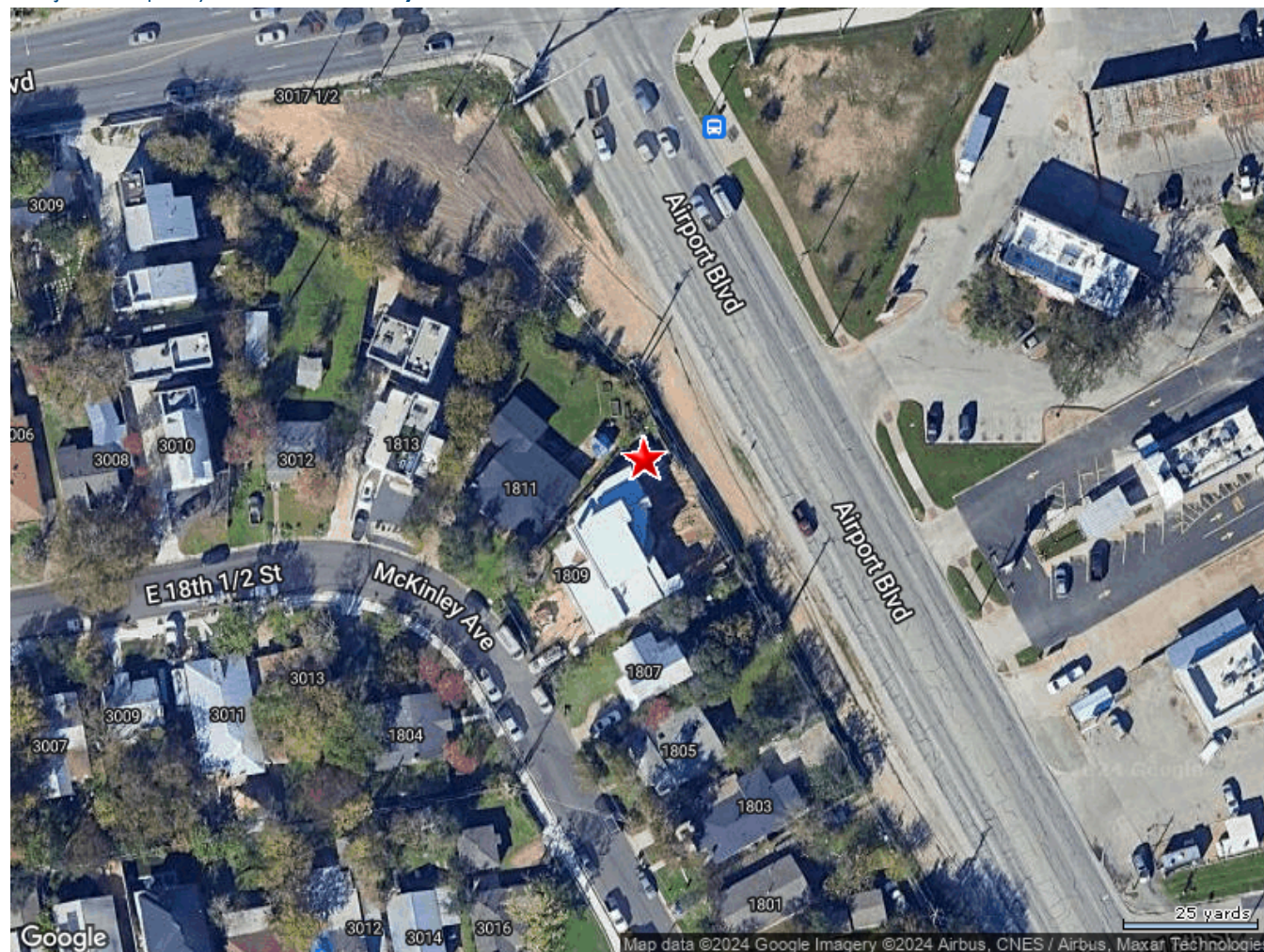
Tax Information

Total Value :	\$360,000	Market Value :	\$360,000	AUSTIN ISD Tax /	\$6,498.20/.8595
				Rate :	
Land Value :	\$360,000	Current Assessed	2024	CITY OF AUSTIN	\$3,370.44/.4458
		Year :		Tax / Rate :	
Assessed Year :	2023	Current Year Total	\$756,044	TRAVIS COUNTY	\$2,303.33/.30466
		Value :		Tax / Rate :	
Tax Year :	2024	Current Year	\$396,044	TRAVIS CO	\$761.28/.10069
		Improvement		HOSPITAL DIST	
		Value :		Tax / Rate :	
Property Tax :	\$13,678.70	Current Year Land	\$360,000	AUSTIN COMM	\$745.46/.0986
		Value :		COLL DIST Tax /	
				Rate :	
Tax Rate Area :	0A				



Street Map

Subject Property : **1809 Mckinley Ave Austin TX 78702**



Assessor Map





Public Schools :

Elementary Schools

Campbell Elementary Distance 0.6 Miles

2613 Rogers Ave Austin TX 78722

Telephone : **(512) 414-2056**

School District : **Austin Independent School District (isd)**

Lowest Grade : **Pre-K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **185**

Total Expenditure/Student :

Oak Springs Elementary Distance 0.7 Miles

3601 Webberville Rd Austin TX 78702

Telephone : **(512) 414-4413**

School District : **Austin Independent School District (isd)**

Lowest Grade : **Pre-K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **233**

Total Expenditure/Student :

Austin Independent School District (isd) Prek Partnership (pkp) Distance 0.96 Miles

2000 E Martin Luther King Jr Austin TX 78702

Telephone : **(512) 472-6267**

School District : **Austin Independent School District (isd)**

Lowest Grade : **Pre-K**

Highest Grade : **Pre-K**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **92**

Total Expenditure/Student :



Maplewood Elementary	Distance 1.02 Miles
3808 Maplewood Ave Austin TX 78722	
Telephone : (512) 414-4402	School District : Austin Independent School District (isd)
Lowest Grade : Pre-K	Highest Grade : 5th
Kindergarten : Yes	School Enrollment :
Enrollment : 402	Total Expenditure/Student :

Middle Schools

Kealing Middle	Distance 1.29 Miles
1607 Pennsylvania Ave Austin TX 78702	
Telephone : (512) 414-3214	School District : Austin Independent School District (isd)
Lowest Grade : 6th	Highest Grade : 8th
Kindergarten : No	School Enrollment :
Enrollment : 1255	Total Expenditure/Student :

Idea Health Professions College Preparatory	Distance 1.85 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

Texans Can Academy - Austin

Distance **0.73 Miles**

2406 Rosewood Ave Austin TX 78702

Telephone : **(512) 477-4226**

School District : **Texans Can Academies**

Lowest Grade : **9th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **265**

Total Expenditure/Student :

Advanced Placement : **No**

Eastside Memorial Echs

Distance **0.9 Miles**

1012 Arthur Stiles Austin TX 78721

Telephone : **(124) 581-null**

School District : **Austin Independent School District (isd)**

Lowest Grade : **9th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **699**

Total Expenditure/Student :

Advanced Placement : **No**

Garza Independence High School

Distance **1.08 Miles**

1600 Chicon Austin TX 78702

Telephone : **(512) 414-8600**

School District : **Austin Independent School District (isd)**

Lowest Grade : **10th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **150**

Total Expenditure/Student :

Advanced Placement : **No**

University Of Texas At Austin High School

Distance **1.23 Miles**

2901 N Ih 35 Austin TX 78722

Telephone : **(512) 232-3503**

School District : **University Of Texas At Austin High School**

Lowest Grade : **9th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **823**

Total Expenditure/Student :

Advanced Placement : **No**



Local Business

Attractions / Recreation

Name	Address	Telephone	Distance (Miles)
Joy Melody's	2943 Eckert St Austin Tx	(512) 961-6355	0.15
Space12	3106 E 14th 1/2 St Austin Tx	(512) 524-7128	0.21
Wayne Dungey	2906 E Mlk Blvd Apt 3303 Austin Tx	(832) 722-3529	0.27
Western And Southern Arts Associates, Inc.	3007 E 13th St Austin Tx	(512) 477-1859	0.33

Banks / Financial

Name	Address	Telephone	Distance (Miles)
Donavin Greenberg	3710 Airport Blvd Ste A Austin Tx	(512) 695-6999	0.4
Curo Financial Technologies Corp.	3840 Airport Blvd Austin Tx	(512) 476-3183	0.53
Airport Finance	3851 Airport Blvd Ste 102 Austin Tx	(512) 478-7272	0.57
Covington Credit Of Texas Inc	3851 Airport Blvd Ste 110 Austin Tx	(512) 473-0505	0.57

Eating / Drinking

Name	Address	Telephone	Distance (Miles)
Nebal Alsmadi	1805 Airport Blvd Austin Tx	(512) 477-3237	0.06
2 Kings Catering	3200 E 17th St Austin Tx	(512) 786-2235	0.14
Good Brew, Llc	1916 Tillery St Austin Tx	(360) 927-1611	0.15
Skylark Lounge	2039 Airport Blvd Austin Tx	(512) 373-3357	0.19

Health Care Services

Name	Address	Telephone	Distance (Miles)
Healthy Living Dallas, Inc.	1801 Harvey St Austin Tx	(512) 477-5287	0.09
Chicoine Chiropractic Clinic	2005 Airport Blvd Austin Tx	(512) 472-3557	0.13
James, Jeffree M.d.	3232 E Martin Luthr Kng J Austin Tx	(512) 426-8586	0.14
Mindbar, Llc	3017 E 16th St Austin Tx	(512) 786-6497	0.17



Local Business

Hospitality

Name	Address	Telephone	Distance (Miles)
Mystic Springs Wildlife Lodge Llc	3403 Merrie Lynn Ave Austin Tx	(210) 695-2533	0.64

Organizations / Associations

Name	Address	Telephone	Distance (Miles)
The Church Of The New Testament	1602 Harvey St Austin Tx	(512) 472-3229	0.18
Unity Hill Missionary Baptist	3001 E 16th St Austin Tx	(512) 474-4436	0.2
East Side Church Of Christ	3106 E 14th 1/2 St Austin Tx	(512) 477-1647	0.21
Mount Zion Action & Resource Center	2951 E 14th St Austin Tx	(512) 479-9890	0.27

Personal Services

Name	Address	Telephone	Distance (Miles)
Revbox Usa Llc	1411 Sanchez St Austin Tx	(512) 917-8148	0.25
Aardvark Forge	3809 Tower View Ct Austin Tx	(512) 633-2784	0.49
Earth And Sun Skin Therapy Llc	3823 Airport Blvd Ste A Austin Tx	(512) 815-2890	0.5
Rise Kickbox	1181 Airport Blvd Ste 150 Austin Tx	(512) 774-9520	0.5

Shopping

Name	Address	Telephone	Distance (Miles)
Ghost Pepper Glass Inc	2946 Higgins St Austin Tx	(540) 798-3258	0.13
Soojo Freeman Chong	3230 E Mrtn Lther King Jr Austin Tx	(512) 301-7725	0.13
La Fruta Feliz Llc	3124 Manor Rd Austin Tx	(512) 473-0037	0.35
King & Country Food Company	2921 E 17th St Bldg A Austin Tx	(619) 200-9888	0.41



1813 MCKINLEY AVE # 1

Distance 0.02 Miles

Owner Name : Stephens Matthew Larn	Yr Blt / Eff Yr Blt : 2018 /
Total Value : \$882,190	Property Tax : \$15,329.99
Bed / Bath : / 7	Lot Acres : 0.10
Land Use : Condominium	Living Area : 2,096
Stories : 2	APN : 922879

1813 MCKINLEY AVE # 2

Distance 0.02 Miles

Owner Name : Leighton Kyle Ronald	Yr Blt / Eff Yr Blt : 2018 /
Total Value : \$694,676	Property Tax : \$12,558.94
Bed / Bath : 3 / 2	Lot Acres : 0.10
Land Use : Condominium	Living Area : 1,102
Stories : 2	APN : 922880

1609 MCKINLEY AVE

Distance 0.11 Miles

Owner Name : Rutledge Galen	Subdivision : Mckinley Heights 03
Sale Date : 10/16/2020	Recording Date : 10/16/2020
Total Value : \$913,033	Sale Price : \$635,000
Bed / Bath : 3 / 2	Property Tax : \$14,967.21
Land Use : Sfr	Lot Acres : 0.11
Stories : 2	Living Area : 1,843
Yr Blt / Eff Yr Blt : 2012 /	APN : 730914

1802 HARVEY ST # A

Distance 0.11 Miles

Owner Name : Chauvin Mary K	Subdivision : Mckinley Heights Condo
Sale Date : 07/10/2015	Recording Date : 07/14/2015
Total Value : \$677,509	Sale Price : \$397,812.50
Bed / Bath : 3 / 2	Property Tax : \$10,413.86
Land Use : Condominium	Lot Acres : 0.13
Stories : 1	Living Area : 1,477
Yr Blt / Eff Yr Blt : 2009 /	APN : 785043



1802 HARVEY ST # B

Distance 0.11 Miles

Owner Name : Marawi Hana	Subdivision : Mckinley Heights Condo
Sale Date : 10/27/2023	Recording Date : 10/30/2023
Total Value : \$730,653	Property Tax : \$12,330.94
Bed / Bath : / 3	Lot Acres : 0.13
Land Use : Condominium	Living Area : 1,600
Stories : 2	APN : 785044
Yr Blt / Eff Yr Blt : 2009 /	

1806 HARVEY ST

Distance 0.11 Miles

Owner Name : Martinez Alejandrino	Yr Blt / Eff Yr Blt : 1935 / 1960
Sale Date : 03/19/1994	Subdivision : Division B
Total Value : \$945,426	Property Tax : \$13,064.07
Bed / Bath : / 4	Lot Acres : 0.21
Land Use : Sfr	Living Area : 2,068
Stories : 1	APN : 204323

2956 HIGGINS ST

Distance 0.11 Miles

Owner Name : Aero Mtg Loan Trust 2019-1	Subdivision : Pannell Place
Sale Date : 11/05/2021	Recording Date : 11/08/2021
Total Value : \$400,000	Property Tax : \$7,236.99
Land Use : Sfr	Lot Acres : 0.16
Stories : 1	Living Area : 2,289
Yr Blt / Eff Yr Blt : 2023 /	APN : 204337

1708 HARVEY ST # B

Distance 0.12 Miles

Owner Name : Hunter Scott	Subdivision : Harvey Street Twnhms Sec 01
Sale Date : 06/03/2010	Recording Date : 06/04/2010
Total Value : \$773,793	Sale Price : \$290,937.50
Bed / Bath : / 3	Property Tax : \$11,769.68
Land Use : Condominium	Living Area : 1,789
Stories : 2	APN : 772219
Yr Blt / Eff Yr Blt : 2007 /	



1708 HARVEY ST # C

Distance 0.12 Miles

Owner Name : **Nutting Matthew**

Subdivision : **Harvey Street Twnhms Sec 01**

Sale Date : **02/07/2017**

Recording Date : **02/08/2017**

Total Value : **\$793,760**

Sale Price : **\$441,000**

Bed / Bath : **/ 3**

Property Tax : **\$13,066.51**

Land Use : **Condominium**

Living Area : **1,868**

Stories : **2**

APN : **772220**

Yr Blt / Eff Yr Blt : **2007 /**

1708 HARVEY ST # E

Distance 0.12 Miles

Owner Name : **Schenkkan Pieter M**

Yr Blt / Eff Yr Blt : **2007 /**

Sale Date : **03/11/2022**

Subdivision : **Harvey Street Twnhms Sec 02**

Total Value : **\$800,111**

Recording Date : **03/15/2022**

Bed / Bath : **/ 3**

Property Tax : **\$14,338.75**

Land Use : **Condominium**

Living Area : **1,868**

Stories : **2**

APN : **772207**



Demographics

Census Tract / block: 8.02 / 1 Year: 2020

Household

Population		Population by Age	
Count:	3,917	0 - 11	
Estimate Current Year:	4,046	12 - 17	
Estimate in 5 Years:	4,607	18 - 24	4.47%
Growth Last 5 Years:	6.31%	25 - 64	57.42%
Growth Last 10 Years:	-119.99%	65 - 74	7.56%
		75+	
Household Size		Household Income	
Current Year:	1,381	0 - \$25,000	38.09%
Average Current Year:	2.82	\$25,000 - \$35,000	2.03%
Estimate in 5 Years:	1,764	\$35,000 - \$50,000	8.18%
Growth Last 5 Years:	5.43%	\$50,000 - \$75,000	8.33%
Growth Last 10 Years:	22.44%	\$75,000 - \$100,000	3.55%
Male Population:	44.01%	Above \$100,000	39.83%
Female Population:	55.99%	Average Household Income:	\$54,375
Married People:	26.71%		
Unmarried People:	73.29%		

Housing

Median Mortgage Payments		Home Values	
Under \$300:	12.24%	Below \$100,000:	2.11%
\$300 - \$799:	8.23%	\$100,000 - \$150,000:	0%
\$800 - \$1,999:	39.45%	\$150,000 - \$200,000:	0%
Over \$2,000:	40.08%	\$200,000 - \$300,000:	10.13%
Median Home Value:	\$450,000	\$300,000 - \$500,000:	48.52%
Unit Occupied Owner:	34.32%	Above \$500,000:	39.24%
Median Mortgage:			



Demographics

Rent Payments		Year Built	
Unit Occupied Renter:	65.68%	1999 - 2000	
Median Gross Rent:	\$541	1995 - 1998	
Less Than \$499	45.64%	1990 - 1994	
\$500 - \$749	13.45%	1980 - 1989	24.24%
\$750 - \$999	16.98%	1970 - 1979	6.49%
\$1000 and Over	23.93%	1900 - 1969	37.42%

Education

Enrollment			
Public Pre-Primary School:	2.36%	Not Enrolled in School:	70.77%
Private Pre-Primary School:	0.27%	Not A High School Graduate:	13.07%
Public School:	23.12%	Graduate Of High School:	16.08%
Private School:	6.11%	Attended Some College:	21.52%
Public College:	6.7%	College Graduate:	34.13%
Private College:	0.94%	Graduate Degree:	15.2%

Workforce

Occupation:			
Manager/Prof:	54.85%	Private Worker:	63.75%
Technical:		Government Worker:	24.36%
Sales:	17.08%	Self Employed Worker:	1.99%
Administrative:		Unpaid Family Worker:	5.13%
Private House Hold:		Farming:	3.77%
Service:	12.62%	Skilled:	
Protective Services:		Blue-Collar:	15.45%
Commute Time			
Less Than 15 Min:	22.83%		
15 min - 28 min:	38.07%		
30 min - 57 min:	32.6%		
Over 60 min:	6.49%		