

real estate reports



Subject Property

4537 Berkman Dr
Austin
TX 78723
APN: 858152

Prepared For:

Data Provided By:

Kylie Prior
kylie@keytitlegroup.com

Requested By:

Kylie Prior
Key Title Group
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Property Detail

Subject Property : **4537 Berkman Dr Austin TX 78723**

Owner Information

Owner Name : **Chang Howard Greg / Chang Margaret M**

Mailing Address : **4537 Berkman Dr, Austin TX 78723-4699 C013**

Owner Occupied ☒
Indicator :

Location Information

Legal Description : **Lot 26 Blk 67 Mueller Sec Ix Subd Amd**

County : **Travis, Tx**

Alternate APN : **02171632100000**

Census Tract / Block : **3.08 / 1**

Subdivision : **Mueller Sec Ix Sub Amd**

Legal Lot : **26**

Map Reference : **556-W / 3**

Legal Block : **67**

School District : **Austin Isd**

Market Area : **3**

Munic/Township : **Austin**

APN : **858152**

Neighbor Code : **D2290**

Last Market Sale Information

Recording/Sale Date : **05/22/2018 / 05/18/2018**

1st Mtg Amount/Type : **\$424,100 / Cnv**

Sale Price : **\$530,125**

1st Mtg Document # : **79030**

Sale Type : **Estimated**

1st Mtg Term : **30**

Document # : **79029**

Price Per SqFt : **\$235.30**

Deed Type : **Special Warranty Deed**

Title Company : **North American Title**

Seller Name : **Calatlantic Homes Of Texas Inc**

Prior Sale Information

Prior Rec/Sale Date : **01/19/2017 / 01/17/2017**

Prior Lender : **Private Individual**

Prior Doc Number : **11450**

Prior 1st Mtg Amt/Type : **/ Private Party**

Prior Deed Type : **Special Warranty Deed**



Property Detail

Property Characteristics

Gross Area : 2,715	# of Stories : 2	Roof Material : Composition Shingle
Living Area : 2,253	Parking Type : Attached Garage	Heat Type : Central
Above Grade : 2253	Garage Area : 462	Cooling Type : Central
Bedrooms : 3	Roof Type : Hip	Porch Type : Open Porch
Bath(F/H) : 2	Foundation : Slab	Air Cond : Central
Year Built / Eff : 2017		

Property Information

Land Use : Condominium	Lot Acres : 0.07	Lot Size : 3,237
County Use : Single Family Residence		

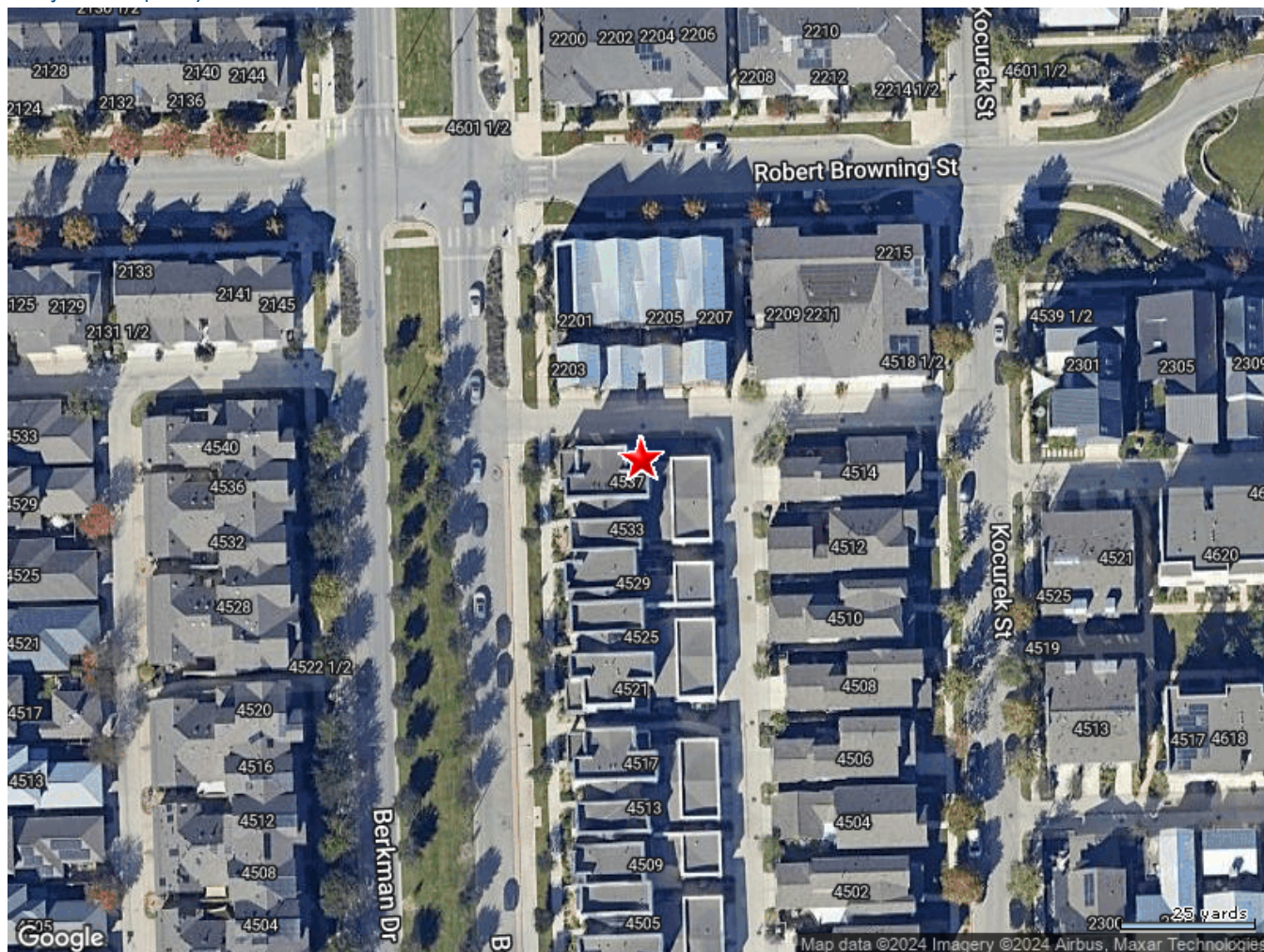
Tax Information

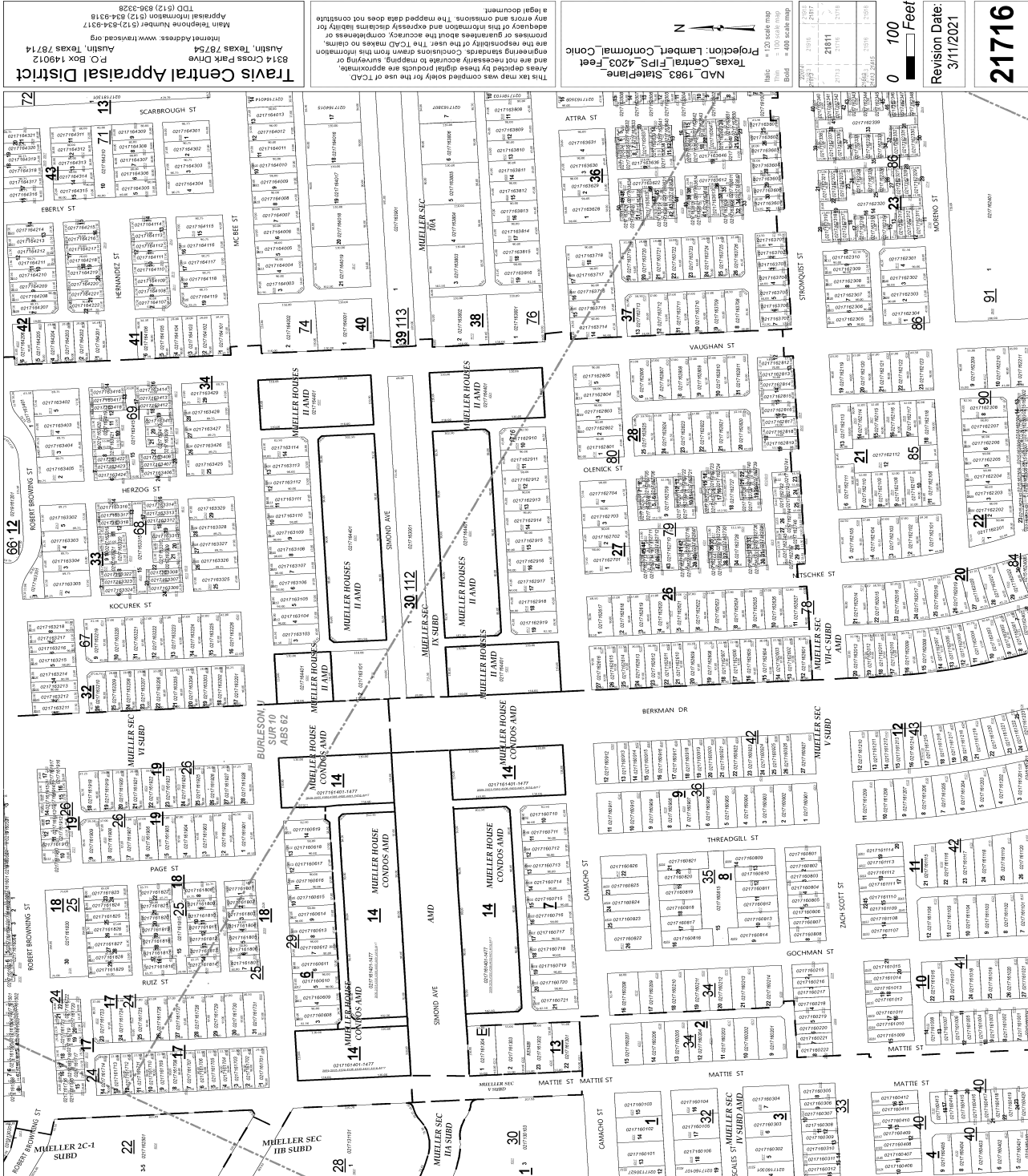
Total Value : \$831,236	Property Tax : \$15,333.06	AUSTIN ISD Tax / Rate : \$7,284.12/.8595
Land Value : \$320,000	Tax Rate Area : 0A	CITY OF AUSTIN Tax / Rate : \$3,778.08/.4458
Improvement Value : \$511,236	Homeowner Exemption : Homestead	TRAVIS COUNTY Tax / Rate : \$2,581.90/.30466
Assessed Year : 2023	Market Value : \$831,236	TRAVIS CO HOSPITAL DIST Tax / Rate : \$853.35/.10069
Improve % : 62%	Current Assessed Year : 2024	AUSTIN COMM COLL DIST Tax / Rate : \$835.62/.0986
Tax Year : 2024	Current Year Total Value : \$847,483	



Street Map

Subject Property : **4537 Berkman Dr Austin TX 78723**





Customer Name : Kylie Prior
Customer Company Name : Key Title Group
Prepared On : 08/13/2024
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Public Schools :

Elementary Schools

Blanton Elementary Distance 0.85 Miles

5408 Westminster Dr Austin TX 78723

Telephone : (512) 414-2026	School District : Austin Independent School District (isd)
Lowest Grade : Pre-K	Highest Grade : 5th
Kindergarten : Yes	School Enrollment :
Enrollment : 620	Total Expenditure/Student :

Maplewood Elementary Distance 0.95 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 :

Harris Elementary Distance 1.27 Miles

1711 Wheless Ln Austin TX 78723

Telephone : (512) 414-2085	School District : Austin Independent School District (isd)
Lowest Grade : Pre-K	Highest Grade : 5th
Kindergarten : Yes	School Enrollment :
Enrollment : 373	Total Expenditure/Student :



Ridgetop Elementary		Distance 1.35 Miles
5005 Caswell Ave Austin TX 78751		
Telephone :	(512) 414-4469	School District : Austin Independent School District (isd)
Lowest Grade :	Pre-K	Highest Grade : 5th
Kindergarten :	Yes	School Enrollment :
Enrollment :	367	Total Expenditure/Student :

Middle Schools

Austin Achieve Middle		Distance 1.34 Miles
5908 Manor Rd Austin TX 78723		
Telephone :	(512) 522-4190	School District : Austin Achieve Public Schools
Lowest Grade :	5th	Highest Grade : 8th
Kindergarten :	No	School Enrollment :
Enrollment :	625	Total Expenditure/Student :

Sadler Means Ywla		Distance 1.58 Miles
6401 N Hampton Dr Austin TX 78723		
Telephone :	(512) 414-3234	School District : Austin Independent School District (isd)
Lowest Grade :	6th	Highest Grade : 8th
Kindergarten :	No	School Enrollment :
Enrollment :	322	Total Expenditure/Student :



High Schools

Munday

Distance **0.58 Miles**

4800 Manor Rd Austin TX 78723

Telephone : **(512) 997-8872**

School District : **University Of Texas
University Charter School**

Lowest Grade : **7th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **7**

Total Expenditure/Student :

Advanced Placement : **No**

University Of Texas At Austin High School

Distance **1.6 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**

Northeast Early College High School

Distance **1.87 Miles**

7104 Berkman Dr Austin TX 78752

Telephone : **(512) 414-2523**

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

Lowest Grade : **9th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **1019**

Total Expenditure/Student :

Advanced Placement : **No**

Texans Can Academy - Austin

Distance **1.88 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**



Local Business

Attractions / Recreation

Name	Address	Telephone	Distance (Miles)
C Gallery	2032 Robert Browning St Austin Tx	(512) 923-1223	0.12
Acai Hut Mueller	1911 Aldrich St Austin Tx	(512) 584-3198	0.26
Tb Privateer, Llc	1901 E 51st St Ste 206 Austin Tx	(818) 434-5687	0.27
Atxhd Inc	1901 E 51st St Austin Tx	(512) 415-6862	0.27

Banks / Financial

Name	Address	Telephone	Distance (Miles)
Capital One Bank	1801 E 51st St Ste 200 Austin Tx	(512) 593-4506	0.24
Airport Finance	3851 Airport Blvd Ste 102 Austin Tx	(512) 478-7272	0.71
Service Loan Co Inc	3851 Airport Blvd Ste 110 Austin Tx	(512) 478-7511	0.71
Covington Credit Of Texas Inc	3851 Airport Blvd Ste 110 Austin Tx	(512) 473-0505	0.71

Eating / Drinking

Name	Address	Telephone	Distance (Miles)
Coffeeblack Llc	4541 Ruiz St Austin Tx	(512) 520-8733	0.11
Whichcraft Mueller	1900 Simond Ave Ste 200 Austin Tx	(512) 600-1088	0.24
J. Mcdonald Partners, Inc.	1900 Simond Ave Apt 5004 Austin Tx	(817) 705-8861	0.24
L'oca D'oro, Llc	1900 Simond Ave Ste 100 Austin Tx	(917) 805-0049	0.24

Health Care Services

Name	Address	Telephone	Distance (Miles)
Amity Therapy, PLLC	2128 Robert Browning St Austin Tx	(512) 571-3844	0.07
Mueller Dental, PLLC	4544 Page St Austin Tx	(512) 203-2768	0.09
Miniature Dental & Pharmacy	4544 Page St Unit B Austin Tx	(512) 382-6020	0.09
Whole Health Austin PLLC	2112 Robert Browning St Austin Tx	(512) 937-3518	0.09

Hospitality

Name	Address	Telephone	Distance (Miles)
Revitalizing Stays Llc	2037 Philomena St Austin Tx	(512) 596-7890	0.16



Austin Group, Llc	1825 Mcbee St Austin Tx	(512) 861-1140	0.28
Lh3 Hospitality Llc	4600 Mueller Blvd # 3009 Austin Tx	(816) 309-9678	0.49
Hotel Vegas	1606 Westmoor Dr Austin Tx	(903) 571-4633	0.66

Organizations / Associations

Name	Address	Telephone	Distance (Miles)
Intervarsity Christian Fellowship	2216 Zach Scott St Austin Tx	(512) 623-0814	0.29
Simple Life Missions	2712 Moreno St Austin Tx	(847) 239-2382	0.37
Promiseland Network, Inc.	1504 E 51st St Austin Tx	(512) 458-6301	0.51
The World Of Pentecost Inc	1504 E 51st St Austin Tx	(512) 458-6301	0.51

Personal Services

Name	Address	Telephone	Distance (Miles)
Hooton Sports Performance Training, Inc.	2021 Simond Ave Austin Tx	(512) 917-5701	0.16
Central Austin Fitness Partners Llc	1911 Aldrich St Ste 175 Austin Tx	(512) 807-0401	0.26
Twenty3 Ventures East, Llc Dbw Barre3	1911 Aldrich St Austin Tx	(512) 904-0763	0.26
Stretchlab	2200 Aldrich St Austin Tx	(512) 322-9500	0.31

Shopping

Name	Address	Telephone	Distance (Miles)
H E B Pharmacy Line	1801 E 51st St Austin Tx	(512) 474-2662	0.24
H. E. Butt Grocery Company	1801 E 51st St Austin Tx	(512) 474-2199	0.24
Rebel Cheese Llc	2200 Aldrich St Ste 120 Austin Tx	(512) 382-0048	0.31
Mueller Silent Market	4021 Mendez St Austin Tx	(512) 913-8642	0.42



2145 ROBERT BROWNING ST

Distance **0.04 Miles**

Owner Name : Khazei Nima	Subdivision : Mueller Sec Vi Sub
Sale Date : 11/24/2020	Recording Date : 12/02/2020
Total Value : \$205,920	Sale Price : \$235,000
Bed / Bath : 3 / 2	Property Tax : \$3,797.25
Land Use : Condominium	Lot Acres : 0.04
Stories : 2	Living Area : 1,334
Yr Blt / Eff Yr Blt : 2020 /	APN : 811896

4536 BERKMAN DR

Distance **0.04 Miles**

Owner Name : Song An Atx Llc	Subdivision : Mueller Sec Vi Sub
Sale Date : 03/10/2022	Recording Date : 03/11/2022
Total Value : \$818,784	Property Tax : \$15,563.81
Bed / Bath : 4 / 3	Lot Acres : 0.06
Land Use : Condominium	Living Area : 2,156
Stories : 2	APN : 811898
Yr Blt / Eff Yr Blt : 2013 /	

4540 BERKMAN DR

Distance **0.04 Miles**

Owner Name : Lester Michael Lance	Subdivision : Mueller Sec Vi Sub
Sale Date : 09/21/2021	Recording Date : 09/23/2021
Total Value : \$905,907	Sale Price : \$685,312.50
Bed / Bath : 3 / 2	Property Tax : \$16,209.21
Land Use : Condominium	Lot Acres : 0.08
Stories : 2	Living Area : 2,357
Yr Blt / Eff Yr Blt : 2013 /	APN : 811897

4532 BERKMAN DR

Distance **0.04 Miles**

Owner Name : Stanton Rufus	Subdivision : Mueller Sec Vi Sub
Sale Date : 09/30/2013	Recording Date : 10/01/2013
Total Value : \$836,035	Sale Price : \$356,156.25
Bed / Bath : 3 / 2	Property Tax : \$14,052.51
Land Use : Condominium	Lot Acres : 0.06
Stories : 2	Living Area : 1,918
Yr Blt / Eff Yr Blt : 2013 /	APN : 811899



4528 BERKMAN DR

Distance 0.04 Miles

Owner Name : Houston Andrea M	Subdivision : Mueller Sec Vi Sub
Sale Date : 10/01/2013	Recording Date : 10/02/2013
Total Value : \$786,753	Sale Price : \$430,990
Bed / Bath : 4 / 3	Property Tax : \$15,098.84
Land Use : Condominium	Lot Acres : 0.06
Stories : 2	Living Area : 2,162
Yr Blt / Eff Yr Blt : 2013 /	APN : 811900

2141 ROBERT BROWNING ST

Distance 0.04 Miles

Owner Name : Wolfe Jerrod	Subdivision : Mueller Sec Vi Sub
Sale Date : 11/23/2020	Recording Date : 12/01/2020
Total Value : \$205,920	Sale Price : \$197,500
Bed / Bath : 3 / 2	Property Tax : \$3,358.83
Land Use : Condominium	Lot Acres : 0.03
Stories : 2	Living Area : 1,359
Yr Blt / Eff Yr Blt : 2020 /	APN : 811895

4524 BERKMAN DR

Distance 0.04 Miles

Owner Name : Mcmurtry Rebecca Jean	Subdivision : Mueller Sec Vi Sub
Sale Date : 10/02/2013	Recording Date : 10/04/2013
Total Value : \$822,712	Sale Price : \$447,990
Bed / Bath : 3 / 2	Property Tax : \$16,243.51
Land Use : Condominium	Lot Acres : 0.07
Stories : 2	Living Area : 2,335
Yr Blt / Eff Yr Blt : 2013 /	APN : 811901



2137 ROBERT BROWNING ST

Distance 0.05 Miles

Owner Name : **De La Torre Valeria De La Garz**

Subdivision : **Mueller Sec Vi Sub**

Sale Date : **11/23/2020**

Recording Date : **12/01/2020**

Total Value : **\$205,920**

Sale Price : **\$247,500**

Bed / Bath : **3 / 2**

Property Tax : **\$3,428.02**

Land Use : **Condominium**

Lot Acres : **0.03**

Stories : **2**

Living Area : **1,359**

Yr Blt / Eff Yr Blt : **2020 /**

APN : **811894**

4520 BERKMAN DR

Distance 0.05 Miles

Owner Name : **Kocian Chad**

Subdivision : **Mueller Sec Vi Sub**

Sale Date : **06/19/2015**

Recording Date : **06/19/2015**

Total Value : **\$807,901**

Property Tax : **\$14,442.86**

Bed / Bath : **3 / 2**

Lot Acres : **0.07**

Land Use : **Condominium**

Living Area : **2,335**

Stories : **2**

APN : **811902**

Yr Blt / Eff Yr Blt : **2013 /**

4516 BERKMAN DR

Distance 0.05 Miles

Owner Name : **Hines Barbara**

Subdivision : **Mueller Sec Vi Sub**

Sale Date : **08/18/2022**

Recording Date : **08/19/2022**

Total Value : **\$800,000**

Sale Price : **\$800,000**

Bed / Bath : **3 / 2**

Property Tax : **\$14,100.19**

Land Use : **Condominium**

Lot Acres : **0.06**

Stories : **2**

Living Area : **1,918**

Yr Blt / Eff Yr Blt : **2013 /**

APN : **811903**



Demographics

Census Tract / block: 3.08 / 1 Year: 2020

Household

Population		Population by Age	
Count:	1,691	0 - 11	
Estimate Current Year:	1,691	12 - 17	
Estimate in 5 Years:	1,691	18 - 24	4.2%
Growth Last 5 Years:		25 - 64	55.41%
Growth Last 10 Years:		65 - 74	9.46%
		75+	
Household Size		Household Income	
Current Year:	785	0 - \$25,000	16.56%
Average Current Year:	2.14	\$25,000 - \$35,000	13.89%
Estimate in 5 Years:	785	\$35,000 - \$50,000	8.66%
Growth Last 5 Years:		\$50,000 - \$75,000	13.89%
Growth Last 10 Years:		\$75,000 - \$100,000	6.75%
Male Population:	50.8%	Above \$100,000	40.25%
Female Population:	49.2%	Average Household Income:	\$72,552
Married People:	56.26%		
Unmarried People:	43.74%		

Housing

Median Mortgage Payments		Home Values	
Under \$300:	0%	Below \$100,000:	0%
\$300 - \$799:	0%	\$100,000 - \$150,000:	0%
\$800 - \$1,999:	49.2%	\$150,000 - \$200,000:	4.37%
Over \$2,000:	50.8%	\$200,000 - \$300,000:	10.11%
Median Home Value:	\$556,200	\$300,000 - \$500,000:	25.75%
Unit Occupied Owner:	55.41%	Above \$500,000:	59.77%
Median Mortgage:	\$1,259		



Demographics

Rent Payments		Year Built	
Unit Occupied Renter:	44.59%	1999 - 2000	
Median Gross Rent:	\$1,205	1995 - 1998	
Less Than \$499	4.86%	1990 - 1994	
\$500 - \$749	2.86%	1980 - 1989	0.79%
\$750 - \$999	12.57%	1970 - 1979	0%
\$1000 and Over	79.71%	1900 - 1969	2.6%

Education

Enrollment			
Public Pre-Primary School:	1.85%	Not Enrolled in School:	82.68%
Private Pre-Primary School:	2.58%	Not A High School Graduate:	1.88%
Public School:	12.95%	Graduate Of High School:	13.09%
Private School:	4.36%	Attended Some College:	8.51%
Public College:	1.52%	College Graduate:	36.66%
Private College:	0%	Graduate Degree:	39.85%

Workforce

Occupation:			
Manager/Prof:	67.11%	Private Worker:	59.04%
Technical:		Government Worker:	18.79%
Sales:	12.56%	Self Employed Worker:	3.88%
Administrative:		Unpaid Family Worker:	7.87%
Private House Hold:		Farming:	11.54%
Service:	5.62%	Skilled:	
Protective Services:		Blue-Collar:	14.71%
Commute Time			
Less Than 15 Min:	17.13%		
15 min - 28 min:	43.29%		
30 min - 57 min:	37.32%		
Over 60 min:	2.26%		