

real estate reports



Subject Property

9009 North Plz # 109
Austin
TX 78753
APN: 240617

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 : **9009 North Plz # 109 Austin TX 78753**

Owner Information

Owner Name : **Gonzalez Jennifer**

Mailing Address : **9009 North Plz Unit 109, Austin TX 78753-5228 C009**

Owner Occupied ☐
Indicator :

Location Information

Legal Description : **Unt A-2 Bld A Sunchase Condominium Amended Plus 1.3698% Int In Common Area**

County : **Travis, Tx**

Alternate APN : **02372003090000**

Census Tract / Block : **403.00 / 1**

Subdivision : **Sunchase Condo Amd**

Legal Lot : **A-2**

Map Reference : **526-L / NE**

Legal Block : **A**

School District : **Austin Isd**

Market Area : **700**

Munic/Township : **Austin**

APN : **240617**

Neighbor Code : **C1500**

Last Market Sale Information

Recording/Sale Date : **10/09/2019 / 10/07/2019**

1st Mtg Amount/Type : **\$150,000 / Cnv**

Sale Price : **\$187,500**

1st Mtg Document # : **157533**

Sale Type : **Estimated**

1st Mtg Term : **30**

Document # : **157532**

Price Per SqFt : **\$140.77**

Deed Type : **Warranty Deed**

Title Company : **Nationwide Title Clearing Inc**

Seller Name : **Opendoor Homes Phoenix 2 Llc**

Prior Sale Information

Prior Rec/Sale Date : **06/26/2019 / 06/12/2019**

Prior Deed Type : **Warranty Deed**

Prior Doc Number : **93588**

Prior Lender : **Goldman Sachs Bk Usa**



Property Detail

Property Characteristics

Gross Area : 1,372	# of Stories : 2	Construction : Wood
Living Area : 1,332	Parking Type : Carport	Heat Type : Central
Above Grade : 1332	Roof Type : Gable	Cooling Type : Central
Bath(F/H) : 3	Foundation : Slab	Patio Type : Terrace
Year Built / Eff : 1973	Roof Material : Composition Shingle	Air Cond : Central

Property Information

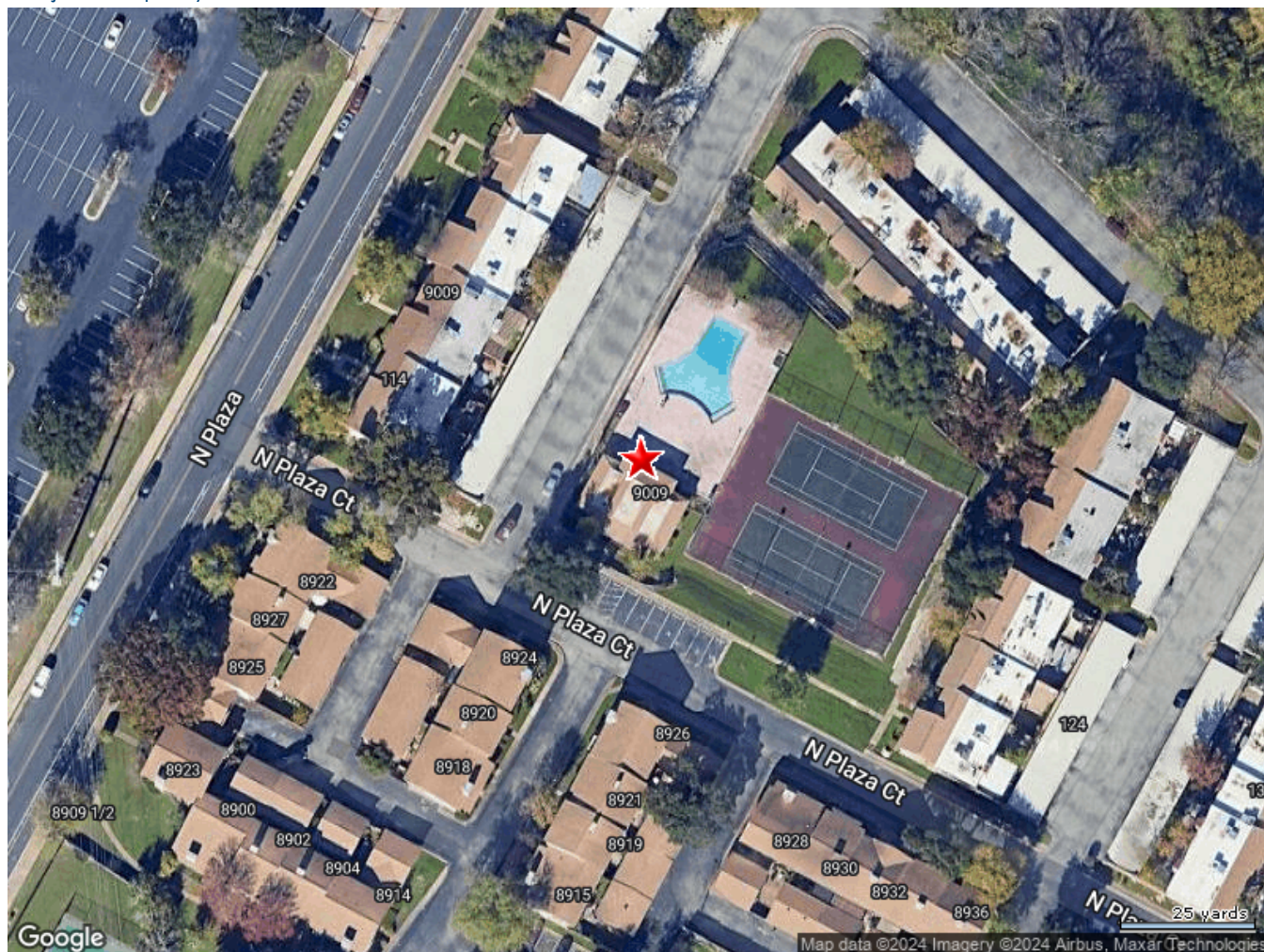
Land Use : Condominium	Lot Acres : 0.13	Lot Size : 5,676
County Use : Condos		

Tax Information

Total Value : \$285,405	Property Tax : \$3,080.24	AUSTIN ISD Tax / Rate : \$1,463.30/.8595
Land Value : \$12,776	Tax Rate Area : 0A	CITY OF AUSTIN Tax / Rate : \$758.97/.4458
Improvement Value : \$272,629	Homeowner Exemption : Homestead	TRAVIS COUNTY Tax / Rate : \$518.68/.30466
Assessed Year : 2023	Market Value : \$285,405	TRAVIS CO HOSPITAL DIST Tax / Rate : \$171.43/.10069
Improve % : 96%	Current Assessed Year : 2024	AUSTIN COMM COLL DIST Tax / Rate : \$167.87/.0986
Tax Year : 2024	Current Year Total Value : \$170,250	



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Customer Name : Kylie Prior
Customer Company Name : Key Title Group
Prepared On : 08/20/2024
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Public Schools :

Elementary Schools

Harmony Science Academy - Austin Distance 0.35 Miles

930 E Rundberg Ln Austin TX 78753

Telephone : (512) 835-7900

School District : Harmony Public Schools - Central Texas

Lowest Grade : Pre-K

Highest Grade : 8th

Kindergarten : Yes

School Enrollment :

Enrollment : 687

Total Expenditure/Student :

Idea Rundberg Academy Distance 0.6 Miles

9504 N Interstate 35 Austin TX 78753

Telephone : (512) 822-4800

School District : Idea Public Schools

Lowest Grade : K

Highest Grade : 5th

Kindergarten : Yes

School Enrollment :

Enrollment : 682

Total Expenditure/Student :

Cedars International Academy Distance 0.63 Miles

8416 N Ih 35 Austin TX 78753

Telephone : (512) 419-1551

School District : Cedars International Academy

Lowest Grade : Pre-K

Highest Grade : 8th

Kindergarten : Yes

School Enrollment :

Enrollment : 382

Total Expenditure/Student :



Hart Elementary		Distance 0.71 Miles
8301 Furness Austin TX 78753		
Telephone :	(512) 841-2100	School District : Austin Independent School District (isd)
Lowest Grade :	Pre-K	Highest Grade : 5th
Kindergarten :	Yes	School Enrollment :
Enrollment :	531	Total Expenditure/Student :

Middle Schools

Dobie Middle		Distance 0.37 Miles
1200 E Rundberg Ln Austin TX 78753		
Telephone :	(512) 414-3270	School District : Austin Independent School District (isd)
Lowest Grade :	6th	Highest Grade : 8th
Kindergarten :	No	School Enrollment :
Enrollment :	618	Total Expenditure/Student :

Kipp Austin College Prep		Distance 1.16 Miles
8004 Cameron Rd Austin TX 78754		
Telephone :	(512) 501-4969	School District : Kipp Texas Public Schools
Lowest Grade :	5th	Highest Grade : 8th
Kindergarten :	No	School Enrollment :
Enrollment :	466	Total Expenditure/Student :



Webb Middle

Distance **1.82 Miles**

601 E St Johns Ave Austin TX 78752

Telephone : **(512) 414-3258**

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

Lowest Grade : **6th**

Highest Grade : **8th**

Kindergarten : **No**

School Enrollment :

Enrollment : **571**

Total Expenditure/Student :

High Schools

Idea Rundberg College Preparatory

Distance **0.6 Miles**

9504 N Interstate 35 Austin TX 78753

Telephone : **(512) 822-4800**

School District : **Idea Public Schools**

Lowest Grade : **6th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **747**

Total Expenditure/Student :

Advanced Placement : **No**

The Excel Center (for Adults)

Distance **1.05 Miles**

1015 Norwood Park Blvd Austin TX 78753

Telephone : **(512) 531-5500**

School District : **The Excel Center (for Adults)**

Lowest Grade : **8th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **475**

Total Expenditure/Student :

Advanced Placement : **No**

Kipp Austin Collegiate

Distance **1.16 Miles**

8004 Cameron Rd Austin TX 78754

Telephone : **(512) 501-3586**

School District : **Kipp Texas Public Schools**

Lowest Grade : **9th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **826**

Total Expenditure/Student :

Advanced Placement : **No**



Graduation Prep Academy Navarro

Distance **1.43 Miles**

1201 Payton Gin Rd Austin TX 78758

Telephone : **(512) 414-2896**

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

Lowest Grade : **9th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **58**

Total Expenditure/Student :

Advanced Placement : **No**



Local Business

Attractions / Recreation

Name	Address	Telephone	Distance (Miles)
Red Zoo Entertainment, Llc	9200 North Plaza Apt 1109 Austin Tx	(214) 808-9323	0.2
Norwood Entertainment, Llc	8605 Danville Dr Austin Tx	(512) 837-5482	0.44
Edward G Collins	8407 Loralinda Dr Austin Tx	(512) 873-7803	0.56
Mandoo Entertainment, Llc.	1205 Sheldon Cv Ste 1j Austin Tx	(512) 452-2701	0.59

Banks / Financial

Name	Address	Telephone	Distance (Miles)
Arhaan Group Llc	408 E Rundberg Ln Austin Tx	(512) 850-3331	0.57
Unipago 11	9406 Dessau Rd Austin Tx	(512) 382-6717	0.59
Ace Cash Express, Inc.	9411 Dessau Rd Ste 101 Austin Tx	(512) 834-1064	0.67
Mi Pueblito	8905 N Lamar Blvd Austin Tx	(512) 821-3700	0.89

Eating / Drinking

Name	Address	Telephone	Distance (Miles)
Foodiz Business, Inc.	825 E Rundberg Ln Ste D Austin Tx	(512) 835-7777	0.29
Austin L'amica	825 E Rundberg Ln Austin Tx	(512) 730-0386	0.29
Tan Melvin	825 E Rundberg Ln Austin Tx	(512) 710-8427	0.29
Taqueria Arandas	834 E Rundberg Ln Ste D Austin Tx	(512) 707-0887	0.35

Health Care Services

Name	Address	Telephone	Distance (Miles)
Central Texas Community Health Centers	825 E Rundberg Ln Ste B1 Austin Tx	(512) 978-9740	0.29
Central Texas Community Health Centers	825 E Rundberg Ln Austin Tx	(512) 978-9600	0.29
Total Care Provider, Llc	9038 N Interstate 35 B Austin Tx	(800) 913-6170	0.36
Cleanclaim/md Inc	8600 Loralinda Dr Austin Tx	(512) 731-7383	0.42



Hospitality

Name	Address	Telephone	Distance (Miles)
A & D Hotel, L.L.C.	9121 N Interstate 35 Austin Tx	(512) 491-0976	0.26
Orange Wood Inn And Suite	9121 N Interstate 35 Austin Tx	(512) 836-0079	0.26
Budget Inn	9106 N Interstate 35 Austin Tx	(512) 837-7900	0.4
L V Investment Inc	9220 N Ih 35 Austin Tx	(512) 837-7372	0.4

Organizations / Associations

Name	Address	Telephone	Distance (Miles)
Ethiopian Evagelical Church Of	9015 Capitol Dr Austin Tx	(512) 473-9905	0.4
Jehovah's Witnesses	9010 Capitol Dr Austin Tx	(512) 836-1787	0.46
Iglesia Ni Cristo	9205 North Dr Austin Tx	(512) 339-6700	0.61
Primitive Baptist General Convention Of Texas	8309 Bridgetown Dr Austin Tx	(512) 837-2318	0.64

Personal Services

Name	Address	Telephone	Distance (Miles)
Crunch Time, LLC	1008 Hermitage Dr Austin Tx	(512) 484-4651	0.33
Leaders In Training Lit	8501 Cameron Rd Apt 114 Austin Tx	(512) 436-9090	0.89
Fitnessnaturally	8810 Leisure Dr Austin Tx	(512) 832-1106	0.95
Janice Bailey	10102 Pond View Cir Austin Tx	(512) 834-1418	0.98

Shopping

Name	Address	Telephone	Distance (Miles)
Africarib Market LLC	825 E Rundberg Ln Ste A1 Austin Tx	(512) 339-4535	0.29
Whistle Stop Food Grocery	834 E Rundberg Ln Ste B Austin Tx	(512) 834-8797	0.35
Habibco, Inc.	834 E Rundberg Ln Ste B Austin Tx	(512) 834-8797	0.35
Whsitle Stop Grocery/ La Mexicana	834 E Rundberg Ln Austin Tx	(512) 797-8986	0.36



9009 NORTH PLZ # 104

Distance 0 Miles

Owner Name : Schroeder Sharon	Subdivision : Sunchase Condo Amd
Sale Date : 06/17/1998	Recording Date : 07/01/1998
Total Value : \$417,891	Sale Price : \$68,000
Bed / Bath : / 3	Property Tax : \$4,398.55
Land Use : Condominium	Lot Acres : 0.13
Stories : 2	Living Area : 2,087
Yr Blt / Eff Yr Blt : 1973 /	APN : 240612

9009 NORTH PLZ # 108

Distance 0 Miles

Owner Name : Fratelli Rivera Llc	Subdivision : Sunchase Condos Bldg A
Sale Date : 05/13/2022	Recording Date : 05/25/2022
Total Value : \$413,384	Property Tax : \$5,475.27
Bed / Bath : / 3	Lot Acres : 0.13
Land Use : Condominium	Living Area : 2,077
Stories : 2	APN : 240616
Yr Blt / Eff Yr Blt : 1973 /	

9009 NORTH PLZ # 112

Distance 0 Miles

Owner Name : Wormley Keith Dwayne	Subdivision : Sunchase Condo Amd
Sale Date : 09/14/2009	Recording Date : 09/21/2009
Total Value : \$457,000	Property Tax : \$4,787.61
Bed / Bath : / 3	Lot Acres : 0.13
Land Use : Condominium	Living Area : 2,354
Stories : 2	APN : 240620
Yr Blt / Eff Yr Blt : 1973 /	

9009 NORTH PLZ # 115

Distance 0 Miles

Owner Name : Gunn John	Subdivision : Sunchase Condo Amd
Sale Date : 03/07/1995	Recording Date : 03/17/1995
Total Value : \$449,425	Sale Price : \$97,289
Bed / Bath : / 3	Property Tax : \$4,796.01
Land Use : Condominium	Lot Acres : 0.13
Stories : 2	Living Area : 2,320
Yr Blt / Eff Yr Blt : 1973 /	APN : 240623



Neighbors

9009 NORTH PLZ # 118

Distance 0 Miles

Owner Name : **Rodriguez Daniela**

Subdivision : **Sunchase Condo Amd**

Sale Date : **11/22/2021**

Recording Date : **11/22/2021**

Total Value : **\$377,236**

Sale Price : **\$345,562.50**

Bed / Bath : **/ 3**

Property Tax : **\$5,957.72**

Land Use : **Condominium**

Lot Acres : **0.13**

Stories : **2**

Living Area : **1,872**

Yr Blt / Eff Yr Blt : **1973 /**

APN : **240626**

9009 NORTH PLZ # 119

Distance 0 Miles

Owner Name : **Davies Mary Ann**

Subdivision : **Sunchase Condo Amd**

Sale Date : **07/31/2014**

Recording Date : **08/07/2014**

Total Value : **\$405,826**

Property Tax : **\$4,261.34**

Bed / Bath : **/ 3**

Lot Acres : **0.13**

Land Use : **Condominium**

Living Area : **2,070**

Stories : **2**

APN : **240627**

Yr Blt / Eff Yr Blt : **1973 /**

9009 NORTH PLZ # 120

Distance 0 Miles

Owner Name : **Arlauskas Robert J**

Subdivision : **Sunchase Condo Amd**

Sale Date : **08/01/2023**

Recording Date : **08/02/2023**

Total Value : **\$309,088**

Sale Price : **\$260,000**

Bed / Bath : **/ 3**

Property Tax : **\$4,931.74**

Land Use : **Condominium**

Lot Acres : **0.13**

Stories : **2**

Living Area : **1,434**

Yr Blt / Eff Yr Blt : **1973 /**

APN : **240628**

9009 NORTH PLZ # 123

Distance 0 Miles

Owner Name : **Valentine Daniel**

Subdivision : **Sunchase Condo Amd**

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

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

Total Value : **\$286,121**

Sale Price : **\$214,687.50**

Bed / Bath : **/ 3**

Property Tax : **\$4,597.22**

Land Use : **Condominium**

Lot Acres : **0.13**

Stories : **2**

Living Area : **1,332**

Yr Blt / Eff Yr Blt : **1973 /**

APN : **240631**



9009 NORTH PLZ # 133

Distance 0 Miles

Owner Name : Wyrzten Joel	Subdivision : Sunchase Condo Amd
Sale Date : 06/02/2023	Recording Date : 06/05/2023
Total Value : \$471,661	Sale Price : \$371,025
Bed / Bath : / 3	Property Tax : \$5,481.22
Land Use : Condominium	Lot Acres : 0.13
Stories : 2	Living Area : 2,098
Yr Blt / Eff Yr Blt : 1973 /	APN : 240641

9009 NORTH PLZ # 138

Distance 0 Miles

Owner Name : Monterroso Pedro	Subdivision : Sunchase Condo Amd
Sale Date : 04/06/2007	Recording Date : 04/16/2007
Total Value : \$454,416	Sale Price : \$126,114.66
Bed / Bath : / 3	Property Tax : \$4,796.95
Land Use : Condominium	Lot Acres : 0.13
Stories : 2	Living Area : 2,320
Yr Blt / Eff Yr Blt : 1973 /	APN : 240646



Demographics

Census Tract / block: 403.00 / 1 Year: 2020

Household

Population		Population by Age	
Count:	7,107	0 - 11	
Estimate Current Year:	7,107	12 - 17	
Estimate in 5 Years:	7,107	18 - 24	9.23%
Growth Last 5 Years:		25 - 64	49.16%
Growth Last 10 Years:		65 - 74	4.88%
		75+	
Household Size		Household Income	
Current Year:	2,284	0 - \$25,000	18.7%
Average Current Year:	3.11	\$25,000 - \$35,000	17.08%
Estimate in 5 Years:	2,284	\$35,000 - \$50,000	18.74%
Growth Last 5 Years:		\$50,000 - \$75,000	18.13%
Growth Last 10 Years:		\$75,000 - \$100,000	10.51%
Male Population:	54%	Above \$100,000	16.86%
Female Population:	46%	Average Household Income:	\$43,480
Married People:	47.54%		
Unmarried People:	52.46%		

Housing

Median Mortgage Payments		Home Values	
Under \$300:	1.54%	Below \$100,000:	40.52%
\$300 - \$799:	12.63%	\$100,000 - \$150,000:	5.86%
\$800 - \$1,999:	73.96%	\$150,000 - \$200,000:	4.31%
Over \$2,000:	11.86%	\$200,000 - \$300,000:	19.57%
Median Home Value:	\$188,800	\$300,000 - \$500,000:	24.5%
Unit Occupied Owner:	28.42%	Above \$500,000:	5.24%
Median Mortgage:	\$577		



Demographics

Rent Payments		Year Built	
Unit Occupied Renter:	71.58%	1999 - 2000	
Median Gross Rent:	\$1,145	1995 - 1998	
Less Than \$499	7.55%	1990 - 1994	
\$500 - \$749	0%	1980 - 1989	28.14%
\$750 - \$999	18.91%	1970 - 1979	26.32%
\$1000 and Over	73.54%	1900 - 1969	12.09%

Education

Enrollment			
Public Pre-Primary School:	0.56%	Not Enrolled in School:	69.59%
Private Pre-Primary School:	0%	Not A High School Graduate:	34.19%
Public School:	29.54%	Graduate Of High School:	28.25%
Private School:	0.87%	Attended Some College:	17.28%
Public College:	3.47%	College Graduate:	14.09%
Private College:	0.13%	Graduate Degree:	6.19%

Workforce

Occupation:			
Manager/Prof:	16.15%	Private Worker:	75.02%
Technical:		Government Worker:	5.87%
Sales:	16.66%	Self Employed Worker:	3.87%
Administrative:		Unpaid Family Worker:	10.12%
Private House Hold:		Farming:	26.47%
Service:	28.85%	Skilled:	
Protective Services:		Blue-Collar:	38.34%
Commute Time			
Less Than 15 Min:	19.17%		
15 min - 28 min:	42.31%		
30 min - 57 min:	28.96%		
Over 60 min:	9.55%		