

real estate reports



Subject Property

3925 Balcones Dr
Austin
TX 78731
APN: 122941

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 : **3925 Balcones Dr Austin TX 78731**

Owner Information

Owner Name : **Friedman Makiko Aikawa**

Mailing Address : **3925 Balcones Dr, Austin TX 78731-5809 C005**

Owner Occupied **O**
Indicator :

Location Information

Legal Description : **Lot 8 Blk F Balcones Park Addn Sec 2**

County : **Travis, Tx**

Alternate APN : **01260501080000**

Census Tract / Block : **1.02 / 2**

Subdivision : **Balcones Park Add Sec 02**

Legal Lot : **8**

Map Reference : **554-L / 1B**

Legal Block : **F**

School District : **Austin Isd**

Market Area : **1B**

Munic/Township : **Austin**

APN : **122941**

Neighbor Code : **X6500**

Owner Transfer Information

Recording/Sale Date : **01/03/2023 / 12/22/2022**

Deed Type : **Special Warranty Deed**

Document # : **166**

Last Market Sale Information

Recording/Sale Date : **07/26/2018 / 07/24/2018**

1st Mtg Int. Rate/Type : **4.75% / Adjustable Int Rate Loan**

Document # : **117653**

1st Mtg Document # : **117654**

Deed Type : **Warranty Deed**

1st Mtg Term : **30**

1st Mtg Amount/Type : **\$885,000 / Cnv**

Price Per SqFt : **\$318.25**

Title Company : **Heritage Title Co.**

Lender : **New American Fndg**

Seller Name : **Day Kimberly Y**

Prior Sale Information

Prior Rec/Sale Date : **01/19/2010 / 01/15/2010**

Prior Deed Type : **Special Warranty Deed**

Prior Sale Price : **\$612,500**

Prior 1st Mtg Amt/Type : **\$490,000**

Prior Doc Number : **8101**



Property Detail

Property Characteristics

Gross Area : 3,476	# of Stories : 2	Heat Type : Central
Living Area : 2,993	Parking Type : Attached Garage	Cooling Type : Central
Above Grade : 2993	Garage Area : 483	Porch Type : Open Porch
Bedrooms : 4	Roof Type : Gable	Patio Type : Terrace
Bath(F/H) : 4	Foundation : Slab	Pool : Concrete
Fireplace : Y / 1	Roof Material : Composition Shingle	Air Cond : Central
Year Built / Eff : 1958	Construction : Wood/brick	

Property Information

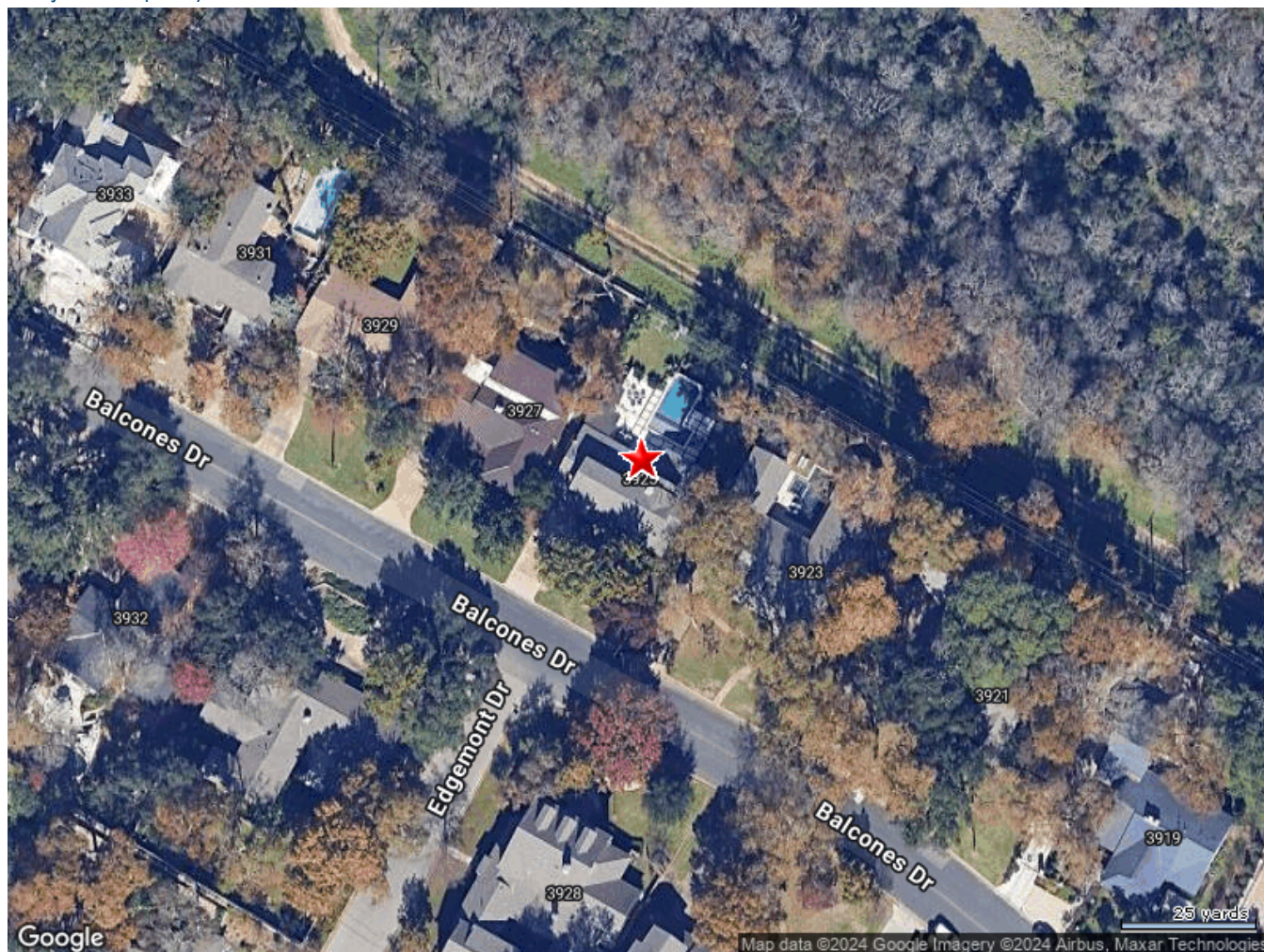
Land Use : Sfr	Lot Acres : 0.31	Lot Width/Depth : 82.4 X 158
County Use : Single Family Residence	Lot Size : 13,308	

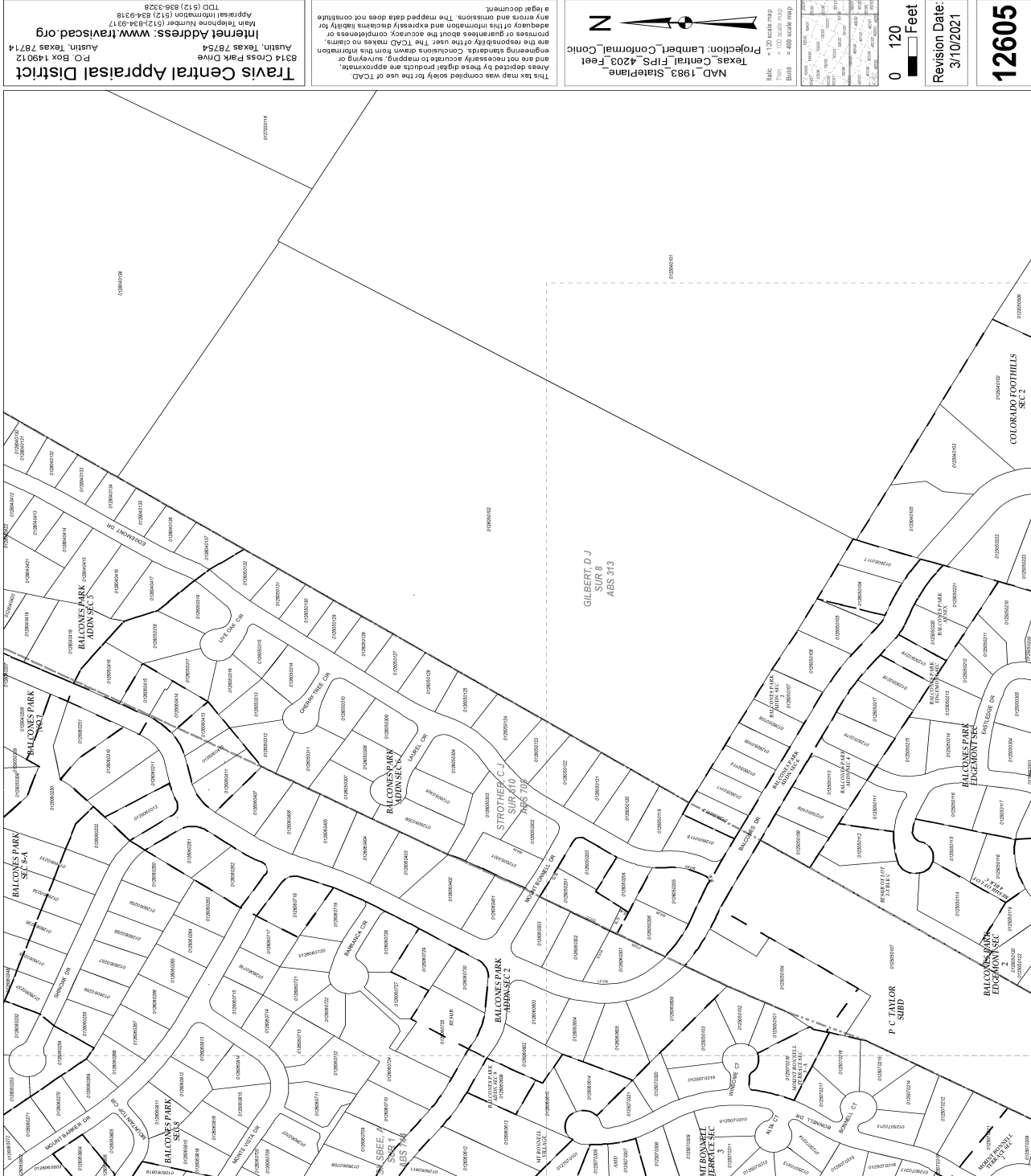
Tax Information

Total Value : \$1,600,298	Property Tax : \$30,730.82	AUSTIN ISD Tax / Rate : \$14,598.97/.8595
Land Value : \$1,200,000	Tax Rate Area : 0A	CITY OF AUSTIN Tax / Rate : \$7,572.10/.4458
Improvement Value : \$400,298	Homeowner Exemption : Homestead	TRAVIS COUNTY Tax / Rate : \$5,174.69/.30466
Assessed Year : 2023	Market Value : \$1,600,298	TRAVIS CO HOSPITAL DIST Tax / Rate : \$1,710.30/.10069
Improve % : 25%	Current Assessed Year : 2024	AUSTIN COMM COLL DIST Tax / Rate : \$1,674.76/.0986
Tax Year : 2024	Current Year Total Value : \$1,698,542	



Subject Property : **3925 Balcones Dr Austin TX 78731**





Customer Name : Kylie Prior
Customer Company Name : Key Title Group
Prepared On : 09/06/2024
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Public Schools :

Elementary Schools

Highland Park Elementary Distance 0.85 Miles

4900 Fairview Dr Austin TX 78731

Telephone : (512) 414-2090	School District : Austin Independent School District (isd)
Lowest Grade : Pre-K	Highest Grade : 5th
Kindergarten : Yes	School Enrollment :
Enrollment : 638	Total Expenditure/Student :

Casis Elementary Distance 1.12 Miles

2710 Exposition Blvd Austin TX 78703

Telephone : (512) 414-2062	School District : Austin Independent School District (isd)
Lowest Grade : Pre-K	Highest Grade : 5th
Kindergarten : Yes	School Enrollment :
Enrollment : 599	Total Expenditure/Student :

Bryker Woods Elementary Distance 1.45 Miles

3309 Kerbey Ln Austin TX 78703

Telephone : (512) 414-2054	School District : Austin Independent School District (isd)
Lowest Grade : K	Highest Grade : 5th
Kindergarten : Yes	School Enrollment :
Enrollment : 293	Total Expenditure/Student :

Gullett Elementary Distance 1.98 Miles

6310 Treadwell Blvd Austin TX 78757

Telephone : (512) 414-2082	School District : Austin Independent School District (isd)
Lowest Grade : Pre-K	Highest Grade : 5th
Kindergarten : Yes	School Enrollment :
Enrollment : 565	Total Expenditure/Student :



Local Business

Attractions / Recreation

Name	Address	Telephone	Distance (Miles)
Twp Sports, Llc	4506 Balcones Dr Austin Tx	(512) 994-0085	0.42
Westwood Country Club Building Corporation	3808 W 35th St Austin Tx	(512) 453-7246	0.62
Westwood Country Club Of Austin	3808 W 35th St Austin Tx	(512) 453-7246	0.62
Texas International Folk Dancers	3309 Big Bend Dr Austin Tx	(512) 454-1535	0.71

Eating / Drinking

Name	Address	Telephone	Distance (Miles)
Phillmarc Rood, Llc	4202 Edgemont Dr Austin Tx	(512) 845-2412	0.22
Bar Method Austin, Llc	4304 Balcones Dr Austin Tx	(512) 369-3751	0.31
Gastronomical	3111 W 35th St Austin Tx	(512) 820-8365	0.5
Twentieth Hole, Llc	4101 Shimmering Cv Austin Tx	(512) 454-2747	0.56

Health Care Services

Name	Address	Telephone	Distance (Miles)
Roxanna Smock, Nutritional Therapy Practitioner	3807 Bonnell Dr Austin Tx	(512) 468-6484	0.21
Ehi Health Care	3406 Barranca Cir Austin Tx	(512) 623-7400	0.29
Shawn Tassone Md Pllc	3417 Foothill Ter Austin Tx	(512) 712-4757	0.31
Charles B. Owen, M.d., P.a.	3403 Foothill Pkwy Austin Tx	(512) 477-6000	0.37

Hospitality

Name	Address	Telephone	Distance (Miles)
Rattle Inn Austin Llc	3102 Highland Ter W Austin Tx	(512) 373-8306	0.86

Organizations / Associations

Name	Address	Telephone	Distance (Miles)
Westminster Presbyterian Church Of Austin, Texas	3208 Exposition Blvd Austin Tx	(512) 459-5062	0.84



Local Business

Personal Services

Name	Address	Telephone	Distance (Miles)
Balance Personal Fitness Training Llc	3300 Perry Ln Austin Tx	(512) 323-6983	0.68

Shopping

Name	Address	Telephone	Distance (Miles)
Tea Embassy Tea Treasures	3937 Balcones Dr Austin Tx	(512) 330-9991	0.08
Beverage Mining, Llc	3414 Mount Barker Dr Austin Tx	(713) 206-2199	0.39
Spt Westwood C C Proshop	3808 W 35th St Austin Tx	(512) 453-7249	0.62
Army & Air Force Exchange Service	2200 W 35th St Bldg 58 Austin Tx	(512) 467-0050	0.86



3927 BALCONES DR

Distance 0.02 Miles

Owner Name : 5205 Acquisitions Llc	Subdivision : Balcones Park Add Sec 02
Sale Date : 02/15/2018	Recording Date : 02/15/2018
Total Value : \$1,467,366	Sale Price : \$759,375
Bed / Bath : 3 / 2	Property Tax : \$30,395.35
Land Use : Sfr	Lot Acres : 0.29
Stories : 1	Living Area : 2,511
Yr Blt / Eff Yr Blt : 1954 /	APN : 122942

3923 BALCONES DR

Distance 0.02 Miles

Owner Name : Sileo Christopher	Subdivision : Balcones Park Add Sec 02
Sale Date : 09/02/2008	Recording Date : 09/08/2008
Total Value : \$1,801,950	Sale Price : \$118,450
Bed / Bath : / 3	Property Tax : \$28,010.26
Land Use : Sfr	Lot Acres : 0.38
Stories : 1	Living Area : 3,463
Yr Blt / Eff Yr Blt : 1954 /	APN : 122940

3929 BALCONES DR

Distance 0.03 Miles

Owner Name : Kemp Malinda Lee & The Biff	Yr Blt / Eff Yr Blt : 1960 /
Sale Date : 04/04/1961	Subdivision : Balcones Park Add Sec 02
Total Value : \$1,240,000	Property Tax : \$26,921.60
Bed / Bath : / 2	Lot Acres : 0.30
Land Use : Sfr	Living Area : 2,384
Stories : 1	APN : 122943

3921 BALCONES DR

Distance 0.04 Miles

Owner Name : Estes Anne Covert	Subdivision : Balcones Park Add Sec 02
Sale Date : 08/06/2008	Recording Date : 09/04/2008
Total Value : \$1,809,116	Property Tax : \$30,367.20
Bed / Bath : / 5	Lot Acres : 0.51
Land Use : Sfr	Living Area : 4,116
Stories : 1	APN : 122939
Yr Blt / Eff Yr Blt : 1953 /	



3928 BALCONES DR

Distance 0.04 Miles

Owner Name : **Bauer Meade**

Subdivision : **Balcones Park Add Sec 04**

Sale Date : **08/17/2009**

Recording Date : **08/18/2009**

Total Value : **\$2,137,606**

Sale Price : **\$665,000**

Bed / Bath : **6 / 7**

Property Tax : **\$42,542.04**

Land Use : **Sfr**

Lot Acres : **0.40**

Stories : **2**

Living Area : **6,907**

Yr Blt / Eff Yr Blt : **2011 /**

APN : **474212**

3931 BALCONES DR

Distance 0.05 Miles

Owner Name : **Cardenas Eldarose**

Subdivision : **Balcones Park Add Sec 02**

Sale Date : **08/02/2010**

Recording Date : **08/03/2010**

Total Value : **\$1,467,770**

Property Tax : **\$20,383.43**

Bed / Bath : **/ 2**

Lot Acres : **0.30**

Land Use : **Sfr**

Living Area : **2,660**

Stories : **1**

APN : **122944**

Yr Blt / Eff Yr Blt : **1954 /**

3930 BALCONES DR

Distance 0.05 Miles

Owner Name : **Williams Tommie J**

Subdivision : **Balcones Park Add Sec 04**

Sale Date : **03/22/2019**

Recording Date : **04/05/2019**

Total Value : **\$1,771,020**

Property Tax : **\$33,556.99**

Bed / Bath : **/ 5**

Lot Acres : **0.43**

Land Use : **Sfr**

Living Area : **3,201**

Stories : **1**

APN : **474166**

Yr Blt / Eff Yr Blt : **1954 /**

3926 BALCONES DR

Distance 0.05 Miles

Owner Name : **Allen Tyler M**

Subdivision : **Balcones Park Add Sec 04**

Sale Date : **04/17/2000**

Recording Date : **04/27/2000**

Total Value : **\$1,756,005**

Sale Price : **\$339,150**

Bed / Bath : **/ 4**

Property Tax : **\$34,502.16**

Land Use : **Sfr**

Lot Acres : **0.45**

Stories : **2**

Living Area : **4,408**

Yr Blt / Eff Yr Blt : **1954 /**

APN : **474213**



3932 BALCONES DR

Distance 0.05 Miles

Owner Name : **Kemmerer Tina Elaine**

Subdivision : **Balcones Park Add Sec 04**

Sale Date : **07/27/2016**

Recording Date : **07/28/2016**

Total Value : **\$1,566,000**

Property Tax : **\$24,798.88**

Bed / Bath : **/ 2**

Lot Acres : **0.38**

Land Use : **Sfr**

Living Area : **2,175**

Stories : **1**

APN : **474165**

Yr Blt / Eff Yr Blt : **1955 /**

3933 BALCONES DR

Distance 0.06 Miles

Owner Name : **3933 Balcones Llc**

Subdivision : **Balcones Park Add Sec 02**

Sale Date : **09/29/2021**

Recording Date : **10/01/2021**

Total Value : **\$1,217,889**

Property Tax : **\$61,253.69**

Bed / Bath : **4 / 4**

Lot Acres : **0.30**

Land Use : **Sfr**

Living Area : **7,373**

Stories : **2**

APN : **122945**

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



Demographics

Census Tract / block: 1.02 / 2 Year: 2020

Household

Population		Population by Age	
Count:	2,427	0 - 11	
Estimate Current Year:	2,283	12 - 17	
Estimate in 5 Years:	1,788	18 - 24	4.53%
Growth Last 5 Years:	-5.97%	25 - 64	52.41%
Growth Last 10 Years:	-143.01%	65 - 74	16.73%
		75+	
Household Size		Household Income	
Current Year:	1,023	0 - \$25,000	5.96%
Average Current Year:	2.35	\$25,000 - \$35,000	0.39%
Estimate in 5 Years:	617	\$35,000 - \$50,000	6.26%
Growth Last 5 Years:	-8.31%	\$50,000 - \$75,000	6.84%
Growth Last 10 Years:	-2.43%	\$75,000 - \$100,000	7.82%
Male Population:	49.77%	Above \$100,000	72.73%
Female Population:	50.23%	Average Household Income:	\$201,417
Married People:	69.86%		
Unmarried People:	30.14%		

Housing

Median Mortgage Payments		Home Values	
Under \$300:	2.05%	Below \$100,000:	2.69%
\$300 - \$799:	6.24%	\$100,000 - \$150,000:	5.06%
\$800 - \$1,999:	27.88%	\$150,000 - \$200,000:	1.83%
Over \$2,000:	63.83%	\$200,000 - \$300,000:	3.88%
Median Home Value:	\$913,600	\$300,000 - \$500,000:	3.55%
Unit Occupied Owner:	90.81%	Above \$500,000:	82.99%
Median Mortgage:	\$2,500		



Demographics

Rent Payments		Year Built	
Unit Occupied Renter:	9.19%	1999 - 2000	
Median Gross Rent:		1995 - 1998	
Less Than \$499	0%	1990 - 1994	
\$500 - \$749	0%	1980 - 1989	14.03%
\$750 - \$999	0%	1970 - 1979	10.84%
\$1000 and Over	100%	1900 - 1969	67.4%

Education

Enrollment			
Public Pre-Primary School:	0%	Not Enrolled in School:	77.9%
Private Pre-Primary School:	0%	Not A High School Graduate:	1.4%
Public School:	16.39%	Graduate Of High School:	3.44%
Private School:	5.71%	Attended Some College:	10.59%
Public College:	2.75%	College Graduate:	32.94%
Private College:	0.92%	Graduate Degree:	51.64%

Workforce

Occupation:			
Manager/Prof:	79.48%	Private Worker:	47.13%
Technical:		Government Worker:	16.39%
Sales:	11.82%	Self Employed Worker:	13.43%
Administrative:		Unpaid Family Worker:	13.43%
Private House Hold:		Farming:	0%
Service:	6.5%	Skilled:	
Protective Services:		Blue-Collar:	2.2%
Commute Time			
Less Than 15 Min:	22.03%		
15 min - 28 min:	64.16%		
30 min - 57 min:	10.05%		
Over 60 min:	3.75%		