

Real Estate Reports

Subject Property

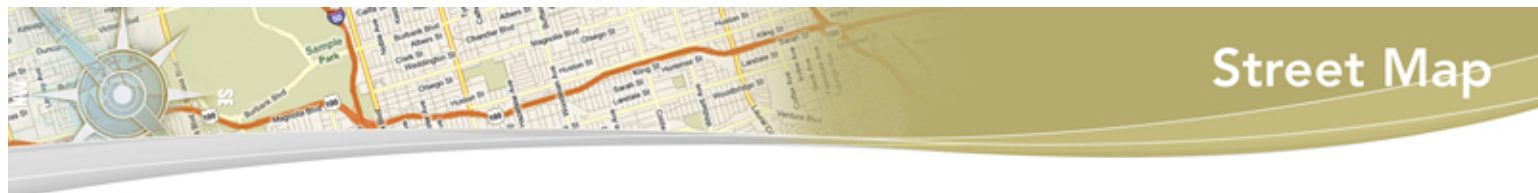
1208 Cedar Oaks Dr
Cedar Park
TX 78613
APN: R308723



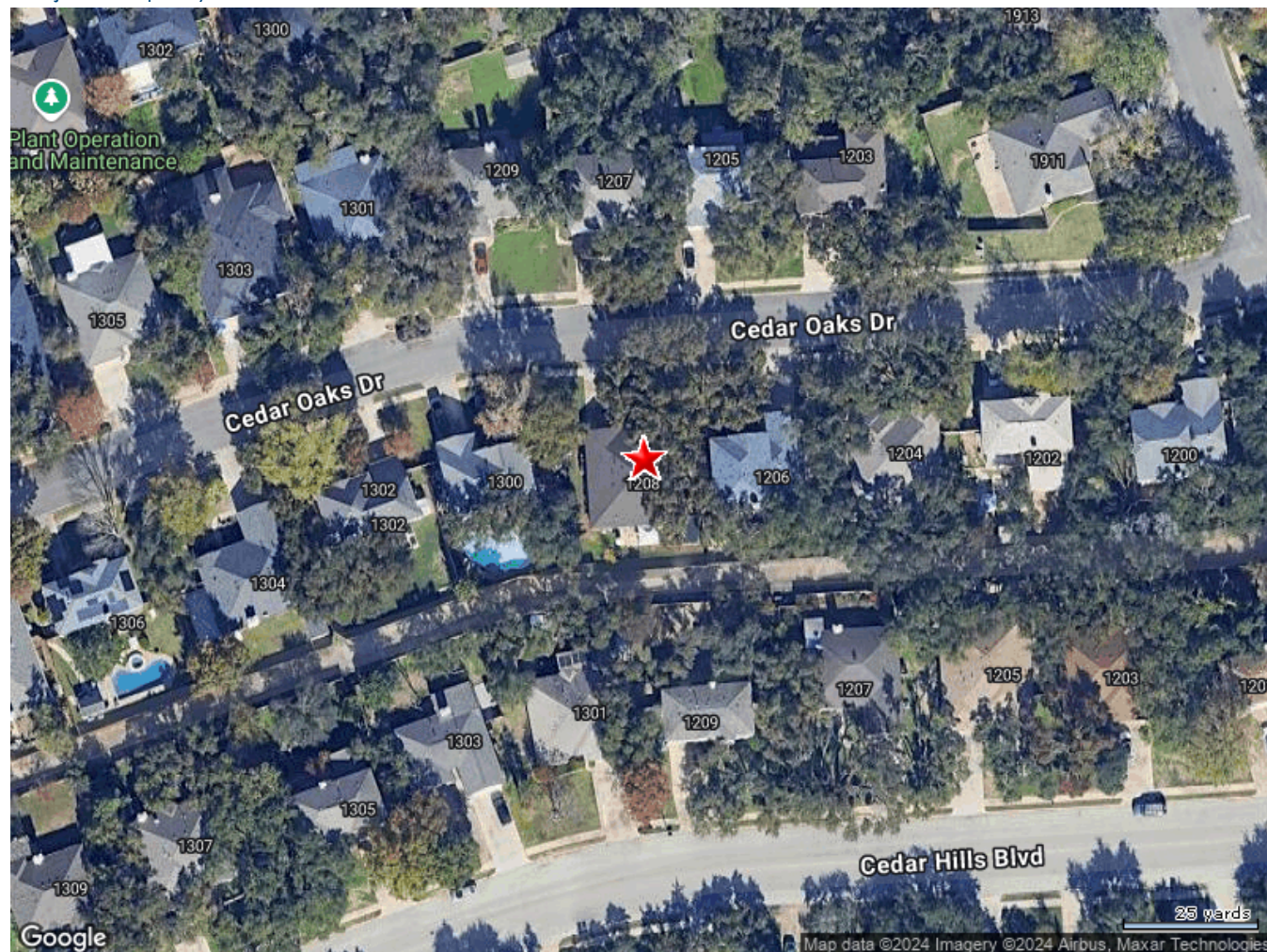
Disclaimer

This REiSource report is provided "as is" without warranty of any kind, either express or implied, including without limitations any warranties of merchantability or fitness for a particular purpose. There is no representation of warranty that this information is complete or free from error, and the provider does not assume, and expressly disclaims, any liability to any person or entity for loss or damage caused by errors or omissions in this REiSource report without a title insurance policy.

The information contained in the REiSource report is delivered from your Title Company, who reminds you that you have the right as a consumer to compare fees and serviced levels for Title, Escrow, and all other services associated with property ownership, and to select providers accordingly. Your home is the largest investment you will make in your lifetime and you should demand the very best.



Subject Property : **1208 Cedar Oaks Dr Cedar Park TX 78613**



Public Schools :

Elementary Schools

Lois F Giddens Elementary

Distance **0.41 Miles**

1500 Timberwood Dr Cedar Park TX 78613

Telephone : **(512) 570-5600**School District : **Leander Independent
School District (isd)**Lowest Grade : **Pre-K**Highest Grade : **5th**Kindergarten : **Yes**

School Enrollment :

Enrollment : **485**

Total Expenditure/Student :

C C Mason Elementary

Distance **0.49 Miles**

1501 N Lakeline Blvd Cedar Park TX 78613

Telephone : **(512) 570-5500**School District : **Leander Independent
School District (isd)**Lowest Grade : **Pre-K**Highest Grade : **5th**Kindergarten : **Yes**

School Enrollment :

Enrollment : **636**

Total Expenditure/Student :

Patricia Knowles Elementary

Distance **0.88 Miles**

2101 Cougar Country Dr Cedar Park TX 78613

Telephone : **(512) 570-6200**School District : **Leander Independent
School District (isd)**Lowest Grade : **Pre-K**Highest Grade : **5th**Kindergarten : **Yes**

School Enrollment :

Enrollment : **654**

Total Expenditure/Student :

William J Winkley ElementaryDistance **1.18 Miles**

2100 Pow Wow Leander TX 78641

Telephone : **(512) 570-6700**School District : **Leander Independent
School District (isd)**Lowest Grade : **Pre-K**Highest Grade : **5th**Kindergarten : **Yes**

School Enrollment :

Enrollment : **691**

Total Expenditure/Student :

Middle Schools**Running Brushy Middle**Distance **0.62 Miles**

2303 N Lakeline Blvd Cedar Park TX 78613

Telephone : **(512) 570-3300**School District : **Leander Independent
School District (isd)**Lowest Grade : **6th**Highest Grade : **8th**Kindergarten : **No**

School Enrollment :

Enrollment : **1052**

Total Expenditure/Student :

High Schools**Leander High School**Distance **0.74 Miles**

3301 S Bagdad Rd Leander TX 78641

Telephone : **(512) 570-1000**School District : **Leander Independent
School District (isd)**Lowest Grade : **9th**Highest Grade : **12th**

School Enrollment :

Enrollment : **2218**

Total Expenditure/Student :

Advanced Placement : **No**

Local Business

Attractions / Recreation

Name	Address	Telephone	Distance (Miles)
Infinite Jiu Jitsu LLC	1806 Timberwood Dr Cedar Park Tx	(512) 903-0000	0.26
Primetime Cheer	1513 Knoll Ridge Dr Cedar Park Tx	(512) 619-0442	0.29
Bad Boys Baseball	1638 Abbey Ln Cedar Park Tx	(512) 259-3746	0.32
Austin Okinawan Karate	1504 Gretchen Dr Cedar Park Tx	(512) 260-0453	0.37

Banks / Financial

Name	Address	Telephone	Distance (Miles)
Mountain Top Financial Group LLC	1635 Abbey Ln Cedar Park Tx	(512) 528-8293	0.33
Liquid Capital Exchange, Inc.	921 W New Hope Dr Ste 702 Cedar Park Tx	(972) 550-3976	0.37
Ennkar, Inc.	921 W New Hope Dr Ste C Cedar Park Tx	(619) 677-3694	0.37
Wells Fargo Bank, National Association	1901 Bagdad Rd Cedar Park Tx	(512) 259-2443	0.4

Eating / Drinking

Name	Address	Telephone	Distance (Miles)
B & D Do-nuts Inc.	1803 Woodland Dr Cedar Park Tx	(512) 260-0977	0.2
Kay's Kitchen, LLC	1715 Lloydminster Way Cedar Park Tx	(512) 636-8143	0.39
Peace Handcrafted Pet Bakery	1803 Lloydminster Way Cedar Park Tx	(512) 571-7077	0.45
Sonic Drive-in	2000 Bagdad Rd Cedar Park Tx	(512) 259-1634	0.49

Health Care Services

Name	Address	Telephone	Distance (Miles)
Freedom Orthodontics	2005 N Lakeline Blvd A Cedar Park Tx	(512) 590-9584	0.28
Brendan D.s. Mith Dds Ms PLLC	2005 N Lakeline Blvd Cedar Park Tx	(432) 301-1578	0.28
Allcaregivers LLC	1508 Lunday Dr Cedar Park Tx	(512) 247-8217	0.3
Coryell County Memorial Hospital Authority	1623 W New Hope Dr Cedar Park Tx	(718) 382-1313	0.33

Hospitality

Name	Address	Telephone	Distance (Miles)
Texas Hospitalities, Llc	1704 Tall Chief Leander Tx	(512) 259-4709	0.71
Letter-end Victory Home, Inc	2702 S Bagdad Rd Apt 1312 Leander Tx	(512) 591-3180	0.96

Organizations / Associations

Name	Address	Telephone	Distance (Miles)
Austin Diocese	1101 W New Hope Dr Cedar Park Tx	(512) 259-3126	0.25
Fellowship Bible Church	1709 Warwick Way Cedar Park Tx	(512) 260-2002	0.36
Connection Church Of Austin	2212 Founder Dr Cedar Park Tx	(512) 820-6521	0.42
The Church Of Jesus Christ Of Latter-day Saints	2101 Bagdad Rd Cedar Park Tx	(432) 689-6433	0.46

Personal Services

Name	Address	Telephone	Distance (Miles)
Us Fitness	1602 Highland Ct Cedar Park Tx	(512) 971-8181	0.35
Trybe Yoga, Llc	1519 Sedbury Way Cedar Park Tx	(512) 710-5284	0.84
9round Fitness	2906 S Bagdad Rd Ste 280 Leander Tx	(512) 843-3925	0.88
Austin Simply Fit	2906 S Bagdad Rd Ste 300 Leander Tx	(512) 986-7055	0.88

Shopping

Name	Address	Telephone	Distance (Miles)
Corner Store	1221 W New Hope Dr Cedar Park Tx	(512) 260-7795	0.14
Lakeline Express Mart	2004 N Lakeline Blvd Cedar Park Tx	(512) 259-9700	0.24
Fervor Foods, Llc	1209 Heritage Park Dr Cedar Park Tx	(512) 771-1796	0.41
All Star Tool And Fastener, Inc	1607 Abbey Ln Cedar Park Tx	(512) 748-6129	0.42



1206 CEDAR OAKS DR

Distance **0.01 Miles**

Owner Name : Anderson Susan L Tod	Yr Blt / Eff Yr Blt : 1993 / 1994
Sale Date : 04/26/1991	Subdivision : Cedar Park One Sec 1
Total Value : \$376,790	Property Tax : \$7,443.48
Bed / Bath : / 3	Lot Acres : 0.18
Land Use : Sfr	Living Area : 2,415
Stories : 2	APN : R308724

1300 CEDAR OAKS DR

Distance **0.01 Miles**

Owner Name : Hebisen Edward	Yr Blt / Eff Yr Blt : 1993 / 1994
Sale Date : 08/12/1993	Subdivision : Cedar Park One Sec 1
Total Value : \$414,550	Property Tax : \$7,633.67
Bed / Bath : / 3	Lot Acres : 0.19
Land Use : Sfr	Living Area : 2,124
Stories : 2	APN : R308719

1209 CEDAR HILLS BLVD

Distance **0.02 Miles**

Owner Name : Marra Jocelyn	Subdivision : Cedar Park One Sec 1
Sale Date : 09/10/2020	Recording Date : 09/11/2020
Total Value : \$369,211	Sale Price : \$289,000
Bed / Bath : / 3	Property Tax : \$7,627.04
Land Use : Sfr	Lot Acres : 0.27
Stories : 2	Living Area : 1,861
Yr Blt / Eff Yr Blt : 1993 / 1994	APN : R308767

1301 CEDAR HILLS BLVD

Distance **0.02 Miles**

Owner Name : Rathichith Sombath	Yr Blt / Eff Yr Blt : 1993 / 1994
Sale Date : 12/21/1994	Subdivision : Cedar Park One Sec 1
Total Value : \$348,422	Property Tax : \$6,607.73
Bed / Bath : / 2	Lot Acres : 0.14
Land Use : Sfr	Living Area : 1,645
Stories : 1	APN : R308770



1204 CEDAR OAKS DR

Distance **0.03 Miles**

Owner Name : Yuan Zheng	Subdivision : Cedar Park One Sec 1
Sale Date : 03/19/2013	Recording Date : 04/01/2013
Total Value : \$338,988	Property Tax : \$7,431.39
Bed / Bath : / 2	Lot Acres : 0.18
Land Use : Sfr	Living Area : 1,657
Stories : 1	APN : R308726
Yr Blt / Eff Yr Blt : 1993 / 1993	

1302 CEDAR OAKS DR

Distance **0.03 Miles**

Owner Name : Schoolcraft Brian	Subdivision : Cedar Park One Sec 1
Sale Date : 10/25/2016	Recording Date : 10/27/2016
Total Value : \$376,382	Sale Price : \$285,000
Bed / Bath : / 3	Property Tax : \$7,803.06
Land Use : Sfr	Lot Acres : 0.19
Stories : 2	Living Area : 2,162
Yr Blt / Eff Yr Blt : 1993 / 1994	APN : R308717

1207 CEDAR HILLS BLVD

Distance **0.03 Miles**

Owner Name : Sullivan John M	Subdivision : Cedar Park One Sec 1
Sale Date : 10/06/2008	Recording Date : 10/07/2008
Total Value : \$351,867	Sale Price : \$137,500
Bed / Bath : / 2	Property Tax : \$6,816.28
Land Use : Sfr	Lot Acres : 0.18
Stories : 1	Living Area : 1,738
Yr Blt / Eff Yr Blt : 1993 / 1994	APN : R308766

1207 CEDAR OAKS DR

Distance **0.03 Miles**

Owner Name : Ovando Danilo	Subdivision : Cedar Park One Sec 1
Sale Date : 06/30/2005	Recording Date : 07/01/2005
Total Value : \$378,548	Sale Price : \$145,000
Bed / Bath : / 3	Property Tax : \$7,500.50
Land Use : Sfr	Lot Acres : 0.19
Stories : 2	Living Area : 2,400
Yr Blt / Eff Yr Blt : 1993 / 1994	APN : R308627



1209 CEDAR OAKS DR

Distance **0.03 Miles**

Owner Name : **Barr Shon M**

Subdivision : **Cedar Park One Sec 1**

Sale Date : **07/21/2017**

Recording Date : **07/24/2017**

Total Value : **\$338,925**

Sale Price : **\$203,000**

Bed / Bath : **/ 2**

Property Tax : **\$6,825.79**

Land Use : **Sfr**

Lot Acres : **0.20**

Stories : **1**

Living Area : **1,412**

Yr Blt / Eff Yr Blt : **1993 / 1994**

APN : **R308632**

1303 CEDAR HILLS BLVD

Distance **0.03 Miles**

Owner Name : **Light Michael R Tod**

Subdivision : **Cedar Park One Sec 1**

Sale Date : **07/28/2022**

Recording Date : **07/29/2022**

Total Value : **\$357,148**

Property Tax : **\$7,063.70**

Bed / Bath : **/ 2**

Lot Acres : **0.14**

Land Use : **Sfr**

Living Area : **1,323**

Stories : **1**

APN : **R308772**

Yr Blt / Eff Yr Blt : **1993 / 1994**

Census Tract / block: 203.53 / 2 Year: 2020

Household

Population		Population by Age	
Count:	3,383	0 - 11	
Estimate Current Year:	3,383	12 - 17	
Estimate in 5 Years:	3,383	18 - 24	6.21%
Growth Last 5 Years:		25 - 64	58.76%
Growth Last 10 Years:		65 - 74	7.92%
		75+	
Household Size		Household Income	
Current Year:	1,509	0 - \$25,000	11.33%
Average Current Year:	2.24	\$25,000 - \$35,000	10.27%
Estimate in 5 Years:	1,509	\$35,000 - \$50,000	10.07%
Growth Last 5 Years:		\$50,000 - \$75,000	4.77%
Growth Last 10 Years:		\$75,000 - \$100,000	16.37%
Male Population:	53.09%	Above \$100,000	47.18%
Female Population:	46.91%	Average Household Income:	\$93,313
Married People:	40.8%		
Unmarried People:	59.2%		

Housing

Median Mortgage Payments		Home Values	
Under \$300:	0%	Below \$100,000:	0%
\$300 - \$799:	5.02%	\$100,000 - \$150,000:	0%
\$800 - \$1,999:	79.44%	\$150,000 - \$200,000:	8.22%
Over \$2,000:	15.55%	\$200,000 - \$300,000:	81.04%
Median Home Value:	\$247,900	\$300,000 - \$500,000:	9.03%
Unit Occupied Owner:	66.07%	Above \$500,000:	1.71%
Median Mortgage:	\$1,028		

Rent Payments		Year Built	
Unit Occupied Renter:	33.93%	1999 - 2000	
Median Gross Rent:	\$1,629	1995 - 1998	
Less Than \$499	0%	1990 - 1994	
\$500 - \$749	0%	1980 - 1989	6.32%
\$750 - \$999	35.94%	1970 - 1979	3.19%
\$1000 and Over	64.06%	1900 - 1969	7.48%

Education

Enrollment			
Public Pre-Primary School:	0.3%	Not Enrolled in School:	79.34%
Private Pre-Primary School:	0.33%	Not A High School Graduate:	1.53%
Public School:	19.32%	Graduate Of High School:	26.57%
Private School:	1.34%	Attended Some College:	23.83%
Public College:	0%	College Graduate:	36.71%
Private College:	0.64%	Graduate Degree:	11.35%

Workforce

Occupation:			
Manager/Prof:	47.64%	Private Worker:	68.57%
Technical:		Government Worker:	20.48%
Sales:	28.23%	Self Employed Worker:	0%
Administrative:		Unpaid Family Worker:	8.42%
Private House Hold:		Farming:	9.71%
Service:	9.03%	Skilled:	
Protective Services:		Blue-Collar:	15.1%
Commute Time			
Less Than 15 Min:	10.34%		
15 min - 28 min:	32.54%		
30 min - 57 min:	48.16%		
Over 60 min:	8.97%		