

real estate reports



Subject Property

2302 Waterway Bnd
Austin
TX 78728
APN: 276569

Prepared For:

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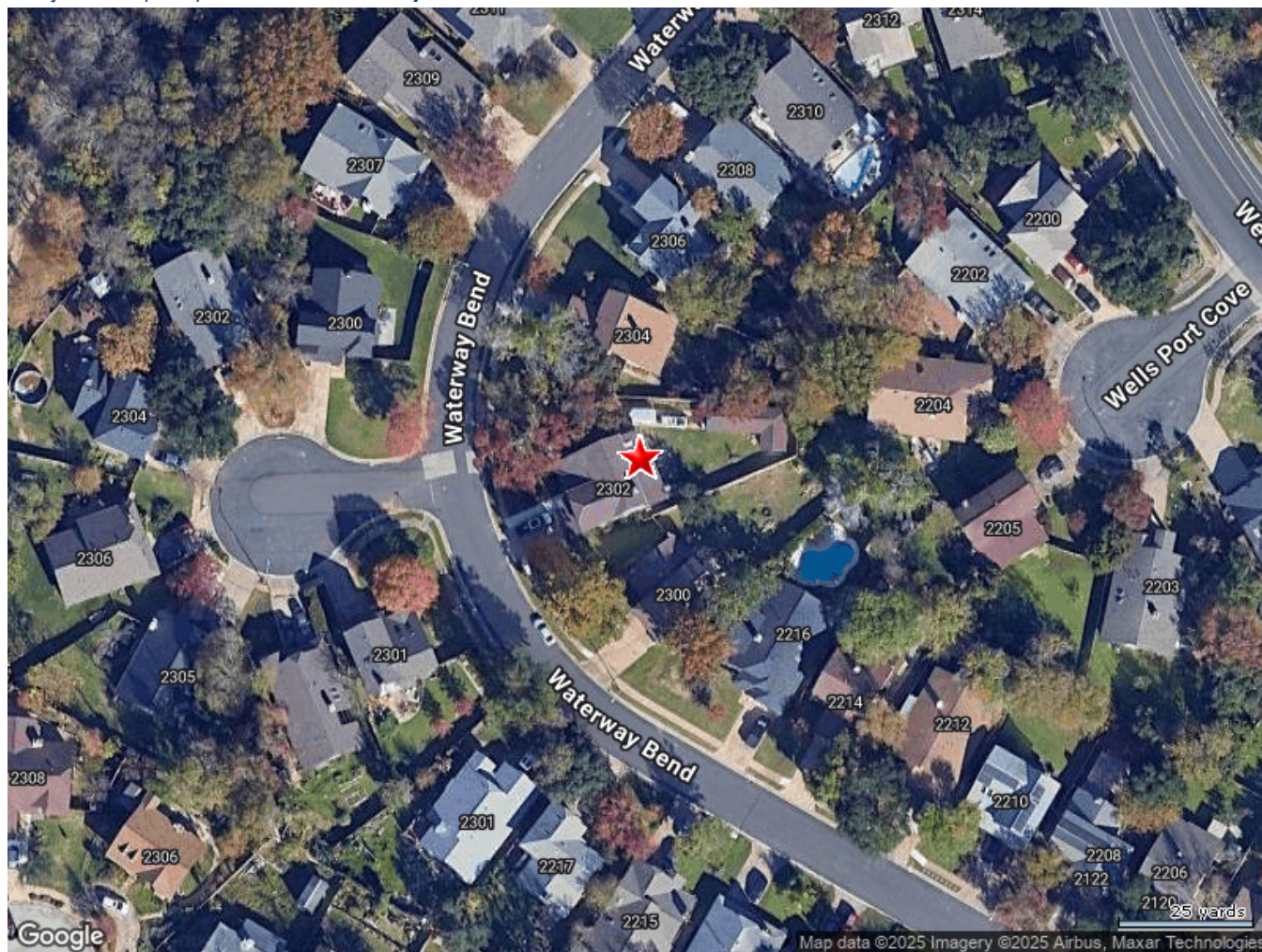
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Subject Property : **2302 Waterway Bnd Austin TX 78728**



Assessor Map





Public Schools :

Elementary Schools

Wells Branch Elementary Distance 0.52 Miles

14650 Merriltown Dr Austin TX 78728

Telephone : **(512) 428-3400**

School District : **Round Rock Independent School District (isd)**

Lowest Grade : **Pre-K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **500**

Total Expenditure/Student :

Joe Lee Johnson Elementary Distance 0.58 Miles

2800 Sauls Dr Austin TX 78728

Telephone : **(512) 704-1411**

School District : **Round Rock Independent School District (isd)**

Lowest Grade : **Pre-K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **755**

Total Expenditure/Student :

Northwest Elementary Distance 1.16 Miles

14014 Thermal Dr Austin TX 78728

Telephone : **(512) 594-4400**

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

Lowest Grade : **Pre-K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **384**

Total Expenditure/Student :



Caldwell Elementary		Distance 1.97 Miles
1718 Picadilly Dr Round Rock TX 78664		
Telephone :	(512) 594-6400	School District : Pflugerville Independent School District (isd)
Lowest Grade :	Pre-K	Highest Grade : 5th
Kindergarten :	Yes	School Enrollment :
Enrollment :	532	Total Expenditure/Student :

High Schools

Harmony Science Academy-pflugerville		Distance 1.11 Miles
1421 Wells Branch Pkwy W Ste Pflugerville TX 78660		
Telephone :	(512) 251-5000	School District : Harmony Public Schools - Central Texas
Lowest Grade :	6th	Highest Grade : 12th
School Enrollment :		Enrollment : 858
Total Expenditure/Student :		Advanced Placement : No
Premier High School-austin Wells Branch		Distance 1.31 Miles
13801 Burnet Rd Ste 300 Austin TX 78727		
Telephone :	(512) 832-0965	School District : Premier High Schools
Lowest Grade :	9th	Highest Grade : 12th
School Enrollment :		Enrollment : 89
Total Expenditure/Student :		Advanced Placement : No



Local Business

Attractions / Recreation

Name	Address	Telephone	Distance (Miles)
Ticket Cloud Inc	2310 Waterway Bnd Austin Tx	(512) 474-6100	0.04
Street Salsa	15001 Wells Port Dr Austin Tx	(512) 922-4270	0.25
The Lone Star Brass Orchestra	1630 Wlls Brch Pkwy 132 Austin Tx	(615) 828-6084	0.27
Puerto Rican Folkloric Dance, Inc.	15228 Quiet Pond Ct Austin Tx	(512) 251-8122	0.27

Banks / Financial

Name	Address	Telephone	Distance (Miles)
A+ Federal Credit Union	15108 Fm 1825 Pflugerville Tx	(512) 533-4290	0.86
Curo Financial Technologies Corp.	1505 W Wells Branch Pkwy Pflugerville Tx	(512) 251-6799	0.95
The Money Box	1505 W Wells Branch Pkwy Pflugerville Tx	(512) 251-6799	0.95

Eating / Drinking

Name	Address	Telephone	Distance (Miles)
Texas Oven Co.	2307 Rick Whinery Dr Austin Tx	(512) 785-1674	0.15
Holy Smoke Bbq	15021 Doria Dr Austin Tx	(512) 238-9193	0.21
Crazi Fun Llc	14814 Endicott Dr Austin Tx	(561) 331-7612	0.22
Texas Brewery Tours Llc	1901 Ploverville Ln Austin Tx	(512) 252-1101	0.41

Health Care Services

Name	Address	Telephone	Distance (Miles)
Acuity Vision Plc	14910 Yellowleaf Trl Austin Tx	(979) 571-0629	0.09
Danielle Y Dewailly	2204 Nathan Dr Austin Tx	(512) 284-8386	0.14
Wellspring Hypnosis	14925 Doria Dr Austin Tx	(512) 797-6536	0.22
Wolff Wellness Solutions, Llc	2138 Cervin Blvd Austin Tx	(512) 551-3031	0.28

Hospitality

Name	Address	Telephone	Distance (Miles)
Shre, L.L.c.	15112 Fm 1825 Pflugerville Tx	(512) 251-9088	0.82



Local Business

Chi'lantro Llc	15630 Vision Dr Pflugerville Tx	(512) 739-2143	1.0
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Organizations / Associations

Name	Address	Telephone	Distance (Miles)
Roca De Fe	14810 Alpha Collier Dr Austin Tx	(512) 470-7491	0.2
Legacy Church	14820 Endicott Dr Austin Tx	(214) 538-0990	0.21
Chantal Yamthe Ministries Incorporated	1817 Parralena Ln Austin Tx	(512) 704-6129	0.52
Austin Ntcc	1630 Wells Branch Pkwy # Austin Tx	(512) 915-1280	0.65

Personal Services

Name	Address	Telephone	Distance (Miles)
Fighting Fit Boot Camp	14735 Bratton Ln Austin Tx	(512) 670-9333	0.42
Woodward Fitness Llc	14742 Single Trce Austin Tx	(512) 801-1076	0.53
Outright Fitness Llc	15508 Bratton Ln Ste 625 Austin Tx	(512) 348-7113	0.62
Ehoops Performance	2801 Wlls Br Pkwy Apt 142 Austin Tx	(918) 812-7315	0.83

Shopping

Name	Address	Telephone	Distance (Miles)
Southern Style Beverages Llc	2127 Cervin Blvd Austin Tx	(512) 645-0199	0.23
Sheida Foods Llc	2308 Spring Wagon Ln Austin Tx	(505) 717-9909	0.33
Tyler Hogan	2100 Emmett Pkwy Austin Tx	(512) 484-9439	0.35
Dodson, Lorilee Ault	2805 Feathercrest Dr Austin Tx	(512) 810-3858	0.37



2212 WATERWAY BND

Distance 0.04 Miles

Owner Name : Rocha Esteban Jr

Subdivision : Wells Branch Ph E Sec 01

Sale Date : 07/13/2018

Recording Date : 07/17/2018

Total Value : \$416,390

Sale Price : \$259,826.54

Bed / Bath : 3 / 2

Property Tax : \$6,234.96

Land Use : Sfr

Lot Acres : 0.13

Stories : 1

Living Area : 1,415

Yr Blt / Eff Yr Blt : 1985 /

APN : 276565

2312 WATERWAY BND

Distance 0.05 Miles

Owner Name : Trainer April Bird

Subdivision : Wells Branch Ph E Sec 01

Sale Date : 01/29/2024

Recording Date : 02/09/2024

Total Value : \$428,523

Property Tax : \$7,789.32

Bed / Bath : / 3

Lot Acres : 0.17

Land Use : Sfr

Living Area : 1,696

Stories : 2

APN : 276574

Yr Blt / Eff Yr Blt : 1985 /

15110 WELLS PORT DR

Distance 0.1 Miles

Owner Name : M & S Living Trust

Subdivision : Wells Branch Ph W-2a

Sale Date : 05/11/2011

Recording Date : 05/12/2011

Total Value : \$574,912

Sale Price : \$240,000

Bed / Bath : 3 / 2

Property Tax : \$9,987.90

Land Use : Sfr

Lot Acres : 0.24

Stories : 1

Living Area : 2,431

Yr Blt / Eff Yr Blt : 1994 /

APN : 363237



14971 DORIA DR

Distance 0.11 Miles

Owner Name : **Ruddy Laurie**

Subdivision : **Lake At Wells Branch Sec 02**

Sale Date : **09/15/2014**

Recording Date : **09/16/2014**

Total Value : **\$523,299**

Sale Price : **\$245,000**

Bed / Bath : **/ 2**

Property Tax : **\$7,760.40**

Land Use : **Sfr**

Lot Acres : **0.23**

Stories : **1**

Living Area : **1,709**

Yr Blt / Eff Yr Blt : **1997 /**

APN : **427957**

14967 DORIA DR

Distance 0.11 Miles

Owner Name : **Wilson Steven Lawrence**

Subdivision : **Lake At Wells Branch Sec 02**

Sale Date : **10/07/2016**

Recording Date : **10/11/2016**

Total Value : **\$594,079**

Sale Price : **\$318,887.10**

Bed / Bath : **/ 2**

Property Tax : **\$10,798.66**

Land Use : **Sfr**

Lot Acres : **0.26**

Stories : **1**

Living Area : **1,813**

Yr Blt / Eff Yr Blt : **1997 /**

APN : **427956**

14963 DORIA DR

Distance 0.12 Miles

Owner Name : **Banda Kimberlee A**

Subdivision : **Lake At Wells Branch Sec 02**

Sale Date : **07/23/2004**

Recording Date : **07/27/2004**

Total Value : **\$621,076**

Sale Price : **\$174,000**

Bed / Bath : **/ 2**

Property Tax : **\$9,490.72**

Land Use : **Sfr**

Lot Acres : **0.29**

Stories : **1**

Living Area : **1,709**

Yr Blt / Eff Yr Blt : **1997 /**

APN : **427955**



Neighbors

15112 WELLS PORT DR

Distance 0.12 Miles

Owner Name : **Treybig Bruce**

Subdivision : **Wells Branch Ph W-2a**

Sale Date : **03/10/1999**

Recording Date : **03/17/1999**

Total Value : **\$538,624**

Sale Price : **\$179,656.40**

Bed / Bath : **/ 3**

Property Tax : **\$9,790.64**

Land Use : **Sfr**

Lot Acres : **0.24**

Stories : **2**

Living Area : **2,493**

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

APN : **363236**

14975 DORIA DR

Distance 0.12 Miles

Owner Name : **Linsalata Joseph**

Subdivision : **Lake At Wells Branch Sec 02**

Sale Date : **07/30/2012**

Recording Date : **08/02/2012**

Total Value : **\$532,971**

Sale Price : **\$211,500**

Bed / Bath : **/ 2**

Property Tax : **\$8,470.97**

Land Use : **Sfr**

Lot Acres : **0.23**

Stories : **1**

Living Area : **1,791**

Yr Blt / Eff Yr Blt : **1996 /**

APN : **427958**

2214 QUIET WOOD DR

Distance 0.12 Miles

Owner Name : **Kliarsky Linda**

Subdivision : **Wells Branch Ph A Sec 03**

Sale Date : **10/08/1999**

Recording Date : **10/11/1999**

Total Value : **\$408,156**

Sale Price : **\$107,000**

Bed / Bath : **/ 2**

Property Tax : **\$5,666.38**

Land Use : **Sfr**

Lot Acres : **0.15**

Stories : **1**

Living Area : **1,312**

Yr Blt / Eff Yr Blt : **1983 /**

APN : **275066**

15027 WELLS PORT DR

Distance 0.12 Miles

Owner Name : **Hagood Pamela D**

Subdivision : **Wells Branch Ph E Sec 01**

Sale Date : **05/20/2024**

Recording Date : **05/22/2024**

Total Value : **\$456,321**

Sale Price : **\$143,750**

Bed / Bath : **3 / 2**

Property Tax : **\$7,088.43**

Land Use : **Sfr**

Lot Acres : **0.15**

Stories : **1**

Living Area : **1,637**

Yr Blt / Eff Yr Blt : **1985 /**

APN : **276544**



Demographics

Census Tract / block: 423.00 / 1 Year: 2020

Household

Population		Population by Age	
Count:	4,082	0 - 11	
Estimate Current Year:	4,082	12 - 17	
Estimate in 5 Years:	4,082	18 - 24	3.26%
Growth Last 5 Years:		25 - 64	64.16%
Growth Last 10 Years:		65 - 74	5.83%
		75+	
Household Size		Household Income	
Current Year:	1,616	0 - \$25,000	11.32%
Average Current Year:	2.52	\$25,000 - \$35,000	3.65%
Estimate in 5 Years:	1,616	\$35,000 - \$50,000	8.54%
Growth Last 5 Years:		\$50,000 - \$75,000	11.63%
Growth Last 10 Years:		\$75,000 - \$100,000	11.32%
Male Population:	48.31%	Above \$100,000	53.53%
Female Population:	51.69%	Average Household Income:	\$101,926
Married People:	63.12%		
Unmarried People:	36.88%		

Housing

Median Mortgage Payments		Home Values	
Under \$300:	2.07%	Below \$100,000:	2.32%
\$300 - \$799:	13.34%	\$100,000 - \$150,000:	1.57%
\$800 - \$1,999:	46.89%	\$150,000 - \$200,000:	2.98%
Over \$2,000:	37.7%	\$200,000 - \$300,000:	45.9%
Median Home Value:	\$294,800	\$300,000 - \$500,000:	46.64%
Unit Occupied Owner:	74.69%	Above \$500,000:	0.58%
Median Mortgage:	\$1,247		



Demographics

Rent Payments		Year Built	
Unit Occupied Renter:	25.31%	1999 - 2000	
Median Gross Rent:	\$1,683	1995 - 1998	
Less Than \$499	0%	1990 - 1994	
\$500 - \$749	4.89%	1980 - 1989	74.86%
\$750 - \$999	0%	1970 - 1979	3.43%
\$1000 and Over	95.11%	1900 - 1969	0%

Education

Enrollment			
Public Pre-Primary School:	0.37%	Not Enrolled in School:	78.47%
Private Pre-Primary School:	0.4%	Not A High School Graduate:	2.56%
Public School:	18.61%	Graduate Of High School:	14.23%
Private School:	2.92%	Attended Some College:	16.48%
Public College:	4.57%	College Graduate:	50.25%
Private College:	0.91%	Graduate Degree:	16.48%

Workforce

Occupation:			
Manager/Prof:	62.62%	Private Worker:	75.27%
Technical:		Government Worker:	11.48%
Sales:	13.92%	Self Employed Worker:	1.85%
Administrative:		Unpaid Family Worker:	7.78%
Private House Hold:		Farming:	5.38%
Service:	10.81%	Skilled:	
Protective Services:		Blue-Collar:	12.66%
Commute Time			
Less Than 15 Min:	8.77%		
15 min - 28 min:	51.87%		
30 min - 57 min:	32.61%		
Over 60 min:	6.75%		