real estate reports

Subject Property

347 Kahana Ln Bastrop TX 78602 APN: 33888

Prepared For:

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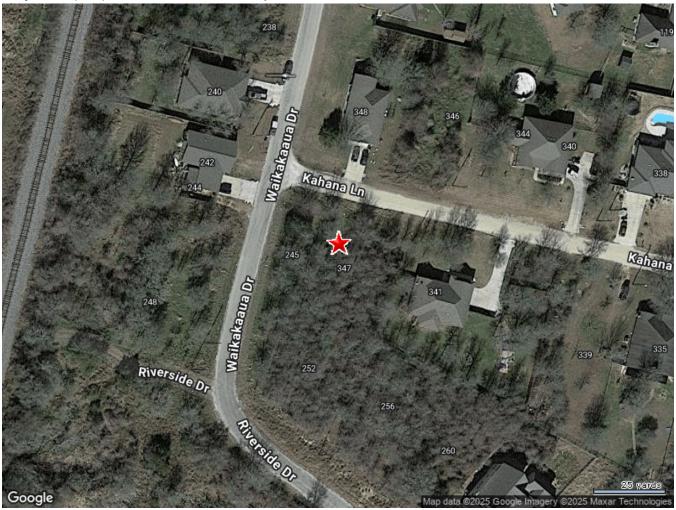
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Street Map

Subject Property: 347 Kahana Ln Bastrop TX 78602







Public Schools:

Elementary Schools

Emile Elementary Distance 1.77 Miles

601 Mlk Bastrop TX 78602

Telephone: (512) 772-7620 School District: Bastrop Independent

School District (isd)

Lowest Grade: **Pre-K** Highest Grade: **4th**

Kindergarten: **Yes** School Enrollment:

Enrollment: **803** Total Expenditure/Student:



Local Business

Shopping

Name	Address	Telephone	Distance (Miles)
Sunburst Glass	124 Laumaia Ln Bastrop Tx	(512) 304-5119	0.68



341 KAHANA LN Distance 0.02 Miles

Owner Name: Ingram Sean J Recording Date: 08/05/2021

Sale Date: **08/04/2021** Sale Price: **\$346,840.06**

Total Value: \$368,594 Property Tax: \$5,789.32

Land Use: Sfr Lot Acres: 0.24

Stories: 1 Living Area: 1,596

Yr Blt / Eff Yr Blt : **2012** / APN : **33895**

Subdivision: Tahitian Village,

348 KAHANA LN Distance 0.03 Miles

Owner Name : Jones Lauren Dayle Subdivision : Tahitian Village,

Sale Date: **08/29/2021** Recording Date: **02/28/2022**

Total Value: \$316,397 Property Tax: \$4,969.49

Land Use: **Sfr** Lot Acres: **0.25**

Stories: 1 Living Area: 1,440

Yr Blt / Eff Yr Blt : **2013** / APN : **34238**

346 KAHANA LN Distance 0.03 Miles

Owner Name: Trevino Vi Enterprise Llc Recording Date: 06/04/2021

Sale Date: **05/27/2021** Property Tax: **\$826.19**

Total Value: \$52,602 Lot Acres: 0.24

Land Use: Vacant Land (nec) APN: 34230

Subdivision: Tahitian Village,

341 KAHANA LN Distance 0.03 Miles

Owner Name: Ingram Sean J Recording Date: 08/05/2021

Sale Date: 08/04/2021 Sale Price: \$346,840.06

Total Value: \$48,980 Property Tax: \$769.30

Land Use: Sfr Lot Acres: 0.27

Subdivision: Tahitian Village, APN: 33902



344 KAHANA LN Distance 0.04 Miles

> Owner Name: Reece Mark Recording Date: 02/28/2012

Sale Date: 02/24/2012 Sale Price: \$140,767.74

Total Value: \$52,466 Property Tax: \$824.06

Land Use: Sfr Lot Acres: 0.23

Subdivision: Tahitian Village, APN: 34222

Distance 0.05 Miles 339 KAHANA LN

> Owner Name: Gannon Chris Recording Date: 03/28/2016

Sale Date: 03/24/2016 Property Tax: \$515.39

Lot Acres: 0.27

Total Value: \$32,814

Land Use: Sfr APN: 33909

Subdivision: Tahitian Village,

340 KAHANA LN Distance 0.05 Miles

> Owner Name: Reece Mark Recording Date: 02/28/2012

Sale Date: 02/24/2012 Sale Price: \$140,767.74

Total Value: \$323,068 Property Tax: \$5,074.27

Land Use: Sfr Lot Acres: 0.23

Stories: 1 Living Area: 1,855

Yr Blt / Eff Yr Blt : 2012 / APN: 34214

Subdivision: Tahitian Village,

233 WAIKAKAAUA DR Distance 0.05 Miles

> Owner Name: Boran Kelsea Brook Recording Date: 11/18/2020

Sale Date: 11/16/2020 Sale Price: \$326,562.50

Total Value: \$366,025 Property Tax: \$5,748.97

Land Use: Sfr Lot Acres: 0.27

Stories: 1 Living Area: 2,232

Yr Blt / Eff Yr Blt: 2004 / 2004 APN: 34246

Subdivision: Tahitian Village,



338 KAHANA LN Distance 0.06 Miles

Owner Name: Fonte Tabitha Recording Date: 10/16/2015

Sale Date: **08/28/2015** Property Tax: **\$6,066.73**

Total Value: \$386,256 Lot Acres: 0.24

Land Use: Sfr Living Area: 1,836

Yr Blt / Eff Yr Blt : **2016** / APN : **34206**

Subdivision: Tahitian Village,

Sale Date: 06/29/2020

Land Use: Sfr

335 KAHANA LN Distance 0.06 Miles

Owner Name: Gannon Torrilyn G Recording Date: 07/09/2020

Total Value: \$417,047 Property Tax: \$6,550.35

110peny rax : 40,000.00

Sale Price: \$262,802

Lot Acres: 0.31

Stories: 1 Living Area: 2,410

Yr Blt / Eff Yr Blt : **2004 / 2004** APN : **33916**

Subdivision: Tahitian Village,



Census Tract / block: 9504.03 / 1 Year: 2020

Household

Population		Population by Age	Population by Age	
Count:	3,372	0 - 11		
Estimate Current Year:	3,372	12 - 17		
Estimate in 5 Years:	3,372	18 - 24	5.43%	
Growth Last 5 Years:		25 - 64	54.39%	
Growth Last 10 Years:		65 - 74	3.41%	
		75+		
Household Size		Household Income	Household Income	
Current Year:	1,042	0 - \$25,000	14.01%	
Average Current Year:	2.91	\$25,000 - \$35,000	4.99%	
Estimate in 5 Years:	1,042	\$35,000 - \$50,000	17.56%	
Growth Last 5 Years:		\$50,000 - \$75,000	13.63%	
Growth Last 10 Years:		\$75,000 - \$100,000	9.5%	
Male Population:	54.95%	Above \$100,000	40.31%	
Female Population:	45.05%	Average Household Income:	\$67,365	
Married People:	64.71%			
Unmarried People:	35.29%			

Housing

Median Mortgage Payments		Home Values	Home Values		
Under \$300:	0%	Below \$100,000:	7.23%		
\$300 - \$799:	40.43%	\$100,000 - \$150,000:	0%		
\$800 - \$1,999:	45.96%	\$150,000 - \$200,000:	16.74%		
Over \$2,000:	13.62%	\$200,000 - \$300,000:	51.77%		
Median Home Value:	\$255,300	\$300,000 - \$500,000:	24.26%		
Unit Occupied Owner:	67.66%	Above \$500,000:	0%		
Median Mortgage:	\$716		'		

Demographics

Rent Payments		Year Built		
Unit Occupied Renter:	32.34%	1999 - 2000		
Median Gross Rent:	\$1,589	1995 - 1998		
Less Than \$499	0%	1990 - 1994		
\$500 - \$749	0%	1980 - 1989	6%	
\$750 - \$999	10.68%	1970 - 1979	0%	
\$1000 and Over	89.32%	1900 - 1969	13.39%	

Education

Enrollment			
Public Pre-Primary School:	0%	Not Enrolled in School:	80.06%
Private Pre-Primary School:	0%	Not A High School Graduate:	17.64%
Public School:	16.09%	Graduate Of High School:	37.66%
Private School:	3.85%	Attended Some College:	25.66%
Public College:	1.73%	College Graduate:	12.18%
Private College:	0%	Graduate Degree:	6.86%

Workforce

Occupation:			
Manager/Prof:	27.46%	Private Worker:	64.44%
Technical:		Government Worker:	17.48%
Sales:	4.5%	Self Employed Worker:	9.68%
Administrative:		Unpaid Family Worker:	0.08%
Private House Hold:		Farming:	35.03%
Service:	19.73%	Skilled:	
Protective Services:		Blue-Collar:	48.31%
Commute Time			
Less Than 15 Min:	22.66%		
15 min - 28 min:	20.26%		
30 min - 57 min:	29.71%		
Over 60 min:	27.38%		