

# Real Estate Reports

## Subject Property

520 Merlin Ln  
Leander  
TX 78641  
APN: R557397

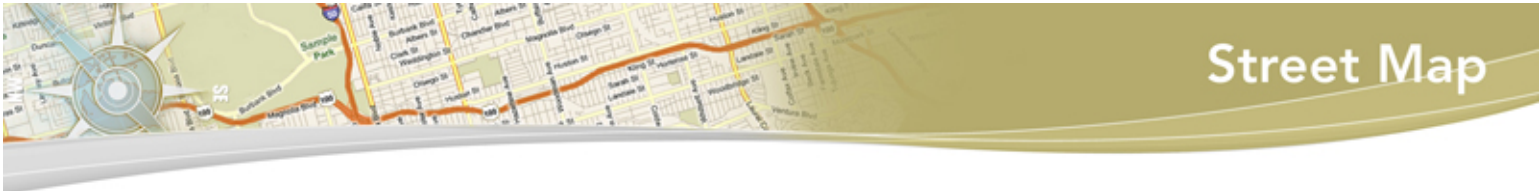




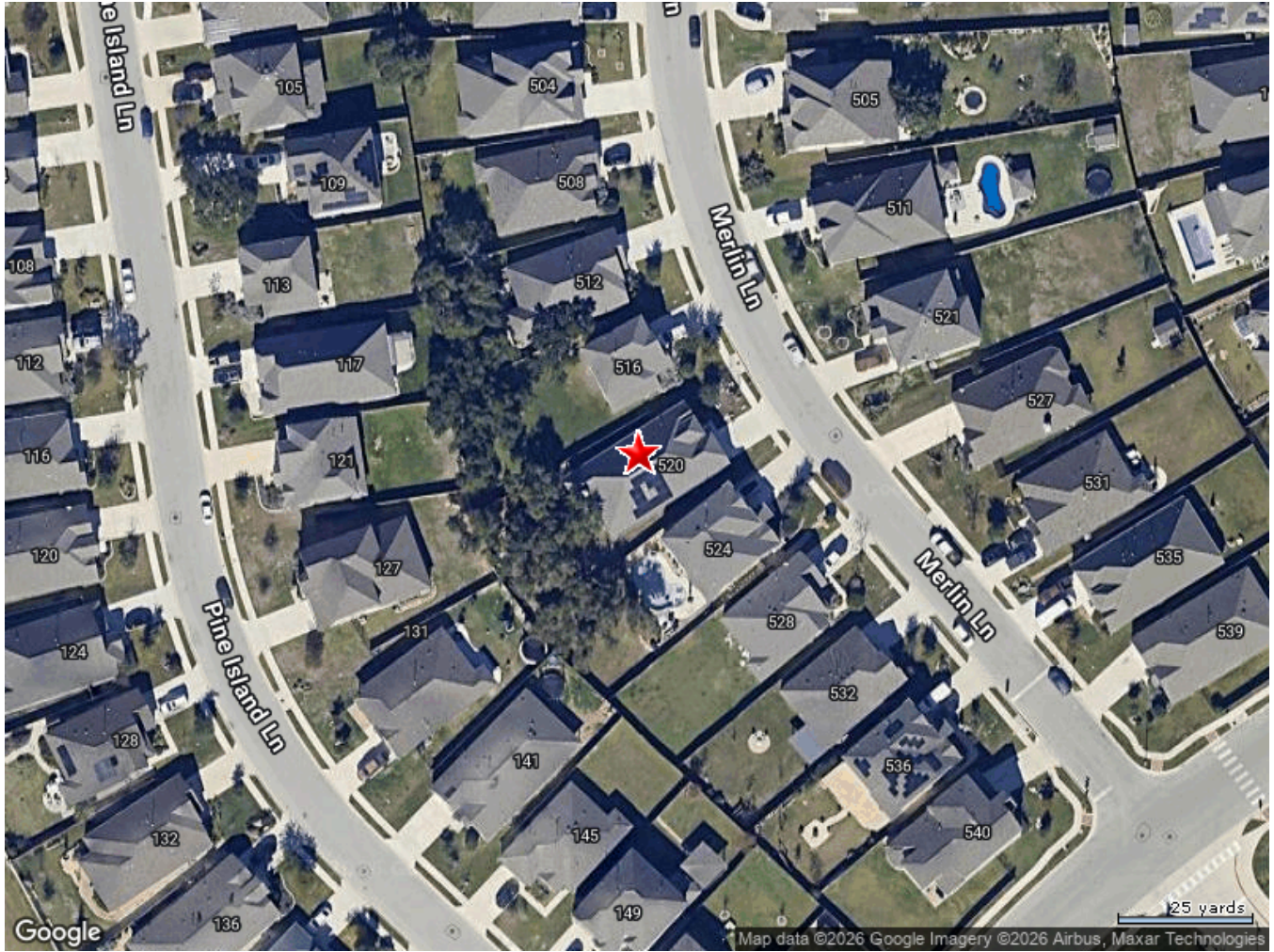
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Subject Property : **520 Merlin Ln Leander TX 78641**



## Public Schools :

**Elementary Schools****Larkspur Elementary**Distance **0.14 Miles**

424 Rusk Bluff Ave Leander TX 78641

Telephone : **(512) 570-0000**School District : **Leander Independent  
School District (isd)**Lowest Grade : **Pre-K**Highest Grade : **5th**Kindergarten : **Yes**

School Enrollment :

Enrollment : **928**

Total Expenditure/Student :

**Bar W Elementary**Distance **1.22 Miles**

2100 Stamp Iron Ave Leander TX 78628

Telephone : **(512) 260-5580**School District : **Liberty Hill Independent  
School District (isd)**Lowest Grade : **Pre-K**Highest Grade : **5th**Kindergarten : **Yes**

School Enrollment :

Enrollment : **637**

Total Expenditure/Student :

**North Elementary**Distance **1.62 Miles**

1840 Pleasant Hill Rd Leander TX 78641

Telephone : **(512) 570-8300**School District : **Leander Independent  
School District (isd)**Lowest Grade : **Pre-K**Highest Grade : **5th**Kindergarten : **Yes**

School Enrollment :

Enrollment : **544**

Total Expenditure/Student :

**112 PINE ISLAND LN**Distance **0.07 Miles**Owner Name : **Suchin Jonathan**Recording Date : **01/02/2025**Sale Date : **01/02/2025**Sale Price : **\$415,625**Total Value : **\$351,901**Property Tax : **\$8,898.07**Bed / Bath : **/ 2**Lot Acres : **0.14**Land Use : **Sfr**Living Area : **1,759**Yr Blt / Eff Yr Blt : **2017 / 2017**APN : **R557367**Subdivision : **Caughfield Ph 1****105 GROESBECK LN**Distance **0.12 Miles**Owner Name : **Maurya Ankit Kumar**Recording Date : **12/22/2023**Sale Date : **12/22/2023**Sale Price : **\$496,123.75**Total Value : **\$475,710**Property Tax : **\$12,028.67**Bed / Bath : **4 / 4**Lot Acres : **0.16**Land Use : **Sfr**Living Area : **2,979**Yr Blt / Eff Yr Blt : **2023 / 2023**APN : **R557419**Subdivision : **Caughfield Ph 1****125 REDTAIL LN**Distance **0.12 Miles**Owner Name : **Miano Jennifer**Recording Date : **01/16/2026**Sale Date : **01/15/2026**Sale Price : **\$181,250**Total Value : **\$523,816**Property Tax : **\$13,171.96**Bed / Bath : **/ 3**Lot Acres : **0.28**Land Use : **Sfr**Living Area : **2,671**Yr Blt / Eff Yr Blt : **2017 / 2017**APN : **R557295**Subdivision : **Caughfield Ph 1****122 GROESBECK LN**Distance **0.16 Miles**Owner Name : **Devabhaktuni Aparna**Recording Date : **07/28/2023**Sale Date : **07/28/2023**Sale Price : **\$528,750**Total Value : **\$500,520**Property Tax : **\$11,887.92**Bed / Bath : **/ 3**Lot Acres : **0.18**Land Use : **Sfr**Living Area : **2,210**Yr Blt / Eff Yr Blt : **2017 / 2017**APN : **R557428**Subdivision : **Caughfield Ph 1**

**401 RUSK BLUFF AVE**

 Distance **0.2 Miles**

Owner Name : <b>Scheibner Daniel Allan</b>	Recording Date : <b>09/30/2019</b>
Sale Date : <b>09/26/2019</b>	Sale Price : <b>\$287,790</b>
Total Value : <b>\$489,192</b>	Property Tax : <b>\$11,905.68</b>
Land Use : <b>Sfr</b>	Lot Acres : <b>0.25</b>
Yr Blt / Eff Yr Blt : <b>2019 / 2019</b>	Living Area : <b>2,451</b>
Subdivision : <b>Caughfield Ph 3b</b>	APN : <b>R569307</b>

**405 RUSK BLUFF AVE**

 Distance **0.2 Miles**

Owner Name : <b>Gass Wesley K</b>	Recording Date : <b>09/20/2019</b>
Sale Date : <b>09/19/2019</b>	Sale Price : <b>\$150,000</b>
Total Value : <b>\$401,975</b>	Property Tax : <b>\$10,164.22</b>
Bed / Bath : <b>4 / 2</b>	Lot Acres : <b>0.16</b>
Land Use : <b>Sfr</b>	Living Area : <b>2,204</b>
Yr Blt / Eff Yr Blt : <b>2019 / 2019</b>	APN : <b>R569306</b>
Subdivision : <b>Caughfield Ph 3b</b>	

**409 RUSK BLUFF AVE**

 Distance **0.2 Miles**

Owner Name : <b>Hernandez Amber J</b>	Recording Date : <b>06/26/2025</b>
Sale Date : <b>06/25/2025</b>	Sale Price : <b>\$322,304.13</b>
Total Value : <b>\$347,912</b>	Property Tax : <b>\$8,797.20</b>
Bed / Bath : <b>3 / 2</b>	Lot Acres : <b>0.16</b>
Land Use : <b>Sfr</b>	Living Area : <b>1,500</b>
Yr Blt / Eff Yr Blt : <b>2019 / 2019</b>	APN : <b>R569305</b>
Subdivision : <b>Caughfield Ph 3b</b>	

**413 RUSK BLUFF AVE**

 Distance **0.21 Miles**

Owner Name : <b>Faris Kimberly Ann</b>	Recording Date : <b>08/01/2023</b>
Sale Date : <b>08/01/2023</b>	Sale Price : <b>\$421,375.03</b>
Total Value : <b>\$389,601</b>	Property Tax : <b>\$9,851.34</b>
Bed / Bath : <b>4 / 2</b>	Lot Acres : <b>0.16</b>
Land Use : <b>Sfr</b>	Living Area : <b>2,032</b>
Yr Blt / Eff Yr Blt : <b>2019 / 2019</b>	APN : <b>R569304</b>
Subdivision : <b>Caughfield Ph 3b</b>	

**417 RUSK BLUFF AVE**

 Distance **0.21 Miles**

 Owner Name : **Turner Lauren D**

 Subdivision : **Caughfield Ph 3b**

 Sale Date : **12/09/2019**

 Recording Date : **12/10/2019**

 Total Value : **\$386,231**

 Sale Price : **\$344,362.50**

 Bed / Bath : **3 / 2**

 Property Tax : **\$9,766.13**

 Land Use : **Sfr**

 Lot Acres : **0.16**

 Stories : **1**

 Living Area : **1,981**

 Yr Blt / Eff Yr Blt : **2018 / 2018**

 APN : **R569303**
**620 CINNAMON TEAL LN**

 Distance **0.21 Miles**

 Owner Name : **Christopher Paul Flynn Sr  
(te)**

 Subdivision : **Caughfield Ph 2**

 Total Value : **\$331,275**

 Property Tax : **\$8,376.52**

 Bed / Bath : **/ 2**

 Lot Acres : **0.14**

 Land Use : **Sfr**

 Living Area : **1,408**

 Stories : **1**

 APN : **R570075**

 Yr Blt / Eff Yr Blt : **2018 / 2018**

**Census Tract / block: 203.29 / 2 Year: 2020**

## Household

Population		Population by Age	
Count:	10,811	0 - 11	
Estimate Current Year:	10,811	12 - 17	
Estimate in 5 Years:	10,811	18 - 24	4.58%
Growth Last 5 Years:		25 - 64	59.06%
Growth Last 10 Years:		65 - 74	3.19%
		75+	
Household Size		Household Income	
Current Year:	3,419	0 - \$25,000	2.66%
Average Current Year:	3.16	\$25,000 - \$35,000	0.97%
Estimate in 5 Years:	3,419	\$35,000 - \$50,000	7.34%
Growth Last 5 Years:		\$50,000 - \$75,000	13.95%
Growth Last 10 Years:		\$75,000 - \$100,000	9.83%
Male Population:	47.29%	Above \$100,000	65.25%
Female Population:	52.71%	Average Household Income:	\$115,825
Married People:	64.31%		
Unmarried People:	35.69%		

## Housing

Median Mortgage Payments		Home Values	
Under \$300:	0.75%	Below \$100,000:	1.32%
\$300 - \$799:	2.46%	\$100,000 - \$150,000:	0%
\$800 - \$1,999:	38.54%	\$150,000 - \$200,000:	0.46%
Over \$2,000:	58.26%	\$200,000 - \$300,000:	19.82%
Median Home Value:	\$403,600	\$300,000 - \$500,000:	65.55%
Unit Occupied Owner:	82.19%	Above \$500,000:	12.85%
Median Mortgage:	\$1,269		

Rent Payments		Year Built	
Unit Occupied Renter:	17.81%	1999 - 2000	
Median Gross Rent:	\$2,185	1995 - 1998	
Less Than \$499	0%	1990 - 1994	
\$500 - \$749	0%	1980 - 1989	7.22%
\$750 - \$999	10.14%	1970 - 1979	1.93%
\$1000 and Over	89.86%	1900 - 1969	1.85%

## Education

Enrollment			
Public Pre-Primary School:	1.58%	Not Enrolled in School:	72.2%
Private Pre-Primary School:	0.34%	Not A High School Graduate:	3.9%
Public School:	26.29%	Graduate Of High School:	12.6%
Private School:	1.51%	Attended Some College:	27.12%
Public College:	3.62%	College Graduate:	45.26%
Private College:	0.3%	Graduate Degree:	11.13%

## Workforce

Occupation:			
Manager/Prof:	58.68%	Private Worker:	79.15%
Technical:		Government Worker:	10.91%
Sales:	16.49%	Self Employed Worker:	1.61%
Administrative:		Unpaid Family Worker:	3.83%
Private House Hold:		Farming:	6.45%
Service:	6.33%	Skilled:	
Protective Services:		Blue-Collar:	18.49%
Commute Time			
Less Than 15 Min:	7.83%		
15 min - 28 min:	20.51%		
30 min - 57 min:	53.37%		
Over 60 min:	18.29%		