

real estate reports

Subject Property

7707 Bar K Ranch Rd
Lago Vista
TX 78645
APN: 181617

Prepared For:

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Disclaimer

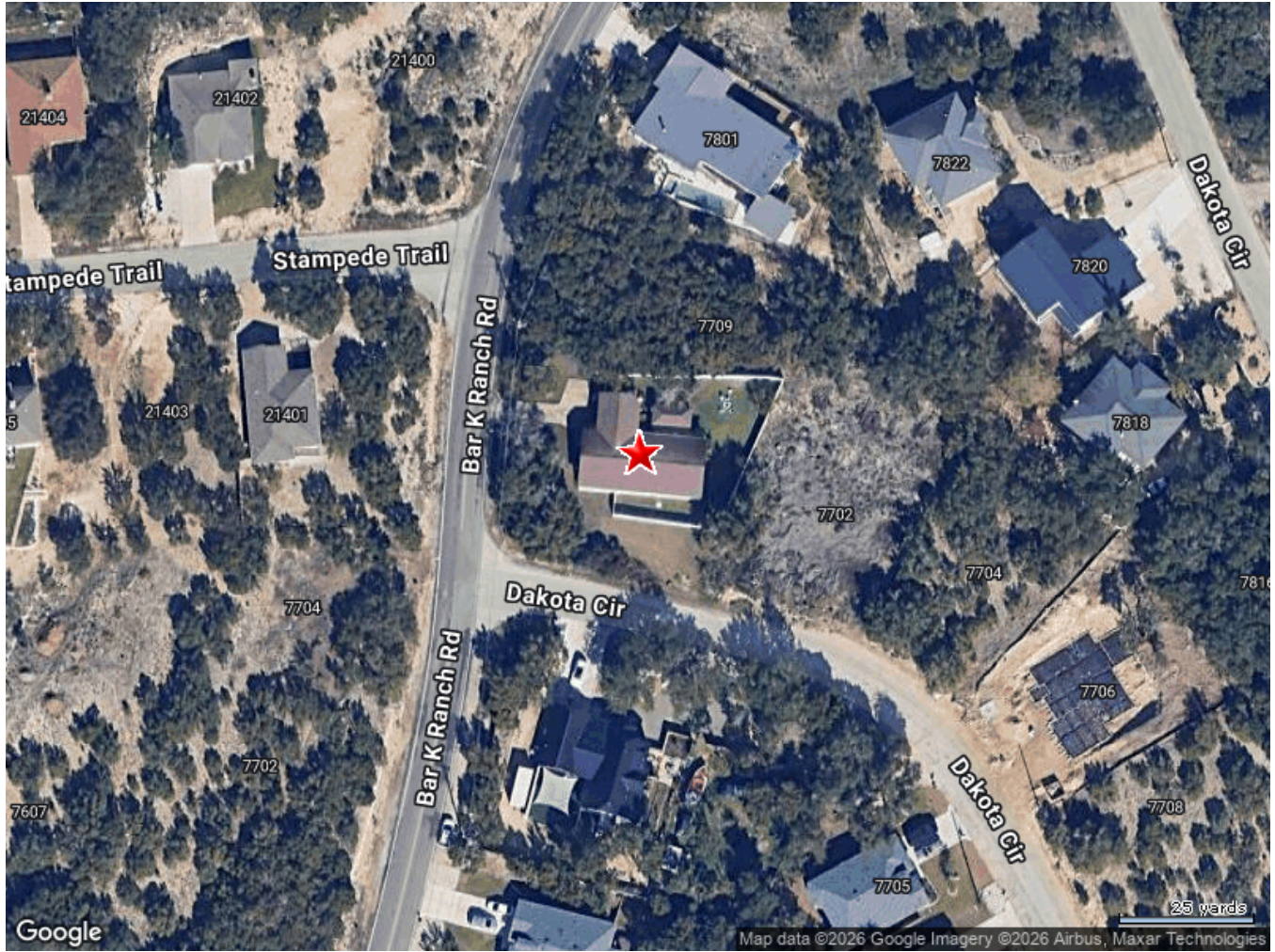
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Street Map

Subject Property : **7707 Bar K Ranch Rd Lago Vista TX 78645**



Assessor Map





Public Schools :

Elementary Schools

Lago Vista Intermediate

Distance **0.51 Miles**

20801 Fm 1431 Lago Vista TX 78645

Telephone : **(512) 267-8300**

School District : **Lago Vista Independent School District (isd)**

Lowest Grade : **4th**

Highest Grade : **5th**

Kindergarten : **No**

School Enrollment :

Enrollment : **231**

Total Expenditure/Student :

Lago Vista Elementary

Distance **1.77 Miles**

20311 Dawn Dr Lago Vista TX 78645

Telephone : **(512) 267-8300**

School District : **Lago Vista Independent School District (isd)**

Lowest Grade : **Pre-K**

Highest Grade : **3rd**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **521**

Total Expenditure/Student :

Middle Schools

Lago Vista Middle

Distance **0.5 Miles**

8039 Bar K Ranch Rd Lago Vista TX 78645

Telephone : **(512) 267-8300**

School District : **Lago Vista Independent School District (isd)**

Lowest Grade : **6th**

Highest Grade : **8th**

Kindergarten : **No**

School Enrollment :

Enrollment : **418**

Total Expenditure/Student :



Local Business

Attractions / Recreation

| Name | Address | Telephone | Distance (Miles) |
|---------------------|----------------------------------|----------------|------------------|
| Lunchbox Kids Llc | 20907 Northland Dr Lago Vista Tx | (512) 924-9252 | 0.4 |
| Viking Booster Club | 6904 Deepwood Dr Lago Vista Tx | (512) 940-4291 | 0.71 |

Banks / Financial

| Name | Address | Telephone | Distance (Miles) |
|--------------------------------|------------------------------------|----------------|------------------|
| Gray, Daffana | 7623 White Oak Dr Lago Vista Tx | (512) 267-0104 | 0.5 |
| Security State Bank And Trust | 7626 Lohmans Ford Rd Lago Vista Tx | (512) 267-6556 | 0.63 |
| Pnc Bank, National Association | 20610 Fm 1431 Lago Vista Tx | (512) 421-5900 | 0.73 |

Eating / Drinking

| Name | Address | Telephone | Distance (Miles) |
|--|--|----------------|------------------|
| Zion Mountain Llc | 21481 Coyote Trl Lago Vista Tx | (512) 296-9586 | 0.38 |
| Sunny's Wok Llc | 20804 Northland Dr Lago Vista Tx | (512) 791-3569 | 0.55 |
| Starbucks Corporation | 7708 Lohmans Ford Rd Ste Lago Vista Tx | (512) 267-1919 | 0.59 |
| Broc's Italian Market & Cafe' Corporatio | 7708 Lohmans Ford Rd Ste Lago Vista Tx | (512) 291-6727 | 0.59 |

Health Care Services

| Name | Address | Telephone | Distance (Miles) |
|--|--|----------------|------------------|
| Shannon C. Kerns, Od | 7708 Lohmans Ford Rd Lago Vista Tx | (512) 267-7700 | 0.59 |
| Cedar Park Regional Physician Associates | 7708 Lohmans Ford Rd Ste Lago Vista Tx | (512) 267-1877 | 0.59 |
| Capital Childrens Dentistry Pc | 8008 Bronco Ln Ste 2 Lago Vista Tx | (305) 304-6881 | 0.67 |
| Vista Lago Family Dentistry | 8008 Bronco Ln Ste 2 Lago Vista Tx | (512) 277-3311 | 0.67 |

Shopping

| Name | Address | Telephone | Distance (Miles) |
|---------------------------|--|----------------|------------------|
| Super S 361 | 7708 Lohmans Ford Rd Ste Lago Vista Tx | (512) 267-0355 | 0.59 |
| Brookshire Brothers, Inc. | 8087 Bronco Ln Lago Vista Tx | (512) 267-1601 | 0.59 |



Local Business

| | | | |
|--------------------|------------------------------------|----------------|------|
| Pay And Save, Inc. | 7708 Lohmans Ford Rd Lago Vista Tx | (512) 267-1738 | 0.59 |
| Lumber & Lace | 7610 Lohmans Ford Rd Lago Vista Tx | (337) 564-2220 | 0.63 |



Neighbors

7709 BAR K RANCH RD

Distance **0.02 Miles**

| | |
|---|------------------------------------|
| Owner Name : Azevedo Paul | Recording Date : 03/24/2017 |
| Sale Date : 03/24/2017 | Property Tax : \$1,195.45 |
| Total Value : \$56,105 | Lot Acres : 0.35 |
| Land Use : Residential Lot | APN : 181618 |
| Subdivision : Bar-k Ranches 07 Amd | |

7702 DAKOTA CIR

Distance **0.02 Miles**

| | |
|---|------------------------------------|
| Owner Name : Midnight Land Corp | Recording Date : 02/10/2022 |
| Sale Date : 01/29/2022 | Property Tax : \$969.46 |
| Total Value : \$45,499 | Lot Acres : 0.23 |
| Land Use : Residential Lot | APN : 181616 |
| Subdivision : Bar-k Ranches 07 Amd | |

7801 BAR K RANCH RD

Distance **0.03 Miles**

| | |
|----------------------------------|---|
| Owner Name : Azevedo Paul | Yr Blt / Eff Yr Blt : 2019 / |
| Sale Date : 10/25/1983 | Subdivision : Bar-k Ranches 07 Amd |
| Total Value : \$447,648 | Property Tax : \$9,538.19 |
| Bed / Bath : 3 / 2 | Lot Acres : 0.28 |
| Land Use : Sfr | Living Area : 2,241 |
| Stories : 1 | APN : 181619 |

21401 STAMPEDE TRL

Distance **0.03 Miles**

| | |
|-------------------------------------|---------------------------------------|
| Owner Name : Pequeno Daniel | Subdivision : Bar-k Ranches 08 |
| Sale Date : 02/09/2023 | Recording Date : 02/10/2023 |
| Total Value : \$255,265 | Property Tax : \$5,439.02 |
| Bed / Bath : 3 / 2 | Lot Acres : 0.25 |
| Land Use : Sfr | Living Area : 1,170 |
| Stories : 1 | APN : 181566 |
| Yr Blt / Eff Yr Blt : 2003 / | |

7704 DAKOTA CIR

Distance **0.04 Miles**

| | |
|--|---|
| Owner Name : Barling Sandra Kay | Subdivision : Bar-k Ranches 07 Amd |
| Sale Date : 03/05/1984 | Property Tax : \$989.07 |
| Total Value : \$46,419 | Lot Acres : 0.23 |
| Land Use : Residential Lot | APN : 181615 |



7704 BAR K RANCH RD

Distance **0.04 Miles**

| | |
|---------------------------------------|------------------------------------|
| Owner Name : Phillip Blaisdell | Recording Date : 01/15/2021 |
| Sale Date : 01/06/2021 | Property Tax : \$1,054.71 |
| Total Value : \$49,500 | Lot Acres : 0.25 |
| Land Use : Residential Lot | APN : 181567 |
| Subdivision : Bar-k Ranches 08 | |

7820 DAKOTA CIR

Distance **0.05 Miles**

| | |
|---|---|
| Owner Name : Kovalsky Julian Emile | Subdivision : Bar-k Ranches 07 Amd |
| Sale Date : 06/07/2022 | Recording Date : 06/13/2022 |
| Total Value : \$523,149 | Sale Price : \$648,125 |
| Bed / Bath : 3 / 2 | Property Tax : \$11,146.92 |
| Land Use : Sfr | Lot Acres : 0.29 |
| Stories : 2 | Living Area : 2,369 |
| Yr Blt / Eff Yr Blt : 2022 / | APN : 181593 |

21400 STAMPEDE TRL

Distance **0.05 Miles**

| | |
|--|------------------------------------|
| Owner Name : Cancino Jose J Trust | Recording Date : 02/23/2018 |
| Sale Date : 02/20/2018 | Property Tax : \$1,075.25 |
| Total Value : \$50,464 | Lot Acres : 0.26 |
| Land Use : Residential Lot | APN : 181514 |
| Subdivision : Bar-k Ranches 08 | |

7702 BAR K RANCH RD

Distance **0.05 Miles**

| | |
|---------------------------------------|------------------------------------|
| Owner Name : Kandil Mervat A | Recording Date : 01/05/2007 |
| Sale Date : 10/09/2006 | Property Tax : \$934.86 |
| Total Value : \$43,875 | Lot Acres : 0.21 |
| Land Use : Residential Lot | APN : 181568 |
| Subdivision : Bar-k Ranches 08 | |

21403 STAMPEDE TRL

Distance **0.05 Miles**

| | |
|---------------------------------------|------------------------------------|
| Owner Name : Ballesteros Maria | Recording Date : 10/29/2003 |
| Sale Date : 10/14/2003 | Sale Price : \$145,834.50 |
| Total Value : \$44,501 | Property Tax : \$948.20 |
| Land Use : Residential Lot | Lot Acres : 0.22 |
| Subdivision : Bar-k Ranches 08 | APN : 181565 |

Demographics

Census Tract / block: 364.00 / 1 Year: 2020

Household

| Population | | Population by Age | |
|------------------------|--------|---------------------------|-----------|
| Count: | 2,695 | 0 - 11 | |
| Estimate Current Year: | 2,695 | 12 - 17 | |
| Estimate in 5 Years: | 2,695 | 18 - 24 | 9.24% |
| Growth Last 5 Years: | | 25 - 64 | 55.73% |
| Growth Last 10 Years: | | 65 - 74 | 10.87% |
| | | 75+ | |
| Household Size | | Household Income | |
| Current Year: | 1,067 | 0 - \$25,000 | 0% |
| Average Current Year: | 2.53 | \$25,000 - \$35,000 | 3.09% |
| Estimate in 5 Years: | 1,067 | \$35,000 - \$50,000 | 5.44% |
| Growth Last 5 Years: | | \$50,000 - \$75,000 | 5.25% |
| Growth Last 10 Years: | | \$75,000 - \$100,000 | 22.4% |
| Male Population: | 56.66% | Above \$100,000 | 63.82% |
| Female Population: | 43.34% | Average Household Income: | \$121,619 |
| Married People: | 77.32% | | |
| Unmarried People: | 22.68% | | |

Housing

| Median Mortgage Payments | | Home Values | |
|--------------------------|-----------|------------------------|--------|
| Under \$300: | 1.45% | Below \$100,000: | 3.09% |
| \$300 - \$799: | 18.32% | \$100,000 - \$150,000: | 12.15% |
| \$800 - \$1,999: | 40.02% | \$150,000 - \$200,000: | 1.83% |
| Over \$2,000: | 40.21% | \$200,000 - \$300,000: | 24.11% |
| Median Home Value: | \$415,900 | \$300,000 - \$500,000: | 15.72% |
| Unit Occupied Owner: | 97.19% | Above \$500,000: | 43.11% |
| Median Mortgage: | \$1,902 | | |



Demographics

| Rent Payments | | Year Built | |
|-----------------------|-------|-------------|--------|
| Unit Occupied Renter: | 2.81% | 1999 - 2000 | |
| Median Gross Rent: | | 1995 - 1998 | |
| Less Than \$499 | 0% | 1990 - 1994 | |
| \$500 - \$749 | 0% | 1980 - 1989 | 9.22% |
| \$750 - \$999 | 0% | 1970 - 1979 | 10.36% |
| \$1000 and Over | 100% | 1900 - 1969 | 8.15% |

Education

| Enrollment | | | |
|-----------------------------|-------|-----------------------------|--------|
| Public Pre-Primary School: | 0% | Not Enrolled in School: | 85.59% |
| Private Pre-Primary School: | 0.15% | Not A High School Graduate: | 4.33% |
| Public School: | 8.79% | Graduate Of High School: | 17.65% |
| Private School: | 5.62% | Attended Some College: | 30.74% |
| Public College: | 0% | College Graduate: | 24.61% |
| Private College: | 0.79% | Graduate Degree: | 22.67% |

Workforce

| Occupation: | | | |
|----------------------|--------|-----------------------|--------|
| Manager/Prof: | 48.23% | Private Worker: | 70.18% |
| Technical: | | Government Worker: | 13.26% |
| Sales: | 8.36% | Self Employed Worker: | 4.98% |
| Administrative: | | Unpaid Family Worker: | 4.58% |
| Private House Hold: | | Farming: | 32.32% |
| Service: | 5.39% | Skilled: | |
| Protective Services: | | Blue-Collar: | 38.02% |

| Commute Time | |
|-------------------|--------|
| Less Than 15 Min: | 18.07% |
| 15 min - 28 min: | 7.19% |
| 30 min - 57 min: | 46.2% |
| Over 60 min: | 28.54% |