

# Real Estate Reports

## Subject Property

212 Compania Dr  
Liberty Hill  
TX 78642  
APN: R595193



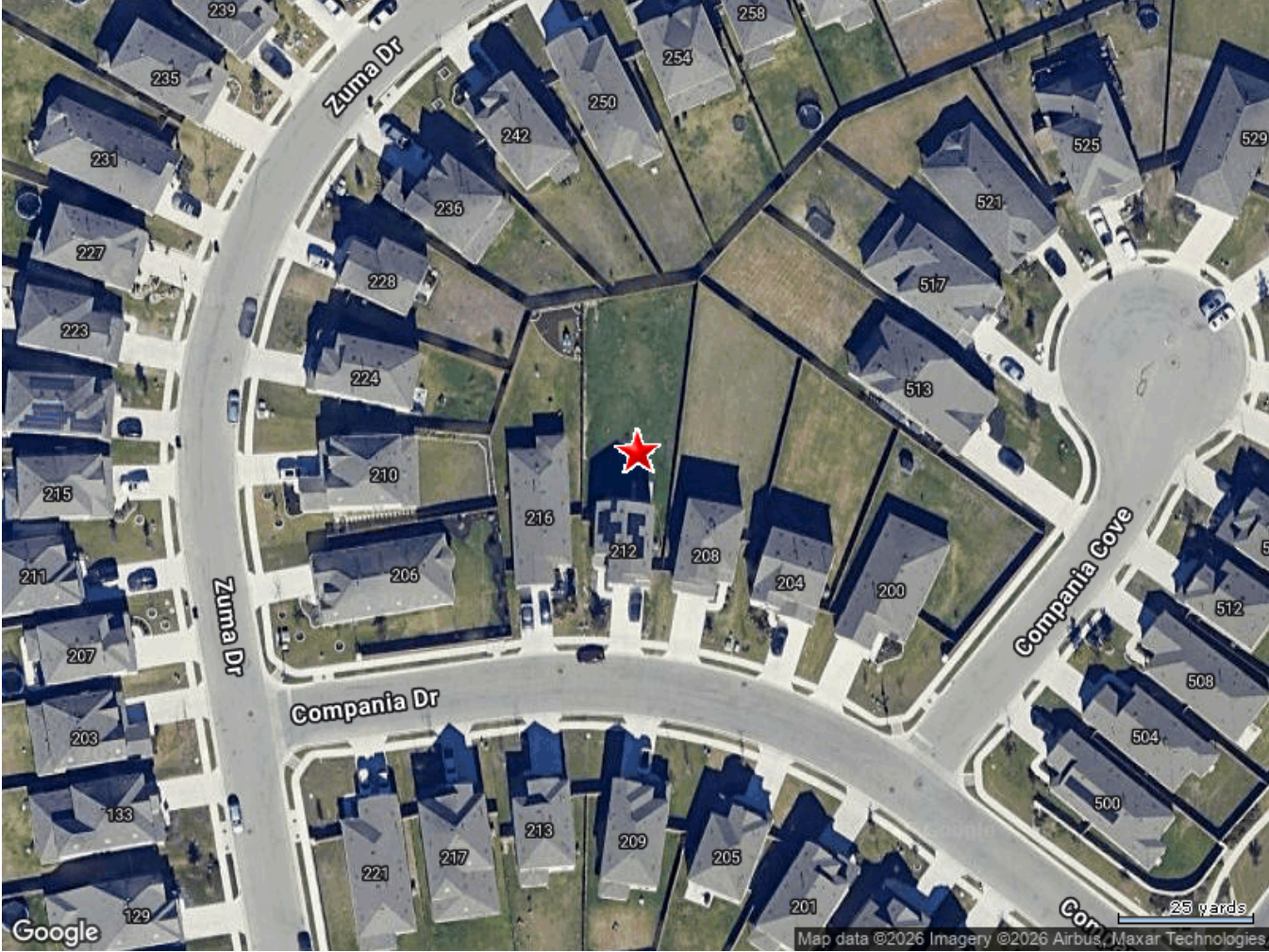


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Subject Property : **212 Compania Dr Liberty Hill TX 78642**



## Public Schools :

**Elementary Schools****Larkspur Elementary**Distance **1.65 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 :

**Middle Schools****Santa Rita Middle**Distance **1.36 Miles**

90 E Santa Rita Blvd Liberty Hill TX 78642

Telephone : **(512) 379-3380**School District : **Liberty Hill Independent  
School District (isd)**Lowest Grade : **6th**Highest Grade : **8th**Kindergarten : **No**

School Enrollment :

Enrollment : **1023**

Total Expenditure/Student :

**216 COMPANIA DR**

 Distance **0.01 Miles**

 Owner Name : **Baack Nolan**

 Subdivision : **Santa Rita Ranch South Sec 17**

 Sale Date : **09/19/2025**

 Recording Date : **09/22/2025**

 Total Value : **\$326,283**

 Sale Price : **\$285,000**

 Bed / Bath : **3 / 2**

 Property Tax : **\$7,233.93**

 Land Use : **Sfr**

 Lot Acres : **0.16**

 Stories : **1**

 Living Area : **1,510**

 Yr Blt / Eff Yr Blt : **2020 / 2020**

 APN : **R595192**
**208 COMPANIA DR**

 Distance **0.01 Miles**

 Owner Name : **Miles Jennifer**

 Subdivision : **Santa Rita Ranch South Sec 17**

 Sale Date : **03/19/2021**

 Recording Date : **04/09/2021**

 Total Value : **\$386,669**

 Sale Price : **\$244,225**

 Bed / Bath : **4 / 3**

 Property Tax : **\$8,180.48**

 Land Use : **Sfr**

 Lot Acres : **0.20**

 Stories : **2**

 Living Area : **1,916**

 Yr Blt / Eff Yr Blt : **2020 / 2020**

 APN : **R595194**
**204 COMPANIA DR**

 Distance **0.02 Miles**

 Owner Name : **Abreu Cesar**

 Subdivision : **Santa Rita Ranch South Sec 17**

 Sale Date : **02/21/2021**

 Recording Date : **03/02/2021**

 Total Value : **\$399,755**

 Sale Price : **\$290,569.93**

 Bed / Bath : **3 / 3**

 Property Tax : **\$8,862.85**

 Land Use : **Sfr**

 Lot Acres : **0.18**

 Stories : **2**

 Living Area : **2,111**

 Yr Blt / Eff Yr Blt : **2020 / 2020**

 APN : **R595195**

**210 ZUMA DR**Distance **0.03 Miles**Owner Name : **Yadavalli Karthik**Subdivision : **Santa Rita Ranch South Sec  
17**Sale Date : **03/10/2021**Recording Date : **03/12/2021**Total Value : **\$418,894**Sale Price : **\$34,668.75**Bed / Bath : **4 / 3**Property Tax : **\$9,287.18**Land Use : **Sfr**Lot Acres : **0.16**Stories : **2**Living Area : **2,367**Yr Blt / Eff Yr Blt : **2020 / 2020**APN : **R595190****206 ZUMA DR**Distance **0.03 Miles**Owner Name : **Page Lori**Subdivision : **Santa Rita Ranch South Sec  
17**Sale Date : **03/30/2021**Recording Date : **04/15/2021**Total Value : **\$385,105**Sale Price : **\$315,000**Bed / Bath : **4 / 2**Property Tax : **\$8,300.12**Land Use : **Sfr**Lot Acres : **0.19**Stories : **1**Living Area : **1,910**Yr Blt / Eff Yr Blt : **2020 / 2020**APN : **R595191****224 ZUMA DR**Distance **0.03 Miles**Owner Name : **Mehta Bhautik**Subdivision : **Santa Rita Ranch South Sec  
17**Sale Date : **03/29/2021**Recording Date : **04/20/2021**Total Value : **\$414,261**Sale Price : **\$270,580**Bed / Bath : **3 / 3**Property Tax : **\$9,184.46**Land Use : **Sfr**Lot Acres : **0.14**Stories : **2**Living Area : **2,375**Yr Blt / Eff Yr Blt : **2020 / 2020**APN : **R595189**

**513 COMPANIA CV**Distance **0.03 Miles**Owner Name : **Nickell Brent A**Subdivision : **Santa Rita Ranch South Sec 17**Sale Date : **02/02/2026**Recording Date : **02/04/2026**Total Value : **\$563,191**Sale Price : **\$560,812.50**Bed / Bath : **5 / 4**Property Tax : **\$12,414.42**Land Use : **Sfr**Lot Acres : **0.26**Stories : **2**Living Area : **3,393**Yr Blt / Eff Yr Blt : **2020 / 2020**APN : **R595197****228 ZUMA DR**Distance **0.03 Miles**Owner Name : **Rucklos Ashley**Subdivision : **Santa Rita Ranch South Sec 17**Sale Date : **03/12/2021**Recording Date : **03/23/2021**Total Value : **\$351,886**Sale Price : **\$324,696.25**Bed / Bath : **3 / 3**Property Tax : **\$7,801.56**Land Use : **Sfr**Lot Acres : **0.14**Stories : **2**Living Area : **1,674**Yr Blt / Eff Yr Blt : **2020 / 2020**APN : **R595188****250 ZUMA DR**Distance **0.03 Miles**Owner Name : **Ahmad Adeel**Subdivision : **Santa Rita Ranch South Sec 17**Sale Date : **04/15/2021**Recording Date : **04/21/2021**Total Value : **\$320,593**Property Tax : **\$7,107.77**Bed / Bath : **3 / 2**Lot Acres : **0.17**Land Use : **Sfr**Living Area : **1,540**Yr Blt / Eff Yr Blt : **2021 / 2021**APN : **R595185****517 COMPANIA CV**Distance **0.03 Miles**Owner Name : **Gray Jessica Marie**Subdivision : **Santa Rita Ranch South Sec 17**Total Value : **\$515,908**Property Tax : **\$11,342.73**Bed / Bath : **4 / 3**Lot Acres : **0.17**Land Use : **Sfr**Living Area : **3,033**Stories : **2**APN : **R595198**Yr Blt / Eff Yr Blt : **2021 / 2021**

**Census Tract / block: 201.20 / 1 Year: 2020**

## Household

Population		Population by Age	
Count:	7,982	0 - 11	
Estimate Current Year:	7,982	12 - 17	
Estimate in 5 Years:	7,982	18 - 24	3.4%
Growth Last 5 Years:		25 - 64	58.24%
Growth Last 10 Years:		65 - 74	3.09%
		75+	
Household Size		Household Income	
Current Year:	2,587	0 - \$25,000	1.82%
Average Current Year:	3.09	\$25,000 - \$35,000	0.66%
Estimate in 5 Years:	2,587	\$35,000 - \$50,000	7.73%
Growth Last 5 Years:		\$50,000 - \$75,000	8.08%
Growth Last 10 Years:		\$75,000 - \$100,000	12.25%
Male Population:	47.23%	Above \$100,000	69.46%
Female Population:	52.77%	Average Household Income:	\$126,010
Married People:	67.86%		
Unmarried People:	32.14%		

## Housing

Median Mortgage Payments		Home Values	
Under \$300:	1.8%	Below \$100,000:	0.66%
\$300 - \$799:	0.53%	\$100,000 - \$150,000:	1.32%
\$800 - \$1,999:	25.82%	\$150,000 - \$200,000:	0%
Over \$2,000:	71.84%	\$200,000 - \$300,000:	6.56%
Median Home Value:	\$447,500	\$300,000 - \$500,000:	56.31%
Unit Occupied Owner:	87.86%	Above \$500,000:	35.15%
Median Mortgage:	\$1,308		

Rent Payments		Year Built	
Unit Occupied Renter:	12.14%	1999 - 2000	
Median Gross Rent:	\$1,803	1995 - 1998	
Less Than \$499	0%	1990 - 1994	
\$500 - \$749	0%	1980 - 1989	1.54%
\$750 - \$999	0%	1970 - 1979	1.31%
\$1000 and Over	100%	1900 - 1969	0.66%

## Education

Enrollment			
Public Pre-Primary School:	0.3%	Not Enrolled in School:	71.74%
Private Pre-Primary School:	2.81%	Not A High School Graduate:	10.73%
Public School:	21.91%	Graduate Of High School:	9.15%
Private School:	6.36%	Attended Some College:	12.79%
Public College:	3.69%	College Graduate:	50.95%
Private College:	1.27%	Graduate Degree:	16.37%

## Workforce

Occupation:			
Manager/Prof:	57.37%	Private Worker:	69.21%
Technical:		Government Worker:	11.06%
Sales:	16.08%	Self Employed Worker:	4.9%
Administrative:		Unpaid Family Worker:	5.15%
Private House Hold:		Farming:	9.72%
Service:	12.57%	Skilled:	
Protective Services:		Blue-Collar:	13.98%
Commute Time			
Less Than 15 Min:	9.67%		
15 min - 28 min:	27%		
30 min - 57 min:	51.44%		
Over 60 min:	11.89%		