


19011 Saint Raguel Rd, Manor, TX 78653-3784, Travis County

APN: 570196 CLIP: 1047156157

	Beds	Baths	Sale Price	Sale Date
	N/A	3	N/A	N/A
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type
	1,966	45,346	2008	SFR

OWNER INFORMATION			
Owner Name	Risenhoover Theresa Gale	Owner Vesting	
Owner Name 2	Risenhoover Melvine Eugene	Owner Occupied	Yes
Tax Billing Address	19011 Saint Raguel Rd	Land Tenure Code	
Tax Billing City & State	Manor, TX	Ownership Right Vesting	
Tax Billing Zip	78653	DMA No Mail Flag	
Tax Billing Zip+4	3784		

LOCATION INFORMATION			
School District	19	Mapsco	470-Q
School District Name	Pflugerville ISD	MLS Area	PF
Census Tract	18.59	Zip Code	78653
Subdivision	Bella Vista At Cottonwood Cree	Zip + 4	3784
6th Grade School District/School Name		Flood Zone Date	09/26/2008
Elementary School District	Mott	Flood Zone Code	X
Middle School District/School Name	Cele	Flood Zone Panel	48453C0295H
Neighborhood Code	_rgn317-_rgn317	Carrier Route	R014
Waterfront Influence		Neighborhood Name	
High School District/School Name	Weiss		

TAX INFORMATION			
Property ID 1	570196	Tax Area (113)	0A
Property ID 2	02647202040000	Tax Appraisal Area	0A
Property ID 3	570196	% Improved	73%
Legal Description	LOT 4 BELLA VISTA AT COTTONWOOD CREEK		
Actual Tax Year	2021	Block	
Actual Tax	\$4,642	Lot	4
Exemption(s)	Homestead		

ASSESSMENT & TAX			
Assessment Year	2021	2020	2019
Market Value - Total	\$291,753	\$242,352	\$242,352
Market Value - Land	\$77,808	\$36,328	\$36,328
Market Value - Improved	\$213,945	\$206,024	\$206,024
Assessed Value - Total	\$266,587	\$242,352	\$242,352
Assessed Value - Land		\$36,328	\$36,328
Assessed Value - Improved		\$206,024	\$206,024
YOY Assessed Change (\$)	\$24,235	\$0	
YOY Assessed Change (%)	10%	0%	
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			
Gross Tax (2013/2014 School; 2014 County & Village)			
Tax Amount - Estimated	Tax Year	Change (\$)	Change (%)
\$4,907	2019		
\$4,864	2020	-\$43	-0.88%
\$5,364	2021	\$500	10.29%
Jurisdiction	Tax Type	Tax Amount	Tax Rate
Travis County	Actual	\$952.69	.35737
Pflugerville ISD	Actual	\$3,753.54	1.408

Travis Co Hospital Dist	Actual	\$298.08	.11181
Travis Co Esd No 2	Actual	\$239.93	.09
Travis Co Esd No 17	Actual	\$119.96	.045
Total Estimated Tax Rate			2.0122

CHARACTERISTICS

County Use Code	Single Family Residence	Pool	
State Use		Foundation	Slab
Land Use	SFR	Other Impvs	
Land Use Category		Other Rooms	
Lot Acres	1.041	# of Buildings	1
Lot Shape		3/4 Baths	
Basement Type		Area of Recreation Room	
Total Adj Bldg Area		Attic Type	
Gross Area	2,402	Bsmt Finish	
Building Sq Ft	1,966	Building Type	Single Family
Above Gnd Sq Ft	1,966	Carport Area	
Basement Sq Feet		3rd Floor Area	
Ground Floor Area	1,966	Additions Made	
Main Area		Area of Attic	
2nd Floor Area		Area Under Canopy	
Area Above 3rd Floor		Basement Rooms	
Finished Basement Area		Bldg Frame Material	
Unfinished Basement Area		Building Comments	
Heated Area		Ceiling Height	
Garage Type	Attached Garage	Dining Rooms	
Garage Sq Ft	436	Elec Svs Type	
Garage Capacity		Elevator	
Garage 2 Sq Ft		Electric Service Type	
Style		Equipment	
Building Width		Family Rooms	
Building Depth		Fireplace	
Stories	1	Heat Fuel Type	
Condition		Lot Depth	
Quality		Flooring Material	
Bldg Class		Fuel Type	
Total Units		Location Type	
Total Rooms		Lot Area	45,346
Bedrooms		Lot Frontage	
Total Baths	3	No. Of Passenger Elevator	
Full Baths	3	No. of Porches	2
Half Baths		No. Parking Spaces	
Bath Fixtures		Parking Type	Attached Garage
Fireplaces		Patio/Deck 1 Area	
Condo Amenities		Paved Parking Area	
Water		Plumbing	
Sewer		Porch 1 Area	115
Cooling Type	Central	Primary Addition Area	
Heat Type	Central	Railroad Spur	
Porch	Open Porch	No. of Dormer Windows	
Patio Type		No. of Patios	
Roof Type	Gable	No. of Vacant Units	
Roof Material	Composition Shingle	Num Stories	1
Roof Frame		Patio/Deck 2 Area	262
Roof Shape	Gable	Perimeter of Building	
Construction		Porch Type	Open Porch
Interior Wall		Rental Area	
Exterior		Sec Patio Area	
Floor Cover		Sprinkler Type	
Year Built	2008	Utilities	
Building Remodel Year		Lower Level Area	
Effective Year Built		County Use Description	Single Family Residence-A1
Pool Size			

FEATURES

Feature Type	Unit	Size/Qty	Width	Depth	Year Built
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1st Floor	S	1,966	2008
Porch Open 1st F	S	115	2008
Porch Open 1st F	S	262	2008
Garage Att 1st F	S	436	2008
Bathroom	U	3	2008
Hvac Residential	S	1,966	2008

Feature Type	Value
1st Floor	\$221,237
Porch Open 1st F	\$3,685
Porch Open 1st F	\$7,925
Garage Att 1st F	\$11,901
Bathroom	
Hvac Residential	\$4,025

Building Description	Building Size
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SELL SCORE			
Rating	Low	Value As Of	2022-04-03 03:30:01
Sell Score	415		

ESTIMATED VALUE			
RealAVM™	\$590,900	Confidence Score	74
RealAVM™ Range	\$549,537 - \$632,263	Forecast Standard Deviation	7
Value As Of	03/30/2022		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal. This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION			
MLS Listing Number	7114730	Listing Date	06/11/2007
MLS Area	PF	MLS Status Change Date	06/18/2008
MLS Status	Closed	Listing Agent Name	332533-Larry English
Current Listing Price	\$32,000	Listing Broker Name	RE/MAX GREATER AUSTIN
Original Listing Price	\$39,500		

MLS Listing #	1799239
MLS Status	Withdrawn
MLS Listing Date	04/23/2005
MLS Orig Listing Price	\$41,200
MLS Listing Price	\$41,200
MLS Close Date	
MLS Listing Close Price	
MLS Listing Expiration Date	10/23/2005
MLS Withdrawn Date	

LAST MARKET SALE & SALES HISTORY			
Recording Date	06/13/2008	06/11/2004	
Sale/Settlement Date	06/09/2008	12/31/2003	
Document Number	99581	111835	
Document Type	Warranty Deed	Warranty Deed	
Buyer Name	Risenhoover Melvine E & Theresa G	Latitude Thirty Degrees Inc	
Seller Name	Engle Brian & Elizabeth	Simmons Donald D & Julia C	
Multi/Split Sale Type		Multi	

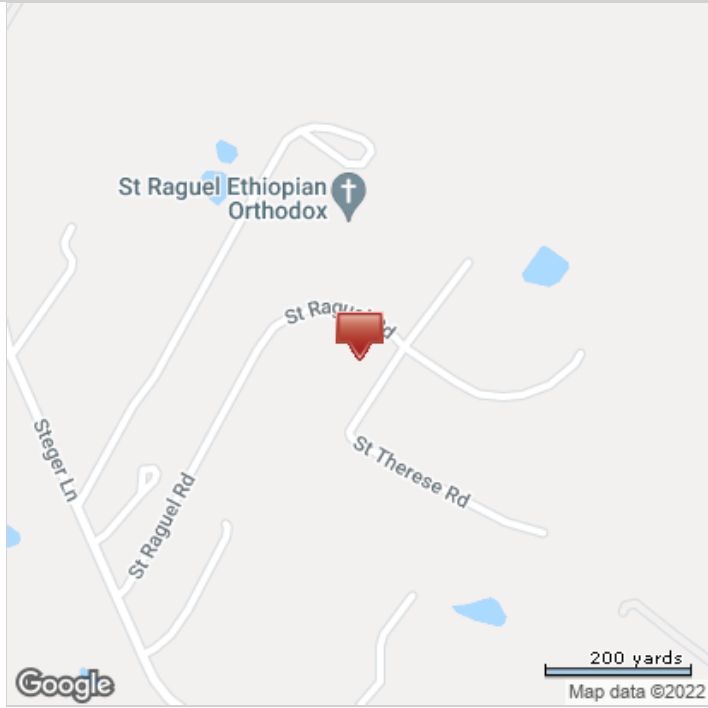
MORTGAGE HISTORY				
Mortgage Date	10/13/2010	12/05/2008	12/05/2008	06/13/2008
Mortgage Amount	\$210,941	\$21,879	\$177,600	\$195,300
Mortgage Lender	Cendera Fndg Inc	Certified Fndg Lp	Premier Nationwide Lndg	Fort Worth Nat'l Bk

Mortgage Type	Fha	Conventional	Conventional	
Mortgage Code	Refi	Refi	Refi	Construction

FORECLOSURE HISTORY

Document Type	
Default Date	
Foreclosure Filing Date	
Recording Date	
Document Number	
Book Number	
Page Number	
Default Amount	
Final Judgment Amount	
Original Doc Date	
Original Document Number	
Original Book Page	
Buyer 2	
Buyer Ownership Rights	
Buyer 4	
Seller 2	
Trustee Name	
Trustee Sale Order Number	
Buyer 1	
Buyer 3	
Buyer Etal	
Buyer Relationship Type	
Lender Name	
Lien Type	
Mortgage Amount	
Seller 1	
Title Company	
Trustee Phone	

PROPERTY MAP



*Lot Dimensions are Estimated