	MLS Beds	MLS Full Baths	Half Baths	Sale Price	Sale Date
	3	2	N/A	N/A	N/A
	MLS Sq Ft	Lot Sq Ft	Yr Built	Type	
	2,304	71,874	1980	SFR	

OWNER INFORMATION			
Owner Name	Kerbow Bryan	Tax Billing Zip	78641
Owner Name 2	Zolnowski Karen A	Tax Billing Zip+4	7718
Tax Billing Address	23307 Windy Valley Rd	Owner Occupied	Yes
Tax Billing City & State	Leander, TX		

LOCATION INFORMATION			
School District	69	Mapsco	340-A
School District Name	Leander ISD	MLS Area	LN
Census Tract	359.00	Zip Code	78641
Subdivision	Sandy Creek Ranches Ph 2 Sec	Zip + 4	7718
Elementary School District	Bagdad	Flood Zone Date	01/22/2020
Middle School District/School Name	Leander	Flood Zone Code	A
Neighborhood Code	T2550-T2550	Flood Zone Panel	48453C0080J
High School District/School Name	Glenn	Carrier Route	R014

TAX INFORMATION			
Property ID 1	354494	Tax Area (113)	0A
Property ID 2	05177708450000	Tax Appraisal Area	0A
Property ID 3	354494	% Improved	92%
Legal Description	LOT 39 (1.65 AC) SANDY CREEK RANCHES PHS 2 SEC 2		
Actual Tax Year	2021	Exemption(s)	Homestead,Disabled
Actual Tax	\$5,537	Lot	39

ASSESSMENT & TAX			
Assessment Year	2021	2020	2019
Market Value - Total	\$693,213	\$325,000	\$325,000
Market Value - Land	\$56,265	\$33,660	\$33,660
Market Value - Improved	\$636,948	\$291,340	\$291,340
Assessed Value - Total	\$357,500	\$325,000	\$325,000
Assessed Value - Land		\$33,660	\$33,660
Assessed Value - Improved		\$291,340	\$291,340
YOY Assessed Change (\$)	\$32,500	\$0	
YOY Assessed Change (%)	10%	0%	
Tax Amount - Estimated	Tax Year	Change (\$)	Change (%)
\$6,881	2019		
\$6,854	2020	-\$27	-0.4%
\$7,189	2021	\$335	4.89%
Jurisdiction	Tax Type	Tax Amount	Tax Rate
Travis County	Actual	\$1,277.58	.35737
Travis Co Hospital Dist	Actual	\$399.74	.11181
Travis Co Esd No 1	Actual	\$357.50	.1
Austin Comm Coll Dist	Actual	\$374.66	.1048
Leander ISD	Actual	\$4,779.78	1.337
Total Estimated Tax Rate			2.011

CHARACTERISTICS			
County Use Code	Single Family Residence	Patio Type	Uncovered Deck
Land Use	SFR	Roof Type	Gable
Lot Acres	1.65	Roof Material	Composition Shingle
Basement Type	MLS: Pillar/Post/Pier	Roof Shape	Gable

Gross Area	2,304	Construction	Wood
Building Sq Ft	2,304	Year Built	1980
Above Gnd Sq Ft	2,304	Foundation	Pier
Ground Floor Area	2,304	# of Buildings	1
Garage Capacity	MLS: 3	Building Type	Single Family
Stories	1	Fireplace	Y
Bedrooms	MLS: 3	Lot Area	71,874
Total Baths	2	No. Parking Spaces	MLS: 3
Full Baths	2	Patio/Deck 1 Area	1,001
Fireplaces	1	No. of Patios	1
Cooling Type	Central	Num Stories	1
Heat Type	Central	County Use Description	Single Family Residence-A1

FEATURES				
Feature Type	Unit	Size/Qty	Year Built	Value
1st Floor	S	2,304	1980	\$240,550
Hvac Residential	S	2,304	1980	\$4,504
Bathroom	U	2	1980	
Deck Uncovered	S	1,001	1980	\$6,807
Fireplace	U	1	1980	\$4,973

SELL SCORE			
Rating	Low	Value As Of	2022-05-15 05:32:54
Sell Score	436		

ESTIMATED VALUE			
Value As Of	05/06/2022		

(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	<a href="#">3229054</a>	Listing Date	05/11/2017
MLS Area	LN	MLS Status Change Date	06/20/2017
MLS Status	Closed	Listing Agent Name	613018-David Wiebe
Current Listing Price	\$345,000	Listing Broker Name	RE/MAX 1
Original Listing Price	\$345,000		

MLS Listing #	9701853
MLS Status	Closed
MLS Listing Date	01/30/2015
MLS Orig Listing Price	\$215,000
MLS Listing Price	\$170,000
MLS Close Date	08/13/2015
MLS Listing Close Price	\$170,000
MLS Listing Expiration Date	07/31/2015

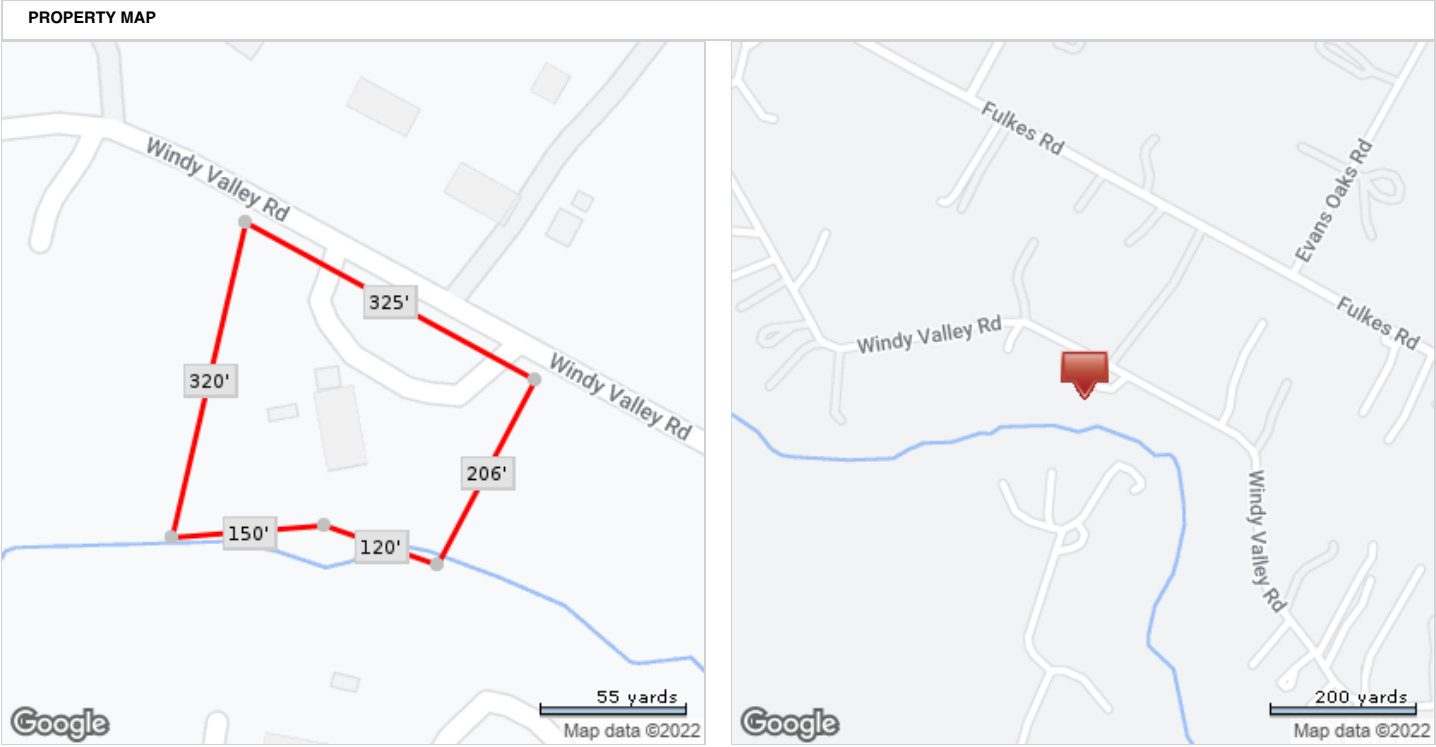
LAST MARKET SALE & SALES HISTORY					
Recording Date	06/20/2017	08/17/2015	04/20/1995	03/07/1995	
Sale/Settlement Date	06/20/2017	08/11/2015	04/17/1995		06/24/1991
Document Number	98686	131472	12420-671	12388-213	2030-184
Document Type	Warranty Deed	Warranty Deed	Administrator's Deed	Grant Deed	Warranty Deed
Buyer Name	Kerbow Bryan & Karen A Z	Sims William J & Jaime S	Dean Larry J & Mary J	Sutro Investments	
Seller Name	Sims William J & Jaime S	Dean Larry J & Mary J	Sutro Investments	Swinden Kenneth D & Katherine D	

Recording Date	03/29/1988
Sale/Settlement Date	
Document Number	10629-133
Document Type	Grant Deed

Buyer Name	Collier Thomas & Lana
Seller Name	Shores Carroll & Paula

MORTGAGE HISTORY					
Mortgage Date	05/26/2020	04/05/2019	06/20/2017	08/17/2015	07/31/1998
Mortgage Amount	\$314,000	\$311,475	\$308,750	\$236,425	\$68,096
Mortgage Lender	Swbc Mtg Corp	Quicken Lns Inc	Bancorpsouth Bk	Midamerica Mtg Inc	Lendex Inc
Mortgage Type	Conventional	Conventional	Conventional	Fha	Fha
Mortgage Code	Refi	Refi	Resale	Resale	Refi

Mortgage Date			03/29/1988
Mortgage Amount			\$73,400
Mortgage Lender	Lomas Mtg Usa Inc	Ameriway Mtg	
Mortgage Type			Fha
Mortgage Code	Resale	Resale	



\*Lot Dimensions are Estimated