


MULTIPLE BUILDING PROPERTY SUMMARY

| | | | | | |
|--|-----------|----------------|------------|------------|-----------|
|  | MLS Beds | MLS Full Baths | Half Baths | Sale Price | Sale Date |
| | 2 | 2 | N/A | N/A | N/A |
| | MLS Sq Ft | Lot Sq Ft | Yr Built | Type | |
| | 1,598 | 435,600 | 2004 | SFR | |

| OWNER INFORMATION | | | |
|--------------------------|------------------------|-------------------|-------|
| Owner Name | Kelly Shannon | Tax Billing Zip | 78641 |
| Tax Billing Address | 24369 Bingham Creek Rd | Tax Billing Zip+4 | 8557 |
| Tax Billing City & State | Leander, TX | Owner Occupied | Yes |

| LOCATION INFORMATION | | | |
|------------------------------------|-----------------|------------------|-------------|
| School District | 69 | MLS Area | LN |
| School District Name | Leander ISD | Zip Code | 78641 |
| Census Tract | 359.00 | Zip + 4 | 8028 |
| Elementary School District | Bagdad | Flood Zone Date | 01/22/2020 |
| Middle School District/School Name | Leander | Flood Zone Code | X |
| Neighborhood Code | _rgn145-_rgn145 | Flood Zone Panel | 48453C0080J |
| High School District/School Name | Glenn | Carrier Route | R006 |
| Mapsco | 310-B | | |

| TAX INFORMATION | | | |
|-------------------|----------------------------------|--------------------|-----------|
| Property ID 1 | 779202 | Tax Area (113) | 0A |
| Property ID 2 | 05336701530000 | Tax Appraisal Area | 0A |
| Property ID 3 | 779202 | % Improved | 43% |
| Legal Description | ABS 435 SUR 555 INMAN T 10.0 A C | | |
| Actual Tax Year | 2021 | Exemption(s) | Homestead |
| Actual Tax | \$7,068 | | |

| ASSESSMENT & TAX | | | | |
|---------------------------|--------------------|-----------|-----------|-----------|
| Assessment Year | 2022 - Preliminary | 2021 | 2020 | 2019 |
| Market Value - Total | \$1,134,453 | \$652,425 | \$247,253 | \$247,253 |
| Market Value - Land | \$549,600 | \$374,750 | \$80,000 | \$80,000 |
| Market Value - Improved | \$584,853 | \$277,675 | \$167,253 | \$167,253 |
| Assessed Value - Total | \$527,317 | \$381,055 | \$247,253 | \$247,253 |
| Assessed Value - Land | | | \$80,000 | \$80,000 |
| Assessed Value - Improved | | | \$167,253 | \$167,253 |
| YOY Assessed Change (\$) | \$146,262 | \$133,802 | \$0 | |
| YOY Assessed Change (%) | 38.38% | 54.12% | 0% | |

| | | | |
|------------------------|----------|-------------|------------|
| Tax Amount - Estimated | Tax Year | Change (\$) | Change (%) |
| \$5,214 | 2020 | | |
| \$7,663 | 2021 | \$2,449 | 46.96% |
| \$10,604 | 2022 | \$2,941 | 38.38% |

| | | | |
|--------------------------|-----------|------------|----------|
| Jurisdiction | Tax Type | Tax Amount | Tax Rate |
| Travis County | Estimated | \$1,884.45 | .35737 |
| Travis Co Hospital Dist | Estimated | \$589.61 | .11181 |
| Travis Co Esd No 1 | Estimated | \$527.32 | .1 |
| Austin Comm Coll Dist | Estimated | \$552.63 | .1048 |
| Leander ISD | Estimated | \$7,050.23 | 1.337 |
| Total Estimated Tax Rate | | | 2.011 |

| CHARACTERISTICS | | | |
|-----------------|-------------------------|-----------|-------|
| County Use Code | Single Family Residence | Roof Type | Gable |

| | | | |
|-------------------|-----------------------|------------------------|----------------------------|
| Land Use | SFR | Roof Frame | Metal |
| Lot Acres | 10 | Roof Shape | Gable |
| Basement Type | MLS: Slab | Year Built | Tax: 2004 MLS: 1997 |
| Gross Area | 3,885 | Pool | Concrete |
| Building Sq Ft | Tax: 3,245 MLS: 1,598 | Foundation | Slab |
| Above Gnd Sq Ft | 3,245 | # of Buildings | 5 |
| Ground Floor Area | 1,598 | Building Type | Single Family |
| Garage Capacity | MLS: 10 | Fireplace | Y |
| Stories | 1 | Lot Area | 435,600 |
| Bedrooms | MLS: 2 | No. of Porches | 1 |
| Total Baths | Tax: 6 MLS: 2 | No. Parking Spaces | MLS: 10 |
| Full Baths | Tax: 6 MLS: 2 | Patio/Deck 1 Area | 376 |
| Fireplaces | 1 | Porch 1 Area | 235 |
| Cooling Type | Central | No. of Patios | 1 |
| Heat Type | Central | Num Stories | 1 |
| Porch | Open Porch | Porch Type | Open Porch |
| Patio Type | Uncovered Deck | County Use Description | Single Family Residence-A1 |

| FEATURES | | | | |
|------------------|------|----------|------------|-----------|
| Feature Type | Unit | Size/Qty | Year Built | Value |
| 1st Floor | S | 1,598 | 2004 | \$145,929 |
| Bathroom | U | 2 | 2004 | |
| Deck Uncovered | S | 376 | 2004 | \$1,980 |
| Fireplace | U | 1 | 2004 | \$3,200 |
| Hvac Residential | S | 1,598 | 2004 | \$2,977 |
| Porch Open 1st F | S | 235 | 2004 | \$5,647 |
| Pool Res Conc | U | 1 | 2011 | \$6,480 |
| Storage Det | S | 64 | 2011 | \$2,410 |

| SELL SCORE | | | |
|------------|-----|-------------|---------------------|
| Rating | Low | Value As Of | 2022-06-05 04:04:02 |
| Sell Score | 417 | | |

| ESTIMATED VALUE | | | |
|-----------------|---------------------------|-----------------------------|----|
| RealAVM™ | \$1,789,000 | Confidence Score | 75 |
| RealAVM™ Range | \$1,681,660 - \$1,896,340 | Forecast Standard Deviation | 6 |
| Value As Of | 06/01/2022 | | |

(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 | 6084016 | Listing Date | 03/22/2022 |
| MLS Area | LN | MLS Status Change Date | 06/08/2022 |
| MLS Status | Withdrawn | Listing Agent Name | 700601-Michelle Keller |
| Current Listing Price | \$1,500,000 | Listing Broker Name | PHILLIPS & ASSOCIATES REALTY |
| Original Listing Price | \$1,800,000 | | |

| | | | | | |
|-----------------------------|-------------|-------------|------------|------------|------------|
| MLS Listing # | 4078150 | 6065103 | 3094049 | 5919400 | 7862612 |
| MLS Status | Withdrawn | Expired | Expired | Expired | Expired |
| MLS Listing Date | 03/22/2022 | 08/08/2021 | 08/03/2007 | 07/21/2006 | 11/18/2005 |
| MLS Orig Listing Price | \$180,000 | \$2,300,000 | \$196,800 | \$250,000 | \$285,000 |
| MLS Listing Price | \$1,500,000 | \$1,800,000 | \$196,800 | \$250,000 | \$262,200 |
| MLS Listing Expiration Date | | 12/31/2021 | 08/03/2008 | 10/20/2006 | 03/05/2006 |

| | | | | | |
|------------------------|------------|--|--|--|--|
| MLS Listing # | 3806440 | | | | |
| MLS Status | Expired | | | | |
| MLS Listing Date | 07/25/2005 | | | | |
| MLS Orig Listing Price | \$265,000 | | | | |
| MLS Listing Price | \$265,000 | | | | |

LAST MARKET SALE & SALES HISTORY

| | |
|----------------------|----------------|
| Recording Date | 09/23/2008 |
| Sale/Settlement Date | 09/17/2008 |
| Document Number | 159288 |
| Document Type | Warranty Deed |
| Buyer Name | Duhnke Shannon |
| Seller Name | Helm Richard |

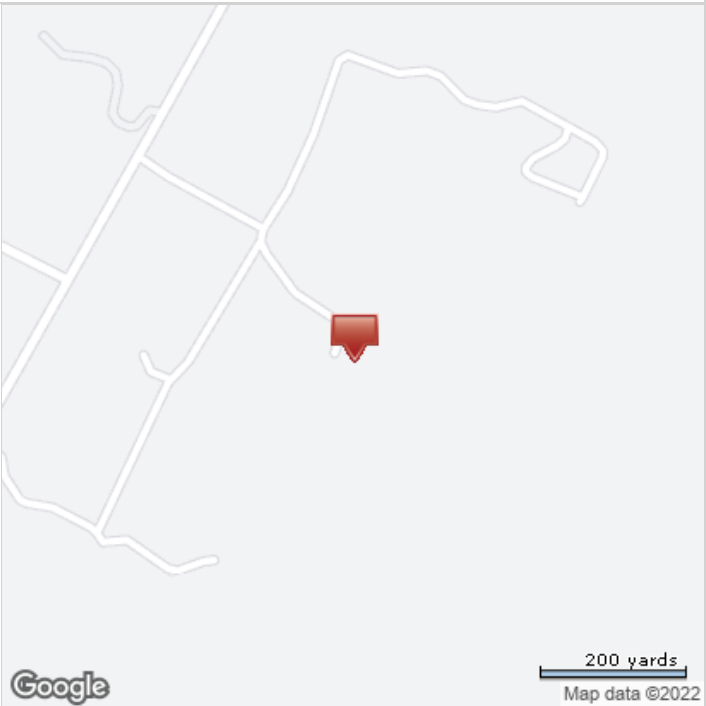
MORTGAGE HISTORY

| | | | |
|-----------------|------------------|---------------------|--------------|
| Mortgage Date | 11/22/2011 | 09/23/2008 | 11/10/2003 |
| Mortgage Amount | \$189,960 | \$187,500 | \$105,056 |
| Mortgage Lender | Capstar Lndg LLC | Coldwell Banker Mtg | Bank One Na |
| Mortgage Type | Conventional | Conventional | Conventional |
| Mortgage Code | Refi | Resale | Refi |

PROPERTY MAP



*Lot Dimensions are Estimated



BUILDING 1 OF 5

CHARACTERISTICS

| | | | |
|-------------------|-------------------------|-------------------|---------------|
| County Use Code | Single Family Residence | Roof Frame | Metal |
| Land Use | SFR | Roof Shape | Gable |
| Lot Acres | 10 | Year Built | 2004 |
| Gross Area | 1,598 | Pool | Concrete |
| Building Sq Ft | 1,598 | Foundation | Slab |
| Above Gnd Sq Ft | 1,598 | Building Type | Single Family |
| Ground Floor Area | 1,598 | Fireplace | Y |
| Stories | 1 | Lot Area | 435,600 |
| Total Baths | 2 | No. of Porches | 1 |
| Fireplaces | 1 | Patio/Deck 1 Area | 376 |
| Cooling Type | Central | Porch 1 Area | 235 |
| Heat Type | Central | No. of Patios | 1 |
| Porch | Open Porch | Num Stories | 1 |
| Patio Type | Uncovered Deck | Porch Type | Open Porch |
| Roof Type | Gable | | |

FEATURES

| Feature Type | Unit | Size/Qty | Year Built | Value |
|--------------|------|----------|------------|-------|
|--------------|------|----------|------------|-------|

| | | | | |
|------------------|---|-------|------|-----------|
| 1st Floor | S | 1,598 | 2004 | \$145,929 |
| Bathroom | U | 2 | 2004 | |
| Deck Uncovered | S | 376 | 2004 | \$1,980 |
| Fireplace | U | 1 | 2004 | \$3,200 |
| Hvac Residential | S | 1,598 | 2004 | \$2,977 |
| Porch Open 1st F | S | 235 | 2004 | \$5,647 |
| Pool Res Conc | U | 1 | 2011 | \$6,480 |
| Storage Det | S | 64 | 2011 | \$2,410 |

BUILDING 2 OF 5

| CHARACTERISTICS | | | |
|-----------------|-------------------------|-------------------|------------------|
| County Use Code | Single Family Residence | Roof Type | Gable |
| Land Use | SFR | Roof Frame | Metal |
| Lot Acres | 10 | Roof Shape | Gable |
| Gross Area | 1,231 | Year Built | 2004 |
| Building Sq Ft | 591 | Foundation | Slab |
| Above Gnd Sq Ft | 591 | Building Type | Apartment Garage |
| 2nd Floor Area | 591 | Lot Area | 435,600 |
| Garage Type | Attached Garage | Parking Type | Attached Garage |
| Garage Sq Ft | 576 | Patio/Deck 1 Area | 30 |
| Stories | 2 | No. of Patios | 3 |
| Total Baths | 1 | Num Stories | 2 |
| Patio Type | Uncovered Deck | Sec Patio Area | 60 |

| FEATURES | | | | |
|------------------|------|----------|------------|----------|
| Feature Type | Unit | Size/Qty | Year Built | Value |
| 2nd Floor | S | 591 | 2004 | \$51,816 |
| Garage Att 1st F | S | 576 | 2004 | \$11,356 |
| Bathroom | U | 1 | 2004 | |
| Deck Uncovered | S | 30 | 2004 | \$158 |
| Deck Covered | S | 60 | 2004 | \$1,022 |
| Storage Att | S | 64 | 2004 | \$1,581 |
| Storage Det | S | 64 | 2004 | \$2,410 |
| Terrace Uncoverd | S | 144 | 2004 | \$496 |

BUILDING 3 OF 5

| CHARACTERISTICS | | | |
|-------------------|-------------------------|----------------|---------------------|
| County Use Code | Single Family Residence | Porch | Open Porch |
| Land Use | SFR | Roof Type | Hip |
| Lot Acres | 10 | Roof Material | Composition Shingle |
| Gross Area | 352 | Roof Shape | Hip |
| Building Sq Ft | 352 | Year Built | 2020 |
| Above Gnd Sq Ft | 352 | Foundation | Slab |
| Ground Floor Area | 352 | Lot Area | 435,600 |
| Stories | 1 | No. of Porches | 1 |
| Total Baths | 1 | Porch 1 Area | 66 |
| Cooling Type | Central | Num Stories | 1 |
| Heat Type | Central | Porch Type | Open Porch |

| FEATURES | | | | |
|------------------|------|----------|------------|----------|
| Feature Type | Unit | Size/Qty | Year Built | Value |
| 1st Floor | S | 352 | 2020 | \$48,056 |
| Hvac Residential | S | 352 | 2020 | \$802 |
| Bathroom | U | 1 | 2020 | |
| Porch Open 1st F | S | 66 | | \$2,352 |

BUILDING 4 OF 5

| CHARACTERISTICS | | | |
|-----------------|-------------------------|-----------|------------|
| County Use Code | Single Family Residence | Porch | Open Porch |
| Land Use | SFR | Roof Type | Hip |

| | |
|-------------------|---------|
| Lot Acres | 10 |
| Gross Area | 352 |
| Building Sq Ft | 352 |
| Above Gnd Sq Ft | 352 |
| Ground Floor Area | 352 |
| Stories | 1 |
| Total Baths | 1 |
| Cooling Type | Central |
| Heat Type | Central |

| | |
|----------------|---------------------|
| Roof Material | Composition Shingle |
| Roof Shape | Hip |
| Year Built | 2020 |
| Foundation | Slab |
| Lot Area | 435,600 |
| No. of Porches | 1 |
| Porch 1 Area | 66 |
| Num Stories | 1 |
| Porch Type | Open Porch |

| FEATURES | | | | |
|------------------|------|----------|------------|----------|
| Feature Type | Unit | Size/Qty | Year Built | Value |
| 1st Floor | S | 352 | 2020 | \$48,056 |
| Hvac Residential | S | 352 | 2020 | \$802 |
| Bathroom | U | 1 | 2020 | |
| Porch Open 1st F | S | 66 | | \$2,352 |

| |
|-----------------|
| BUILDING 5 OF 5 |
|-----------------|

| CHARACTERISTICS | | | |
|-------------------|-------------------------|----------------|---------------------|
| County Use Code | Single Family Residence | Porch | Open Porch |
| Land Use | SFR | Roof Type | Hip |
| Lot Acres | 10 | Roof Material | Composition Shingle |
| Gross Area | 352 | Roof Shape | Hip |
| Building Sq Ft | 352 | Year Built | 2020 |
| Above Gnd Sq Ft | 352 | Foundation | Slab |
| Ground Floor Area | 352 | Lot Area | 435,600 |
| Stories | 1 | No. of Porches | 1 |
| Total Baths | 1 | Porch 1 Area | 66 |
| Cooling Type | Central | Num Stories | 1 |
| Heat Type | Central | Porch Type | Open Porch |

| FEATURES | | | | |
|------------------|------|----------|------------|----------|
| Feature Type | Unit | Size/Qty | Year Built | Value |
| 1st Floor | S | 352 | 2020 | \$48,056 |
| Hvac Residential | S | 352 | 2020 | \$802 |
| Bathroom | U | 1 | 2020 | |
| Porch Open 1st F | S | 66 | | \$2,352 |