



# *Real Estate Review*

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Property Address 11002 Prairie Dove; 78758

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**BRAMLETT**  
Residential Real Estate

# Financial Checklist

Purchase Price \$535,000

Purchase Date 11/18/2021

## Sold Comparables

Date Range 2022 Year to Date

Sold Price Range \$457,500 to \$740,000

Average Sold Price \$578,192

Median Sold Price \$560,000

## Property Taxes

Date of Last Property Tax Protest Currently protesting

Current Valuation \$535,000

☒ X

☐ Homestead

☐ Disabled Veteran & Surviving Spouses

☐ 65 or Older

☐ Surviving Spouses of First Responders

☐ Disabled Person

## Mortgage Status

What is the current loan amount? \_\_\_\_\_

What is your current mortgage interest rate? \_\_\_\_\_

When did you last refinance? \_\_\_\_\_

Do you currently pay Mortgage Insurance (PMI)? \_\_\_\_\_

# Annual Home Maintenance

## Major Systems

Roof \_\_\_\_\_

HVAC \_\_\_\_\_

Water Heater \_\_\_\_\_

Plumbing \_\_\_\_\_

Electrical System \_\_\_\_\_

Foundation \_\_\_\_\_

## Annual Maintenance Checklist

- Check exterior paint
- Service HVAC units
- Repair/re-stain deck
- Clean bathroom exhaust fans
- Clean dryer vents
- Replace smoke alarm batteries
- Recaulk siding & windows
- Defrost freezer
- Clean water softener
- Clean under & behind refrigerators
- Clean HVAC grates
- Clean stove hood, fan, & filter
- Replace drinking water filters
- Clean gutters

# Resources

## Tax Assessors

- Travis County: <https://traviscad.org/>
- Williamson County: <https://www.wcad.org/>
- Hays County: <https://hayscad.com/>
- Bastrop County: <https://bastropcad.org/>
- Caldwell County: <http://www.caldwellcad.org/>

## Property Tax Protest Services



## Preferred Lenders (Refinance)

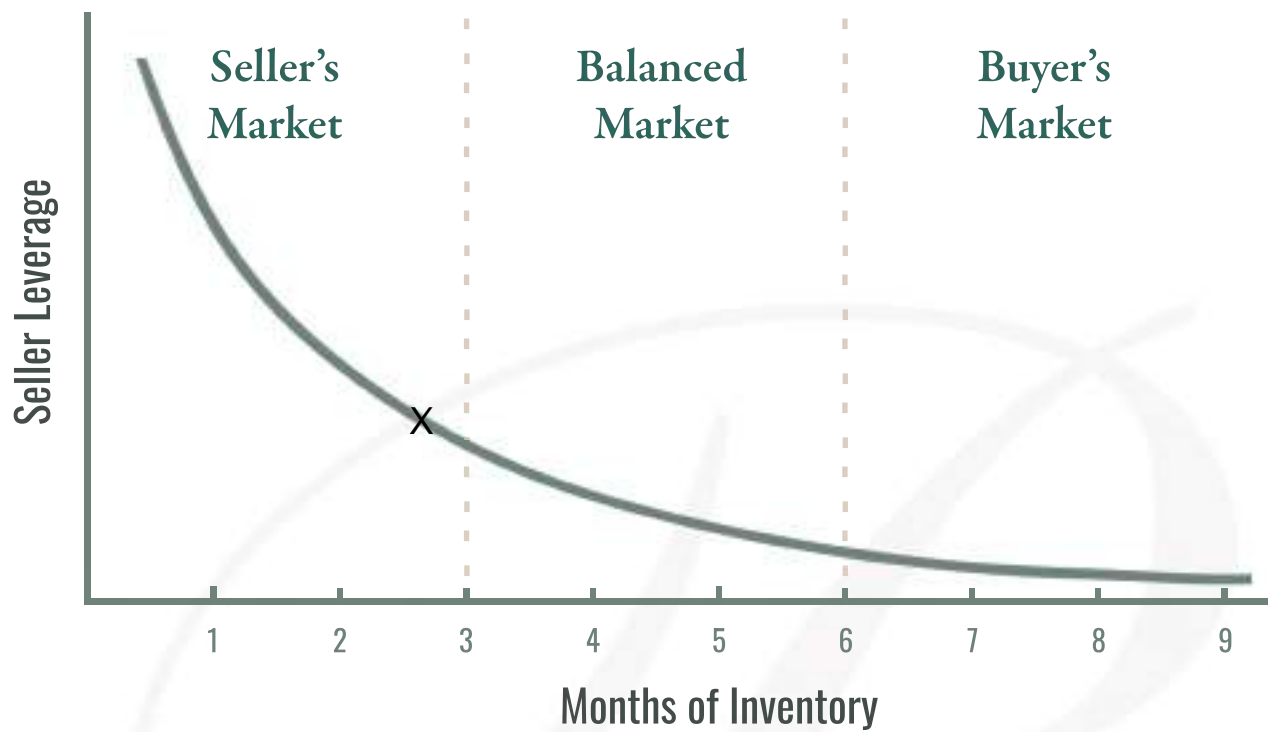
Max Leaman | [team@maxleaman.com](mailto:team@maxleaman.com)

Sharon Barney | [sbarney@cmgfi.com](mailto:sbarney@cmgfi.com)

## How to Remove PMI

- 1 Wait for PMI to automatically fall off. For conventional loans, PMI automatically drops off once the loan balance is at or below 78% of the home's appraised value.
- 2 Request PMI cancellation. For conventional loans, you can request PMI removal at 80% loan-to-value ratio, instead of waiting for PMI to fall off at 78%.
- 3 Get a new appraisal. If property values are rising where you live, you can request early cancellation based on the home's current value. Your home may also have increased in value if you've done any home improvements, such as upgrading the kitchen or adding a bedroom. You'll probably need a new appraisal.

# Market Health



Absorption Rate 23

Months of Inventory 2.8

Avg DOM 21

Median DOM 12

## Parameters

Area MLS Area 2N

Data Range <90 Days

Price Range n/a

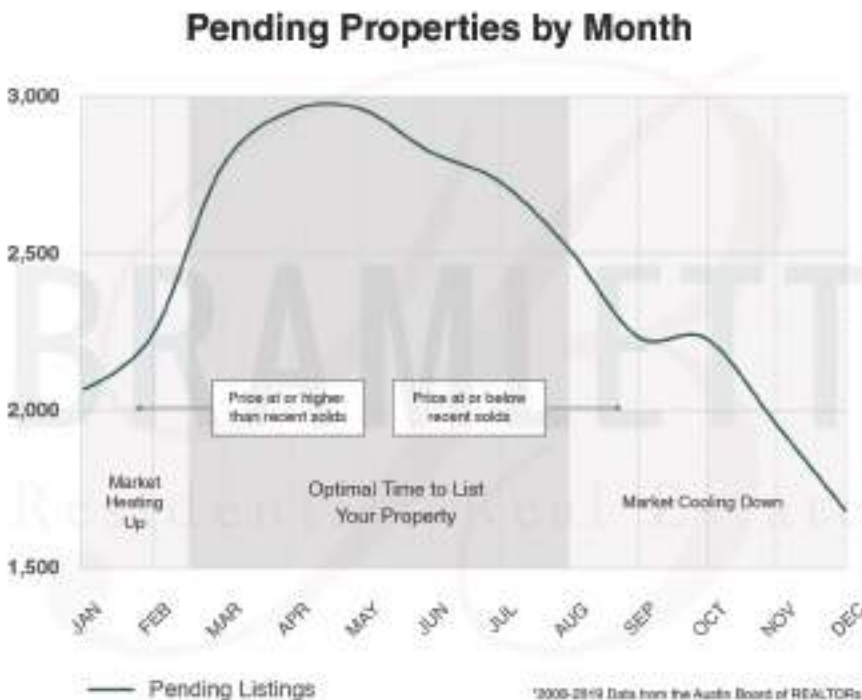
Other n/a

# The Seasonality of the Austin Market

While it varies per neighborhood, the Austin market is consistently seasonal. On average, there are almost twice as many home sales during the peak summer months and there is a -7.6% price difference from the busy spring/summer to the following fall/winter.



The best time to sell your property in Austin is clearly from April to August. Since it takes 30-45 days to close a property once it's under contract, the optimal time to **list** your property is 1-2 months before the best time to **sell**.



If your time frame is flexible, it's best to plan ahead and prepare your property to list in the spring. This gives you the longest available time to list your property during optimal market conditions. If, however, you aren't flexible, you need to be aware of the seasonality of the market, and take this information into account as part of your pricing strategy.

# 11002 Prairie Dove Cir, Austin, Texas 78758

**Listing ID:** **3775098** **LP:** **\$549,000** **CP:** **\$535,000**



**Address:** [11002 Prairie Dove Cir](#)

**City:** Austin, Texas 78758

**County:** Travis

**PID:** [02491306140000](#)

**Subdv:** Quail Hollow Sec 04

**Legal:** LOT 29 BLK A QUAIL HOLLOW SEC 4

**Type:** Single Family Resi/Fee-Simple

**ISD:** [Pflugerville ISD](#)

**Mid or JS:** [Westview](#)

**Primary Bed on Main:** Yes **# Living:** 1

**Beds:** Total:4 (Main:4 Other:)

**Liv SqFt:** 1,567 SqFt/Public Records

**Yr Blt:** 1981/Public Records/Resale

**Acres:** 0.169

**Prop Sale Cont:** No

**Pool Priv:** No/None

**Std Stat:** **C/RESI**

**List Price:** \$549,000

**MLS Area:** 2N

**Tax Lot:** 29

**Tax Blk:** A

**Levels:** 1

**Elem:** [River Oaks](#)

**High:** [John B Connally](#)

**# Dining:** 1

**Baths:** Total: 2 (F:2/H:0)

**\$/SqFt:** \$350.35

**Lnd SqFt:** 7,362

**Spa Feat:** None

## General Information

**Garage:** 2 / Tot Prk: 4 / Attached, Garage Faces Front

**Lot Feat:** Back Yard, Garden, Landscaped, Trees-Medium (20 Ft - 40 Ft)

**Roof:** Mixed, Shingle

**Dir Faces:** North-East

**Builder Nm:**

**Flooring:** Laminated, Tile

**Fireplace:** 1/Living Room

**Foundation:** Slab

**Constr:** Brick, HardiPlank Type

**Appliances:** Dishwasher, Disposal, Gas Range, Microwave, Oven Gas, Stainless Steel Appliance(s)

**Interior:** Ceiling Fan(s), Counter-Granite, Crown Molding, Dryer-Electric Hookup, Dryer-Gas Hookup, Primary Bedroom on Main, Recessed Lighting, Storage, Walk-In Closet(s)

**View:** Neighborhood

**WtrFrt:** No/None

**FEMA Flood:** No

**Exterior:** Garden, Private Yard

**Spl List Cond:** None

**Room** **Level** **Features**

Primary Bed Main Ceiling Fan(s), Full Bath, Walk-In Closet(s)

**Description:** Wait until you see the tile work in the primary bathroom!

Kitchen Main Counter-Granite, Pantry

**Description:** Amazing tile backsplash with floating shelves & all new appliances

## Utility Information

**Heat:** Central

**Sewer:** Public Sewer

**Water Src:** Public

**A/C:** Central Air

**Utilities:** Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected

## Financial Information

**HOA Name:**

**Est Tax:** \$8,830

**Tax Year:** 2021

**HOA Fee:**

**Act Tax:** \$6,662

**Tax Rate:** 2.5463

**Exempt:** None

**Possession:** Funding

**Financing:** Cash, Conventional

**Prefr'd Title Co:** C. Chunta Heritage Title

## Showing Information

**Show Req:** Go

**Contact Info:** Martha-Cary Sadler/5126941151/Agent

**Show Service Ph:**

**Access Code:** 6941151

**Lockbox Loc:** Front porch

**Lockbox Type:** SUPRA

**Occupant Type:** Vacant

**Security:** None

**Show Inst:** Go and Enjoy!

**Directions:** Kramer to Ptarmigan to Prairie Dove Circle OR Braker to Ptarmigan to Prairie Dove Circle

**Priv Rmrks:** Title Opened with Collin Chunta @ Heritage Title. A stunningly beautiful & professionally rehabbed one-story home with clean lines, custom woodwork, & contemporary panache being offered in North Central Austin! Graceful floating shelves, sophisticated laminate wood flooring, amazing tile, rich granite & a striking walnut mantle embrace this tastefully remodeled one-story gem. Saturated with natural light this 1567 sq.ft. home lives easily with 4 bedrooms, 2 baths, and open living. The backyard offers a covered deck lar...[more, see Remarks Tab](#)

## Agent/Office Information

**List Agent:** [568850/Martha-Cary Sadler](#)

**LA Phone:** (512) 694-1151

**LA Fax:**

**List Office:** [510622/BluEarth Realty LLC](#)

**LO Phone:** (512) 694-1151

**Sub Ag:** 0.00%/ **Buy Ag:** 3.00%

**Own Name:** D M Evans

**Occupant:** Vacant

**Bonus:**

**List Date:** 09/17/2021

**LA Email:** [mc@mcsrealtor.com](#)

**ADOM:** 32

**Exp Date:**

**Intrmdry:** No **VarComm:** No

**CDOM:** 31 **TCD:** 11/18/2021

**OLP:** \$595,000

## Sales Information

**Buyer Agt:** [759687/Trey Blanco](#)

**CSqFt:** \$341.42

**Close Price:** \$535,000

**Buyer Ofc:** [099101/Keller Williams Realty](#)

**BCCST:** \$0

**Close Date:** 11/18/2021

**Buy Fin:** Conventional

**Repairs:** \$0

**Pend Date:** 10/18/2021

**SD Cond:** Good

**New Loan:**



## GENERAL INFO

### ACCOUNT

Property ID: 256014  
Geographic ID: 0249130614  
Type: R  
Zoning: SF3  
Agent: HOME TAX SHIELD  
Legal Description: LOT 29 BLK A QUAIL HOLLOW SEC 4

### OWNER

Name: BLANCO KATHERYN LOUISE & JUAN III  
Secondary Name:  
Mailing Address: 11002 Prairie Dove Cir Austin TX 78758-4266  
Owner ID: 1917118  
% Ownership: 100.00  
Exemptions: HS - Homestead

Property Use:

### LOCATION

Address: 11002 PRAIRIE DOVE CIR TX 78758

Market Area:  
Market Area CD: W4000P  
Map ID: 025111

### PROTEST

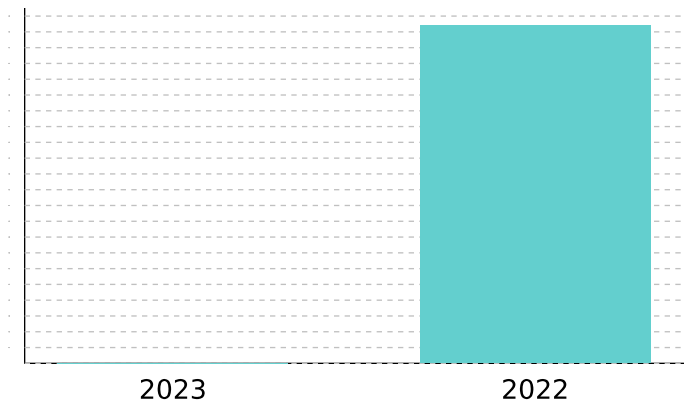
Protest Status:  
Informal Date:  
Formal Date:

## VALUES

### CURRENT VALUES

Land Homesite: \$118,750  
Land Non-Homesite: \$0  
Special Use Land Market: \$0  
Total Land: \$118,750  
  
Improvement Homesite: \$416,250  
Improvement Non-Homesite: \$0  
Total Improvement: \$416,250  
  
Market: \$535,000  
Special Use Exclusion (-): \$0  
Appraised: \$535,000  
Value Limitation Adjustment (-): \$0  
  
Net Appraised: \$535,000

### VALUE HISTORY



Values for the current year are preliminary and are subject to change.

### VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$118,750	\$416,250	\$0	\$535,000	\$0	\$535,000

## TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
02	CITY OF AUSTIN	0.541000	\$535,000	\$428,000
03	TRAVIS COUNTY	0.357365	\$535,000	\$428,000
0A	TRAVIS CENTRAL APP DIST	0.000000	\$535,000	\$535,000
19	PFLUGERVILLE ISD	1.388000	\$535,000	\$495,000
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.111814	\$535,000	\$428,000
68	AUSTIN COMM COLL DIST	0.104800	\$535,000	\$529,650

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

## IMPROVEMENT

Improvement #1: **1 FAM DWELLING** Improvement Value: **N/A** Main Area: **1,567**  
State Code: **A1** Gross Building Area: **3,994**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
1ST	1st Floor	R5		0	1981	1981	1,567
041	GARAGE ATT 1ST F	R5		0	1981	1981	437
011	PORCH OPEN 1ST F	R5		0	1981	1981	344
522	FIREPLACE	R5		0	1981	1981	1
095	HVAC RESIDENTIAL	R5		0	1981	1981	1,567
011	PORCH OPEN 1ST F	R5		0	1981	1981	76
251	BATHROOM	R5		0	1981	1981	2

### Improvement Features

1ST Foundation: SLAB, Roof Style: GABLE, Roof Covering: COMPOSITION SHINGLE, Shape Factor: R, Floor Factor: 1ST, Grade Factor: A

## LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	0.1691	7,364.97	\$16.12	N/A	N/A

## DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
11/18/21	WD	WARRANTY DEED	EVANS D M	BLANCO KATHERYN LOUISE				2021255820
9/26/00	WD	WARRANTY DEED	FOSTER ANGELIA	EVANS D M		00000	00000	2000157396 TR
9/18/92	SW	SPECIAL WARRANTY	SECRETARY OF HOUSING &	FOSTER ANGELIA		11778	00528	
1/7/92	CD	CORRECTION DEED	SECRETARY OF HOUSING &	SECRETARY OF HOUSING & URBAN		11637	00958	
1/7/92	SW	SPECIAL WARRANTY	BARRETT CLIFF & JOYCE D	SECRETARY OF HOUSING & URBAN		11619	00172	
10/19/88	WD	WARRANTY DEED	TROY & NICHOLS INC	BARRETT CLIFF & JOYCE D		10803	00059	
1/7/92	ST	SUBSTITUTE TRUSTEE	BINKLEY RONALD D ET AL	TROY & NICHOLS INC		11598	00409	

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
9/16/86	WD	WARRANTY DEED	SANFIEL PEDRO	BINKLEY RONALD D ET AL		09887	00268	
9/11/81	WD	WARRANTY DEED	BINKLEY RONALD D D ET AL	SANFIEL PEDRO		07581	00370	
9/16/86	WD	WARRANTY DEED	N P C REALTY CO	BINKLEY RONALD D ET AL		09887	00268	
4/7/81	WD	WARRANTY DEED		N P C REALTY CO		07376	00506	

# Market Analysis Summary | Residential

Listings as of 9/22/2022 at 3:29 pm, Page 1 of 2

#	List ID	Area	Address	Subdivision	Lvl	Bd	FB	HB	Liv	Gar	Pool	YB	Acres	Sqft	\$ Sqft	List Price	C\$/Sqft	Close Price	Close Date	DOM	CDOM
Listings: Closed																					
1	1332600	2N	1603 Jersey Dr	Quail Hollow Sec 05-A	1	3	2	0	2	0	No	1982	0.19	1,725	\$243.48	\$420,000	\$265.22	\$457,500	02/14/2022	4	4
2	4266893	2N	11617 Prairie Hen Ln	Quail Hollow Sec 06-B	1	4	2	0	1	0	No	1983	0.18	1,595	\$250.78	\$400,000	\$287.77	\$459,000	04/07/2022	5	5
3	5171515	2N	11606 Ruffed Grouse Dr	Quail Hollow Sec 06-B	1	4	2	0	1	0	No	1982	0.16	1,744	\$279.82	\$488,000	\$278.10	\$485,000	08/26/2022	91	91
4	6785177	2N	11106 Ptarmigan Dr	Quail Hollow Sec 04	1	3	2	0	1	2	Yes	1980	0.16	1,460	\$393.84	\$575,000	\$376.71	\$550,000	09/01/2022	39	39
5	3716525	2N	1502 Cricket Hollow Dr	Quail Hollow Sec 01	1	3	2	0	1	2	No	1978	0.16	1,565	\$299.68	\$469,000	\$351.44	\$550,000	07/21/2022	4	3
6	1228262	2N	11211 Applewood Dr	Quail Hollow Sec 01	1	3	2	0	1	2	No	1979	0.16	1,450	\$379.31	\$550,000	\$382.76	\$555,000	02/23/2022	12	12
7	7547455	2N	1802 Morning Quail Dr	Quail Hollow Sec 06-B	2	3	2	1	1	2	No	1983	0.17	1,424	\$382.72	\$545,000	\$393.26	\$560,000	01/07/2022	2	2
8	9634339	2N	11918 Snow Goose Rd	Quail Hollow Sec 08 Amd	2	3	2	1	1	2	No	1984	0.18	1,424	\$396.77	\$565,000	\$414.33	\$590,000	04/14/2022	5	5
9	1656499	2N	11010 Prairie Dove Cir	Quail Hollow Sec 04	1	3	2	0	1	2	No	1981	0.18	1,478	\$372.12	\$550,000	\$426.25	\$630,000	05/04/2022	4	4
10	3032087	2N	11216 Blossom Bell Dr	Quail Hollow Sec 02	1	3	2	0	1	2	No	1978	0.17	1,510	\$430.40	\$649,900	\$423.84	\$640,000	04/15/2022	7	7
11	9458600	2N	11007 Applewood Dr	Quail Hollow Sec 01	1	3	2	0	1	2	No	1979	0.15	1,535	\$371.34	\$570,000	\$416.94	\$640,000	02/07/2022	4	4
12	9904765	2N	11201 Sage Hollow Dr	Quail Hollow Sec 01	1	3	2	0	1	2	No	1979	0.18	1,500	\$393.17	\$589,750	\$440.00	\$660,000	03/30/2022	9	7
13	9676615	2N	11512 Swearingen Dr	Quail Hollow Sec 05-A	1	3	2	0	1	2	No	1981	0.21	1,437	\$472.51	\$679,000	\$514.96	\$740,000	05/02/2022	8	7
					Min	3	2	0	1	0		1978	0.15	1,424	\$243.48	\$400,000	\$265.22	\$457,500		2	2
					Max	4	2	1	2	2		1984	0.21	1,744	\$472.51	\$679,000	\$514.96	\$740,000		91	91
					Avg	3	2	0	1	2		1981	0.17	1,527	\$358.92	\$542,358	\$382.43	\$578,192		15	15
					Med	3	2	0	1	2		1981	0.17	1,500	\$379.31	\$550,000	\$393.26	\$560,000		5	5

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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.

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**Total Listings**

Average for all:	3	2	0	1	2	1981	0.17	1,527	\$358.92	\$542,358	\$382.43	\$578,192	15	15
Median for all:	3	2	0	1	2	1981	0.17	1,500	\$379.31	\$550,000	\$393.26	\$560,000	5	5

**Quick Statistics**

	Min	Max	Avg	Med
List Price	\$400,000	\$679,000	\$542,358	\$550,000
Sale Price	\$457,500	\$740,000	\$578,192	\$560,000
Sale / List	95.7%	117.3%	106.9%	108.9%

Property Type is 'Residential' Status is 'Closed' Status Contractual Search Date is 01/01/2022+ Subdivision is like \*\*quail ho\*\* SqFt is 1400 to 1800

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Market Analysis

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 S

Property Type: Residential (158)

MLS Status: Active (65)

	Beds	Baths	SqFt	Lot SF	List Price	LP/SqFt	Acres	Close Price	CP/SqFt	CP/LP%	CP/OLP	ADOM
Min	2	1	780	4,426	\$325,000	\$220.63	0.102	-	-	-	-	1
Max	6	4	4,759	25,265	\$1,050,000	\$578.43	0.580	-	-	-	-	208
Avg	3	2	1,683	10,431	\$580,253	\$356.39	0.239	-	-	-	-	62
Median	3	2	1,611	9,000	\$560,000	\$351.90	0.207	-	-	-	-	56

MLS Status: Active Under Contract (13)

	Beds	Baths	SqFt	Lot SF	List Price	LP/SqFt	Acres	Close Price	CP/SqFt	CP/LP%	CP/OLP	ADOM
Min	2	1	900	5,140	\$365,000	\$231.01	0.118	-	-	-	-	3
Max	4	3	2,298	28,737	\$699,000	\$427.78	0.660	-	-	-	-	82
Avg	3	2	1,642	12,457	\$512,954	\$318.38	0.286	-	-	-	-	42
Median	3	2	1,707	9,252	\$499,000	\$314.25	0.212	-	-	-	-	41

MLS Status: Pending (11)

	Beds	Baths	SqFt	Lot SF	List Price	LP/SqFt	Acres	Close Price	CP/SqFt	CP/LP%	CP/OLP	ADOM
Min	2	2	1,064	4,208	\$330,000	\$185.08	0.097	-	-	-	-	4
Max	4	4	3,264	12,110	\$699,000	\$404.14	0.278	-	-	-	-	431
Avg	3	2	1,828	8,707	\$509,364	\$298.52	0.200	-	-	-	-	91
Median	3	2	1,626	9,583	\$475,000	\$301.97	0.220	-	-	-	-	40

MLS Status: Closed (69)

	Beds	Baths	SqFt	Lot SF	List Price	LP/SqFt	Acres	Close Price	CP/SqFt	CP/LP%	CP/OLP	ADOM
Min	1	1	400		\$290,000	\$219.73	0.000	\$260,000	\$194.60	86.00%	61.00%	1
Max	5	4	2,448	31,363	\$824,999	\$997.50	0.720	\$812,500	\$1,000.00	117.00%	131.00%	91
Avg	3	2	1,574	9,465	\$521,789	\$347.47	0.217	\$518,422	\$346.07	99.33%	95.48%	21
Median	3	2	1,526	8,799	\$499,000	\$332.84	0.202	\$505,000	\$336.61	100.00%	97.00%	12

MLS Status: All (158)

	Beds	Baths	SqFt	Lot SF	List Price	LP/SqFt	Acres	Close Price	CP/SqFt	CP/LP%	CP/OLP	ADOM
Min	1	1	400		\$290,000	\$185.08	0.000	\$260,000	\$194.60	86.00%	61.00%	1
Max	6	4	4,759	31,363	\$1,050,000	\$997.50	0.720	\$812,500	\$1,000.00	117.00%	131.00%	431
Avg	3	2	1,642	10,056	\$544,249	\$345.34	0.231	\$518,422	\$346.07	99.33%	95.48%	45
Median	3	2	1,581	8,936	\$537,450	\$336.11	0.205	\$505,000	\$336.61	100.00%	97.00%	30

Criteria:  
Property Type is 'Residential'  
Status is one of 'Active', 'Active Under Contract', 'Pending'  
Status is 'Closed'  
Status Contractual Search Date is 09/22/2022 to 06/24/2022  
Property Sub Type is 'Single Family Resi'  
MLS Area is '2N'