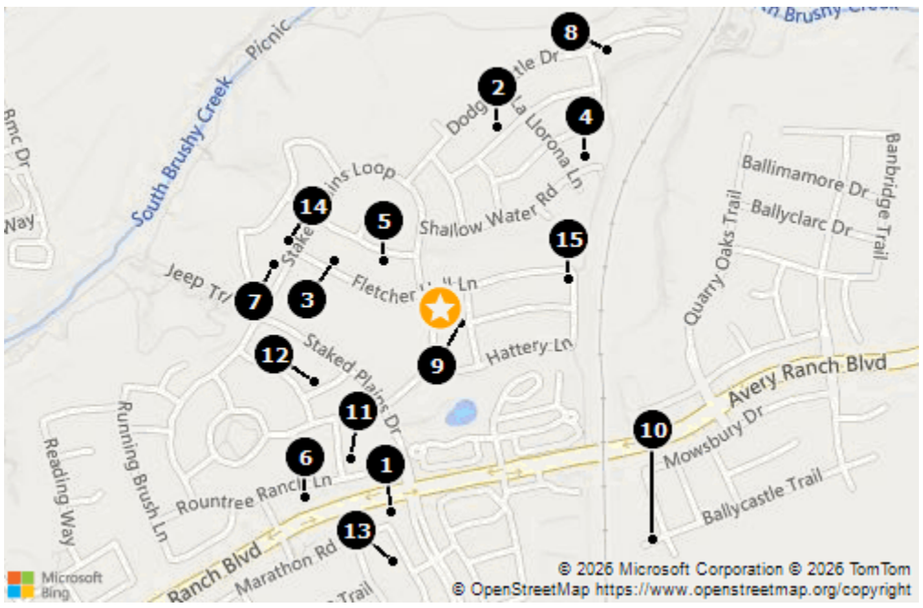
ICE SiteX Report

OrderID: 98722568

SiteX Property Information Report



Subject Property Location

14625 STAKED PLAINS LOOP, AUSTIN, TX 78717-4459

County:	**WILLIAMSON TX**	Census Tract:	484910203.112017
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	R-17-W308-111T-0002-0008	Thomas Bros Pg-Grid:	

Valuation

Value:	**$729,000**	FSD:	13	Common Confidence Score:	56
Value Range:	$634,230 - $823,770	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	CAD CAU GWI J01
Assd Land Value:	$106,000	Market Land Value:	$106,000	Tax Year:	2026
Assd Improvement:	$557,933	Market Improvment Value:	$557,933	Total Taxable Value:	$11,761
Total Assessed Value:	$663,933	Total Assessor Market Value:	$663,933	Delinquent Year:	
				Tax Account ID:	R424563
				Homeowner's Exemption:	
				Tax Exemptions:	DBV

Assessment Legal Description

Lot: 2 Block: T Section: 1 Subdivision: AVERY RANCH FAR WEST Phase No: 1 Map Ref: MAP: 4-5818

Abbreviated Description:	S8039 - AVERY RANCH FAR WEST PH 1 SEC 1, BLOCK T, LOT 2
City/Muni/Twp:	CITY OF AUSTIN

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	3373 SF	Baths:	2	Fireplace:	Yes
Year Built:	2003	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Veneer
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	2	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/22/2025	Sales Price:	N/A
Document #:	2025101080 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/29/2016	Sales Price:	N/A
Document #:	2016007760 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	01/08/2016	Loan Amount:	N/A
Document #:	2016002038 BK-PG -	Loan Type:	VA
TD Due Date:	01/01/2046	Type Finance:	

Legal Description:
Lot: 2 Block: T Section: 1 Subdivision: AVERY RANCH FAR WEST Phase No: 1

Prior Transfer

Recording Date:	11/14/2011	Sales Price:	N/A
Document #:	2011076796 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

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Document Type:
Legal Description:

Prior Transfer

Recording Date:	10/18/2011	Sales Price:	N/A
Document #:	2011070174 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/13/2011		
Document Type:			

Legal Description:
Lot: 2 Block: T Section: 1 Subdivision: AVERY RANCH FAR WEST Phase No: 1 Map Ref: CAB W SL84

Prior Transfer

Recording Date:	10/13/2011	Sales Price:	N/A
Document #:	2011070174 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 2 Block: T Section: 1 Subdivision: AVERY RANCH FAR WEST Phase No: 1 Map Ref: MAP: 4-5818
Abbreviated Description: S8039 - AVERY RANCH FAR WEST PH 1 SEC 1, BLOCK T, LOT 2
City/Muni/Twp: CITY OF AUSTIN

Mortgage Record

Recording Date:	09/28/2007	Loan Amount:	N/A
Document #:	2007082970 BK-PG -	Loan Type:	Unknown
TD Due Date:	09/24/2037	Type Finance:	

Legal Description:
Lot: 2 Block: T Subdivision: AVERY RANCH FAR WEST PHASE ONE SECTION ONE

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	2
Median Living Area	2,035 SF	Median Year Built	2005
Price Range - 2 Yrs		Age Range	17 years to 24 years
Median Value		Median Age	21 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.29Mi.	**11233 PERSIMMON GAP DR AUSTIN, TX 78717-4880**	10/14/2026			1848	//2	2008	SF	
		APN: R-17-W308-123A-0011-0008 Document #: 2026086341								
		Document Type: Price Code:								
		Land Use: Single Family Residential								
		Legal: Lot: 11 Block: A Section: 3 Subdivision: AVERY RANCH FAR WEST Phase No: 2 MapRef: CAB DD SL 87-90 Abbreviated Description: Lot:11 Block:A Section:3 Subdivision:AVERY RANCH FAR WEST Phase No:2 Map Ref:CAB DD SL 87-90								
2	.26Mi.	**11216 LOS COMANCHEROS RD AUSTIN, TX 78717-4492**	08/28/2026			1716	//2	2005	SF	
		APN: R-17-W308-114B-B008-0008 Document #: 2026073136								
		Document Type: Price Code:								
		Land Use: Single Family Residential								
		Legal: Lot: 8 Block: BB Section: 4 Subdivision: AVERY RANCH FAR WEST Phase No: 1 MapRef: CAB X SL 115 Abbreviated Description: Lot:8 Block:BB Section:4 Subdivision:AVERY RANCH FAR WEST Phase No:1 Map Ref:CAB X SL 115								
3	.16Mi.	**11704 FLETCHER HALL LN AUSTIN, TX 78717-4452**	07/20/2026			1837	//2	2005	SF	
		APN: R-17-W308-112W-0004-0008 Document #: 2026060459								
		Document Type: Price Code:								
		Land Use: Single Family Residential								
		Legal: Lot: 4 Block: W Section: 2 Subdivision: AVERY RANCH FAR WEST Phase No: 1 MapRef: CAB W SL 135-139 Abbreviated Description: Lot:4 Block:W Section:2 Subdivision:AVERY RANCH FAR WEST Phase No:1 Map Ref:CAB W SL 135-139								
4	.29Mi.	**11012 SHALLOW WATER RD AUSTIN, TX 78717-4681**	07/08/2026			2129	//2	2004	SF	
		APN: R-17-W308-113C-0077-0008 Document #: 2026057100								
		Document Type: Price Code:								
		Land Use: Single Family Residential								
		Legal: Lot: 77 Block: C Section: 3 Subdivision: AVERY RANCH FAR WEST Phase No: 1 MapRef: CAB X SL 120 Abbreviated Description: Lot:77 Block:C Section:3 Subdivision:AVERY RANCH FAR WEST Phase No:1 Map Ref:CAB X SL 120City/Muni/Twp:WILLIAMS City/Muni/Twp: WILLIAMS								
5	.1Mi.	**11513 MISTY WHITE DR AUSTIN, TX 78717-4466**	04/20/2026			2750	//2	2003	SF	
		APN: R-17-W308-112W-0018-0008 Document #: 2026031256								
		Document Type: Price Code:								
		Land Use: Single Family Residential								
		Legal: Lot: 18 Block: W Section: 2 Subdivision: AVERY RANCH FAR WEST Phase No: 1 MapRef: CAB W SL 135 Abbreviated Description: Lot:18 Block:W Section:2 Subdivision:AVERY RANCH FAR WEST Phase No:1 Map Ref:CAB W SL 135								
6	.33Mi.	**14301 ROUNTREE RANCH LN AUSTIN, TX 78717-4822**	03/16/2026			1849	//2	2009	SF	
		APN: R-17-W308-115M-0030-0008 Document #: 2026020279								
		Document Type: Price Code:								
		Land Use: Single Family Residential								
		Legal: Lot: 30 Block: M Section: 5 Subdivision: AVERY RANCH FAR WEST Phase No: 1 MapRef: CAB Z SL 383 Abbreviated Description: Lot:30 Block:M Section:5 Subdivision:AVERY RANCH FAR WEST Phase No:1 Map Ref:CAB Z SL 383								
7	.24Mi.	**15209 STAKED PLAINS LOOP AUSTIN, TX 78717-4457**	02/27/2026			2054	//2	2005	SF	
		APN: R-17-W308-112X-0005-00008 Document #: 2026015313								
		Document Type: Price Code:								
		Land Use: Single Family Residential								
		Legal: Lot: 5 Block: X Section: 2 Subdivision: AVERY RANCH FAR WEST Phase No: 1 MapRef: CAB W SL 135-139 Abbreviated Description: Lot:5 Block:X Section:2 Subdivision:AVERY RANCH FAR WEST Phase No:1 Map Ref:CAB W SL 135-139City/Muni/Twp:AUSTIN City/Muni/Twp: AUSTIN								
8	.42Mi.	**10921 DODGE CATTLE DR AUSTIN, TX 78717-4499**	01/05/2026			2129	//2	2005	SF	
		APN: R-17-W308-114C-0065-0008 Document #: 2026000501								
		Document Type: Price Code:								
		Land Use: Single Family Residential								

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Legal: Lot: 65 Block: C Subdivision: AVERY RANCH FAR WEST PHASE ONE SECTION FOUR MapRef: CAB X SL 115-119 Abbreviated Description: Lot:65 Block:C Subdivision:AVERY RANCH FAR WEST PHASE ONE SECTION FOUR Map Ref:CAB X SL 115-119

9	.04Mi.	**14620 SPRINGS EDGE DR** **AUSTIN, TX 78717-4473**	12/31/2025	1633	//2	2003	SF

APN: R-17-W308-111T-0015-0008 Document #: 2025103724
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 15 Block: T Section: 1 Subdivision: AVERY RANCH FAR WEST Phase No: 1 MapRef: CAB W SL 84 Abbreviated Description: Lot:15 Block:T Section:1 Subdivision:AVERY RANCH FAR WEST Phase No:1 Map Ref:CAB W SL 84

10	.42Mi.	**14104 BALLYCASTLE TRL** **AUSTIN, TX 78717-4447**	10/16/2025	2091	//3	2002	SF

APN: R-17-W308-820Q-0027-0008 Document #: 2025082016
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 27 Block: Q Subdivision: AVERY RANCH WEST Phase No: 2 MapRef: CAB U SL 181-187 Abbreviated Description: Lot:27 Block:Q Subdivision:AVERY RANCH WEST Phase No:2 Map Ref:CAB U SL 181-187

11	.25Mi.	**11405 DOG LEG DR** **AUSTIN, TX 78717-4800**	10/02/2025	1848	//2	2007	SF

APN: R-17-W308-115M-0016-0008 Document #: 2025078077
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 16 Block: M Section: 5 Subdivision: AVERY RANCH FAR WEST PHASE THREE MapRef: DOC 2013099674 Abbreviated Description: Lot:16 Block:M Section:5 Subdivision:AVERY RANCH FAR WEST PHASE THREE Map Ref:DOC 2013099674

12	.21Mi.	**14404 SHOWDOWN LN** **AUSTIN, TX 78717-4470**	08/18/2025	2035	//2	2006	SF

APN: R-17-W308-115R-0008-0008 Document #: 2025064613
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Block: R Section: 5 Subdivision: AVERY RANCH FAR WEST Phase No: 1 MapRef: CAB Z SL 383-387 Abbreviated Description: Lot:8 Block:R Section:5 Subdivision:AVERY RANCH FAR WEST Phase No:1 Map Ref:CAB Z SL 383-387

13	.36Mi.	**11208 PERSIMMON GAP DR** **AUSTIN, TX 78717-4880**	08/01/2025	1708	//2	2008	SF

APN: R-17-W308-123E-0005-0008 Document #: 2025060246
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Block: E Section: 3 Subdivision: AVERY RANCH FAR WEST Phase No: 2 MapRef: CAB DD SL 87 Abbreviated Description: Lot:5 Block:E Section:3 Subdivision:AVERY RANCH FAR WEST Phase No:2 Map Ref:CAB DD SL 87

14	.23Mi.	**15115 STAKED PLAINS LOOP** **AUSTIN, TX 78717-4458**	06/27/2025	2244	//2	2005	SF

APN: R-17-W308-112X-0008-0008 Document #: 2025049912
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Section: 2 Subdivision: AVERY RANCH FAR WEST Phase No: 1 MapRef: CAB W SL 135 Abbreviated Description: Lot:8 Section:2 Subdivision:AVERY RANCH FAR WEST Phase No:1 Map Ref:CAB W SL 135

15	.18Mi.	**11000 HATTERY LN** **AUSTIN, TX 78717-4477**	06/16/2025	2274	//2	2003	SF

APN: R-17-W308-111V-0017-0008 Document #: 2025046470
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 17 Block: V Section: 1 Subdivision: AVERY RANCH FAR WEST Phase No: 1 MapRef: CAB W SL 84 Abbreviated Description: Lot:17 Block:V Section:1 Subdivision:AVERY RANCH FAR WEST Phase No:1 Map Ref:CAB W SL 84

Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

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Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**14625 STAKED PLAINS LOOP**	**10/13/2011**	$663,933	$663,933	3,373	//2	2003		
.01Mi.	**14621 STAKED PLAINS LOOP**	**11/29/2006**	$514,293	$514,293	2,232	//2	2003		
.01Mi.	**14629 STAKED PLAINS LOOP**	**04/27/2021**	$514,821	$514,821	2,219	//2	2003		
.02Mi.	**14617 STAKED PLAINS LOOP**	**09/30/2021**	$452,551	$452,551	1,863	//2	2004		
.02Mi.	**14708 SPRINGS EDGE DR**	**07/08/2024**	$447,380	$447,380	1,689	//2	2003		
.02Mi.	**14712 SPRINGS EDGE DR**	**10/31/2024**	$446,010	$446,010	1,988	//2	2003		
.03Mi.	**14704 SPRINGS EDGE DR**	**08/05/2020**	$476,381	$476,381	2,101	//2	2003		
.03Mi.	**14716 SPRINGS EDGE DR**	**06/24/2016**	$509,866	$509,866	2,274	//2	2003		
.03Mi.	**14700 SPRINGS EDGE DR**	**01/10/2006**	$433,098	$433,098	1,689	//2	2003		
.04Mi.	**14613 STAKED PLAINS LOOP**	**06/14/2012**	$507,713	$507,713	2,240	//2	2003		
.04Mi.	**14620 SPRINGS EDGE DR**	**12/31/2025**	$417,081	$417,081	1,633	//2	2003		
.04Mi.	**11420 FLETCHER HALL LN**	**05/18/2021**	$447,626	$447,626	1,808	//2	2004		
.04Mi.	**11416 FLETCHER HALL LN**	**10/04/2023**	$439,333	$439,333	1,697	//2	2004		
.04Mi.	**11412 FLETCHER HALL LN**	**07/31/2003**	$503,194	$503,194	2,275	//2	2003		
.05Mi.	**11408 FLETCHER HALL LN**	**04/17/2025**	$474,895	$474,895	2,108	//2	2003		
.05Mi.	**14616 SPRINGS EDGE DR**	**05/13/2014**	$429,914	$429,914	1,713	//2	2003		

Rent vs. Own

Households Occupied by Renters:	38%	Households Occupied by Owners:	58%

Demographics & Income

Median Age:	37.0 years old	Households:	16,252
Median Household Income:	$130,964	Households w/Family:	73%
Household Income Per Capita:	$56,315	Households w/Family Married:	64%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	46%

School District

School District Zone:	Leander Independent School District	Students:	42,608
Number of Schools:	50	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.34Mi.	**Vista Ridge High School** Number of Students: 2,480 Student-Teacher Ratio: 15.32 Advanced Placement: Yes	A-	Public	9 - 12
4.27Mi.	**Stiles Middle School** Number of Students: 1,493 Student-Teacher Ratio: 16.84	A+	Public	6 - 8
0.15Mi.	**Rutledge Elementary School** Number of Students: 853 Student-Teacher Ratio: 13.83	A+	Public	KG - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	69%	NOTABLY LOWER
BURGLARY	52%	NOTABLY LOWER
MOTOR VEHICLE THEFT	32%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	33%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	63%	NOTABLY LOWER
FORCIBLE RAPE	27%	SIGNIFICANTLY LOWER
MURDER	61%	NOTABLY LOWER
OVERALL	42%	SIGNIFICANTLY LOWER

Disaster Alerts

7/2/2025 - Severe Storm, Flooding

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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ICE SiteX Report

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