ICE SiteX Report

OrderID: 98775546

SiteX Property Information Report



Subject Property Location

1648 PINOT NOIR ST, LEANDER, TX 78641-2774

County:	**WILLIAMSON TX**	Census Tract:	0203.31
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	R-17-W313-802N-0001	Thomas Bros Pg-Grid:	

Valuation

Value:	**$609,000**	FSD:	9	Common Confidence Score:	68
Value Range:	$554,190 - $663,810	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	CAD CLE GWI J01
Assd Land Value:	$99,000	Market Land Value:	$99,000	Tax Year:	2026
Assd Improvement:	$498,744	Market Improvment Value:	$498,744	Total Taxable Value:	$10,597
Total Assessed Value:	$597,744	Total Assessor Market Value:	$597,744	Delinquent Year:	
				Tax Account ID:	R546635
				Homeowner's Exemption:	
				Tax Exemptions:	DBV

Assessment Legal Description

Lot: 1 Block: N Section: 2

Abbreviated Description:	S11140 - CARNEROS RANCH SEC 2, BLOCK N, LOT 1
City/Muni/Twp:	LEANDER CITY

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	3340 SF	Baths:	3	Fireplace:	
Year Built:	2016	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Marble
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:	$712,146
Document #:	2025101141 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	10/28/2024	Sales Price:	$691,850
Document #:	2024085505 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	10/16/2024	Loan Amount:	N/A
Document #:	2024082085 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	10/09/2024		
TD Due Date:	11/01/2054	Type Finance:	
Legal Description:			

Block: N Section: 2 Subdivision: CARNEROS RANCH Map Ref: 0

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Prior Transfer

Recording Date:	02/09/2024	Sales Price:	$670,000
Document #:	2024010253 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	01/30/2024	Loan Amount:	N/A
Document #:	2024007313 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	01/25/2024		
TD Due Date:	02/01/2054	Type Finance:	

Legal Description:
Block: N Section: 2 Subdivision: CAMEROS RANCH Map Ref: 0

Mortgage Record

Recording Date:	11/14/2022	Loan Amount:	N/A
Document #:	2022127219 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	11/10/2022		
TD Due Date:	12/01/2052	Type Finance:	

Legal Description:
Block: N Section: 2 Subdivision: CARNEROS RANCH Map Ref: FILE 2016030750

Prior Transfer

Recording Date:	11/14/2022	Sales Price:	N/A
Document #:	2022127218 BK-PG -	Type of Sale:	Undetermined Transfer
Contract Date:	11/10/2022		
Document Type:	Deed		

Legal Description:
Block: N Section: 2 Subdivision: CARNEROS RANCH Map Ref: FILE 2016030750

Prior Transfer

Recording Date:	10/19/2021	Sales Price:	N/A
Document #:	2021159645 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	09/29/2021	Loan Amount:	N/A
Document #:	2021148433 BK-PG -	Loan Type:	Conventional
Contract Date:	09/22/2021		
TD Due Date:	10/01/2051	Type Finance:	

Legal Description:
Block: N Section: 2 Subdivision: CARNEROS RANCH Map Ref: 0
City/Muni/Twp: LEANDER

Prior Transfer

Recording Date:	02/22/2021	Sales Price:	N/A
Document #:	2021022391 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	02/03/2021	Loan Amount:	N/A
Document #:	2021017048 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	01/08/2021		
TD Due Date:	02/01/2051	Type Finance:	

Legal Description:
Block: N Section: 2 Subdivision: CARNEROS RANCH Map Ref: 0
City/Muni/Twp: LEANDER

Prior Transfer

Recording Date:	03/19/2020	Sales Price:	N/A
Document #:	2020028240 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	03/13/2020	Loan Amount:	N/A
Document #:	2020026361 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	03/05/2020		
TD Due Date:	04/01/2050	Type Finance:	

Legal Description:
Block: N Section: 2 Subdivision: CARNEROS RANCH Map Ref: 0
City/Muni/Twp: LEANDER

Mortgage Record

Recording Date:	04/26/2017	Loan Amount:	N/A
Document #:	2017036457 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	04/25/2017		
TD Due Date:	05/01/2047	Type Finance:	

Legal Description:
Block: N Section: 2 Subdivision: CARNEROS RANCH Map Ref: DOC2016030750

Prior Transfer

Recording Date:	04/26/2017	Sales Price:	N/A
Document #:	2017036456 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	04/25/2017		
Document Type:	Deed		

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Legal Description:
Block: N Section: 2 Subdivision: CARNEROS RANCH Map Ref: DOC2016030750

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs		Age Range	
Median Value		Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.15Mi.	**1713 SAUTERNE DR** **LEANDER, TX 78641-5997**	01/15/2026			2808	/4/3	2024	SF	
		APN: R-17-W312-600L-0011 Document #: 2026003640 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 11 Block: L Subdivision: CARNEROS RANCH SECTION SIX MapRef: DOC 2023058849 Abbreviated Description: Lot:11 Block:L Subdivision:CARNEROS RANCH SECTION SIX Map Ref:DOC 2023058849City/Muni/Twp:LEANDER City/Muni/Twp: LEANDER								
2	.17Mi.	**233 SANGIOVESE ST** **LEANDER, TX 78641-2777**	08/04/2026			2378	//2	2015	SF	
		APN: R-17-W312-150P-0016 Document #: 2026065355 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 16 Block: P Section: 1 Subdivision: CARNEROS RANCH MapRef: DOC 2014034246 Abbreviated Description: Lot:16 Block:P Section:1 Subdivision:CARNEROS RANCH Map Ref:DOC 2014034246								
3	.17Mi.	**229 SANGIOVESE ST** **LEANDER, TX 78641-2777**	07/10/2026			2356	//2	2016	SF	
		APN: R-17-W312-150P-0015 Document #: 2026057812 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 15 Block: P Section: 1 Subdivision: CARNEROS RANCH MapRef: DOC 2014034246 Abbreviated Description: Lot:15 Block:P Section:1 Subdivision:CARNEROS RANCH Map Ref:DOC 2014034246								
4	.21Mi.	**1809 CAMAY ST** **LEANDER, TX 78641-5967**	12/22/2025			3970	/4/4	2025	SF	
		APN: R-17-W312-600J-0007 Document #: 2025100963 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 9 Block: J Subdivision: CARNEROS RANCH SECTION SIX MapRef: DOC 2023058849 Abbreviated Description: Lot:9 Block:J Subdivision:CARNEROS RANCH SECTION SIX Map Ref:DOC 2023058849								
5	.24Mi.	**204 SIL CV** **LEANDER, TX 78641-7815**	05/18/2026			2632	//2	2002	SF	
		APN: R-17-W350-804E-0017-0004 Document #: 2026040067 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 17 Block: E Subdivision: WESTWOOD SECTION 4 MapRef: CAB V SL 3 Abbreviated Description: Lot:17 Block:E Subdivision:WESTWOOD SECTION 4 Map Ref:CAB V SL 3City/Muni/Twp:LEANDER City/Muni/Twp: LEANDER								
6	.26Mi.	**1602 CANDLELIGHT DR** **LEANDER, TX 78641-7999**	04/09/2026			1493	//2	2001	SF	
		APN: R-17-W350-801A-0024-0004 Document #: 2026027982 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 24 Block: A Subdivision: WESTWOOD SECTION 1 MapRef: CAB S SL 360-361 Abbreviated Description: Lot:24 Block:A Subdivision:WESTWOOD SECTION 1 Map Ref:CAB S SL 360-361								
7	.29Mi.	**1853 CROOKED CREEK ST** **LEANDER, TX 78641-6219**	06/29/2026			2196	/4/3	2025	SF	
		APN: R-17-W453-030S-0023 Document #: 2026053837 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 23 Block: S Subdivision: ROSENBUSCH RANCH MapRef: DOC 2024042777 Abbreviated Description: Lot:23 Block:S Subdivision:ROSENBUSCH RANCH Map Ref:DOC 2024042777								
8	.29Mi.	**1828 BARANCO WAY** **LEANDER, TX 78641-7835**	01/13/2026			2036	//2	2010	SF	
		APN: R-17-W350-140E-0032-0004 Document #: 2026002733 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 32 Block: F Subdivision: VISTA RIDGE PHASE FOUR MapRef: CAB DD SL 308 Abbreviated Description: Lot:32 Block:F Subdivision:VISTA RIDGE PHASE FOUR Map Ref:CAB DD SL 308								
9	.3Mi.	**403 RED HAWK DR** **LEANDER, TX 78641-8096**	08/06/2026			2775	//2	2007	SF	
		APN: R-17-W350-130M-0002-0004 Document #: 2026066244 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 2 Block: M Subdivision: VISTA RIDGE Phase No: 3 MapRef: CAB AA SL 48 Abbreviated Description: Lot:2 Block:M Subdivision:VISTA RIDGE Phase No:3 Map Ref:CAB AA SL 48City/Muni/Twp:LEANDER City/Muni/Twp: LEANDER								
10	.3Mi.	**409 CHAPARRAL DR** **LEANDER, TX 78641-8090**	08/03/2026			1887	//2	2012	SF	
		APN: R-17-W350-130L-0005-0004 Document #: 2026065023 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: L Subdivision: VISTA RIDGE Phase No: 3 MapRef: CAB AA SL 48-49 Abbreviated Description: Lot:5 Block:L Subdivision:VISTA RIDGE Phase No:3 Map Ref:CAB AA SL 48-49								
11	.3Mi.	**405 OLMOS DR** **LEANDER, TX 78641-8087**	03/03/2026			2846	//2	2006	SF	
		APN: R-17-W350-130K-0001-0004 Document #: 2026016622 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: K Subdivision: VISTA RIDGE PHASE THREE MapRef: CAB AA SL 48-49 Abbreviated Description: Lot:1 Block:K Subdivision:VISTA RIDGE PHASE THREE Map Ref:CAB AA SL 48-49								
12	.3Mi.	**1908 CROOKED CREEK ST** **LEANDER, TX 78641-6220**	12/31/2025			2431	/5/3	2025	SF	
		APN: R-17-W453-030U-0022 Document #: 2025103604 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential								

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Legal: Lot: 22 Block: U Subdivision: ROSENBUSCH RANCH PHASE THREE MapRef: DOC 2024042777 Abbreviated Description: Lot:22 Block:U Subdivision:ROSENBUSCH RANCH PHASE THREE Map Ref:DOC 2024042777

13 .32Mi. **1913 CROOKED CREEK ST** 03/02/2026 2520 /4/2 2025 SF
LEANDER, TX 78641-6220
APN: R-17-W453-030S-0020 Document #: 2026016187
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 20 Block: S Subdivision: ROSENBUSCH RANCH PHASE THREE MapRef: DOC 2024042777 Abbreviated Description: Lot:20 Block:S Subdivision:ROSENBUSCH RANCH PHASE THREE Map Ref:DOC 2024042777

14 .33Mi. **411 LAS COLINAS DR** 01/12/2026 2038 //2 2006 SF
LEANDER, TX 78641-8093
APN: R-17-W350-130J-0069-0004 Document #: 2026002586
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 69 Block: J Subdivision: VISTA RIDGE PHASE THREE MapRef: CAB AA SL 48-49 Abbreviated Description: Lot:69 Block:J Subdivision:VISTA RIDGE PHASE THREE Map Ref:CAB AA SL 48-49

15 .34Mi. **1921 CROOKED CREEK ST** 02/10/2026 2431 /5/3 2025 SF
LEANDER, TX 78641-6220
APN: R-17-W453-030S-0018 Document #: 2026010474
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 18 Block: S Subdivision: ROSENBUSCH RANCH PHASE THREE MapRef: DOC 2024042777 Abbreviated Description: Lot:18 Block:S Subdivision:ROSENBUSCH RANCH PHASE THREE Map Ref:DOC 2024042777

16 .34Mi. **1932 CROOKED CREEK ST** 01/22/2026 3047 /5/3 2025 SF
LEANDER, TX 78641-6220
APN: R-17-W453-030U-0026 Document #: 2026005318
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 26 Block: U Subdivision: ROSENBUSCH RANCH PHASE THREE MapRef: DOC 2024042777 Abbreviated Description: Lot:26 Block:U Subdivision:ROSENBUSCH RANCH PHASE THREE Map Ref:DOC 2024042777

17 .35Mi. **517 PRAIRIE WIND DR** 03/09/2026 3035 /5/3 2025 SF
LEANDER, TX 78641-6216
APN: R-17-W453-030T-0003 Document #: 2026018046
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Block: T Subdivision: ROSENBUSCH RANCH PHASE THRE MapRef: DOC 2024042777 Abbreviated Description: Lot:3 Block:T Subdivision:ROSENBUSCH RANCH PHASE THRE Map Ref:DOC 2024042777

18 .35Mi. **509 PRAIRIE WIND DR** 02/05/2026 2832 /5/3 2025 SF
LEANDER, TX 78641-6216
APN: R-17-W453-030T-0002 Document #: 2026009184
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Block: T Subdivision: ROSENBUSCH RANCH PHASE THREE MapRef: DOC 2024042777 Abbreviated Description: Lot:2 Block:T Subdivision:ROSENBUSCH RANCH PHASE THREE Map Ref:DOC 2024042777

19 .36Mi. **501 CHAPARRAL DR** 06/08/2026 3301 //2 2025 SF
LEANDER, TX 78641-8091
APN: R-17-W350-130L-0010-0004 Document #: 2026047288
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 10 Block: L Subdivision: VISTA RIDGE PHASE THREE MapRef: CAB AA SL 48-49 Abbreviated Description: Lot:10 Block:L Subdivision:VISTA RIDGE PHASE THREE Map Ref:CAB AA SL 48-49

20 .37Mi. **604 CEREZO DR** 08/06/2026 1830 //2 2013 SF
LEANDER, TX 78641-3401
APN: R-17-W350-12AI-0033 Document #: 2026066343
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 33 Block: I Subdivision: VISTA RIDGE PHASE TWO-A MapRef: DOC 2013005182 Abbreviated Description: Lot:33 Block:I Subdivision:VISTA RIDGE PHASE TWO-A Map Ref:DOC 2013005182

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.

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.	**1648 PINOT NOIR ST**	**11/10/2022**	$597,744	$597,744	3,340	//3	2016		
.01Mi.	**1644 PINOT NOIR ST**	**09/28/2022**	$448,194	$448,194	2,123	/4/2	2018		
.02Mi.	**1645 AMARONE DR**	**11/08/2018**	$497,517	$497,517	2,470	/4/2	2018		
.02Mi.	**1640 PINOT NOIR ST**	**06/04/2021**	$493,074	$493,074	2,511	//2	2017		
.03Mi.	**1641 AMARONE DR**	**09/24/2020**	$518,586	$518,586	2,698	//3	2016		
.03Mi.	**229 VOUVRAY ST**	**08/25/2021**	$534,796	$534,796	2,695	/4/3	2018		
.03Mi.	**225 VOUVRAY ST**	**11/09/2018**	$521,365	$521,365	2,638	/4/3	2018		
.03Mi.	**1649 PINOT NOIR ST**	**09/15/2021**	$535,145	$535,145	2,779	/4/3	2018		
.03Mi.	**1637 AMARONE DR**	**05/18/2026**	$478,860	$478,860	2,373	/3/2	2018		
.03Mi.	**233 VOUVRAY ST**	**09/06/2018**	$478,627	$478,627	2,373	/4/2	2018		
.04Mi.	**1645 PINOT NOIR ST**	**04/13/2017**	$474,057	$474,057	2,356	//2	2016		
.04Mi.	**1636 PINOT NOIR ST**	**05/23/2024**	$642,044	$642,044	3,753	/4/3	2018		
.04Mi.	**221 VOUVRAY ST**	**12/21/2017**	$613,930	$613,930	3,471	//3	2017		
.04Mi.	**1641 PINOT NOIR ST**	**06/29/2023**	$589,884	$589,884	3,400	/4/3	2018		
.04Mi.	**237 VOUVRAY ST**	**04/30/2021**	$565,956	$565,956	3,126	//2	2016		
.04Mi.	**1633 AMARONE DR**	**06/21/2019**	$500,356	$500,356	2,512	//2	2017		

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Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	75%

Demographics & Income

Median Age:	37.1 years old	Households:	31,938
Median Household Income:	$118,097	Households w/Family:	79%
Household Income Per Capita:	$49,959	Households w/Family Married:	65%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	44%

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
1.42Mi.	**Leander Middle School** Number of Students: 873 Student-Teacher Ratio: 11.6 Advanced Placement: Yes	B+	Public	6 - 8
1.13Mi.	**Camacho Elementary School** Number of Students: 622 Student-Teacher Ratio: 11.06	D	Public	EE - 5
2.12Mi.	**Glenn High School** Number of Students: 2,024 Student-Teacher Ratio: 14.26	C+	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	61%	NOTABLY LOWER
BURGLARY	87%	LOWER
MOTOR VEHICLE THEFT	57%	NOTABLY LOWER
FORCIBLE ROBBERY	75%	NOTABLY LOWER
AGGRAVATED ASSAULT	50%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	65%	NOTABLY LOWER
MURDER	55%	NOTABLY LOWER
OVERALL	63%	NOTABLY 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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