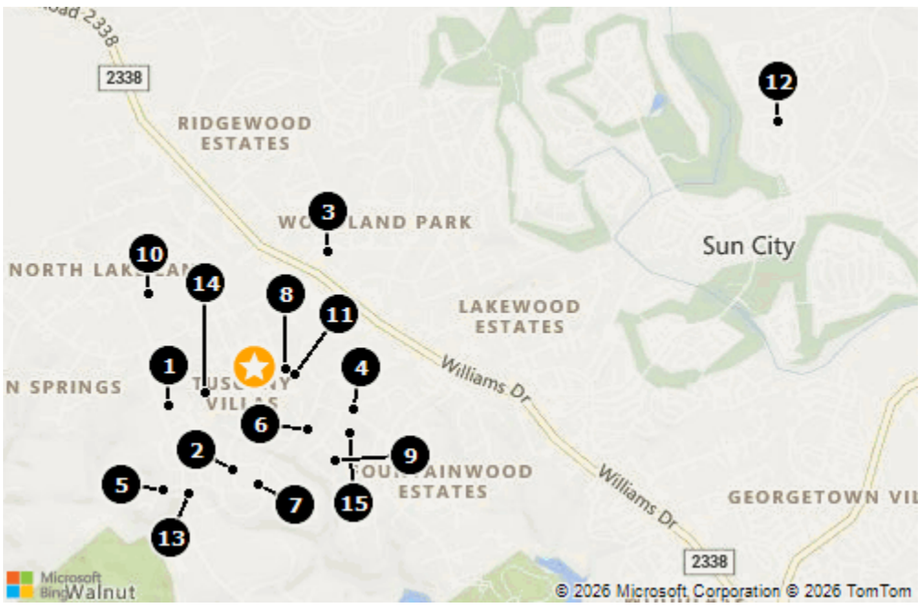
ICE SiteX Report

OrderID: 98722785

SiteX Property Information Report



Subject Property Location

206 JIB LN, GEORGETOWN, TX 78633-9364

County:	**WILLIAMSON TX**	Census Tract:	484910201.092001
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	R-20-7500-0000-0036CA	Thomas Bros Pg-Grid:	

Valuation

Value:	**$762,000**	FSD:	24	Common Confidence Score:	31
Value Range:	$579,120 - $944,880	ICE Confidence Score:	76		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	CAD F08 GWI RFM
Assd Land Value:	$176,481	Market Land Value:	$176,481	Tax Year:	2026
Assd Improvement:	$501,703	Market Improvment Value:	$501,703	Total Taxable Value:	
Total Assessed Value:	$678,184	Total Assessor Market Value:	$678,184	Delinquent Year:	
				Tax Account ID:	R559591
				Homeowner's Exemption:	
				Tax Exemptions:	DBV

Assessment Legal Description

Lot: 63 Map Ref: MAP: 1-0905
Abbreviated Description: S4216 - NORTH LAKE SEC D, LOT 63, ACRES 1.19

Property Characteristics

Lot Size:	1.190 AC	Bedrooms:		Pool:	
Building Area:	2667 SF	Baths:	2	Fireplace:	Yes
Year Built:	2016	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	W
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	1	Number of Cars:	4	A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/21/2026	Sales Price:	$402,600
Document #:	2026079485 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	10/19/2022	Loan Amount:	N/A
Document #:	2022119696 BK-PG -	Loan Type:	Building or Construction Loan
TD Due Date:		Type Finance:	

Legal Description:
Lot: 63 Subdivision: NORTH LAKE SECTION D
Abbreviated Description: L P DYCHES SUIVEY ABSTRACT NO 171

Prior Transfer

Recording Date:	09/28/2020	Sales Price:	$424,000
Document #:	2020116569 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	09/21/2020	Loan Amount:	N/A
Document #:	2020113101 BK-PG -	Loan Type:	VA

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TD Due Date:	10/01/2050	Type Finance:	

Legal Description:
Lot: 63 Subdivision: NORTHLAKE SECTION D
Abbreviated Description: L P DYCHES SURVEY ABSTRACT NO 171
City/Muni/Twp: GEORGETOWN

Prior Transfer

Recording Date:	05/04/2017	Sales Price:	N/A
Document #:	2017040091 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/03/2017		
Document Type:			

Legal Description:
Lot: 63 Section: D Subdivision: NORTHLAKE

Prior Transfer

Recording Date:	05/03/2017	Sales Price:	N/A
Document #:	2017040091 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 63 Map Ref: MAP: 1-0905
Abbreviated Description: S4216 - NORTH LAKE SEC D, LOT 63, ACRES 1.19

Mortgage Record

Recording Date:	09/12/2016	Loan Amount:	N/A
Document #:	2016085048 BK-PG -	Loan Type:	Building or Construction Loan
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 63 Section: D Subdivision: NORTHLAKE

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	46,174 SF	Median # of Baths	3
Median Living Area	3,161 SF	Median Year Built	2006
Price Range - 2 Yrs		Age Range	1 years to 41 years
Median Value		Median Age	20 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.52Mi.	**508 SAN MARINO TRL** **GEORGETOWN, TX 78633-2073**	10/16/2026			2658	//2	2011	51,793 SF	
		APN: R-20-9987-060A-0006 Document #: 2026087304 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1,7&8 Block: 4 Subdivision: GLASSCOCK ADDITION MapRef: VOL 486 PG 573 Abbreviated Description: Lot:1,7&8 Block:4 Subdivision:GLASSCOCK ADDITION Map Ref:VOL 486 PG 573Abbreviated Description:NORTH2 LOT7&W20FT LOT1 City/Muni/Twp:GEORGETOWN City/Muni/Twp: GEORGETOWN								
2	.57Mi.	**100 PORTAFINO LN** **GEORGETOWN, TX 78633-5172**	05/26/2026			3605	//3	2007	45,041 SF	
		APN: R-20-4075-04A0-0007 Document #: 2026042700 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 7 Subdivision: WESTLAKE PHASE 4-A MapRef: CAB A SL 380-382 Abbreviated Description: Lot:7 Subdivision:WESTLAKE PHASE 4-A Map Ref:CAB A SL 380-382								
3	.75Mi.	**200 FOUR T RANCH RD** **GEORGETOWN, TX 78633-4319**	05/20/2026			2342	//3	1995	72,310 SF	Yes
		APN: R-20-4425-010B-0004 Document #: 2026041405 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: B Section: 1 Subdivision: FOUR T RANCH MapRef: CAB K SL 394 Abbreviated Description: Lot:4 Block:B Section:1 Subdivision:FOUR T RANCH Map Ref:CAB K SL 394								
4	.59Mi.	**200 DIAMOND TRL** **GEORGETOWN, TX 78633-1951**	04/09/2026			4187	//3	1999	46,174 SF	Yes
		APN: R-20-9995-0000-0008 Document #: 2026028175 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 8 Subdivision: THE WOODS OF FOUNTAINWOOD Phase No: 1A MapRef: CAB Q SL 217-219 Abbreviated Description: Lot:8 Subdivision:THE WOODS OF FOUNTAINWOOD Phase No:1A Map Ref:CAB Q SL 217-219								
5	.85Mi.	**17 HIGHLAND SPRING LN** **GEORGETOWN, TX 78633-2203**	03/27/2026			3421	/3/3	2019	43,996 SF	
		APN: R-20-7730-0000-0003 Document #: 2026023984 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3 Subdivision: NOVAK PRESERVE MapRef: DOC 2016110688 Abbreviated Description: Lot:3 Subdivision:NOVAK PRESERVE Map Ref:DOC 2016110688								
6	.47Mi.	**524 HIGHLAND SPRING LN** **GEORGETOWN, TX 78633-1986**	03/13/2026			3127	//3	2006	50,530 SF	Yes
		APN: R-20-9987-0200-0004 Document #: 2026019490 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 4 Subdivision: THE WOODS OF FOUNTAINWOOD PHASE 2 MapRef: CAB U SL 260 Abbreviated Description: Lot:4 Subdivision:THE WOODS OF FOUNTAINWOOD PHASE 2 Map Ref:CAB U SL 260								
7	.65Mi.	**403 HIGHLAND SPRING LN** **GEORGETOWN, TX 78633-1994**	03/13/2026			3532	//3	2016	44,039 SF	
		APN: R-20-4075-03A0-0011 Document #: 2026019503 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 11 Subdivision: WESTLAKE PHASE 3A MapRef: CAB CC SL 110-112 Abbreviated Description: Lot:11 Subdivision:WESTLAKE PHASE 3A Map Ref:CAB CC SL 110-112								
8	.08Mi.	**206 SHOAL DR** **GEORGETOWN, TX 78633-4916**	03/06/2026			2400	//2	2013	57,499 SF	
		APN: R-20-7500-0000-0036AA Document #: 2026017696								

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Document Type: Price Code:
Land Use: Single Family Residential
Legal: Section: D Subdivision: NORTH LAKE Tract No: 51 Abbreviated Description: Subdivision:NORTH LAKE Tract No:51 Abbreviated Description:THE L P DYCHES SURVEY ABSTRACT NUMBER 171

9	.69Mi.	**127 ROBERTS CIR** **GEORGETOWN, TX 78633-1960**	02/06/2026	3547	//3	1999	43,560 SF	Yes

APN: R-20-9987-01B0-0013 Document #: 2026009747
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 13 Subdivision: THE WOODS OF FOUNTAINWOOD PHASE 1-B MapRef: CAB R SL 219 Abbreviated Description: Lot:13 Subdivision:THE WOODS OF FOUNTAINWOOD PHASE 1-B Map Ref:CAB R SL 219

10	.74Mi.	**114 TRAILRIDGE RD** **GEORGETOWN, TX 78633-9476**	11/24/2025	1185	//2	1985	86,946 SF	

APN: R-20-7200-0000-0037 Document #: 2025093244
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Block: 11 Subdivision: NORTH LAKE ESTATES MapRef: CAB H SL 354-370 Abbreviated Description: Lot:3 Block:11 Subdivision:NORTH LAKE ESTATES Map Ref:CAB H SL 354-370

11	.24Mi.	**205 ALYSSA DR** **GEORGETOWN, TX 78633-4472**	09/15/2025	2819	//2	2003	55,757 SF	

APN: R-20-9987-0300-0036 Document #: 2025072532
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 36 Subdivision: THE WOODS OF FOUNTAINWOOD PHASE 3 MapRef: CAB W SL 173 Abbreviated Description: Lot:36 Subdivision:THE WOODS OF FOUNTAINWOOD PHASE 3 Map Ref:CAB W SL 173

12	.34Mi.	**105 HALLIE CT** **GEORGETOWN, TX 78633-1985**	08/15/2025	3184	//3	2005	44,431 SF	

APN: R-20-9987-0200-0024 Document #: 2025064252
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 24 Subdivision: THE WOODS OF FOUNTAINWOOD PHASE 2 MapRef: CAB U SL 260 Abbreviated Description: Lot:24 Subdivision:THE WOODS OF FOUNTAINWOOD PHASE 2 Map Ref:CAB U SL 260

13	.79Mi.	**100 HIGHLAND SPRING LN** **GEORGETOWN, TX 78633-2161**	08/07/2025	6055	/6/6	2025	45,041 SF	

APN: R-20-5405-000B-0008 Document #: 2025061644
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Block: B Subdivision: HIGHLAND ESTATES MapRef: DOC 2016055892 Abbreviated Description: Lot:8 Block:B Subdivision:HIGHLAND ESTATES Map Ref:DOC 2016055892

14	.32Mi.	**128 TUSCANY WAY** **GEORGETOWN, TX 78633-4497**	07/10/2025	2701	//3	2014	57,499 SF	Yes

APN: R-20-9987-050A-0005 Document #: 2025053414
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Block: A Subdivision: WOODS OF FOUNTAINWOOD SECTION 5 MapRef: FILE 2021047542 Abbreviated Description: Lot:5 Block:A Subdivision:WOODS OF FOUNTAINWOOD SECTION 5 Map Ref:FILE 2021047542

15	.65Mi.	**205 BOBBYS CV** **GEORGETOWN, TX 78633-1937**	07/03/2025	3161	//2	2000	46,174 SF	Yes

APN: R-20-9995-0000-0022 Document #: 2025051963
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 22 Subdivision: THE WOODS OF FOUNTAINWOOD PHASE 1A MapRef: CAB Q SL 217-219 Abbreviated Description: Lot:22 Subdivision:THE WOODS OF FOUNTAINWOOD PHASE 1A Map Ref:CAB Q SL 217-219

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.	**206 JIB LN**	**05/03/2017**	$678,184	$678,184	2,667	//2	2016	1 SF	
.04Mi.	**207 SHOAL DR**	**01/09/2023**	$566,020	$566,020	2,643	//2	1999	1 SF	
.04Mi.	**204 JIB LN**	**06/21/2017**	$601,684	$601,684	2,124	//2	2016	43,124 SF	
.05Mi.	**112 MARQUESA TRL**	**06/03/2022**	$1,708,509	$1,708,509	4,227	//3	2007	2 SF	Yes
.05Mi.	**108 MARQUESA TRL**	**05/17/2024**	$1,147,156	$1,147,156	4,200	//3	2006	1 SF	Yes
.06Mi.	**205 SHOAL DR**	**01/15/2019**	$515,046	$515,046	2,434	//2	1992	42,253 SF	
.08Mi.	**206 SHOAL DR**	**03/03/2026**	$552,216	$552,216	2,400	//2	2013	1 SF	
.08Mi.	**300 JIB CIR**	**11/12/2021**	$828,941	$828,941	3,122	//2	1986	4 SF	
.09Mi.	**104 MARQUESA TRL**	**05/31/2022**	$1,633,335	$1,633,335	4,306	//4	2011	1 SF	Yes
.09Mi.	**203 SHOAL DR**	**06/30/2026**	$471,692	$471,692	2,032	//2	1986	42,253 SF	Yes
.09Mi.	**203 JIB LN**	**09/29/1988**	$468,883	$454,192	2,161	//2	1984	43,076 SF	
.09Mi.	**204 SHOAL DR**	**03/16/2016**	$497,238	$497,238	2,454	//2	1994	35,806 SF	
.11Mi.	**100 BELLA VIS**	**04/24/2017**	$994,872	$994,872	3,284	//4	2008	1 SF	Yes
.11Mi.	**109 MARQUESA TRL**	**04/07/2022**	$1,192,773	$1,123,287	4,230	//5	2007	1 SF	Yes
.11Mi.	**113 MARQUESA TRL**	**03/14/2013**	$1,035,580	$1,035,580	3,409	//3	2013	2 SF	
.11Mi.	**105 MARQUESA TRL**	**02/06/2020**	$990,920	$990,920	3,317	//3	2009	2 SF	

Rent vs. Own

Households Occupied by Renters:	8%	Households Occupied by Owners:	89%

Demographics & Income

Median Age:	61.0 years old	Households:	16,528
Median Household Income:	$99,075	Households w/Family:	65%
Household Income Per Capita:	$60,203	Households w/Family Married:	63%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	11%

School District

School District Zone:	Georgetown Independent School District	Students:	13,881
Number of Schools:	22	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.55Mi.	**Benold Middle School** Number of Students: 720 Student-Teacher Ratio: 14.04	A-	Public	6 - 8
2.48Mi.	**Ford Elementary School** Number of Students: 504 Student-Teacher Ratio: 13.97	A	Public	KG - 5
6.62Mi.	**Georgetown High School** Number of Students: 2,059 Student-Teacher Ratio: 15.53 Advanced Placement: Yes	C+	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	9%	SIGNIFICANTLY LOWER
BURGLARY	61%	NOTABLY LOWER
MOTOR VEHICLE THEFT	4%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	52%	NOTABLY LOWER
AGGRAVATED ASSAULT	75%	NOTABLY LOWER
FORCIBLE RAPE	59%	NOTABLY LOWER
MURDER	18%	SIGNIFICANTLY LOWER
OVERALL	30%	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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