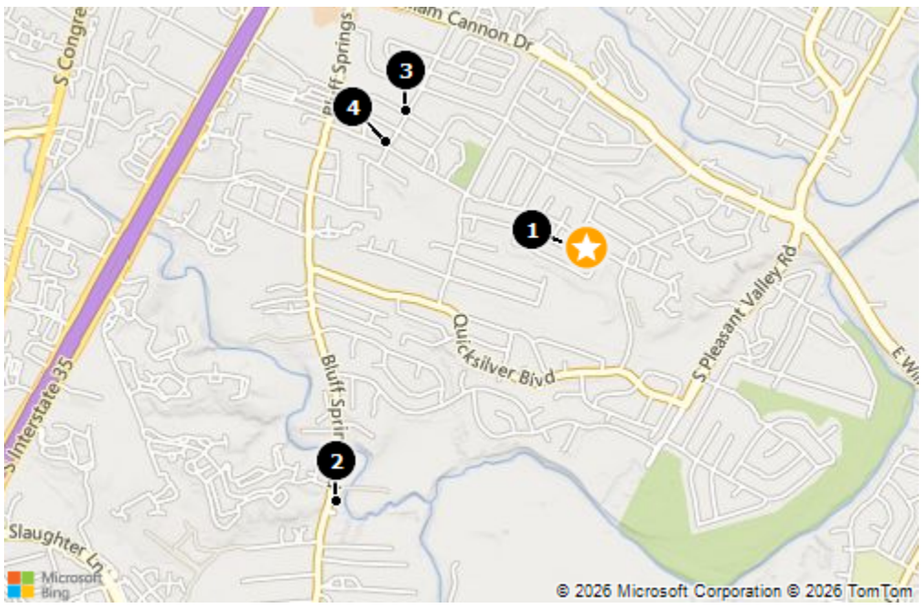
ICE SiteX Report

OrderID: 98388082

SiteX Property Information Report



Subject Property Location

4607 BLUE MEADOW DR, AUSTIN, TX 78744-5075

County:	**TRAVIS TX**	Census Tract:	484530024.422014
Property Use:	Mobile/Manufactured Home (regardless of ownership)	Zoning:	
Parcel Number:	04280115040000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$222,000**	FSD:	13	Common Confidence Score:	56
Value Range:	$193,140 - $250,860	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	02 2J 68
Assd Land Value:	$96,571	Market Land Value:	$96,571	Tax Year:	2025
Assd Improvement:	$86,507	Market Improvment Value:	$86,507	Total Taxable Value:	$1,198
Total Assessed Value:	$183,078	Total Assessor Market Value:	$183,078	Delinquent Year:	
				Tax Account ID:	555947
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 6 Block: B Subdivision: MEADOW LAKE SUBD PHS 1&2 Phase No: 1&2

Abbreviated Description:	LOT 6 BLK B MEADOW LAKE SUBD PHS 1&2
City/Muni/Twp:	CITY OF AUSTIN

Property Characteristics

Lot Size:	3,598 SF	Bedrooms:	3	Pool:	
Building Area:	1456 SF	Baths:	2	Fireplace:	
Year Built:	2003	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	
Number of Stories:	1	Number of Cars:		A/C:	
Style:	4	Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/17/2025	Sales Price:	$6,000
Document #:	2025041931 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/25/2025	Sales Price:	$99,216
Document #:	2025031432 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	05/31/2005	Loan Amount:	N/A
Document #:	2005094365 BK-PG -	Loan Type:	Unknown
TD Due Date:	03/01/2036	Type Finance:	
Legal Description:			

Lot: 6 Block: B Subdivision: MEADOW LAKE SUBDIVISION PHASE 1 & 2

Prior Transfer

Recording Date:	05/31/2005	Sales Price:	N/A
Document #:	2005094363 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

ICE SiteX Report

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Contract Date:	04/12/2005
Document Type:	
Legal Description:	
Lot: 6 Block: B Subdivision: MEADOW LAKE SUBDIVISION PHASE 1 & 2	

Prior Transfer

Recording Date:	04/12/2005	Sales Price:	N/A
Document #:	2005094363TR BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 6 Block: B Subdivision: MEADOW LAKE SUBD PHS 1&2 Phase No: 1&2
Abbreviated Description: LOT 6 BLK B MEADOW LAKE SUBD PHS 1&2
City/Muni/Twp: CITY OF AUSTIN

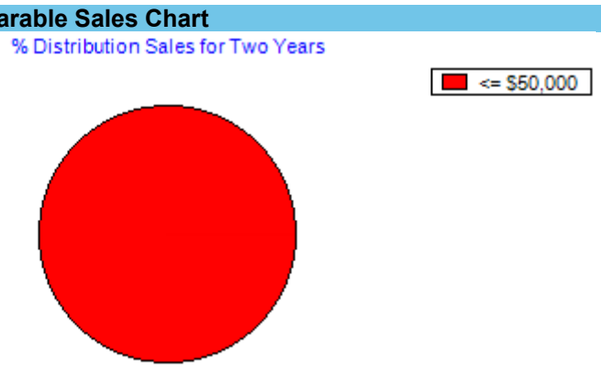
Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	8,401 SF	Median # of Baths	
Median Living Area	1,400 SF	Median Year Built	1977
Price Range - 2 Yrs		Age Range	24 years to 56 years
Median Value		Median Age	49 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.03Mi.	**4514 MAGIN MEADOW DR** **AUSTIN, TX 78744-5248**	02/26/2026			1568	/3/2	2002	3,624 SF	
		APN: 04280115190000 Document #: 2026020577 Document Type: Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 25 Block: B Subdivision: MEADOW LAKE SUBDIVISION Phase No: 1,2 MapRef: DOC 200200081 Abbreviated Description: Lot:25 Block:B Subdivision:MEADOW LAKE SUBDIVISION Phase No:1,2 Map Ref:DOC 200200081								
2	.91Mi.	**8303 BLUFF SPRINGS RD** **AUSTIN, TX 78744-6813**	01/09/2026			1232	//	1977	142,834 SF	
		APN: 04310804150000 Document #: 2026002675 Document Type: Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 4 Subdivision: BOGGY CREEK ADDITION AMENDED MapRef: MB 75 PG 299 Abbreviated Description: Subdivision:BOGGY CREEK ADDITION AMENDED Map Ref:MB 75 PG 299Abbreviated Description:LOT: PORTION OF LOT 4								
3	.64Mi.	**2004 DEER RUN DR** **AUSTIN, TX 78744-4928**	09/19/2025			1876	//	1978	9,958 SF	
		APN: 04260302010000 Document #: 2025104708 Document Type: Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 23 Block: U Section: 1 Subdivision: SOUTH CREEK MapRef: MB 59 PG 91 Abbreviated Description: Lot:23 Block:U Section:1 Subdivision:SOUTH CREEK Map Ref:MB 59 PG 91								
4	.64Mi.	**2002 BLUE MEADOW DR** **AUSTIN, TX 78744-5054**	05/27/2025			896	//	1970	6,843 SF	
		APN: 04260307100000 Document #: 2025058430 Document Type: Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 13 Block: W Section: 1 Subdivision: SOUTH CREEK-SOUTH MapRef: MB 59 PG 91 Abbreviated Description: Lot:13 Block:W Section:1 Subdivision:SOUTH CREEK-SOUTH Map Ref:MB 59 PG 91								

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.	**4607 BLUE MEADOW DR**	**04/12/2005**	$183,078	$183,078	1,456	/3/2	2003	3,598 SF	
.01Mi.	**4605 BLUE MEADOW DR**	**07/06/2021**	$156,717	$156,717	1,232	/3/2	2003	3,598 SF	
.01Mi.	**4609 BLUE MEADOW DR**	**05/13/2016**	$171,275	$171,275	1,232	/3/2	2003	3,598 SF	
.02Mi.	**4603 BLUE MEADOW DR**	**01/30/2019**	$172,664	$172,664	1,232	/3/2	2003	3,598 SF	
.02Mi.	**4602 MAGIN MEADOW DR**	**01/01/2015**	$159,561	$159,561	1,120	/3/2	2002	3,598 SF	
.02Mi.	**4601 BLUE MEADOW DR**	**09/08/2011**	$137,738	$137,738	1,232	/3/2	2003	3,607 SF	
.02Mi.	**4608 MAGIN MEADOW DR**	**06/18/2010**	$182,753	$182,753	1,456	/3/2	2003	3,598 SF	
.03Mi.	**4610 MAGIN MEADOW DR**	**06/23/2014**	$127,675	$127,675	1,456		2003	3,598 SF	
.03Mi.	**4615 BLUE MEADOW DR**	**06/23/2014**	$156,717	$156,717	1,232	/3/2	2003	3,598 SF	
.03Mi.	**4602 BLUE MEADOW DR**	**06/23/2014**	$145,823	$145,823	1,512	/3/2	2003	4,600 SF	
.03Mi.	**4612 MAGIN MEADOW DR**	**05/15/2003**	$171,732	$171,732	1,232	/3/2	2003	3,598 SF	
.03Mi.	**4514 MAGIN MEADOW DR**	**05/02/2014**	$165,084	$165,084	1,568	/3/2	2002	3,624 SF	
.04Mi.	**4513 BLUE MEADOW DR**	**07/26/2016**	$174,794	$174,794	1,232	/3/2	2003	3,676 SF	
.04Mi.	**4612 BLUE MEADOW DR**	**06/23/2014**	$147,419	$147,419	1,568	/3/2	2003	4,626 SF	
.04Mi.	**4617 BLUE MEADOW DR**	**03/27/2006**	$189,208	$189,208	1,232	/3/2	2003	4,543 SF	
.04Mi.	**4512 MAGIN MEADOW DR**	**03/29/2019**	$142,863	$142,863	1,456		2003	3,698 SF	

Rent vs. Own

Households Occupied by Renters:	50%	Households Occupied by Owners:	46%

Demographics & Income

Median Age:	32.5 years old	Households:	17,953
Median Household Income:	$72,216	Households w/Family:	64%
Household Income Per Capita:	$32,070	Households w/Family Married:	41%
Most Common Education Level:	Some High School	Households w/Family Children:	35%

School District

School District Zone:	Austin Independent School District	Students:	72,272
Number of Schools:	123	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.31Mi.	**Akins High School** Number of Students: 2,421 Student-Teacher Ratio: 15.67 Advanced Placement: Yes	C	Public	9 - 12
1.08Mi.	**Mendez Middle School** Number of Students: 199 Student-Teacher Ratio: NA	B	Public	6 - 8
1.24Mi.	**Langford Elementary School** Number of Students: 391 Student-Teacher Ratio: 10.4	D	Public	EE - 5

Flood Report

The Subject Property of **4607 BLUE MEADOW DR, AUSTIN, TX 78744-5075** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	90%	LOWER
BURGLARY	96%	SIMILAR
MOTOR VEHICLE THEFT	106%	SIMILAR
FORCIBLE ROBBERY	104%	SIMILAR
AGGRAVATED ASSAULT	57%	NOTABLY LOWER
FORCIBLE RAPE	130%	NOTABLY HIGHER
MURDER	82%	LOWER
OVERALL	74%	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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ICE SiteX Report

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