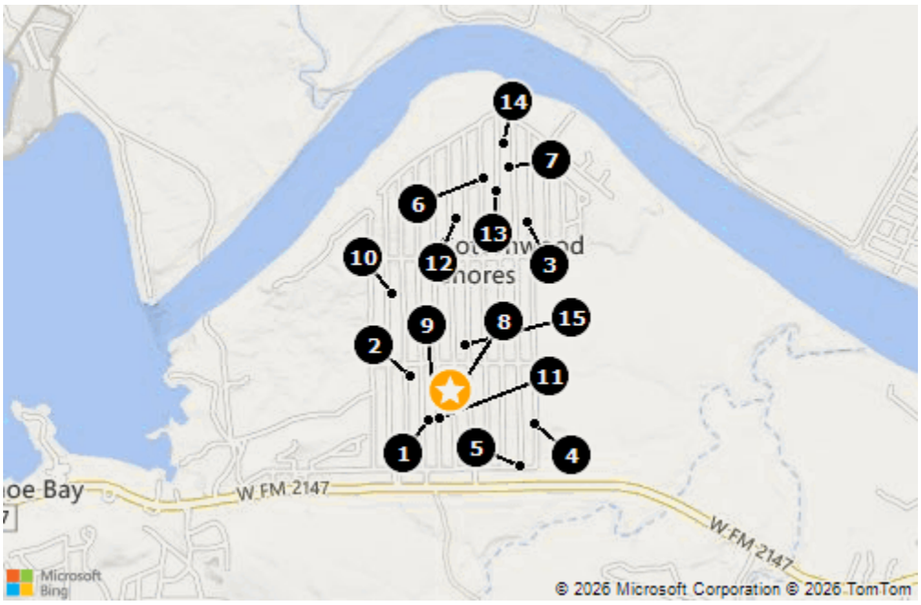
ICE SiteX Report

OrderID: 98722523

SiteX Property Information Report



Subject Property Location

644 MAGNOLIA LN, COTTONWOOD SHORES, TX 78657-9483

County:	**BURNET TX**	Census Tract:	480539608.011044
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	38039	Thomas Bros Pg-Grid:	

Valuation

Value:	**$257,000**	FSD:	19	Common Confidence Score:	41
Value Range:	$208,170 - $305,830	ICE Confidence Score:	81		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	CCO,GBU,RSP,SMA
Assd Land Value:	$32,250	Market Land Value:	$32,250	Tax Year:	2025
Assd Improvement:	$198,395	Market Improvment Value:	$198,395	Total Taxable Value:	$3,974
Total Assessed Value:	$230,645	Total Assessor Market Value:	$230,645	Delinquent Year:	
				Tax Account ID:	07520-0000-00441-000
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1,442 Subdivision: SCARLET OAKS
Abbreviated Description: S7520 SCARLET OAKS LOT 442 & 1/2 OF 441

Property Characteristics

Lot Size:	7,501 SF	Bedrooms:		Pool:	
Building Area:	1272 SF	Baths:	2	Fireplace:	
Year Built:	1983	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	
Number of Stories:		Number of Cars:	1	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/08/2016	Sales Price:	N/A
Document #:	201608537 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/20/2016		
Document Type:			

Legal Description:
Lot: 442 & 441

Prior Transfer

Recording Date:	04/12/2012	Sales Price:	N/A
Document #:	201203008 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/15/2012		
Document Type:			

Legal Description:
Lot: 441&442 Subdivision: SCARLET OAK SEC COTTONWOOD SHORES
Abbreviated Description: PORTION LOT 441

Prior Transfer

Recording Date:	03/14/2012	Sales Price:	N/A
Document #:	201203008 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 1,442 Subdivision: SCARLET OAKS
Abbreviated Description: S7520 SCARLET OAKS LOT 442 & 1/2 OF 441

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Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	5,001 SF	Median # of Baths	
Median Living Area	1,498 SF	Median Year Built	2018
Price Range - 2 Yrs		Age Range	2 years to 66 years
Median Value		Median Age	8 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.11Mi.	**629 BIRCH LN** **COTTONWOOD SHORES, TX 78657-9496**	10/01/2026			1701	//	2000	15,002 SF	
		APN: 38133 Document #: 202610433 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 537-539 Subdivision: SCARLET OAKS SECTION COTTONWOOD SHORES MapRef: VOL 1 PG 184 Abbreviated Description: Lot:537-539 Subdivision:SCARLET OAKS SECTION COTTONWOOD SHORES Map Ref:VOL 1 PG 184								
2	.12Mi.	**655 OAK LN** **COTTONWOOD SHORES, TX 78657-9305**	08/17/2026			1288	//	2019	5,001 SF	
		APN: 38191 Document #: 202608636 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 612 Subdivision: COTTONWOOD SHORES MapRef: VOL 1 PG 184 Abbreviated Description: Lot:612 Subdivision:COTTONWOOD SHORES Map Ref:VOL 1 PG 184City/Muni/Twp:COTTONWOOD SHORES City/Muni/Twp: COTTONWOOD SHORES								
3	.52Mi.	**822 DRIFTWOOD LN** **COTTONWOOD SHORES, TX 78657-9448**	07/21/2026			1724	//	2023	5,001 SF	
		APN: 46983 Document #: 202607590 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 502 Subdivision: COTTONWOOD SHORES YELLOWSTONE SECTION MapRef: CAB 1 SL 44B Abbreviated Description: Lot:502 Subdivision:COTTONWOOD SHORES YELLOWSTONE SECTION Map Ref:CAB 1 SL 44B								
4	.25Mi.	**624 DRIFTWOOD LN** **COTTONWOOD SHORES, TX 78657-9435**	07/07/2026			782	//1	1960	5,001 SF	
		APN: 37785 Document #: 202607097 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 152 Subdivision: COTTONWOOD SHORES MapRef: CAB 1 SL 43-C Abbreviated Description: Lot:152 Subdivision:COTTONWOOD SHORES Map Ref:CAB 1 SL 43-CCity/Muni/Twp:COTTONWOOD SHORES City/Muni/Twp: COTTONWOOD SHORES								
5	.28Mi.	**600 FIR LN** **COTTONWOOD SHORES, TX 78657-9430**	04/07/2026			1392	//	2022	5,001 SF	
		APN: 37847 Document #: 202603597 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 224 Subdivision: COTTONWOOD SHORES SCARLET OAKS SECTION MapRef: CAB 1 SL 43-C Abbreviated Description: Lot:224 Subdivision:COTTONWOOD SHORES SCARLET OAKS SECTION Map Ref:CAB 1 SL 43-C								
6	.6Mi.	**845 CYPRESS LN** **COTTONWOOD SHORES, TX 78657-9464**	01/16/2026			1602	//	2024	5,001 SF	
		APN: 46795 Document #: 202600597 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 301 Subdivision: COTTONWOOD SHORES MapRef: CAB 1 SL 44-B Abbreviated Description: Lot:301 Subdivision:COTTONWOOD SHORES Map Ref:CAB 1 SL 44-BCity/Muni/Twp:COTTONWOOD SHORES City/Muni/Twp: COTTONWOOD SHORES								
7	.64Mi.	**850 FIR LN** **COTTONWOOD SHORES, TX 78657-9445**	11/19/2025			1586	//2	1983	10,001 SF	
		APN: 46899 Document #: 202511724 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 411-B Subdivision: COTTONWOOD SHORES YELLOWSTONE SECTION MapRef: FILE 202301260 Abbreviated Description: Lot:411-B Subdivision:COTTONWOOD SHORES YELLOWSTONE SECTION Map Ref:FILE 202301260City/Muni/Twp:COTTONWOOD SHORES City/Muni/Twp: COTTONWOOD SHORES								
8	.05Mi.	**ASPEN LN** **COTTONWOOD SHORES, TX 78657-**	10/31/2025				//		5,001 SF	
		APN: 126724 Document #: 202511022 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 500 Subdivision: SCARLET OAKS SECTION MapRef: CAB 1 SL 43-C Abbreviated Description: Lot:500 Subdivision:SCARLET OAKS SECTION Map Ref:CAB 1 SL 43-CCity/Muni/Twp:COTTONWOOD SHORES City/Muni/Twp: COTTONWOOD SHORES								
9	.05Mi.	**640 ASPEN LN** **COTTONWOOD SHORES, TX 78657-9490**	10/06/2025			1498	//	2007	7,501 SF	
		APN: 38100 Document #: 202510062 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 504-A Subdivision: COTTONWOOD SHORES MapRef: FILE 0804358 Abbreviated Description: Lot:504-A Subdivision:COTTONWOOD SHORES Map Ref:FILE 0804358City/Muni/Twp:COTTONWOOD SHORES City/Muni/Twp: COTTONWOOD SHORES								
10	.31Mi.	**739 MAPLE LN** **COTTONWOOD SHORES, TX 78657-9310**	09/02/2025			1844	//	2023	5,001 SF	
		APN: 13010 Document #: 202508799 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 519&520 Subdivision: COTTONWOOD SHORES Abbreviated Description: Lot:519&520 Subdivision:COTTONWOOD SHORES City/Muni/Twp:COTTONWOOD SHORES City/Muni/Twp: COTTONWOOD SHORES								
11	.05Mi.	**ASPEN LN** **COTTONWOOD SHORES, TX 78657-**	08/01/2025				//		5,001 SF	
		APN: 126725 Document #: 202507606 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 499 Subdivision: SCARLET OAKS SECTION MapRef: CAB 1 SL 43-C Abbreviated Description: Lot:499 Subdivision:SCARLET OAKS SECTION Map Ref:CAB 1 SL 43-CCity/Muni/Twp:COTTONWOOD SHORES City/Muni/Twp: COTTONWOOD SHORES								
12	.48Mi.	**823 MAGNOLIA LN** **COTTONWOOD SHORES, TX 78657-9478**	07/22/2025			810	//1	1983	5,001 SF	
		APN: 46654 Document #: 202507182 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 149 Subdivision: YELLOWSTONE SECTION MapRef: CAB 1 SL 44-B Abbreviated Description: Lot:149 Subdivision:YELLOWSTONE SECTION Map Ref:CAB 1 SL 44-BCity/Muni/Twp:COTTONWOOD SHORES City/Muni/Twp: COTTONWOOD SHORES								

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13 .57Mi. **838 PINE LN** 07/21/2025 1536 // 1983 10,001 SF
COTTONWOOD SHORES, TX 78657-9443
APN: 46827 Document #: 202507074
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 336&337 Subdivision: COTTONWOOD SHORES YELLOWSTONE SECTION MapRef: VOL 1 PG 188 Abbreviated Description: Lot:336&337 Subdivision:COTTONWOOD SHORES YELLOWSTONE SECTION Map Ref:VOL 1 PG 188

14 .7Mi. **867 PINE LN** 06/24/2025 1319 // 2021 5,001 SF
COTTONWOOD SHORES, TX 78657-9442
APN: 46879 Document #: 202506116
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 390 Subdivision: COTTONWOOD SHORES YELLOWSTONE SECTION MapRef: VOL 1 PG 188 Abbreviated Description: Lot:390 Subdivision:COTTONWOOD SHORES YELLOWSTONE SECTION Map Ref:VOL 1 PG 188City/Muni/Twp:COTTONWOOD City/Muni/Twp: COTTONWOOD

15 .15Mi. **710 PECAN LN** 06/09/2025 2477 // 2018 15,002 SF Yes
COTTONWOOD SHORES, TX 78657-9473
APN: 12761 Document #: 202505540
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 246A Subdivision: COTTONWOOD SHORES MapRef: DOC 201806515 Abbreviated Description: Lot:246A Subdivision:COTTONWOOD SHORES Map Ref:DOC 201806515

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.

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.	**644 MAGNOLIA LN**	**03/14/2012**	$230,645	$230,645	1,272	//2	1983	7,501 SF	
.01Mi.	**642 MAGNOLIA LN**	**11/22/2024**	$304,610	$304,610	1,462		2023	5,001 SF	
.01Mi.	**646 MAGNOLIA LN**	**10/16/2006**	$315,772	$273,136	2,095	//2	1983	7,501 SF	
.02Mi.	**645 ASPEN LN**	**01/06/2022**	$327,053	$327,053	1,732	//2	1983	7,501 SF	
.02Mi.	**643 ASPEN LN**	**12/09/2021**	$191,601	$191,601	1,020	//2	1983	5,001 SF	
.02Mi.	**649 ASPEN LN**	**10/26/2022**	$258,910	$258,910	1,268		2002	7,501 SF	
.03Mi.	**643 MAGNOLIA LN**	**01/23/2023**	$281,310	$281,310	1,349		2019	5,001 SF	
.03Mi.	**645 MAGNOLIA LN**	**06/25/2020**	$306,087	$306,087	1,347		2020	5,001 SF	
.03Mi.	**641 ASPEN LN**	**03/13/1998**	$236,720	$199,472	1,356	//2	1983	5,001 SF	
.03Mi.	**641 MAGNOLIA LN**	**03/14/2025**	$247,528	$247,528	1,420		2024	5,001 SF	
.03Mi.	**648 MAGNOLIA LN**	**08/04/2000**	$478,484	$392,326	2,325		1998	10,001 SF	
.03Mi.	**651 ASPEN LN**	**11/15/2012**	$180,729	$180,729	1,192		2002	5,001 SF	
.04Mi.	**651 MAGNOLIA LN**	**10/19/2024**	$230,143	$230,143	1,008	//1	1981	15,002 SF	
.04Mi.	**653 ASPEN LN**	**08/13/2019**	$192,648	$192,648	1,192		2002	5,001 SF	
.04Mi.	**654 MAGNOLIA LN**	**02/06/2014**	$256,320	$256,320	1,304		2000	5,001 SF	
.05Mi.	**646 ASPEN LN**	**06/20/2022**	$247,120	$203,858	1,192	//1	1985	10,001 SF	

Rent vs. Own

Households Occupied by Renters:	11%	Households Occupied by Owners:	57%

Demographics & Income

Median Age:	57.9 years old	Households:	3,541
Median Household Income:	$88,484	Households w/Family:	69%
Household Income Per Capita:	$62,019	Households w/Family Married:	59%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	15%

School District

School District Zone:	Marble Falls Independent School District	Students:	4,001
Number of Schools:	7	Rating:	C-

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.45Mi.	**Marble Falls Middle School** Number of Students: 852 Student-Teacher Ratio: 13.44	C-	Public	6 - 8
4.77Mi.	**Marble Falls High School** Number of Students: 1,129 Student-Teacher Ratio: 13.7 Advanced Placement: Yes	C	Public	9 - 12
5.79Mi.	**Colt Elementary School** Number of Students: 572 Student-Teacher Ratio: 13.78	B-	Public	PK - 5

Flood Report

The Subject Property of **644 MAGNOLIA LN, COTTONWOOD SHORES, TX 78657-9483** 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	94%	SIMILAR
BURGLARY	110%	HIGHER
MOTOR VEHICLE THEFT	95%	SIMILAR
FORCIBLE ROBBERY	61%	NOTABLY LOWER
AGGRAVATED ASSAULT	136%	NOTABLY HIGHER
FORCIBLE RAPE	63%	NOTABLY LOWER
MURDER	100%	SIMILAR
OVERALL	114%	HIGHER

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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