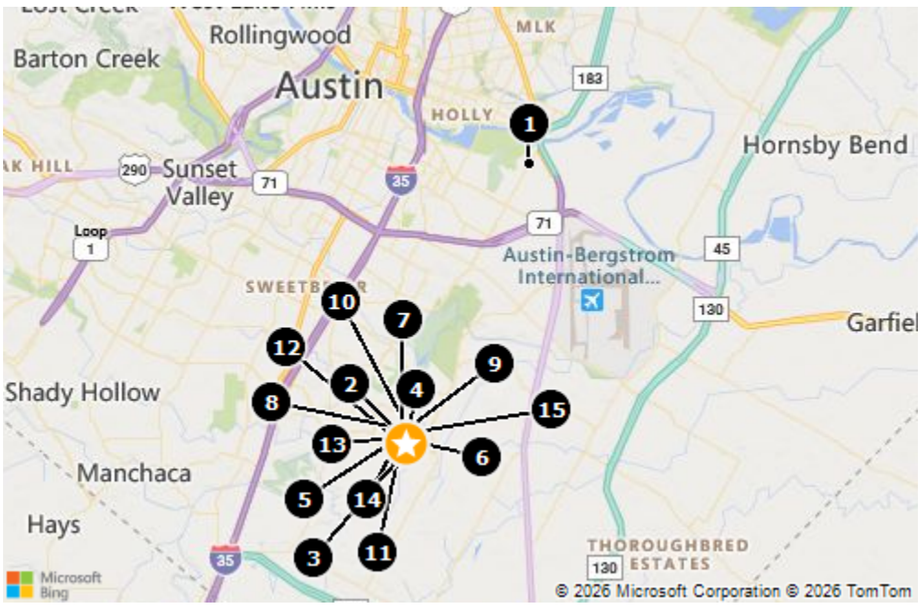
ICE SiteX Report

OrderID: 98722452

SiteX Property Information Report



Subject Property Location

9013 WINTER HAVEN RD, AUSTIN, TX 78747-3701

County:	**TRAVIS TX**	Census Tract:	484530024.402001
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	03380318490000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$314,000**	FSD:	12	Common Confidence Score:	59
Value Range:	$276,320 - $351,680	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	02 2J 68
Assd Land Value:	$60,692	Market Land Value:	$60,692	Tax Year:	2025
Assd Improvement:	$260,596	Market Improvment Value:	$260,596	Total Taxable Value:	$5,170
Total Assessed Value:	$321,288	Total Assessor Market Value:	$321,288	Delinquent Year:	
				Tax Account ID:	808882
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 39 Block: L Section: 2 Subdivision: SHELDON 230 SEC 2 PHS 6 Phase No: 6
Abbreviated Description: LOT 39 BLK L SHELDON 230 SEC 2 PHS 6
City/Muni/Twp: CITY OF AUSTIN

Property Characteristics

Lot Size:	5,306 SF	Bedrooms:		Pool:	
Building Area:	1352 SF	Baths:	2	Fireplace:	Yes
Year Built:	2014	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	Yes
Number of Stories:	1	Number of Cars:	1	A/C:	Yes
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/14/2024	Sales Price:	N/A
Document #:	2024052196 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/20/2017	Sales Price:	N/A
Document #:	2017043783 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/28/2017	Sales Price:	N/A
Document #:	2017033468 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 39 Block: L Section: 2 Subdivision: SHELDON 230 SEC 2 PHS 6 Phase No: 6
Abbreviated Description: LOT 39 BLK L SHELDON 230 SEC 2 PHS 6
City/Muni/Twp: CITY OF AUSTIN

Prior Transfer

Recording Date:	02/28/2017	Sales Price:	N/A

ICE SiteX Report

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Document #:	2017033468 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/28/2017		
Document Type:			

Legal Description:
Lot: 39 Block: L Section: 2 Subdivision: SHELDON 230 Phase No: 6 Map Ref: FILE201100074

Prior Transfer

Recording Date:	08/29/2014	Sales Price:	N/A
Document #:	2014130271 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/25/2014		
Document Type:			

Legal Description:
Lot: 39 Block: L Section: 2 Subdivision: SHELDON 230 Phase No: 6 Map Ref: DOC 201100074

Area Sales Analysis

Total Area Sales	$473,683	Median # of Bedrooms	
Median Lot Size	3,846 SF	Median # of Baths	2.5
Median Living Area	1,788 SF	Median Year Built	2007
Price Range - 2 Yrs	to $299,183	Age Range	12 years to 24 years
Median Value		Median Age	19 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.2Mi.	**6900 WALKUP LN** **AUSTIN, TX 78747-3946**	10/01/2026			1343	//2	2006	4,517 SF	
		APN: 03380301270000 Document #: 2026117113 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 40 Block: H Section: 3 Subdivision: MCKINNEY PARK EAST MapRef: DOC 200500149 Abbreviated Description: Lot:40 Block:H Section:3 Subdivision:MCKINNEY PARK EAST Map Ref:DOC 200500149								
2	.2Mi.	**8813 WILEY WAY** **AUSTIN, TX 78747-3953**	09/29/2026			2101	//2.5	2008	4,430 SF	
		APN: 03380307290000 Document #: 2026115832 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 29 Block: J Section: 2 Subdivision: SHELDON 230 Phase No: 2 MapRef: DOC 200400135 Abbreviated Description: Lot:29 Block:J Section:2 Subdivision:SHELDON 230 Phase No:2 Map Ref:DOC 200400135								
3	.11Mi.	**9120 EDMUNDSBURY DR** **AUSTIN, TX 78747-4007**	09/11/2026	$174,500	$130	1342	//2	2012	4,478 SF	
		APN: 03380318310000 Document #: 2026108231 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 17 Block: L Section: 2 Subdivision: SHELDON 230 Phase No: 5 MapRef: DOC 201222299 Abbreviated Description: Lot:17 Block:L Section:2 Subdivision:SHELDON 230 Phase No:5 Map Ref:DOC 201222299								
4	.16Mi.	**6824 DERBY DOWNS DR** **AUSTIN, TX 78747-3955**	09/08/2026	$299,183	$144	2068	//2.5	2007	4,535 SF	
		APN: 03380305080000 Document #: 2026106752 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 18 Block: 1 Section: 2 Subdivision: SHELDON 230 Phase No: 2 MapRef: FILE 200400135 Abbreviated Description: Lot:18 Block:1 Section:2 Subdivision:SHELDON 230 Phase No:2 Map Ref:FILE 200400135								
5	.25Mi.	**9004 BIRD BROOK LN** **AUSTIN, TX 78747-3996**	09/02/2026			2101	//2.5	2014	3,846 SF	
		APN: 03380311020000 Document #: 2026105510 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 43 Block: R Section: 2 Subdivision: SHELDON 230 Phase No: 2 MapRef: DOC 200400135 Abbreviated Description: Lot:43 Block:R Section:2 Subdivision:SHELDON 230 Phase No:2 Map Ref:DOC 200400135								
6	.12Mi.	**6913 DERBY DOWNS DR** **AUSTIN, TX 78747-3971**	08/26/2026			2537	//2.5	2008	4,508 SF	
		APN: 03380310080000 Document #: 2026101964 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: H Section: 2 Subdivision: SHELDON 230 MapRef: DOC 200600102 Abbreviated Description: Lot:3 Block:H Section:2 Subdivision:SHELDON 230 Map Ref:DOC 200600102								
7	.36Mi.	**6609 QUINTON DR** **AUSTIN, TX 78747-3936**	07/02/2026			1665	//2.5	2006	3,629 SF	
		APN: 0336031807 Document #: 2026078368 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 7 Block: F Section: 2 Subdivision: MCKINNEY PARK EAST MapRef: DOC 200400137 Abbreviated Description: Lot:7 Block:F Section:2 Subdivision:MCKINNEY PARK EAST Map Ref:DOC 200400137								
8	.34Mi.	**6909 SABRINA DR** **AUSTIN, TX 78747-3719**	06/24/2026			1326	//2	2002	6,251 SF	
		APN: 0336031303 Document #: 2026074192 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: A Subdivision: SPRINGFIELD Phase No: C MapRef: DOC 200000045 Abbreviated Description: Lot:3 Block:A Subdivision:SPRINGFIELD Phase No:C Map Ref:DOC 200000045								
9	.33Mi.	**6708 QUINTON DR** **AUSTIN, TX 78747-3931**	06/17/2026			1111	//2	2005	3,598 SF	
		APN: 0336031417 Document #: 2026071858 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 43 Block: D Section: 2 Subdivision: MCKINNEY PARK EAST MapRef: DOC 200400137 Abbreviated Description: Lot:43 Block:D Section:2 Subdivision:MCKINNEY PARK EAST Map Ref:DOC 200400137								
10	.32Mi.	**6733 DOYAL DR** **AUSTIN, TX 78747-3935**	06/04/2026			1111	//2	2005	3,598 SF	
		APN: 0336031450 Document #: 2026066151 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 20 Block: D Section: 2 Subdivision: MCKINNEY PARK EAST MapRef: DOC 200300068 Abbreviated Description: Lot:20 Block:D Section:2 Subdivision:MCKINNEY PARK EAST Map Ref:DOC 200300068								

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11	.13Mi.	**6809 ASHEN LN** **AUSTIN, TX 78747-3710**	05/04/2026	2101	//2.5	2014	4,569 SF

APN: 0338032913 Document #: 2026051789
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 13 Block: JJ Section: 2 Subdivision: SHELDON 230 MapRef: DOC 201100074 Abbreviated Description: Lot:13 Block:JJ Section:2 Subdivision:SHELDON 230 Map Ref:DOC 201100074

12	.25Mi.	**9016 BIRD BROOK LN** **AUSTIN, TX 78747-3996**	04/16/2026	2101	//2.5	2014	3,764 SF

APN: 0338031105 Document #: 2026043616
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 40 Block: RR Section: 2 Subdivision: SHELDON 230 MapRef: DOC 201100073 Abbreviated Description: Lot:40 Block:RR Section:2 Subdivision:SHELDON 230 Map Ref:DOC 201100073

13	.19Mi.	**6732 DERBY DOWNS DR** **AUSTIN, TX 78747-3954**	04/07/2026	1788	//2.5	2010	3,646 SF

APN: 03380305150000 Document #: 2026038475
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 25 Block: 1 Section: 2 Subdivision: SHELDON 230 Phase No: 2 MapRef: DOC 200400135 Abbreviated Description: Lot:25 Block:1 Section:2 Subdivision:SHELDON 230 Phase No:2 Map Ref:DOC 200400135

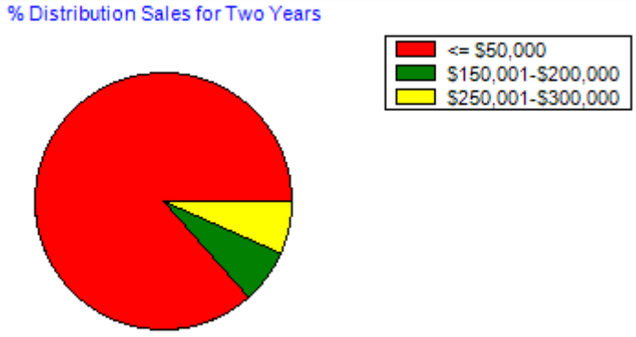
14	.27Mi.	**8700 WILEY WAY** **AUSTIN, TX 78747-3976**	03/23/2026	2068	//2.5	2006	3,598 SF

APN: 03360318220000 Document #: 2026031495
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 22 Block: F Section: 2 Subdivision: MCKINNEY PARK EAST MapRef: DOC 200400137 Abbreviated Description: Lot:22 Block:F Section:2 Subdivision:MCKINNEY PARK EAST Map Ref:DOC 200400137

15	.25Mi.	**8609 QUINTON CV** **AUSTIN, TX 78747-3933**	03/05/2026	1515	//2.5	2006	3,594 SF

APN: 03360319390000 Document #: 2026024596
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 24 Block: G Section: 3 Subdivision: MCKINNEY PARK EAST MapRef: DOC 200500149 Abbreviated Description: Lot:24 Block:G Section:3 Subdivision:MCKINNEY PARK EAST Map Ref:DOC 200500149

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.	**9013 WINTER HAVEN RD**	**02/28/2017**	$321,288	$321,288	1,352	//2	2014	5,306 SF	
.01Mi.	**9009 WINTER HAVEN RD**	**08/22/2014**	$319,479	$319,479	1,695	/4/2	2014	5,306 SF	
.01Mi.	**9017 WINTER HAVEN RD**	**08/27/2014**	$325,630	$325,630	1,352	//2	2014	5,306 SF	
.02Mi.	**8916 EDMUNDSBURY DR**	**06/28/2013**	$316,867	$316,867	2,068	//2.5	2013	4,278 SF	
.02Mi.	**8912 EDMUNDSBURY DR**	**08/02/2021**	$315,956	$315,956	2,101	//2.5	2012	4,129 SF	
.02Mi.	**9005 WINTER HAVEN RD**	**08/28/2014**	$319,492	$319,492	2,101	//2.5	2014	5,314 SF	
.02Mi.	**9021 WINTER HAVEN RD**	**01/30/2026**	$328,122	$328,122	2,078	//2.5	2013	5,502 SF	
.02Mi.	**8920 EDMUNDSBURY DR**	**11/13/2017**	$344,508	$344,508	2,305	//2.5	2012	4,613 SF	
.02Mi.	**8908 EDMUNDSBURY DR**	**03/22/2013**	$313,945	$313,945	2,068	/3/2	2012	4,199 SF	
.03Mi.	**8924 EDMUNDSBURY DR**	**01/02/2013**	$274,103	$274,103	1,314	//2	2012	4,129 SF	
.03Mi.	**8904 EDMUNDSBURY DR**	**03/26/2021**	$292,455	$292,455	2,068	//2.5	2013	4,199 SF	
.03Mi.	**9001 WINTER HAVEN RD**	**09/13/2013**	$310,008	$310,008	1,314	//2	2013	5,415 SF	
.03Mi.	**9012 WINTER HAVEN RD**	**12/19/2014**	$364,000	$364,000	2,873	/4/2	2014	5,571 SF	
.03Mi.	**9025 WINTER HAVEN RD**	**04/16/2021**	$324,092	$324,092	1,609	/4/2	2014	5,580 SF	
.03Mi.	**9008 WINTER HAVEN RD**	**07/10/2025**	$415,420	$415,420	2,945	//2.5	2014	5,545 SF	
.03Mi.	**9016 WINTER HAVEN RD**	**04/22/2016**	$319,948	$319,948	2,103	//2.5	2014	5,611 SF	

Rent vs. Own

Households Occupied by Renters:	33%	Households Occupied by Owners:	61%

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Demographics & Income

Median Age:	36.7 years old	Households:	8,347
Median Household Income:	$88,624	Households w/Family:	58%
Household Income Per Capita:	$40,368	Households w/Family Married:	44%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	29%

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.60Mi.	**Akins High School** Number of Students: 2,421 Student-Teacher Ratio: 15.67 Advanced Placement: Yes	D+	Public	9 - 12
0.84Mi.	**Blazier Elementary School** Number of Students: 1,275 Student-Teacher Ratio: 13.54	B	Public	PK - 6
4.41Mi.	**Paredes Middle School** Number of Students: 635 Student-Teacher Ratio: 16.22 Advanced Placement: Yes	F	Public	6 - 8

Flood Report

The Subject Property of **9013 WINTER HAVEN RD, AUSTIN, TX 78747-3701** 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	92%	SIMILAR
BURGLARY	83%	LOWER
MOTOR VEHICLE THEFT	82%	LOWER
FORCIBLE ROBBERY	58%	NOTABLY LOWER
AGGRAVATED ASSAULT	54%	NOTABLY LOWER
FORCIBLE RAPE	69%	NOTABLY LOWER
MURDER	100%	SIMILAR
OVERALL	93%	SIMILAR

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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