

**Property Details**

For Property Located At  
**Blackthorn Dr**  
**Pflugerville, TX 78660-1810**  
**Travis County**

<b>Owner Info:</b>			
Owner Name:		Tax Billing City & State:	Pflugerville, TX
Owner Name 2:		Tax Billing Zip:	78660
Tax Billing Address:	1024 Blackthorn Dr	Tax Billing Zip+4:	1810

<b>Location Info:</b>			
School District:	Pflugerville ISD	Panel Date:	06/16/1993
MLS Area:	PF	Flood Zone Code:	X
Subdivision:	Windermere Sec 01 Ph F	Lot:	23A&2
Census Tract:	18.36	Block:	B
Census Block:	2	Legal Description:	Lot Blk B Windermere Phs F Sec 1
Carrier Route:	R008	Mapsco:	437-L
Flood Zone Panel:	4810260110E		

<b>Tax Info:</b>			
Parcel ID:	0278330	Exemption:	Homestead
% Improv:	83%		

**Assessment & Tax:**

**Assessment**

Assessment Year	2005	2006	2007
Assessment Type	Certified	Certified	Certified
Mkt Value - Total		\$128,934	\$145,230
Mkt Value - Land			\$24,000
Mkt Value - Improved			\$121,230
Assd Value - Total	\$130,000	\$128,934	\$141,827
Assd Value - Land	\$18,000		
Assd Value - Improved	\$112,000		
Yr-to-Yr Assd Value Change (\$)		-\$1,066	\$12,893
Yr-to-Yr Assd Value Change (%)		-0.8%	9.9%

**Tax**

Jurisdiction	Tax Year	Tax Amount	Chg (\$)	Chg (%)	Tax Rate
Total Tax - Est.	2005	\$4,390			
Total Tax - Est.	2006	\$2,970	-\$1,420	-32.3%	
Total Tax - Est.	2007	\$2,923	-\$47	-1.5%	2.060900
Travis County		\$598			0.421600
Pflugerville Isd		\$2,085			1.470000
Travis Co Hospital Dist		\$98			0.069300
Travis Co Esd No 2		\$142			0.100000
Total Tax - Actual	2007	\$2,563			

**Characteristics:**

Universal Land Use:	SFR	Fireplaces:	1
County Land Use:	Single Family Residence	Porch:	Open Porch
Lot Frontage:	70	Patio Type:	Terrace
Lot Depth:	103	Garage Type:	Attached Garage
Lot Acres:	.1605	Garage Sq Ft:	420
Building Sq Ft:	1,746	Roof Type:	Hip
Gross Bldg Area:	2,166	Roof Material:	Composition Shingle
Stories:	1	Roof Shape:	Hip
Bedrooms:	4	Construction:	Wood/Brick
Total Baths:	2	Foundation:	Slab
Full Baths:	2	Year Built:	1994

<b>Last Market Sale:</b>			
MLS Sold Date:	08/18/2000	MLS #:	552758
MLS Sold Price:	\$129,900		

**Sales History:**

Recording Date:	07/10/2003	08/21/2000	05/31/1995	
Nominal:	Y			
Buyer Name:			Michael A & Amy B	
Seller Name:			Clark Wilson Homes Inc	
Document No:	157461	132726	12448-413	12202-244
Document Type:	Warranty Deed	Warranty Deed	Warranty Deed	Warranty Deed

**Mortgage History:**

Mortgage Date:	09/24/2003	08/21/2000	05/31/1995	
Mortgage Amt:	\$111,200	\$123,400	\$116,943	
Mortgage Lender:	First Magnus Fin'l Corp	Americas Wholesale Lender	Temple Inland Mtg Corp	
Mortgage Type:	Conventional	Conventional	Va	

**Features:**

## Extra Features

Description:	Sq Ft:	Number:	Width:	Depth:	Extra Fea Yr Blt:	Value:
First Floor	1746				1994	93925
Open Porch 1st Flr	24				1994	256
Att Garage 1st Flr	420				1994	8870
Residential Hvac	1746				1994	3534
Bathroom		2			1994	
Fireplace		1			1994	2024
Fence		1			1994	
Terrace Uncovered	120				1994	607

An Automated Valuation System

# House Values 512

We Verify Sales Data so We Can Both Trust the Results

1/4/2008

Subject: 1234 Main Street Test  
Pflugerville, Tx

Square Footage: 1,746  
Bedrooms: 4  
Garage: 2  
Baths: 2  
1/2 Baths: 0  
Year Build: 1994

<u>AVM Value</u>	<u>Low Value</u>	<u>Higher Value</u>
\$138,101	\$127,806	\$148,396

in the market area. The "High" and "Low" values are approximately one standard error from the AVM Value. This report does not constitute an appraisal.

All Verified Values are provided "As Is" and all uses of the AVM are at the sole risk of the user. All warranties regarding values expressed or implied are excluded without limitations to any guarantees of accuracy, merchantability or appropriateness for a particular use. Any value produced are for the sole user and may not be disclosed or utilized by any other party without prior permission

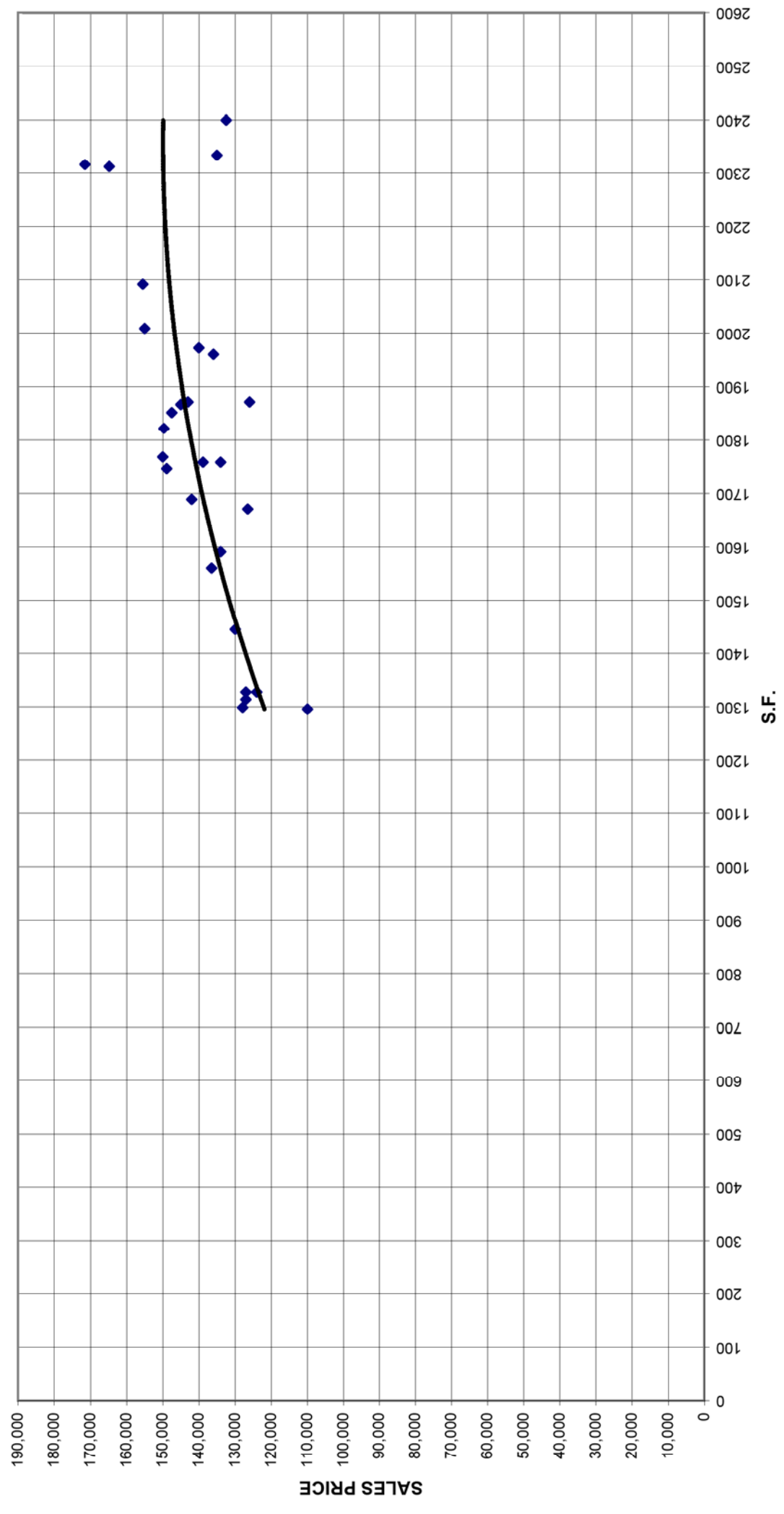
**THIS IS NOT AN APPRAISAL**

Address	Garage	Yr Built	Bdrm	Baths	1/2Baths	SqFt	Sold Price	Sold Date
1007 Black Locust DR	2	1993	3	2	0	1296	110,000	12/28/2007
800 Bushmills CT	2	1996	3	2	0	1328	124,000	4/27/2007
16815 Gower ST	2	1993	3	2	1	1872	126,000	6/29/2007
1110 Disraeli CIR	2	1993	3	2	0	1671	126,500	6/14/2007
800 Dornach CT	2	1996	3	2	0	1328	127,000	5/16/2007
918 Thackeray LN	2	1994	3	2	0	1314	127,000	1/10/2007
17528 Tobermory DR	2	1996	3	2	0	1299	127,950	4/30/2007
16907 Isle Of Man RD	2	1993	3	2	0	1445	130,000	3/9/2007
16802 Langland RD	2	1993	4	2	1	2400	132,500	4/23/2007
17250 Bushmills RD	2	1995	3	2	0	1591	134,000	2/16/2007
16911 Isle Of Man RD	2	1993	4	2	0	1758	134,000	1/23/2007
925 Picadilly DR	2	1995	4	2	1	2334	135,000	11/9/2007
805 Bushmills CT	2	1995	4	2	1	1960	136,000	7/6/2007
801 Whitehall DR	2	1996	3	2	0	1560	136,500	6/4/2007
16807 Langland RD	2	1993	4	2	0	1758	138,900	9/20/2007
16801 Langland RD	1	1993	3	2	1	1972	140,000	2/23/2007
17242 Bushmills RD	2	1995	3	2	0	1689	142,000	12/14/2007
16906 Isle Of Man RD	2	1993	3	2	1	1872	143,000	12/12/2007
1213 Blackthorn DR	2	1993	4	2	0	1867	145,000	10/16/2007
17214 Village Glen RD	2	1995	3	2	1	1852	147,500	12/28/2007
1023 Thackeray LN	2	1994	3	2	0	1746	148,900	7/10/2007
1201 Blackthorn DR	2	1993	3	2	0	1822	149,700	6/7/2007
1028 Thackeray LN	2	1993	3	2	0	1768	150,000	4/26/2007
17214 Bushmills RD	2	1995	3	2	1	2009	155,000	4/11/2007
16911 Gower ST	2	1995	3	2	1	2092	155,500	5/15/2007
1130 Black Locust Dr W	2	1996	4	2	1	2312	164,800	9/28/2007
1102 Thackeray LN	2	1994	4	2	0	2316	171,500	11/21/2007

$$y = -0.0248x^2 + 117.2x + 11724$$

$$R^2 = 0.487$$

Plotted Sales



Series1  
Poly. (Series1)