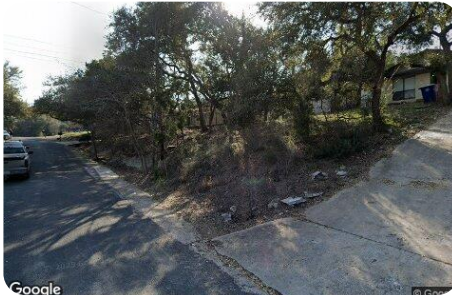


Duplex (2 Units, Any Combination) **RESIDENTIAL**

# 6812 RACCOON RUN

AUSTIN, TX 78736



**5**

BATHS

**1,858 ft<sup>2</sup>**

LIVING AREA

**0.35 ac**

LOT SIZE

**1983**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## TAX & ASSESSMENT

|                       |                  |
|-----------------------|------------------|
| Assessed Value        | <b>\$401,031</b> |
| Previous Assessed     | <b>\$394,951</b> |
| Assessor Market Value | <b>\$485,439</b> |

## PROPERTY FACTS

|               |                                          |
|---------------|------------------------------------------|
| Property Type | <b>Duplex (2 Units, Any Combination)</b> |
| County        | <b>Travis</b>                            |
| Lot (acres)   | <b>0.35</b>                              |
| Foundation    | <b>Mat/Raft Foundation (Slab)</b>        |

|         |                       |
|---------|-----------------------|
| Roof    | Composition Shingle   |
| Heating | Yes                   |
| Cooling | Yes                   |
| Garage  | Carport (Unspecified) |
| Pool    | No                    |

Patio · 80 ft²

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Patton Elementary School | Elementary | EE–5   | 2.8 mi   |
| Small Middle School      | Middle     | 6–8    | 3.0 mi   |
| Bowie High School        | High       | 9–12   | 4.3 mi   |

District: Austin Independent School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

## NEIGHBORHOOD · ZIP 78736

|                   |                     |                      |                          |                  |                 |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|
| 89<br>CRIME INDEX | 79<br>AIR POLLUTION | 11,496<br>POPULATION | \$106K<br>MEDIAN IN-COME | 67°F<br>AVG TEMP | 60%<br>SUNSHINE |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|