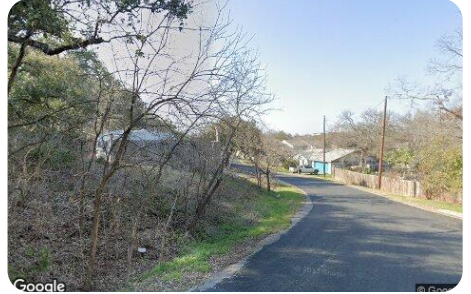


Duplex (2 Units, Any Combination) **RESIDENTIAL**

6810 RACCOON RUN

AUSTIN, TX 78736



4

BATHS

1,800 ft²

LIVING AREA

0.35 ac

LOT SIZE

1984

YEAR BUILT

1

STORIES

2

PARKING

TAX & ASSESSMENT

Property Tax	\$9,595 (2024)
Assessed Value	\$434,723
Previous Assessed	\$484,170
Assessor Market Value	\$434,723

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
County	Travis
Lot (acres)	0.35

Construction	Wood Frame
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Garage	Carport (Unspecified)
Pool	No

Patio · 192 ft²

Porch · 24 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 7, 2010	Financing	Warranty Deed			\$173K

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 CRIME INDEX	79 AIR POLLUTION	11,496 POPULATION	\$106K MEDIAN IN-COME	67°F AVG TEMP	60% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy

Owner occupied