

11516 Eagles Glen Dr,Austin,TX 78732



Property Type:	Single Family Residential
Lot Size:	0.32 acres
Year Built:	2005

Report Summary

A complete snapshot of the property — including its benefits, possible risks, smart questions to ask the seller, and helpful guidance for your buying journey

★ Strengths and Risks



Strengths

- ✓ PFAS drinking water risk low
- ✓ Radon exposure risk low
- ✓ Built after the era when lead paint and asbestos were common building materials
- ✓ Relatively newer home — major systems are still within a modern age range
- ✓ Permit history shows normal, well-paced maintenance and upgrade activity
- ✓ No major natural disaster risks flagged in available hazard data
- ✓ Overall crime rate low



Risks

- ✗ Mold growth risk elevated
- ✗ Home layout may involve many stairs or a steep lot
- ✗ Property sold 9 months after previous purchase
- ✗ Home has had several owners over the past 10–15 years
- ✗ Property taxes increased 21% in recent year
- ✗ Property taxes have increased consistently over recent years
- ✗ Elevated flood risk detected outside mapped FEMA high-risk zones; flood insurance is still recommended
- ✗ Contaminated site detected in vicinity

? Key Things to Check & Ask Seller

What to Check On-Site

- Inspect basement/crawlspace for moisture, water stains, or musty odors
- Short ownership period may indicate flip - verify renovation quality
- Review permit history for scope of past renovations
- Check basement and lower levels for signs of past water intrusion
- Check for unusual odors or soil discoloration on property perimeter

Questions for Seller

- Has the property experienced water damage or mold issues?
- What renovations were completed during ownership? Can you provide permits and receipts?
- Can you provide documentation, inspection reports, and warranties for the renovation work?
- Has the property experienced any flooding or water damage?
- Are you aware of any environmental concerns from nearby contaminated sites?

*This summary focuses on critical items. See **Complete Check & Ask Guide** at the end of the report for comprehensive details.*

Recent Listing Snapshot

Most recent property listing information available for this property, including key features, pricing, and recorded property details.

\$ Property Valuation

For Sale Status	\$1,499,994 Listing Price (Jan 08, 2026)	— Last Sale Price (—)	\$1,485,000 Estimated Market Value
\$1322K - \$1.65M Market Value Range	\$1,141,064 Assessed Value	— Assessed Structure Value	— Assessed Land Value

≡ Listing Property Details

<div>Location & Community</div> <div>Municipality: Austin</div> <div>County: Travis</div> <div>State: TX</div> <div>Locale: Urban</div> <div>School District: Leander Independent School District</div>	<div>Property Basics</div> <div>Property Type: Single Family Residential</div> <div>Year Built: 2005</div> <div>Stories / Levels: 2</div> <div>Square Footage: 5,100 sq ft</div> <div>Lot Size: 0.32 acres</div>
<div>Interior Features</div> <div>Bedrooms: 5</div> <div>Bathrooms: 3 Full + 1 Partial</div> <div>Basement: No</div> <div>Fireplaces: Yes</div> <div>Appliances: Convection Oven, Cooktop, Microwave, Refrigerator</div>	<div>Exterior & Amenities</div> <div>Garage: Yes — 3 car</div> <div>Parking Spaces: 3</div> <div>Pool: No</div> <div>Perimeter Fence: Yes</div> <div>Waterfront: Not available</div>

Listing Details vs. Public Records

A side-by-side look at how the property is presented for sale compared to what's officially recorded with the county.

Data Comparison

Property Attribute	Listing Details	Public Records	Difference	Buyer Interpretation
Bedrooms	5	5	—	✓ Match — Bedroom count matches between listing and county records
Bathrooms	3.5	3	+0.5	⚠ Verify — Additional bathrooms may be unpermitted; affects valuation, insurance, and property taxes
Living Area	5,100 sq ft	4,895 sq ft	+205 sq ft	⚠ Verify — Moderate square footage difference; confirm measurement standards and whether finished basement is included
Stories / Levels	2	2	—	✓ Match — Story count matches between listing and county records
Year Built	2005	2005	—	✓ Match — Year built is consistent (minor discrepancy acceptable)
Lot Size	13,939 sq ft	13,983 sq ft	—	✓ Match — Lot size is consistent between listing and county records
Valuation Context	\$1,499,994	\$1,400,459	+7%	💡 Awareness — Listing price vs assessed value; not an apples-to-apples comparison but highlights potential post-sale tax reassessment

Note: Discrepancies may indicate unrecorded renovations, data-entry errors, outdated assessor records, or differences in measurement standards. High-risk items should be verified with county records and inspections before purchase.

Building Construction & Systems Information

Public-record building data covering roof materials, construction type, heating and cooling systems, basement information, and the home's reported condition.

Roof		HVAC Systems	
Type:	Gable	Heating:	Present
Cover:	Tile	Cooling:	Present
Building Structure		Overall Condition	
Construction:	Stucco, Stone	Average	
Basement:	Not Reported		

These property characteristics come from county public records and are recorded at the building/parcel level. They may not reflect unit-specific features for multi-unit properties.

Renovation & Permit History

Provides a complete history of all renovation and permit activities on the property, helping you understand the property's renovation history and potential future projects.

Date	Type of work	Project type	Project ID/Name	Status
Feb 11, 2005	Other	<ul style="list-style-type: none">Electrical workResidential	11516 Eagles Glen Dr	Final
Feb 11, 2005	Other	<ul style="list-style-type: none">Electrical workResidential	11516 Eagles Glen Dr	Final

Ownership

Ownership Info and Transaction History

↕ Property Transfer Records

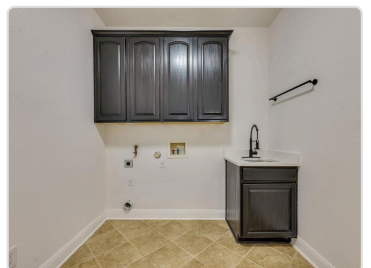
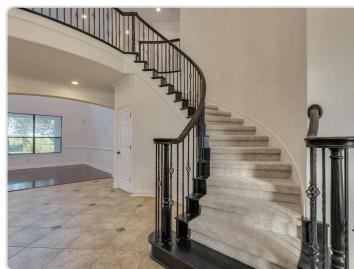
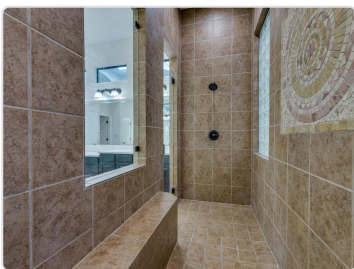
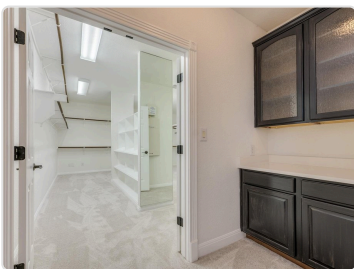
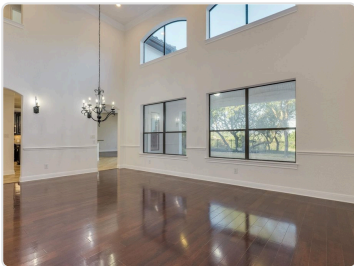
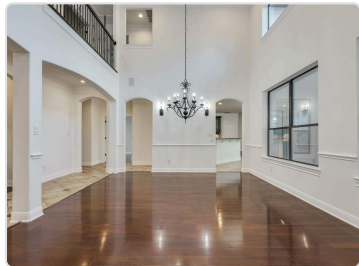
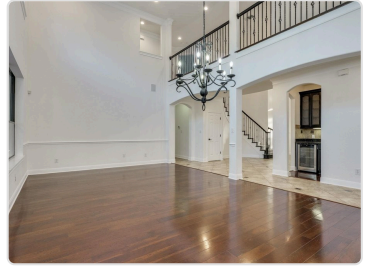
Date	Event	Price	Price/Sqft	Source
Jan 8, 2026	Listed	\$1,499,994	\$294	UnlockMLS
Jan 2, 2026	Listing Removed	\$0	—	UnlockMLS
Jan 1, 2026	Listing Removed	\$1,499,994	\$294	Unlock MLS
Dec 2, 2025	Price Changed	\$1,499,994	—	UnlockMLS
Dec 2, 2025	Price Change	\$1,499,994	\$294	Unlock MLS
Nov 10, 2025	Listed	\$1,999,998	\$392	UnlockMLS
Jan 3, 2012	Listing Removed	\$869,000	—	UnlockMLS
Mar 2, 2007	Sold	\$0	—	Public Record
Nov 6, 2006	Listed	\$869,000	—	UnlockMLS
Jun 9, 2006	Sold	\$0	—	Public Record
Jan 3, 2006	Listed	\$749,000	—	UnlockMLS
Oct 11, 2005	Sold	\$0	—	Public Record

Property Value and Tax History

A year-by-year snapshot of the property tax history and assessed value

Property Assessments

Year	Land Value	Improvement Value	Total Property Value	Property Taxes
2025	—	—	\$1,141,064 +21.0%	\$22,480 +23.7%
2023	—	—	\$943,028 +21.0%	\$18,173 -8.8%
2022	—	—	\$779,362 +9.5%	\$19,926 +4.0%
2021	\$195,000	\$516,500	\$711,500 0%	\$19,154 +9.2%
2020	\$195,000	\$516,500	\$711,500 -3.8%	\$17,546 -3.8%
2019	\$195,000	\$544,255	\$739,255 -2.0%	\$18,242 -6.5%
2018	\$195,000	\$559,114	\$754,114 +8.5%	\$19,511 -0.6%
2017	\$195,000	\$499,973	\$694,973 +5.1%	\$19,632 +0.7%
2016	\$195,000	\$466,250	\$661,250 +3.3%	\$19,498 +9.8%
2014	\$195,000	\$444,956	\$639,956 +7.0%	\$17,757 +1.8%
2013	\$195,000	\$403,335	\$598,335 -5.0%	\$17,444 -5.7%
2012	—	—	\$629,522 -0.3%	\$18,495 +10.7%
2011	—	—	\$631,398 0%	\$16,709 -2.2%
2010	—	—	\$631,398 +3.9%	\$17,087 -4.0%
2009	—	—	\$607,976 -17.1%	\$17,800 +8.7%
2008	—	—	\$733,826	\$16,370





Toxic Hazard Review

Evaluates potential toxic sources in the area that could affect indoor air quality, water safety, or building materials, helping safeguard your family's health and long-term living environment.

⚠ Contamination Risk Summary		
Type	Risk Level	Description
(PFAS) Drinking Water Pollution Risk	<div>B</div> <div>Low</div>	There are a small number of facilities in your vicinity that could be potential sources of PFAS in drinking water. The risk of contamination is low.
Radon Risk	<div>B</div> <div>Low</div>	Estimated indoor radon levels are low for this area, based on regional EPA radon zone data.
Mold Risk	<div>D</div> <div>High</div>	Considering local temperature and humidity patterns, mold growth likelihood is High .

☢ Contaminated Sites Nearby

Site Name	Type	Address
Wag-a-Bag 19	Underground Storage Tank	2900 N Quinlan Park Rd, Austin, TX, 78732

Crime

Helps you understand how safe a neighborhood is, giving you confidence in your family's security and everyday comfort.

Crime Risk Summary		
Type	Risk Level	Description
Murder	A Very Low	Based on demographic crime statistics, this area has a very low risk of murder compared to the national average.
Rape	A Very Low	Based on demographic crime statistics, this area has a very low risk of rape compared to the national average.
Robbery	A Very Low	Based on demographic crime statistics, this area has a very low risk of robbery compared to the national average.
Aggravated Assault	A Very Low	Based on demographic crime statistics, this area has a very low risk of aggravated assault compared to the national average.
Burglary	A Very Low	Based on demographic crime statistics, this area has a very low risk of burglary compared to the national average.
Larceny	A Very Low	Based on demographic crime statistics, this area has a very low risk of larceny compared to the national average.
Motor Vehicle Theft	A Very Low	Based on demographic crime statistics, this area has a very low risk of motor vehicle theft compared to the national average.

Flood Risk

Clear view of FEMA flood zones, insurance requirements, and river flood exposure.

Flood Insurance Required

No

This property is not in a mapped FEMA SFHA zone, so federal rules do not require flood insurance, but some lenders may still choose to require it.

Flood Insurance Recommended

Yes

Based on FEMA status and flood models (river/coastal where available), carrying flood insurance is recommended.

FEMA Flood Status (General)

Low

B

Overall FEMA flood status for this area (A = very low, F = very high). No detailed FEMA Digital Flood Insurance Rate Map (DFIRM) is available at this address.

River Flooding Risk (Overall)

Moderate

C

Relative riverine exposure

FEMA zones cover coastal and river flooding. SFHA (Special Flood Hazard Area, "100-year") \approx 1% annual chance; "500-year" \approx 0.2%.

Natural Threats

Evaluates the natural dangers and severe weather that could affect this property.

Natural Threat Levels		
Type	Risk Level	Description
Wildfire	C Moderate	This location has a moderate risk of experiencing wildfire compared to the rest of the United States. More than 1 mile from historic wildfire perimeter
Hurricane	A Very Low	Distance to Coast: 163.47 miles This location has a very low risk of experiencing hurricane damage compared to the rest of the United States.
Tornado	B Low	This location has a low risk of experiencing tornado compared to the rest of the United States.
Earthquake	A Very Low	This location has a very low risk of experiencing earthquake damage compared to the rest of the United States.
Hail	C Moderate	This location has a moderate risk of experiencing damaging hail compared to the rest of the United States.
Wind	B Low	This location has a low risk of experiencing high wind events compared to the rest of the United States.
Lightning	C Moderate	This location has a moderate risk of experiencing significant lightning events compared to the rest of the United States.
Convection Storm	C Moderate	This location has a moderate risk of experiencing convection storms compared to the rest of the United States.
Snow Load	A Very Low	This location has a very low risk of experiencing snow load impacts to roof compared to the rest of the United States.
Ice Dam	B Low	This location has a low risk of experiencing ice dam formation compared to the rest of the United States.
Frozen Pipe	A Very Low	This location has a very low risk of experiencing frozen pipes compared to the rest of the United States.
Tsunami	A Very Low	Distance to Coast: 163.47 miles This location has a very low risk of experiencing tsunami compared to the rest of the United States.
Lava Flow	A Very Low	This location has a very low risk of experiencing lava flow compared to the rest of the United States.

Health & Safety

Reviews nearby emergency services and average response times, giving you confidence that help is close when you need it most.

+ Emergency Response		
Type	Response Time	Distance to Health & Safety Services
Fire Protection	<div><div>B</div><div>Good</div></div>	Travis County Emergency Services District 6 Station 5 Steiner Ranch: 1.03 miles
Medical Response	<div><div>N/A</div></div>	Urgent Care: Bee Caves Urgent Care: 3.25 miles 11614 Farm to Market 2244
Law Enforcement	<div><div>C</div><div>Fair</div></div>	Travis County Sheriff's Office West Command: 3.66 miles

What Lies Beneath

Reveals hidden ground risks—like sinkholes, landslides, and unstable soil—that could threaten your home's safety and value.

Ground & Foundation Risk Factors		
Type	Risk Level	Description
Mine Subsidence	<div><div>A</div><div>Very Low</div></div>	Underground mining can cause the ground above to sink or collapse over time, potentially damaging your home's foundation, walls, and plumbing. Even old, abandoned mines can pose risks decades later, making this an important consideration for long-term property safety and value. Based on geological data, this property shows very low risk for this hazard.
Sinkhole	<div><div>B</div><div>Low</div></div>	Sinkholes form when underground water dissolves rock (like limestone), creating cavities that can suddenly collapse. This can damage foundations, swallow portions of property, and significantly reduce home value. Areas with known sinkhole activity may face higher insurance costs. This property shows low risk based on local geological conditions.
Landslide	<div><div>B</div><div>Low</div></div>	Unstable slopes can shift or collapse, especially after heavy rain or earthquakes, potentially undermining foundations or burying structures. This risk is especially concerning on hillsides or near steep terrain, and can affect not just your property but also neighboring areas. This property shows low risk based on local geological conditions.

Noise Pollution Dangers

A breakdown of the noise pollution sources that could seriously disrupt comfort, sleep, and peace inside the home. Scores highlight the severity of potential disturbances.

🔊 Noise Danger Index		
Type	Risk Level	Description
Airport Noise	<div>A</div> <div>Very Low</div>	Noise generated by aircraft taking off, landing, or flying overhead. Reflects how often and how loudly air traffic may be heard from the property.
Road & Traffic Noise	<div>Data Unavailable</div>	Noise from nearby roads, highways, and vehicle movement, including cars, trucks, and buses. Indicates how much roadway activity may affect daily comfort.
Neighborhood Activity Noise	<div>Data Unavailable</div>	Everyday noise from the surrounding community, including people, pets, local businesses, schools, parks, and routine outdoor activity. Represents general neighborhood sound levels not tied to major roads or airports.
Overall Noise Level	<div>Data Unavailable</div>	A combined score summarizing all major noise sources near the property. Shows the overall likelihood of noise pollution affecting comfort and quiet living.

Complete Check & Ask Guide

Below are all the risk signals we found for this property. Each block explains what we saw, why it matters, and what to check or ask.

Nearby contaminated or industrial site

Environmental data shows at least one contaminated or industrial site near this property. Nearby contaminated sites can affect soil, water, and long-term comfort, and may be important to understand before buying.

What To Check On-Site

- ☐ Walk the property perimeter and look for unusual odors, stained soil, or drainage from nearby sites

Questions For Seller

- ? Are you aware of any environmental concerns or cleanup efforts from nearby contaminated sites?
- ? Have there been any notices or communications about nearby environmental issues?

Mold and moisture risk

Local humidity and building data suggest a higher risk for mold growth at this property. Mold can affect indoor air quality and may cause health symptoms or costly repairs if moisture problems are not found and fixed.

What To Check On-Site

- ☐ Inspect the basement or crawlspace for moisture, water stains, or musty odors
- ☐ Check bathrooms, kitchens, and around windows for visible mold or condensation

Questions For Seller

- ? Has the property experienced water damage, leaks, or mold issues?
- ? If so, what remediation was done, and do you have reports or receipts?

Quick resale / flip

The property appears to have been resold roughly 9 months after the previous purchase. Short ownership periods can indicate a flip, where renovations may prioritize speed over long-term quality.

What To Check On-Site

- ☐ Look closely at finishes (flooring, tile, paint) for signs of rushed or low-quality work

Questions For Seller

- ? What renovations were completed during your ownership?
- ? Can you provide permits, inspection records, and receipts for the work?

Renovation documentation

This property shows past permitted work, and it is important to understand what was done. Clear documentation and permits help confirm that major renovations were inspected and completed to standard.

What To Check On-Site

- ☐ Review visible renovation areas (kitchen, baths, additions) and compare them to permit history if available

Questions For Seller

- ? Can you provide documentation, inspection reports, and warranties for the renovation work?

Recent property tax spike

Recent records show that property taxes increased by about 21% in a single year. Sharp tax increases can affect your monthly costs and may signal future budget changes or reassessments.

What To Check On-Site

- ☐ Review recent tax bills or assessments if available

Questions For Seller

- ? Are you aware of any pending reassessments or tax appeals?
- ? Have there been any recent changes in local tax rates or assessments?

Elevated flood risk

Flood risk data indicates an elevated chance of flooding for this property, even though it may not be in a mapped FEMA flood zone. Higher flood risk can lead to water in basements or lower levels and may increase insurance costs and repair risk over time.

What To Check On-Site

- ☐ Check basement and lower levels for stains, water lines, or musty smells that suggest past water intrusion
- ☐ Review how water flows on the lot during rain, including downspouts and drainage paths

Questions For Seller

- ? Has the property experienced any flooding or water damage?
- ? Have any drainage improvements or waterproofing systems been installed?

While this report provides valuable insights, it may not reflect every condition of the property. We recommend combining it with an inspection and walkthrough before purchasing.