

Property Report



City: **Elgin, TX**
County: **Bastrop**
APN: **R8703370**
Lot Acreage: **10.26 Acres**
Owner: **Lawrence S**
Owner Mailing Address: **166 Norwood Ln, Elgin, TX 78621**
Owner Contact: **See Owner Additional Contact Appendix**

Property Details

Address: **166 Norwood Ln**
Zip Code: **78621**
Subdivision: **Glasscock, George J.**
Latitude: **30.339004**
Longitude: **-97.339063**
Alternate APN:

Public Records

Assessed Total Value: **\$301,178.00**
Assessed Market Value: **\$301,178.00**
Prior Sale Date: **01/02/2020**
Prior Sale Price: **\$321,507.50**
Prior Sale Mortgage: **\$257,206.00**
Annual Tax:

Location Details

Land Type: **MOBILE HOME**
County Land Use: **E3**
Zoning:
Census Tract: **950201**
S-T-R: **--**
Legal Description: **ABS A172 GLASSCOCK, GEORGE J., 10.2597 ACRES**

Pricing Analysis Overview

Pricing Source	Market Price	Market Price/Acre
Bastrop County Price	\$332,999.43	\$32,456.08
Elgin (City) Price	\$416,249.29	\$40,570.11
Geo Adjusted Market Price	\$373,083.89	\$36,362.95
Average Price	\$374,110.87	\$36,463.05
DataTree Estimated Value	\$397,544.00	\$38,746.98

PRYCD Suggested Market Price

\$373,083.89

Priced using all comps, from all sources, with no max age

Offer price breakdown can be found in the Offer Price Appendix

PRYCD Suggested Pricing Rationale can be found in the Pricing Rationale Appendix

Comp Report

Overview

Type	Count	Avg \$/Acre	Avg \$	Avg Acreage	Avg Distance
All	20	\$54,811.76	\$572,213.95	10.38	3.1 miles
Sold	10	\$42,375.34	\$327,279.90	9.58	4.2 miles
For Sale	10	\$67,248.19	\$817,148.00	11.18	1.9 miles
Redfin	8	\$49,600.06	\$346,412.38	7.97	4.2 miles
Lands of America	5	\$22,901.13	\$233,800.00	12.07	2.8 miles
Realtor.com	7	\$83,561.31	\$1,071,997.14	11.92	1.9 miles

CSV Download

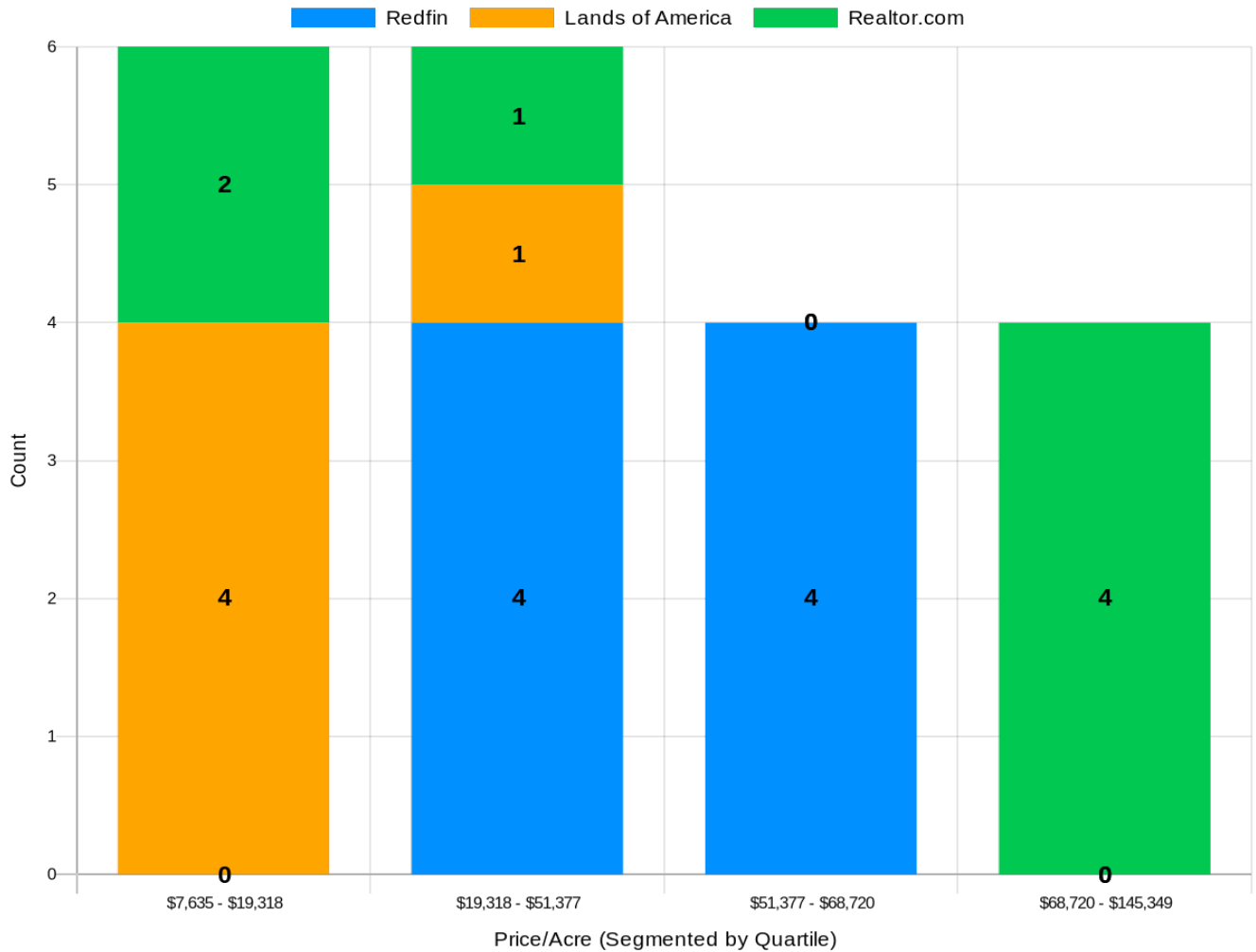
Follow the instructions below to download all of the comps in this report as a csv file.

1. From your file explorer, right click on *PRYCD Comp Report.pdf*
2. Select *Open With*
3. Select the Web Browser of your choice to open the file (Chrome is preferred)
4. Once open, right click on the link below
5. Select *Open link in new tab*
6. Your download should begin automatically!

[Click to Download](#)

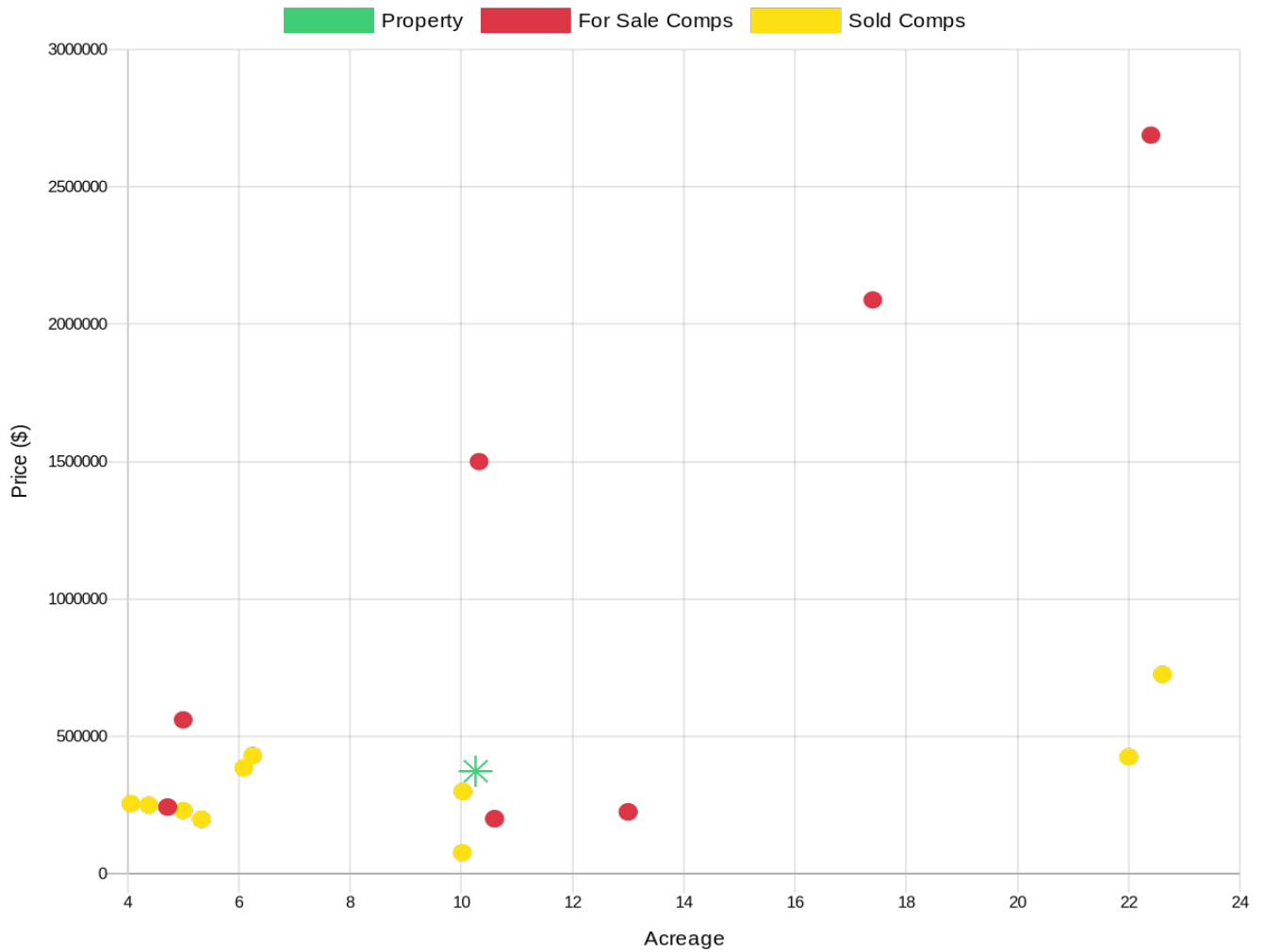
Comp Overview Chart

This chart displays the allocation of each comp source to each quartile of pricing within the distribution.



Comp Scatter Chart

This chart displays the property price and acreage plotted alongside all of the for sale and sold comps. Comps displayed are all comps near the property. Not all comps were used for modeling. See the Pricing Rationale Appendix for details.



For Sale Comps

Acreage	Price	Price/Acre	Distance	City	County	Source	List/Sold Date
5.0	\$560,000.00	\$112,000.00	1.2 miles	Elgin	Bastrop County	Realtor.com	
22.4	\$2,688,000.00	\$120,000.00	1.6 miles	Elgin	Bastrop County	Realtor.com	
17.4	\$2,088,480.00	\$120,027.59	1.7 miles	Elgin	Bastrop County	Realtor.com	
4.7	\$242,500.00	\$51,377.12	2.0 miles	Elgin	Bastrop County	Lands of America	05/14/2025
4.7	\$242,500.00	\$51,377.12	2.0 miles	Elgin	Bastrop County	Realtor.com	
10.6	\$200,000.00	\$18,867.92	2.0 miles	Elgin	Bastrop County	Lands of America	07/11/2025
10.6	\$200,000.00	\$18,867.92	2.0 miles	Elgin	Bastrop County	Realtor.com	
13.0	\$225,000.00	\$17,307.69	2.1 miles	Elgin	Bastrop County	Lands of America	07/11/2025
13.0	\$225,000.00	\$17,307.69	2.1 miles	Elgin	Bastrop County	Realtor.com	
10.3	\$1,500,000.00	\$145,348.84	2.7 miles	Elgin	Bastrop County	Realtor.com	

Sold Comps

Acreage	Price	Price/Acre	Distance	City	County	Source	List/Sold Date
6.2	\$429,500.00	\$68,720.00	0.4 miles	Elgin	Bastrop County	Redfin	07/15/2025
4.1	\$254,900.00	\$62,783.25	1.4 miles	Elgin	Bastrop County	Redfin	07/03/2025
22.0	\$425,000.00	\$19,318.18	2.3 miles	Elgin	Bastrop County	Lands of America	
5.0	\$229,999.00	\$45,999.80	2.7 miles	Elgin	Bastrop County	Redfin	02/04/2025
10.0	\$299,000.00	\$29,810.57	4.2 miles	Elgin	Bastrop County	Redfin	09/13/2024
22.6	\$725,000.00	\$32,065.46	5.2 miles	Elgin	Bastrop County	Redfin	03/17/2025
4.4	\$249,900.00	\$57,054.79	5.5 miles	Elgin	Bastrop County	Redfin	04/21/2025
10.0	\$76,500.00	\$7,634.73	5.8 miles	Elgin	Bastrop County	Lands of America	
6.1	\$385,000.00	\$63,218.39	6.3 miles	Elgin	Bastrop County	Redfin	12/26/2024
5.3	\$198,000.00	\$37,148.22	7.8 miles	Bastrop	Bastrop County	Redfin	06/10/2025

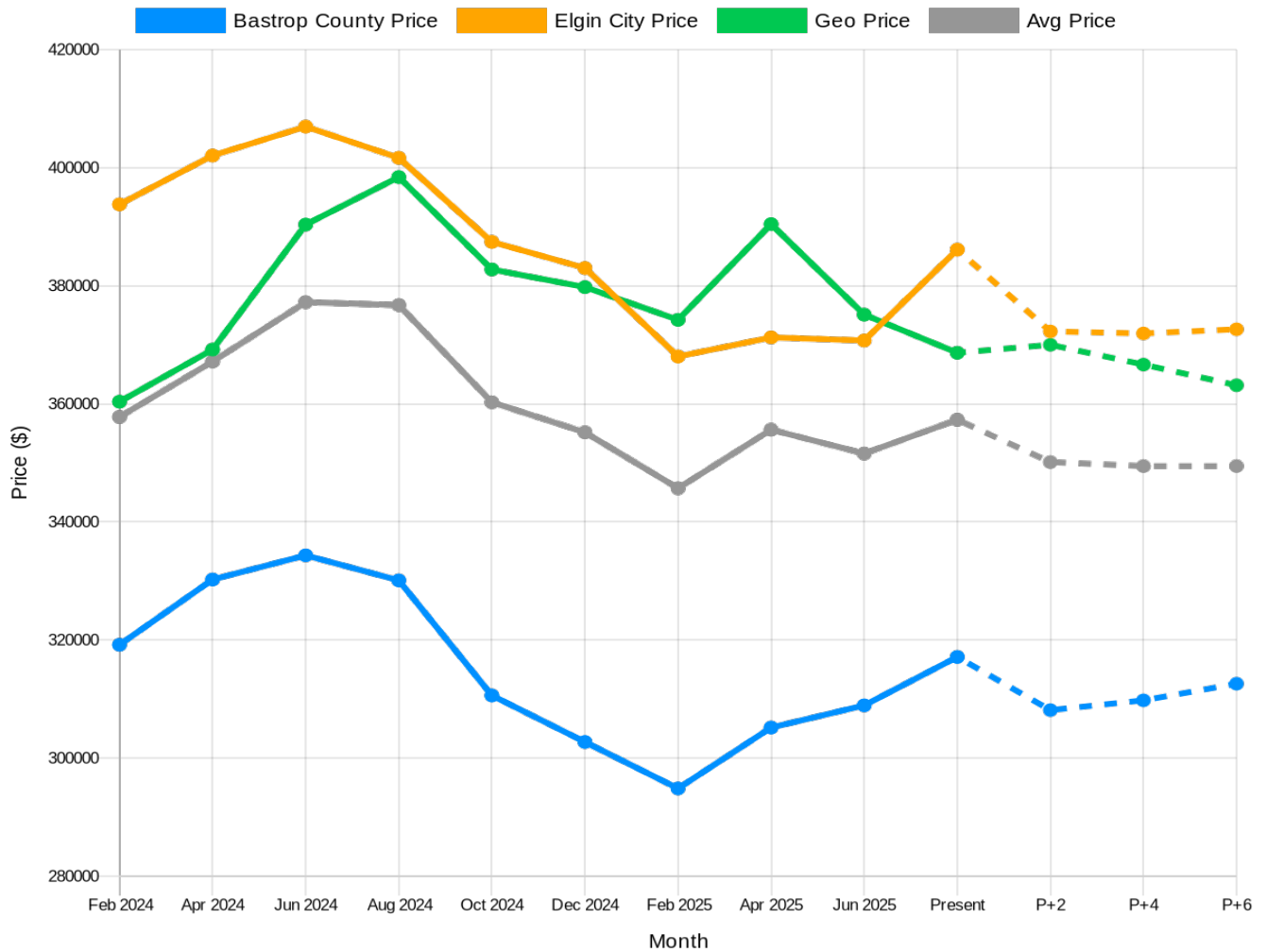
Agent Overview

All agent names below are extracted from the comps included in this report. Data reflects the breakdown of comps in this report, and may not include all agent listings.

Agent Name	Total Comps	For Sale Comps	Sold Comps	Avg Acreage	Avg Price	Avg Days on Market
Sterling & Associates R. E., Cecilia Whitley	3	3	0	9.44	\$222,500.00	N/A
Cecilia Whitley	3	3	0	9.44	\$222,500.00	N/A
Sterling & Associates R.E., Steve Balch	2	2	0	19.9	\$2,388,240.00	N/A
Land Advisors Organization, Hal Guggolz	1	0	1	22.0	\$425,000.00	N/A
Jeanette Shelby, Realtors, Jeanette Shelby	1	0	1	10.02	\$76,500.00	N/A
Scott Hamilton	1	1	0	5.0	\$560,000.00	N/A
Lpt Realty, Kizzy Simmons	1	1	0	10.32	\$1,500,000.00	N/A

Pricing Trends

This chart displays historical pricing trends, as modeled by our various [pricing models](#). Pricing trends represent a rolling moving average of modeled prices.



Forecast Metrics (Beta)

Pricing Source	Data R-Squared	Forecast Fit %
Bastrop County Price	0.353	97.781
Elgin City Price	0.559	98.533
Geo Price	0.004	98.075
Avg Price	0.324	98.487

All forecast data is created using polynomial regression from historical trends. Predictive pricing is not a guarantee and does not consider external market factors.

[R-Squared Definition](#)

[Forecast Fit % Definition](#)

Property Insights

No Insights Available for Property

Offer Price Appendix

Percent of Market Value	County Offer	City Offer	Geo Adjusted Offer Price
100%	\$332,999.43	\$416,249.29	\$373,083.89
95%	\$316,349.46	\$395,436.82	\$354,429.70
90%	\$299,699.49	\$374,624.36	\$335,775.50
85%	\$283,049.52	\$353,811.89	\$317,121.31
80%	\$266,399.54	\$332,999.43	\$298,467.12
75%	\$249,749.57	\$312,186.97	\$279,812.92
70%	\$233,099.60	\$291,374.50	\$261,158.73
65%	\$216,449.63	\$270,562.04	\$242,504.53
60%	\$199,799.66	\$249,749.57	\$223,850.34
55%	\$183,149.69	\$228,937.11	\$205,196.14
50%	\$166,499.72	\$208,124.64	\$186,541.95
45%	\$149,849.74	\$187,312.18	\$167,887.75
40%	\$133,199.77	\$166,499.72	\$149,233.56
35%	\$116,549.80	\$145,687.25	\$130,579.36
30%	\$99,899.83	\$124,874.79	\$111,925.17
25%	\$83,249.86	\$104,062.32	\$93,270.97
20%	\$66,599.89	\$83,249.86	\$74,616.78
15%	\$49,949.91	\$62,437.39	\$55,962.58
10%	\$33,299.94	\$41,624.93	\$37,308.39
5%	\$16,649.97	\$20,812.46	\$18,654.19

Subdivision Price Appendix

Subdivision prices are PRYCD modeled prices. Please check with the local county's Planning Commission Office for zoning ordinances and regulations before embarking on any subdivision plans.

Comp counts are calculated using ranges around each acreage for general approximation of market saturation.

Acreage	County Price/Acre	City Price/Acre	Geo Adjusted Price/Acre	Sold Comp Count	For Sale Comp Count
Current Property (10.26 Acres)	\$32,456.08	\$40,570.11	\$36,362.95	13 Parcels	149 Parcels
10 Acres	\$32,839.91	\$41,049.89	\$38,265.78	14 Parcels	148 Parcels
5 Acres	\$47,986.36	\$59,982.95	\$51,754.84	49 Parcels	179 Parcels
2 Acres	\$93,242.95	\$116,553.68	\$84,538.37	56 Parcels	242 Parcels
1 Acres	\$149,117.29	\$186,396.62	\$209,238.90	90 Parcels	302 Parcels
0.5 Acres	\$226,408.27	\$283,010.34	\$236,411.42	157 Parcels	484 Parcels
0.25 Acres	\$209,172.97	\$261,466.21	\$277,378.83	158 Parcels	460 Parcels

Pricing Rationale Appendix

*Pricing rationale is a high level, step by step look at what our pricing model is considering while pricing the property.
Pricing rationale information is based on internal modeling and may not perfectly align with the displayed comps above.*

[Learn More about Standard Deviation](#)
[Learn More about Coefficient of Variation](#)

1. The property was pinpointed at the following coordinates: 30.339, -97.339
2. 298 properties were found in the county that had similar acreage profiles.
3. Removing comps from the following sources: []
4. The search pool was narrowed to 281 properties that fit the target modeling criteria.
5. 13 initial valid sold parcels were located within at least 8 miles of the property.
6. 20 initial valid for sale parcels were located within at least 8 miles of the property.
7. The low outlier wall was set to \$18,311.29/acre and the high outlier wall was set to \$50,309.60/acre.
8. 0 properties were removed for not meeting reasonable statistical measures.
9. The price standard deviation of the remaining properties is \$16,988.18
10. The acreage standard deviation of the remaining properties is 5.21 acres
11. The coefficient of price variation of the remaining properties is 0.44
12. The coefficient of acreage variation of the remaining properties is 0.52
13. The pricing confidence score was calculated to be 88.0%
14. The initial county price point was \$32,456.08/acre.
15. Discounted 2 listings for having a high days on market
16. The final model was created based on the data of 20 for sale comps with an average of \$38,428.78/acre and 13 sold comps with an average of \$41,390.53/acre

Owner Additional Contact Appendix

Phones

Type	Number	Do Not Call	Last Reported
Mobile	512-704-3759	Able to Call	2025-04-01
Land Line	512-278-0290	Able to Call	2023-02-15
Mobile	512-704-2013	Able to Call	2011-03-04
Land Line	512-247-2570	Do Not Call	2021-04-15
Land Line	512-247-5821	Able to Call	2012-12-15

Do Not Call: Indicates whether the phone number is on the national Do Not Call (DNC) Registry

Last Reported: The last known date the phone number was associated with the property owner

Emails

Email
emore1979@yahoo.com
emore29@yahoo.com
m.c399@yahoo.com

Property Boundary (WKT)

Estimated Acreage: 0.00 Acres

Acreage estimation is based on coordinate projection and should not be used as the legal acreage.

POINT(-97.3390632917 30.3390040822)