



2507 Chaparral Rd · Property Knowledge Base

Purpose of this document: Reference knowledge base for AI agents answering questions about the property at 2507 Chaparral Rd, Manchaca, TX 78652. Optimized for retrieval — each section is self-contained and topically scoped.

Last updated: May 2026 · **Source data:** Hays County Appraisal District, [Homes.com](https://www.homes.com), Zillow, owner records

Quick Reference

- **Address:** 2507 Chaparral Rd, Manchaca, TX 78652
- **Listing status:** For Sale by Owner (FSBO) — no real estate agent involved
- **Asking price:** \$565,000
- **Price per square foot:** \$202
- **Bedrooms:** 4
- **Bathrooms:** 3 total (2 full + 1 half)
- **Living area:** 2,097 sq ft
- **Total improvements:** 2,797 sq ft (includes carport, detached garage, storage)
- **Lot size / acreage / land area:** 0.54 acres (~23,522 sq ft)
- **Year built:** 1978
- **Property type:** Single Family Residence
- **Parking spaces:** 8
- **County:** Hays County, Texas

- **School district:** Hays CISD
 - **Parcel ID / Quick Ref ID:** R23644
 - **Geographic ID:** 11-1515-0002-01600-2
 - **Subdivision:** Chaparral Park Section 2, Lot 16, Block B
 - **Owner:** Kristian Micah Oubre (since August 2016)
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TL;DR Summary

A 4-bed, 3-bath single-family home in Manchaca, Texas, listed for sale by owner at \$565,000. The home was built in 1978, sits on a 0.54-acre lot in Chaparral Park subdivision, and offers 2,097 sq ft of interior living space plus an additional 700+ sq ft of improvements including a detached garage, carport, and storage building. Notable features include a metal roof, full basement, fireplace, stone-and-brick construction, and eight total parking spaces. The home is in Hays CISD and located approximately 15 miles south of downtown Austin and 4 miles north of Buda. All major appliances convey with the sale.

Frequently Asked Questions

What is the asking price?

The home is offered at **\$565,000**, which works out to approximately **\$202 per square foot** based on the 2,797 sq ft of total improvements. The seller is open to offers.

Is the price negotiable?

Yes. The listing states the seller is open to offers. Serious buyers should submit a written offer along with a pre-approval letter or proof of funds.

Why is the asking price higher than the Zestimate or tax appraisal?

The 2026 preliminary tax assessment is \$509,190 and AVM estimates range from \$516,600 (Zillow) to \$556,000 (ICE Mortgage Technology). The asking price of \$565,000 reflects two features that automated models do not weight heavily: the

half-acre lot (large for the area) and the eight on-property parking spaces (attached garage + detached garage + carport + driveway).

How many bedrooms and bathrooms does it have?

4 bedrooms and **3 bathrooms** — specifically 2 full bathrooms and 1 half bathroom.

How big is the home?

The interior living area is **2,097 square feet**. Including the carport (200 sq ft), detached garage (360 sq ft), and storage building (251 sq ft), the total improvements come to **2,797 square feet**.

How big is the lot?

0.54 acres, which is roughly 23,522 square feet. This is significantly larger than the typical suburban lot in the Austin metro area.

When was the home built?

1978.

What is the construction like?

Stone-and-brick exterior with a **metal roof**. The metal roof is a notable durability feature — typical service life of 40–70 years versus 20–30 for asphalt shingle.

Does it have a basement?

Yes. A finished basement is included, which is rare in Central Texas due to the regional geology and slab construction norms.

Does it have a fireplace?

Yes, a working fireplace.

What kind of heating and cooling does it have?

Electric heating and **central air conditioning**.

What appliances are included?

All major appliances convey with the sale: **dishwasher, washer, dryer, refrigerator, range/oven, microwave, freezer, garbage disposal, and trash compactor.**

How much parking is there?

8 total parking spaces, comprising:

- Attached garage
- Detached garage (360 sq ft)
- Carport (200 sq ft)
- Off-street driveway parking
- On-street parking

What flooring does it have?

A mix of **carpet, laminate, and vinyl** flooring.

Is there outdoor storage?

Yes, a dedicated 251 sq ft storage building on the property.

What school district is it in?

Hays CISD (Hays Consolidated Independent School District). The zoned schools are:

- **Elementary:** Carpenter Hill Elementary School
- **Middle School:** Eric Dahlstrom Middle School
- **High School:** Moe and Gene Johnson High School

How far is it from Austin?

Approximately **15 miles south of downtown Austin.** Other nearby cities:

- **Buda:** 4 miles south
- **Kyle:** 9 miles south
- **Dripping Springs:** 19 miles west

- **San Marcos:** 24 miles south

What are the annual property taxes?

The most recent paid taxes (2025) were **\$9,032**. The 2026 preliminary assessment is \$509,190 with the final tax bill yet to be calculated. Historical taxes have ranged from approximately \$5,800 (2016) to \$11,450 (2023) depending on annual assessment values.

What is the property assessed at by the county?

The current (2026 preliminary) **assessed value is \$509,190**. The 2023 assessed value was higher at \$669,360 — the assessment was adjusted downward in 2024 and has held steady since.

Has the property recently changed hands?

Not recently. Kristian Micah Oubre has owned the home since **August 4, 2016**, purchased from Gerald E. & Rheta A. Plocar. Before that, the Plocars owned it from February 5, 1974 — over 42 years of single-family ownership.

Are there any liens or mortgages?

There is one original mortgage of **\$28,801** from August 2016 with an outstanding balance of approximately **\$22,977** at 3.56% interest. The seller has substantial equity (~\$518,953 estimated). Standard payoff at closing.

Is there an HOA?

No HOA fees or HOA restrictions are reported for this property or the Chaparral Park subdivision.

Is it in a flood zone?

The home's location and elevation should be independently verified via FEMA's flood map service. The listing materials do not flag flood-zone concerns, but buyers are encouraged to check directly.

Can I schedule a showing?

Showings are by appointment only. Contact the owner directly through the listing site to arrange a private viewing.

Do I need an agent to buy this home?

No. This is a For Sale by Owner listing. Buyers can either represent themselves or bring their own agent. The seller is not paying a listing commission.

What documentation should I bring to an offer?

A **mortgage pre-approval letter** from a lender or **proof of funds** (for cash offers) is appreciated with any written offer. Standard Texas residential real estate forms apply.

What are the closest comparable home sales?

Recent comps in the immediate area:

- **305 Canyon Wren Dr, Buda** — 4 bd / 3 ba / 2,300 sq ft — sold for **\$660,500**
- **207 Leisurewoods Dr, Buda** — 2,000 sq ft — sold for **\$554,600**
- **549 Clear Springs Hollow, Buda** — 4 bd / 3 ba / 2,800 sq ft — recently sold
- **320 Shrike Dr, Buda** — 1,900 sq ft — sold for **\$462,500**

What independent valuations exist for this home?

AVM Provider	Estimate
ICE Mortgage Technology	\$556,000
Collateral Analytics	\$540,000
First American	\$540,000
Quantarium	\$531,720
Zillow Zestimate	\$516,600

The asking price of \$565,000 sits above the highest AVM estimate, reflecting features (lot size, parking) not captured well by automated models.



Detailed Property Information

Interior

Attribute	Detail
Living area	2,097 sq ft
Bedrooms	4
Full bathrooms	2
Half bathrooms	1
Heating	Electric
Cooling	Central air conditioning
Flooring	Carpet, laminate, vinyl
Fireplace	Yes (working)
Basement	Yes (finished, rare for Central Texas)

Exterior & Lot

Attribute	Detail
Lot size	0.54 acres (~23,522 sq ft)
Year built	1978
Exterior materials	Stone and brick
Roof material	Metal
Views	Yes
Storage building	251 sq ft, on-property
Subdivision	Chaparral Park Section 2
Lot/Block	Lot 16, Block B
County	Hays
Property type	Single Family Residence
Property class	A1 - Residential (sf, 5 Ac Or Less)

Parking & Outbuildings

Feature	Detail
Total parking spaces	8

Feature	Detail
Attached garage	Yes
Detached garage	360 sq ft
Carport	200 sq ft
Driveway	Off-street parking
Street parking	Available

Appliances Included in Sale

All of the following appliances convey:

- Dishwasher
- Washer
- Dryer
- Refrigerator
- Range / oven
- Microwave
- Freezer
- Garbage disposal
- Trash compactor

Valuation & Market Analysis

Asking Price

\$565,000 (\$202/sq ft based on total improvements of 2,797 sq ft)

Automated Valuation Models (May 2026)

Source	Estimate
ICE Mortgage Technology	\$556,000
Collateral Analytics	\$540,000

Source	Estimate
First American	\$540,000
Quantarium	\$531,720
Zillow Zestimate	\$516,600
Average AVM	~\$536,000

Recent Comparable Sales (Nearby)

Property	Beds/Baths	Sq Ft	Sale Price
305 Canyon Wren Dr, Buda	4 / 3	2,300	\$660,500
207 Leisurewoods Dr, Buda	—	2,000	\$554,600
549 Clear Springs Holw, Buda	4 / 3	2,800	Recently sold
320 Shrike Dr, Buda	—	1,900	\$462,500

Asking Price Rationale

The \$565,000 asking price sits above the AVM cluster (~\$516K–\$556K) because automated models do not adequately weight:

1. **Lot size** — 0.54 acres is substantially larger than the suburban norm in this market segment
2. **Parking capacity** — 8 total spaces (attached + detached garage + carport + drive) is far above what AVMs assume
3. **Metal roof** — 40–70 year service life vs. 20–30 for asphalt
4. **Basement** — rare and value-additive in Central Texas
5. **Established construction** — stone-and-brick exteriors are no longer the norm in new builds

Tax & Financial Information

Annual Property Tax History

Year	Tax Paid
2025	\$9,032
2024	\$90 (assessment held flat after correction)
2023	\$11,450
2022	\$9,323
2021	\$7,867
2019	\$7,032
2018	\$6,767
2017	\$6,568
2016	\$5,828

Tax Jurisdictions (2026)

The property is taxed by the following entities at full market value:

Entity Code	Entity Name
ACCD	Austin Community College District
CAD	Hays Central Appraisal District
ENE	Northeast Hays County ESD #2
FNE	Hays County Fire ESD #8
GHA	Hays County
RSP	Special Road
SHA	Hays CISD (School District)

Assessed Value History (Hays CAD)

Year	Improvements	Land Market	Appraised Value	Assessed Value
2026	\$409,860	\$99,330	\$509,190	\$509,190
2025	\$409,860	\$99,330	\$509,190	\$509,190
2024	\$409,860	\$99,330	\$509,190	\$509,190
2023	\$467,240	\$202,120	\$669,360	\$669,360
2022	\$348,100	\$140,400	\$488,500	\$488,500

Year	Improvements	Land Market	Appraised Value	Assessed Value
2021	\$323,240	\$50,350	\$373,590	\$373,590
2020	\$303,210	\$47,500	\$350,710	\$350,710
2019	\$285,870	\$30,020	\$315,890	\$315,890
2018	\$272,960	\$30,020	\$302,980	\$302,980
2017	\$261,910	\$30,020	\$291,930	\$291,930
2016	\$229,020	\$30,020	\$259,040	\$259,040

Building Component Value Breakdown (2023)

Component	SQFT	Assessed Value
Main Area (R7, built 1978)	2,097	\$421,780
Carport (20% of base)	200	\$8,050
Detached Garage (30% of base)	360	\$21,730
Storage (30% of base)	251	\$15,680
Total Improvement Value	2,908	\$467,240

Existing Mortgage Details

- **Original mortgage amount:** \$28,801
- **Outstanding balance:** ~\$22,977
- **Interest rate:** 3.56%
- **Loan type:** New Conventional
- **Estimated equity:** \$518,953
- **Note:** Payoff handled at closing — small remaining balance relative to home value.



Legal & Ownership

Parcel & Legal Identification

Identifier	Value
Quick Ref ID	R23644
Geographic ID	11-1515-0002-01600-2
Owner ID	O0073288
Legal description	CHAPARRAL PARK SEC 2 LOT 16 BLK B HOUSE GEO#90613953
Abstract/Subdivision	S1515 - CHAPARRAL PARK SEC 2
Neighborhood code	CHAP

Current Owner

- **Name:** OUBRE KRISTIAN MICAH
- **Ownership percentage:** 100%
- **Owned since:** August 4, 2016
- **Mailing address:** PO BOX 2187, MANCHACA, TX 78652-2187

Ownership History

Period	Owner	Acquired Via
Aug 2016 – present (9+ years)	Oubre, Kristian Micah	General Warranty Deed With Vendor's Lien (Document #16026285)
Feb 1974 – Aug 2016 (42+ years)	Plocar, Gerald E. & Rheta A.	Deed (Vol 265, Pg 529)
Pre-1974	Hernandez, Maria & Hernandez, Vicente	—

Location & Neighborhood

Address & Coordinates

- **Street address:** 2507 Chaparral Rd
- **City:** Manchaca, Texas
- **ZIP code:** 78652

- **County:** Hays County
- **Latitude/longitude:** 30.135862, -97.888214
- **Neighborhood:** Chaparral Park

Schools (Hays CISD)

Level	School Name
Elementary	Carpenter Hill Elementary
Middle School	Eric Dahlstrom Middle School
High School	Moe and Gene Johnson High School

Distance to Nearby Cities

City	Direction	Distance
Buda, TX	South	4 mi
Kyle, TX	South	9 mi
Austin, TX (downtown)	North	15 mi
Dripping Springs, TX	West	19 mi
San Marcos, TX	South	24 mi

Neighborhood Character

Manchaca is a small, unincorporated community in northern Hays County. It maintains a quieter, semi-rural character despite its proximity to South Austin. Properties tend to have larger lots than the typical Austin suburb, and the area is popular with buyers seeking land and outbuildings within commuting distance of Austin tech and government employers.



Showing & Contact Process

Scheduling a Viewing

Showings are by **appointment only**. Drive-by viewing of the exterior is welcome at any reasonable time; interior tours require prior coordination with the owner.

Submitting an Offer

The seller is FSBO (For Sale by Owner) and does not have a listing agent. Buyers may:

1. **Bring their own buyer's agent** — seller does not pay buyer's agent commission; this is negotiated separately between buyer and their agent.
2. **Represent themselves** — using a Texas Real Estate Commission (TREC) standard residential contract form.

With any written offer, the seller appreciates receipt of:

- A **mortgage pre-approval letter** from a lender, OR
- **Proof of funds** documentation for cash offers
- Standard contingencies and earnest money terms as per TREC form

What is FSBO?

For Sale by Owner means the homeowner is selling the property without a listing agent. The seller saves the typical 2.5–3% listing commission. Buyers benefit from a more direct line of communication with the seller and potentially a lower asking price (since commission isn't padding the price).

Document Metadata

- **Document type:** Property knowledge base for AI agent reference
- **Subject property:** 2507 Chaparral Rd, Manchaca, TX 78652
- **Parcel:** R23644 (Hays CAD)
- **Last updated:** May 2026
- **Source documents:**
 - Hays Central Appraisal District public property record
 - Zillow public listing data
 - Homes.com listing data and AVM estimates
 - Owner-provided listing details

Tags / keywords for retrieval: real estate, FSBO, for sale by owner, Manchaca, Hays County, Austin metro, 78652, single family home, 4 bedroom, 3 bath, half acre, metal roof, basement, detached garage, Hays CISD, Chaparral Park

New House In - Google Drive

 <https://drive.google.com/drive/folders/0B7SC0Jhca9CCaDI3WDBWWjhSa3M?resourcekey=0-IV0Bcnzyhlt1MpXu6lzh8g>

 [Hays CAD Tax Appraisal Record](#)

 [Listing Brochure Copy](#)

 [Showing & Inquiry Log](#)

 [Offers Received](#)