

TRAVIS

COUNTY

APPRAISAL

DISTRICT

2318 West 8th Street # B-AKA-803 Possum Trot
RDCC Application

Case Number: 2010-055014 PR

Supporting Documentation:

TCAD Appraisal Roll of Subject Property:

TRAVIS CENTRAL APPRAISAL DISTRICT

PROPERTY 109500
 Legal Description
 LOT 1-2 BLK 4 BOULEVARD HEIGHTS PLUS ADJ 1/2 VAC
 ALLEY

OWNER ID
 108084
 OWNERSHIP
 100.00%

PROPERTY APPRAISAL INFORMATION 2010
 WILKERSON ERIC R &
 KRISTIA HARRISON
 2318 W 8TH ST
 AUSTIN, TX 78703-4319-18

Entities
 01 100%
 02 100%
 03 100%
 0A 100%
 2J 100%
 88 100%

Values
 IMPROVEMENTS 74,683
 LAND MARKET + 250,000
 MARKET VALUE = 324,683
 PRODUCTIVITY LOSS - 0
 APPRAISED VALUE = 324,683
 HS CAP LOSS - 0
 ASSESSED VALUE = 324,683

0110060912 Ref ID: 01100609120000
 Map ID 011008

ACRES: .1523



APPR VAL METHOD: Cost

SITUS 2318 W 8 ST TX 78703

GENERAL	
UTILITIES	LAST APPR. VGE
TOPOGRAPHY	LAST APPR. YR 2010
ROAD ACCESS	LAST INSP. DATE 03/11/2010
ZONING SF3	NEXT INSP. DATE 03/05/2010
NEXT REASON	SEE 2011 FOR DEMO

REMARKS
 NO CARD IN FIELD. HOUSE IN PROCESS OF
 DEMO & STILL THERE FOR 1/1/10. SEE 2011
 VGE 3/3/10// NO CHNG NCBP PER FC/12-15-05
 GLM/RSV

PICTURE



BUILDING PERMITS			
ISSUE DT	PERMIT TYPE	PERMIT AREA	ST PERMIT VAL

SALE DT PRICE GRANTOR DEED INFO
 01/29/2002 ***** HEMPILL TROY P WD 2002022187TR
 04/30/1971 ***** WD / 04046 / 01286

IMPROVEMENT INFORMATION													
SUBD: S01662 NBHD: X7740 110.00%													
IF	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS
1	1ST	1st Floor	01	WW/A+	704.0	160.0	4.39	1936	1936	A	49,005	75%	0%
011	PORCH	OPEN 1	01	W/A+	160.0	160.0	1.00	1936	1936	A	1,942	75%	0%
011	PORCH	OPEN 1	01	W/A+	72.0	160.0	0.45	1936	1936	A	874	75%	0%
251	BATHROOM		01	W/A+	1.0	160.0	0.00	1936	1936	A	160	75%	0%
612	TERRACE	UNCO	01	W/A+	64.0	160.0	0.40	1936	1936	A	368	75%	0%
1	1 FAM DWELLING		STCD: A1		1,001.0			1949	1949	A	52,189	75%	0%
2	2nd Floor		01	WA/3+	480.0	160.0	2.94	1949	1949	A	25,483	75%	0%
031	GARAGE	DET 1	01	WA/3+	480.0	160.0	2.94	1949	1949	A	10,800	75%	0%
251	BATHROOM		01	W/A+	1.0	160.0	0.00	1949	1949	A	160	75%	0%
303	STAIRWAYS	FV	01	F-V	1.0	160.0	0.00	1949	1949	A	250	75%	0%
413	STAIRWAY	EXT	01	A	1.0	160.0	0.00	1949	1949	A	1,719	75%	0%
2	1 FAM DWELLING		STCD: A1		963.0			1949	1949	A	38,252	75%	0%
												39,143	
												19,112	
												8,100	
												250	
												1,289	
												28,751	

IMPROVEMENT FEATURES			
Roof Style	GABLE		0
Roof Covering	COMPOSITION SHINGLE		0
Foundation	PIER AND BEAM		0
Floor Factor	1ST		0
Shape Factor	R		0
Grade Factor	A		0

LAND INFORMATION									
SUBD: S01662 NBHD: X7740 100.00%									
CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ MASS	ADJ VAL SRC
1	Land	SPECIAL	A1	Y (100%)	LOT	0.1523 AC	250,000.00	250,000	1.00 A
AC/SQ FT UPDATE PER GIS								250,000	
								250,000	

LAND INFORMATION			
IRR Acres: 0	Capacity: 0	Oil Wells: 0	
MKT VAL	AG APPLY	AG CLASS	AG TABLE
250,000	NO		

TaxNetUSA: Travis CountyProperty ID Number: **109500** Ref ID2 Number: **01100609120000**Owner's Name **WILKERSON ERIC R &**Mailing Address
KRISTI A HARRISON
2318 W 8TH ST
AUSTIN, TX 78703-4319

Location 2318 W 8 ST 78703

Legal LOT 1-2 BLK 4 BOULEVARD HEIGHTS PLUS
ADJ 1/2 VAC ALLEY**Property Details**

Deed Date	01292002
Deed Volume	00000
Deed Page	00000
Exemptions	HS
Freeze Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	0.1523
Block	4
Tract or Lot	1-2
Docket No.	2002022187TR
Abstract Code	S01662
Neighborhood Code	X7740

Value Information**2010 Preliminary**

Land Value	250,000.00
Improvement Value	74,683.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	324,683.00
10% Cap Value	0.00
Total Value	324,683.00

Data up to date as of 2010-07-21**Value By Jurisdiction**

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST	0.000000	324,683.00	324,683.00	324,683.00	324,683.00
01	AUSTIN ISD	1.202000	324,683.00	309,683.00	324,683.00	324,683.00
02	CITY OF AUSTIN	0.420900	324,683.00	324,683.00	324,683.00	324,683.00
03	TRAVIS COUNTY	0.421500	324,683.00	259,746.00	324,683.00	324,683.00
2J	TRAVIS CO HEALTHCARE DIST	0.067400	324,683.00	259,746.00	324,683.00	324,683.00
68	AUSTIN COMM COLL DIST	0.094600	324,683.00	319,683.00	324,683.00	324,683.00

Improvement Information

Improvement ID	State Category	Description
107869	A1	1 FAM DWELLING
107870	A1	1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
107869	110906	1ST	1st Floor	WW	1936	704
107869	399402	011	PORCH OPEN 1ST F	*	1936	160
107869	399403	011	PORCH OPEN 1ST F	*	1936	72
107869	399404	251	BATHROOM	*	1936	1
107869	1906474	612	TERRACE UNCOVERD	*	1936	64
107870	110907	2ND	2nd Floor	WA	1949	480
107870	399406	031	GARAGE DET 1ST F	WA	1949	480

107870	399407	251	BATHROOM	*	1949	1
107870	399408	303	STAIRWAYS FV	F-V	1949	1
107870	2779948	413	STAIRWAY EXT	A	1949	1

Total Living Area **1,184****Land Information**

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
109322	LAND	A1	T	0.152	0	0	6,633

SQUARE FOOTAGE

OF

ADJACENT

PROPERTIES

2318 West 8th Street # B-AKA-803 Possum Trot
RDCC Application

Case Number: 2010-055014 PR

Supporting Documentation:

Square Footage & F.A.R. of Adjacent Residences and Residences
within a 300 foot Radius:

Floor-to-Area Ratio Chart of Residences within a 300' radius of 2318 W 8th st.

Address	Area of Lot	Area of House	FAR	Year Built	Year of Latest Modification
2306 W 8th st.	8,016	4,040	0.50	2004	2004
2308 W 8th st.	6,568	1,320	0.20	1931	2005
2310 W 8th St.	6,589	2,880	0.44	2006	2006
2312 W 8th St.	No Tax Plat information available				
2314 W 8th St.	6,626	1,388	0.21	1947	2004
2316 W 8th St.	6,572	1,129	0.17	1936	1936
2318 W 8th St.	6,642	2,907	0.44	1936-1949	2010
2390 W 8th St.	6,232	2,895	0.46	2001	2004
2400 W 8th St.	6,172	3,191	0.52	2001	2001
2402 W 8th St.	6,224	2,606	0.42	2001	2006
2404 W 8th St.	6,253	2,114	0.34	1941	1941
2307 W 8th St.	7,295	3,096	0.42	2007	2007
2309 W 8th St.	6,232	3,137	0.50	2006	2006
2311 W 8th St.	6,241	3,354	0.54	2006	2006
2313 W 8th St.	6,283	1,008	0.16	1953	1953
2315 W 8th St.	6,233	991	0.16	1950	1950
2317 W 8th St.	6,251	960	0.15	1951	1951
2319 W 8th St.	6,225	Empty Lot			
2401 W 8th St.	6,216	1,690	0.27	1949	2009
2403 W 8th St.	6,206	2,826	0.46	2005	2005
2405 W 8th St.	6,203	2,579	0.42	2005	2005
2309 W 9th St.	6,645	3,402	0.51	2007	2007
2311 W 9th St.	6,655	3,045	0.46	1940	1940
2315 W 9th St.	8,193	2,696	0.33	1935	2009
2317 W 9th St. A	4,133	2,043	0.49	2004	2007
2317 W 9th St. B	4,133	2,043	0.49	2004	2004
2319 W 9th St.	6,613	2,696	0.41	2005	2005
2321 W 9th St.	6,613	2,552	0.39	2005	2005
2401 W 9th St.	9,346	1,587	0.17	1960	1960
2403 W 9th St.	9,378	1,587	0.17	1960	1960
2405 W 9th St.	6,178	2,950	0.48	1988	2008
2310 Pruett St.	6,219	2,324	0.37	1952	1952
2312 Pruett St.	6,251	1,332	0.21	1952	1952
2314 Pruett St.	6,189	1,334	0.22	1952	1952
2316 Pruett St.	6,259	1,616	0.26	1949	1949
2318 Pruett St.	6,229	1,218	0.20	1947	1947
2400 Pruett St.	6,205	2,547	0.41	1955	2009

Average

0.35

2318 Includes total area: new construction and existing detached legal non complying garage and studio apartment above with pending RDCC Modification

Square footage of Adjacent Residences

Lots over .4 FAR

2318 West 8th Street # B-AKA-803 Possum Trot
RDCC Application

Case Number: 2010-055014 PR

Supporting Documentation:

FAR calculations:

Floor-to-Area Ratio Chart of Residences within a 300' radius of 2318 W 8th st. based on Travis Central Appraisal District Tax Information

Address	Area of Lot	Area of House	FAR	Year Built	Year of Latest Modification
2306 W 8th st.	8,016	4,040	0.50	2004	2004
2308 W 8th st.	6,568	1,320	0.20	1931	2005
2310 W 8th St.	6,589	3,091	0.47	2006	2006
2312 W 8th St.	6,650	3,895	0.59	2006	2006
2314 W 8th St.	6,626	1,388	0.21	1947	2004
2316 W 8th St.	6,572	1,129	0.17	1936	1936
2318 W 8th St.	6,642	2,907	0.44	1936-1949	2010
2390 W 8th St.	6,232	2,895	0.46	2001	2004
2400 W 8th St.	6,172	3,191	0.52	2001	2001
2402 W 8th St.	6,224	2,606	0.42	2001	2006
2404 W 8th St.	6,253	2,114	0.34	1941	1941
2307 W 8th St.	7,295	3,096	0.42	2007	2007
2309 W 8th St.	6,232	3,137	0.50	2006	2006
2311 W 8th St.	6,241	3,354	0.54	2006	2006
2313 W 8th St.	6,283	1,008	0.16	1953	1953
2315 W 8th St.	6,233	991	0.16	1950	1950
2317 W 8th St.	6,251	960	0.15	1951	1951
2319 W 8th St.	6,225	Empty Lot			
2401 W 8th St.	6,216	1,690	0.27	1949	2009
2403 W 8th St.	6,206	2,826	0.46	2005	2005
2405 W 8th St.	6,203	2,579	0.42	2005	2005
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2311 W 9th St.	6,655	3,045	0.46	1940	1940
2315 W 9th St.	8,193	2,696	0.33	1935	2009
2317 W 9th St. A	4,133	2,043	0.49	2004	2007
2317 W 9th St. B	4,133	2,043	0.49	2004	2004
2319 W 9th St.	6,613	2,696	0.41	2005	2005
2321 W 9th St.	6,613	2,552	0.39	2005	2005
2401 W 9th St.	9,346	1,587	0.17	1960	1960
2403 W 9th St.	9,378	1,587	0.17	1960	1960
2405 W 9th St.	6,178	2,950	0.48	1988	2008
2404 W 9th St.	6,177	2,594	0.42	1920	1920
2310 Pruett St.	6,219	2,324	0.37	1952	1952
2312 Pruett St.	6,251	1,332	0.21	1952	1952
2314 Pruett St.	6,189	1,334	0.22	1952	1952
2316 Pruett St.	6,259	1,616	0.26	1949	1949
2318 Pruett St.	6,229	1,218	0.20	1947	1947
2400 Pruett St.	6,205	2,547	0.41	1955	2009

Average 0.36

Variance Granted

2318 Includes total area: new construction and exsiting detached legal non complying garage and studio apartment above with pending RDCC Modification

Square footage of Adjacent Residences based on TCAD records

Lots over .4 FAR based on TCAD records

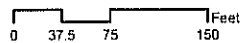
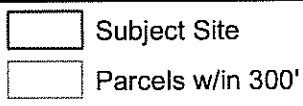
AERIAL
VIEW
OF
PROPERTIES

2318 West 8th Street # B-AKA-803 Possum Trot
RDCC Application

Case Number: 2010-055014 PR

Supporting Documentation:

Aerial View of properties within a 300 foot radius:



207 West 4th Street
Austin, Texas 78701
512.669.5560
WWW.BIGREDDOG.COM



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Square footage of Adjacent Residences

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