

RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION COMPLETENESS CHECKLIST

CITY OF AUSTIN

CASE # 2010-104084 PA
PLAN REVIEW # _____

APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION (RDCC)

GENERAL MODIFICATION WAIVER

STREET ADDRESS: 4212 Ramsey Ave

LEGAL DESCRIPTION: Subdivision - Rosedale C

Lot(s) 7 Block 11 Outlot _____ Division _____

LAND STATUS DETERMINATION CASE NUMBER (if applicable) _____

I/We Leslie Hoard on behalf of myself/ourselves as authorized agent for
Leslie Hoard affirm that on 12. 6. 2010

hereby apply for a hearing before the Residential Design and Compatibility Commission
for modification Section 2.8.1. of up to 25% increase in one or more of the following:

- ☒ Maximum Floor to area ratio .4 or Gross floor area 2300 sq ft.
____ Maximum Linear feet of Gables protruding from setback plane
____ Maximum Linear feet of Dormers protruding from the setback plane

Waive or modify the side wall articulation requirement of Section 2.7.

____ Side Wall Length Articulation
(Please describe request. Please be brief but thorough).

Adding a living space above the
existing ^{Detached} garage for a home office
& guest bedroom (as needed). Not to
be occupied ~~be~~ used as a separate dwelling
in a SF3 zoning district. From the maximum 2700 square ft ~~ft~~ to
3103 square ft. (403 square feet)

Note: Certificate of Appropriateness: H (Historic) or HD (Historic Designation) -
case goes to RDCC first. National Register Historical District (NRHD) Overlay:
without H or HD - case goes to Historic Landmark Commission first.

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CITY OF AUSTIN
APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION

GENERAL MODIFICATION WAIVER

REASONABLE USE:

1. The Residential Design and Compatibility Standards Ordinance applicable to the property does not allow for a reasonable use because:

FAR guidelines do not allow square footage → will be used as a home office → will not require adding another structure or coverage.

REQUEST:

2. The request for the modification is unique to the property in that:

Will convert existing garage space (above) not adding a new building, will not be occupied

AREA CHARACTER:

3. The modification will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

Will not require a new building, very common in the area (two across the street).
Will not be rented or another occupant.

RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION COMPLETENESS CHECKLIST

CITY OF AUSTIN
APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION

GENERAL MODIFICATION WAIVER

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Mailing Address 4212 Ramsey Ave
City, State Austin, TX Zip 78756
Phone 512 203 6620 Printed Name Leslie Howard
Signature [Signature] Date 12/16/10

OWNER'S CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Mailing Address 4212 Ramsey Ave
City, State Austin, TX Zip 78756
Phone 512 203 6620 Printed Name Leslie Howard
Signature [Signature] Date 12/16/10

CITY OF AUSTIN

RESIDENTIAL PERMIT APPLICATION "A"

PR Number 2010-104084 RA

Build Permit No.

Plat No. Date 12-6-10

Reviewer Darren Cain

PRIMARY PROJECT DATA

Service Address 4212 Ramsey Ave

Legal Description

Lot 7 Block 11 Subdivision Rose Dale

Tax Parcel No. 02230267170000

Section C Phase

If in a Planned Unit Development, provide Name and Case No.
(attach final approved copies of subdivision and site plan)

If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.

Description of Work

☐ New Residence☐ Duplex☒ Garage ☐ attached ☒ detached☐ Carport ☐ attached ☐ detached☐ Pool☒ Remodel (specify) Second floor addition to garage☒ Addition (specify) Second addition to garage☐ Other (specify)

Zoning (e.g. SF-1, SF-2...) SF-3

- Height of Principal building 14.5 ft. # of floors 2 Height of Other structure(s) 20 ft. # of floors 2

- Does this site currently have water and wastewater availability? ☒ Yes ☐ No. If no, please contact the Austin Water Utility at 512-972-0000 to apply for water and/or wastewater tap application, or a service extension request.- Does this site have a septic system? ☐ Yes ☐ No. If yes, for all sites requiring a septic field you must obtain an approved septic permit prior to a zoning review.Does this site have a Board of Adjustment ruling? ☐ Yes ☒ No If yes, attach the B.O.A. documentationWill this development require a cut and fill in excess of 4 feet? ☐ Yes ☒ NoDoes this site front a paved street? ☒ Yes ☐ No A paved alley? ☐ Yes ☒ NoIs this property within the Residential Design and Compatibility Standards Ordinance Boundary Area? ☒ Yes ☐ No

VALUATIONS FOR REMODELS ONLY

Building \$

Electrical \$

Mechanical \$

Plumbing \$

Driveway/

Sidewalk \$

TOTAL \$

(labor and materials)

VALUATIONS FOR NEW CONSTRUCTION OR ADDITIONS ONLY

Lot Size 6750 sq.ft.

Job Valuation - Principal Building \$45,000
(Labor and materials)Job Valuation - Other Structure(s) \$
(Labor and materials)

TOTAL JOB VALUATION

(sum of remodels and additions)

\$ 45,000

(Labor and materials)

PERMIT FEES

(For office use only)

NEW/ADDITIONS REMODELS

Building \$ \$

Electrical \$ \$

Mechanical \$ \$

Plumbing \$ \$

Driveway

& Sidewalk \$ \$

TOTAL \$ \$

OWNER / BUILDER INFORMATION

OWNER Name Dan: Leslie Hoard

Telephone (h) 203-6620
(w)

BUILDER Company Name DKH Homes LP Metropolitan custom homes

Contact/Applicant's Name Keith Husbands

Telephone 454-6939
Pager 632-5859
FAX

DRIVEWAY/ SIDEWALK Contractor DKH Homes LP

Telephone

CERTIFICATE OF Name Dan: Leslie Hoard

OCCUPANCY Address 4212 Ramsey Ave

Telephone 203-6620
City Austin ST TX ZIP 78750

If you would like to be notified when your application is approved, please select the method:

☐ telephone☒ e-mail:

leslie.hoard@gmail.com

You may check the status of this application at www.ci.austin.tx.us/development/pierivr.htm

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "B"

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license. I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property. If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.

I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC.

I understand that nothing may be built upon or over an easement. I further understand that no portion of any roof structure may overhang in any public utility or drainage easement.

I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction.

I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed.

I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required.

APPLICANT'S SIGNATURE Julie Harris DATE 12/6/10

HOME BUILDER'S STATE REGISTRATION NUMBER (required for all new construction) 6141

Rejection Notes/Additional Comments (for office use only):

Not Garage Apt.
Need - ☒ ESPA (Electrical Service plan Application) Appvd.
☒ WUE/WW (Austin WUE Utility Service Plan) Appvd.
Tree (Application must be appvd)

Service Address 4212 Ramsey Ave.

Applicant's Signature _____ Date _____

RESIDENTIAL PERMIT APPLICATION "C"

BUILDING COVERAGE

The area of a lot covered by buildings or roofed areas, but not including (i) incidental projecting eaves and similar features, or (ii) ground level paving, landscaping, or open recreational facilities.

	Existing		New / Addition
a. 1 st floor conditioned area	1438	sq.ft.	
b. 2 nd floor conditioned area	1177	sq.ft.	
c. 3 rd floor conditioned area		sq.ft.	442
d. Basement		sq.ft.	
e. Garage / Carport		sq.ft.	
attached		sq.ft.	
detached		sq.ft.	
f. Wood decks [must be counted at 100%]	427	sq.ft.	
g. Breezeways		sq.ft.	
h. Covered patios		sq.ft.	
i. Covered porches	102	sq.ft.	
j. Balconies	58	sq.ft.	
k. Swimming pool(s) [pool surface area(s)]		sq.ft.	
l. Other building or covered area(s)		sq.ft.	
Specify <u>Cvd Entry</u>	19	sq.ft.	

TOTAL BUILDING AREA (add a. through l.) 3221 sq.ft. ~~427~~ 442 sq.ft.

2044

TOTAL BUILDING COVERAGE ON LOT (subtract, if applicable, b., c., d., k. and l. if uncovered)

may 2700 2044 sq.ft.

30 % of lot

IMPERVIOUS COVERAGE

include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements in calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included in building coverage or impervious coverage. All water must drain away from buildings on this site and buildings on adjacent lots.

a. Total building coverage on lot (see above)	2044	sq.ft.
b. Driveway area on private property	889	sq.ft.
c. Sidewalk / walkways on private property		sq.ft.
d. Uncovered patios		sq.ft.
e. Uncovered wood decks [may be counted at 50%]		sq.ft.
f. Air conditioner pads		sq.ft.
g. Concrete decks		sq.ft.
h. Other (specify) <u>patio - stoop - HVAC</u>	18	sq.ft.

TOTAL IMPERVIOUS COVERAGE (add a. through h.) 2951 sq.ft.

43.7 % of lot

RESIDENTIAL PERMIT APPLICATION "D"
FLOOR AREA RATIO INFORMATION

TO BE COMPLETED FOR ALL PROPERTIES LOCATED WITHIN THE RESIDENTIAL DESIGN AND COMPATIBILITY
STANDARDS ORDINANCE BOUNDARY AREA.

Service Address 4212 Ramsey Ave
Applicant's Signature [Signature] Date 12/6/10

GROSS FLOOR AREA AND FLOOR AREA RATIO as defined in the Austin Zoning Code.

	Existing	New / Addition
I. 1st Floor Gross Area		
a. 1 st floor area (excluding covered or uncovered finished ground-floor porches)	<u>1438</u> sq.ft.	<u> </u> sq.ft.
b. 1 st floor area with ceiling height over 15 feet.	<u>1438</u> sq.ft.	<u> </u> sq.ft.
c. TOTAL (add a and b above)	<u>1438</u> sq.ft.	<u> </u> sq.ft.
II. 2nd Floor Gross Area See note ¹ below		
d. 2 nd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)	<u>1177</u> sq.ft.	<u>442</u> sq.ft.
e. 2 nd floor area with ceiling height > 15 feet.	<u>53</u> sq.ft.	<u> </u> sq.ft.
f. TOTAL (add d and e above)	<u>1230</u> sq.ft.	<u> </u> sq.ft.
III. 3rd Floor Gross Area See note ¹ below		
g. 3 rd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft).	<u> </u> sq.ft.	<u> </u> sq.ft.
h. 3 rd floor area with ceiling height > 15 feet	<u> </u> sq.ft.	<u> </u> sq.ft.
i. TOTAL (add g and h above)	<u> </u> sq.ft.	<u> </u> sq.ft.
IV. Basement Gross Area		
j. Floor area outside footprint of first floor or greater than 3 feet above grade at the average elevation at the intersections of the minimum front yard setback line and side property lines.	<u> </u> sq.ft.	<u> </u> sq.ft.
V. Garage		
k. <u> </u> attached (subtract 200 square feet if used to meet the minimum parking requirement)	<u> </u> sq.ft.	<u> </u> sq.ft.
l. ☒ detached (subtract 450 square feet if more than 10 feet from principal structure) <u>427</u>	<u> </u> sq.ft.	<u> </u> sq.ft.
VI. Carport (open on two or more sides without habitable space above it subtract 450 square feet)		
<u> </u>	<u> </u> sq.ft.	<u> </u> sq.ft.
VII. TOTAL		
	<u>2668</u> sq.ft.	<u>442</u> sq.ft.

<u>Max 2700</u> <u>410</u>	TOTAL GROSS FLOOR AREA (add existing and new from VII above)	<u>3110</u> sq. ft.
	GROSS AREA OF LOT	<u>6150</u> sq. ft.
	FLOOR AREA RATIO (gross floor area / gross area of lot)	<u>46.1</u>

If a second or third floor meets all of the following criteria it is considered to be attic space and is not calculated as part of the overall Gross Floor Area of the structure.

- a. It is fully contained within the roof structure and the roof has a slope of 3 to 12 or greater
- b. It only has one floor within the roof structure
- c. It does not extend beyond the foot print of the floors below
- d. It is the highest habitable portion of the building; and
- e. Fifty percent or more of the area has a ceiling height of seven feet or less.

ONE STOP SHOP
505 Barton Springs
Austin, Texas 78701
(512) 974-2632 phone
(512) 974-9112 phone
(512) 974-9779 fax
(512) 974-9109 fax



Austin Energy
Electric Service Planning Application (ESPA)
For Residential and Commercial "SERVICE ONLY"
Under 350 amps 1 ϕ or 225 amps 3 ϕ

☐ Check this box if
this is for a
building permit
only.

(Please print or type. Fields left blank will be considered Not Applicable.)

Responsible Person for Service Request	Leslie Howard	Phone	52036600
Email	leslie.howard@gmail.com	Fax	
Project Name	garage addition (2nd story)	☐ New Construction	☒ Remodeling
Project Address	4212 Ramsey Ave	OR	
Legal Description	4212 Ramsey - Rosedale C	Lot	7 Block 11
Requested Service Duration:	☐ Permanent Service ☐ Construction Power/Temp Service (Usually less than 24 months)		
Who is your electrical service provider?	☐ AE ☐ Other		

☐ Overhead or ☐ Underground	Voltage	☐ Single-phase (1 ϕ) or ☐ Three-phase (3 ϕ)
Service Main Size(s)	(amps)	Number of Meters?
AE Service Length	(ft.)	Conductor (type & size)
SqFt Per Unit	#Units	☐ All Electric ☐ Gas & Electric ☐ Other
Total AC Load	(Tons)	Largest AC unit (Tons)
LRA (Locked Rotor Amps) of Largest AC Unit	(Amps)	
Electric Heating	(kW)	Other (kW)

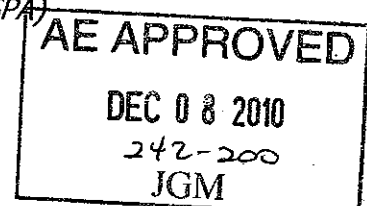
Comments: New construction/remodel of garage to
add second story
JGM Howard
ESPA Completed by (Signature & Print name) Date 12/8/10 Phone

Approved: ☐ Yes ☐ No (Remarks on back) _____
AE Representative _____ Date _____ Phone _____

Application expires 180 days after date of Approval
(Any change to the above information requires a new ESPA)

Version 1.1.0.0

All structures etc. must maintain 7'5"
clearance from AE energized power
lines. Enforced by AE & NESC codes.





GeoProfile Search Results

Subdivision Review Cases

Rec	SDE.amanda_subd_cases.CASENUM
1	C8-1934-1455

Zoning

Rec	SDE.ZONING.ZTYPE	SDE.ZONING.OBJECTID
1	SF-3	8079574

Watersheds

Rec	SDE.WATERSHED.DCM_NAME	SDE.WATERSHED.OBJECTID_1
1	Shoal Creek	1340

Neighborhood Association

Rec	SDE.NEIGHASSOC.NUM	SDE.NEIGHASSOC.NAME	SDE.NEIGHASSOC.OBJECTID_12
1	511	Austin Neighborhoods Council	51596
2	742	Austin Independent School District	51504
3	1037	Homeless Neighborhood Organization	51610
4	786	Home Builders Association of Greater Austin	51629
5	1113	Austin Parks Foundation	51684
6	1228	Sierra Club, Austin Regional Group	51750
7	66	Rosedale Neighborhood Assn.	51776
8	1075	League of Bicycling Voters	51886
9	1224	Austin Monorail Project	51887
10	283	North Austin Neighborhood Alliance	51955
11	1236	The Real Estate Council of Austin, Inc.	52018
12	1200	Super Duper Neighborhood Objectors and Appeals Organization	52041

Annexation

Rec	SDE.ANNEXATION_HISTORY.CASENUM	SDE.ANNEXATION_HISTORY.ORDNUM	SDE.ANNEXATION_HISTORY.ACRES	SDE.ANNEXATION_HISTORY.DEScriptIO	SDE.ANNEXATION_HISTORY.TYPE	SDE.ANNEXATION_HISTO
1			16581.426	FULL PURPOSE ON OR BEFORE 03/14/1946	FULL	19460314

Overlays

Rec	SDE.OVERLAYS.O_NAME	SDE.OVERLAYS.SUB_NAME	SDE.OVERLAYS.OBJECTID
1	RESIDENTIAL DESIGN STANDARDS	NONE	10391

FEMA Floodplains

Rec	WPDR_ADMIN.GREATER_AUSTIN_FEMA_FP.FLD_ZONE	SHAPE.LEN	SHAPE.AREA	WPDR_ADMIN.GREATER_AUSTIN_FEMA_FP.OBJECTID
1	X	363099.382465077	414252932.454092	205

Watershed Classification

Rec	SDE.WATERREG.WATERNAME	SDE.WATERREG.OBJECTID
1	URBAN	6

Jurisdiction

Rec	SDE.JURIS.CITY_NAME	SDE.JURIS.JURIS_TYPE
1	CITY OF AUSTIN	FULL PURPOSE



City of Austin

Founded by Congress, Republic of Texas, 1839
Planning & Development Review Department
Residential Review
505 Barton Springs Road, 2nd Floor
Austin, Texas 78704

February 8th, 2011

McMansion Plan review for 4212 Ramsey

Dear Applicant:

An initial McMansion review has been conducted by me and Sylvia at approximately 4:24 on 2-8-11. Our comments below will address all of the items needed to submit for and ultimately pass a McMansion Review. Please address each and re-submit upon your convenience.

1. Please label the FFE for the accessory structure on both the site plan and the elevations.
2. Please label the highest and lowest points of natural grade adjacent to the slab of the accessory structure. Place these two points on the elevations and label the average along with those. There will be 3 lines, with the average being the middle line. From that line, draw a vertical distance line to the average of the highest gable. This will be the official height measurement and must be below 30 feet.
3. Each tent section needs to have a high point labeled. On your site plan, you have noted each portion as having a high point of 100.0 feet. What this means to us is that this lot is totally flat. If so, where did you set your benchmark for qualifying these spot elevations? Please indicate where that benchmark is. It might be necessary to invest time into going out into the field with a survey and shooting the elevations I have addressed in these comments. Make sure you transfer all of the notable spot elevations over to the elevation page. Everything should be consistent from the site plan to the elevation page.

All in all, these are relatively basic and common requests. Should questions arise, please feel free to contact us.

Please be advised that this review is only for McMansion submittal requirements only and does not attempt to address other zoning reviews.

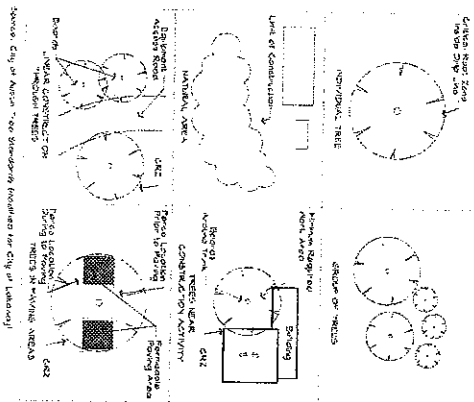
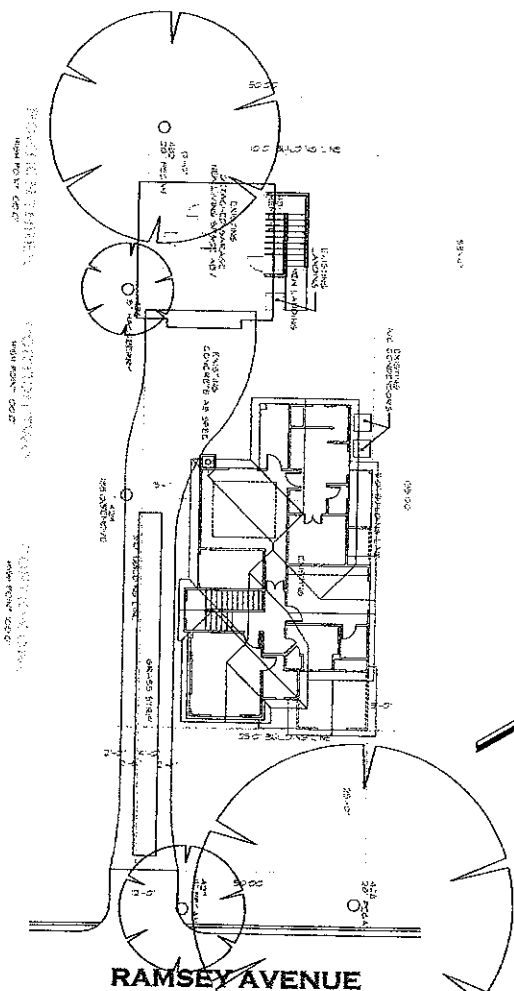
Sincerely,

Darren Cain
Planner III
Planning & Development Review Department
Residential Review

Enclosure(s)

AE APPROVED
DEC 08 2010
242-200
JGM

ESPA APVD!

[illegible]

AN ADDITION FOR:
DANIEL + LESLIE HOWARD
4212 Ramsey Avenue
Austin Texas

IMAGES OF...
ELLIOT H. JOHNSON
 AIA TRA# 17526
 3404 BUNLEIGH COVE AUSTIN TEXAS 78745
 512-282-3269
 ELLIOT@IMAGESOF.NET

METROPOLITAN
CUSTOM HOMES
KEITH HERRING
571.226.3250

DATE: 10/25/2007

DATE: 10/25/2007

DATE: 10/25/2007



Austin Water Utility
Water & Wastewater Service Plan Verification
(W&WW SPV)

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

Customer Name: Leslie Howard (Please Print or Type) Phone: 512 203 0620 Alternate Phone: _____
Service Address: 4212 Ramsey
Lot: 7 Block: 11 Subdivision/Land Status: Rosedale C Tax Parcel ID No.: 221220
Existing Use: vacant single-family res duplex garage apartment other _____
Proposed Use: vacant single-family res duplex garage apartment - remodel other _____
Number of existing bathrooms: 3 Number of proposed bathrooms: 1
Use of a pressurized auxiliary water system (i.e. rainwater harvesting, well water, lake/river water, etc.) Yes _____ No X
City of Austin Office Use
Water Main size: 6" Service stub size: 1 1/2" Service stub upgrade required? N New stub size: _____
Existing Meter number: 259526 Existing Meter size: 5/8" Upgrade required? Y New size: 3/4"
WW Service: Septic System/On-Site Sewage Facility (OSSF) _____ or WW Collection System Y WW Main size: _____
If a pressurized auxiliary water system is or will be installed, please contact the Utility's Special Services Division (SSD) at 972-1060, 3907 South Industrial Blvd., Suite 100 for consultation and approval.

auxiliary Water (if applicable) Approved by SSD (Signature & Print name) _____ Date _____ Phone _____
Approved: ☐ Yes (see attached approved documents) ☐ No
If the site has an OSSF, please contact Utility Development Services (UDS) at 972-0210 or 972-0211, Waller Creek Center, 625 E. 10th Street, Suite 715 for consultation and approval.

W&WWSPV Completed by (Signature & Print name) [Signature] Date 12/08/10 Phone 512 203 0620
SSS (if applicable) Approved by UDS (Signature & Print name) [Signature] Date _____ Phone _____
WU Representative _____ Date _____ Phone _____
Approved: ☐ Yes (see attached approved documents) ☐ No

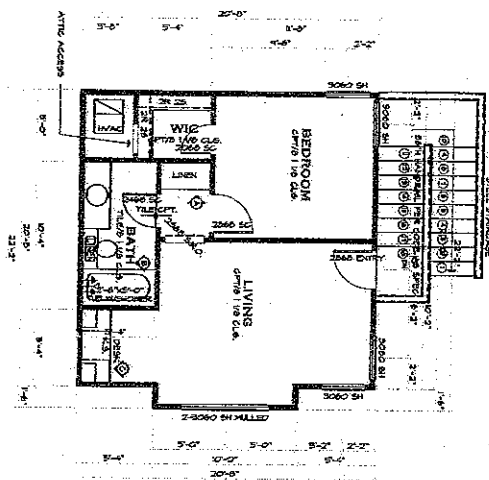
NOTE: For residential plan review, this original stamped "approval" must be submitted with the stamped "original" floor plan.

Verification expires 180 days after date of Submittal

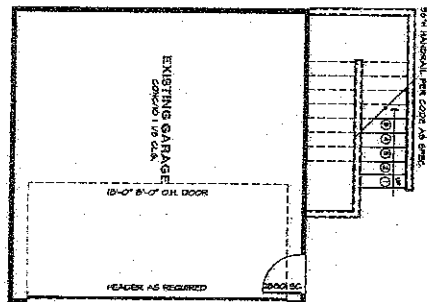
PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

RECEIVED
DEC 08 2010

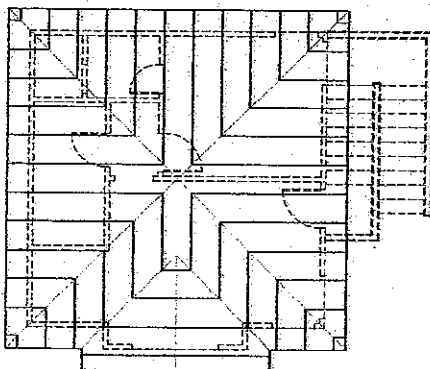
WATER & WASTEWATER UTILITY
CONSUMER SERVICES DIVISION

[illegible][illegible][illegible]

SECOND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



SCHEMATIC ROOF FRAMING PLAN

[illegible][illegible]

CITY OF AUSTIN REQUESTING AMBASSADORS TO THE SEC.
1. ATRIS VENTILATION IS PROHIBITED IF IT PERS TO INTERFERE WITH OR DISRUPT THE
MEDICAL ENVIRONMENT OF THE PATIENT.

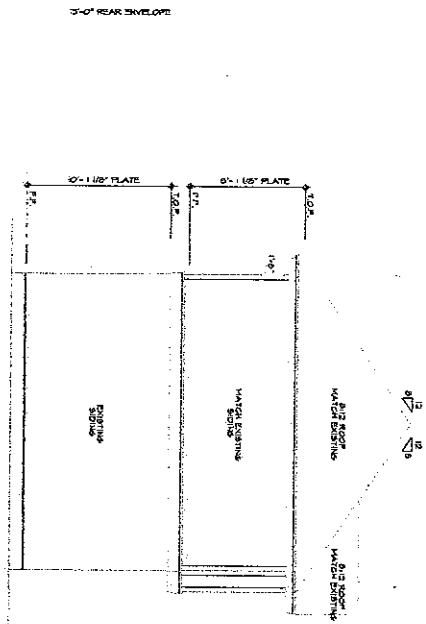
[illegible][illegible][illegible]

A CUSTOM RESIDENCE FOR:
STEVE + ANITA COKINS
805 Brooks Hollow Road
Austin, Texas 78734

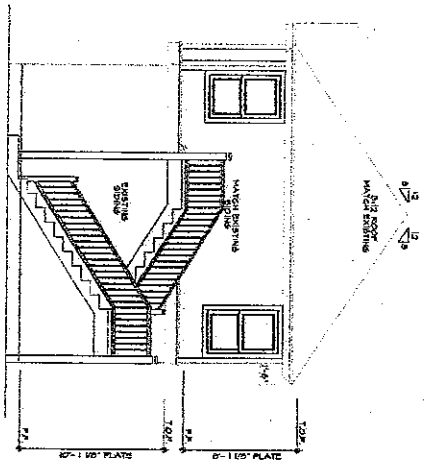
IMAGES OF...
ELLIOT H. JOHNSON
 AIA/SAE#17528
 1384 TIME HORN ROAD AMSTER, TEXAS 78706
 512-327-3002
 ELLIOT@IMAGESOF.ANY



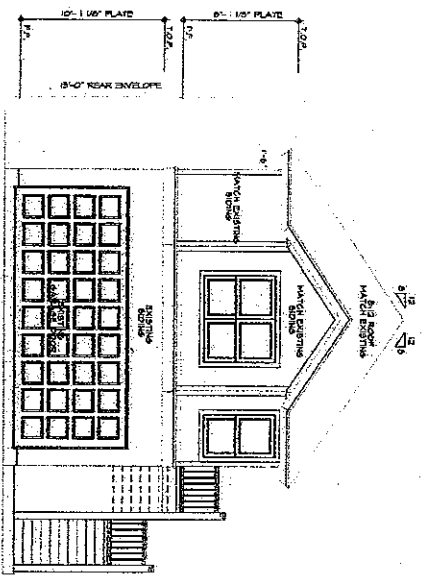
AN



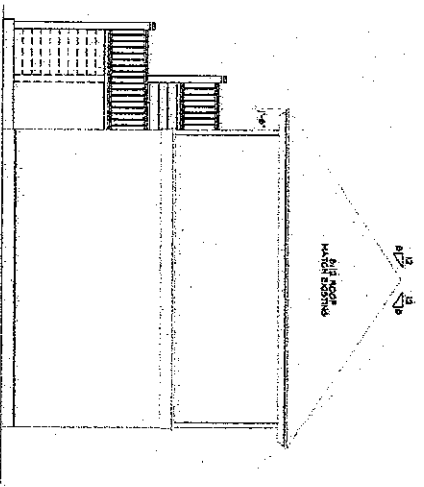
LEFT ELEVATION



RIGHT ELEVATION



FRONT ELEVATION



REAR ELEVATION

ELEVATIONS

NOTES:

SCALE: 1/4" = 1'-0"
 ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 FINISHES: EXTERIOR - BRICK, INTERIOR - PLASTER.
 ROOF: 12/12 PITCH, ASPH/FLT SHINGLES.
 FLOORING: 1" OAK PARQUET, 3/4" OAK HARDWARE.
 PAINT: EXTERIOR - WHITE, INTERIOR - OFF WHITE.
 ALL WORK SUBJECT TO APPROVAL BY THE CITY OF AUSTIN.

1. ELEVATIONS PROVIDED FOR YOUR INFORMATION.
 2. ELEVATIONS TO MATCH THE DESIGN OF LOT.
 3. ELEVATIONS TO MATCH THE DESIGN OF LOT.
 4. ELEVATIONS TO MATCH THE DESIGN OF LOT.
 5. ELEVATIONS TO MATCH THE DESIGN OF LOT.
 6. ELEVATIONS TO MATCH THE DESIGN OF LOT.
 7. ELEVATIONS TO MATCH THE DESIGN OF LOT.
 8. ELEVATIONS TO MATCH THE DESIGN OF LOT.
 9. ELEVATIONS TO MATCH THE DESIGN OF LOT.
 10. ELEVATIONS TO MATCH THE DESIGN OF LOT.



[illegible]

ELECTRICAL SYMBOL CHART	
SYMBOL	DESCRIPTION
	Block and Tag Type Class No.
	Cableway Outlet
	330V Outlet
	110V Outlet
	Radio Station
	Radio Receiver
	220V
	110V
	55V
	27.5V
	13.75V
	6.875V
	3.4375V
	1.71875V
	0.859375V
	0.4296875V
	0.21484375V
	0.107421875V
	0.0537109375V
	0.02685546875V
	0.013427734375V
	0.0067138671875V
	0.00335693359375V
	0.001678466796875V
	0.0008392333984375V
	0.00041961669921875V
	0.000209808349609375V
	0.0001049041748046875V
	0.00005245208740234375V
	0.000026226043701171875V
	0.0000131130218505859375V
	0.00000655651092529296875V
	0.000003278255462646484375V
	0.0000016391277313232421875V
	0.00000081956386566162109375V
	0.000000409781932830810546875V
	0.0000002048909664154052734375V
	0.00000010244548320770263671875V
	0.000000051222741603851318359375V
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	0.0000000004001776687800884246826171875V
	0.00000000020008883439004421234130859375V
	0.000000000100044417195022106170654296875V
	0.0000000000500222085975110530853271484375V
	0.00000000002501110429875552654266357421875V
	0.000000000012505552149377763271331787109375V
	0.0000000000062527760746888816356658935546875V
	0.0000000000031263880373444408

NOTES:

1. The following is a summary of the findings of the study. The study was conducted in the form of a questionnaire survey of 1000 people in the United Kingdom. The results of the survey are as follows:

2. The majority of respondents (75%) were aged between 18 and 35 years.

3. The majority of respondents (60%) were female.

4. The majority of respondents (80%) were employed full-time.

5. The majority of respondents (90%) were married or in a long-term relationship.

6. The majority of respondents (70%) were of white ethnicity.

7. The majority of respondents (85%) were of British nationality.

8. The majority of respondents (95%) were of the Christian faith.

9. The majority of respondents (90%) were of the middle social class.

10. The majority of respondents (95%) were of the middle income group.

11. The majority of respondents (90%) were of the middle education level.

12. The majority of respondents (95%) were of the middle occupation level.

13. The majority of respondents (90%) were of the middle housing level.

14. The majority of respondents (95%) were of the middle transport level.

15. The majority of respondents (90%) were of the middle leisure level.

16. The majority of respondents (95%) were of the middle health level.

17. The majority of respondents (90%) were of the middle culture level.

18. The majority of respondents (95%) were of the middle religion level.

19. The majority of respondents (90%) were of the middle politics level.

20. The majority of respondents (95%) were of the middle economics level.

21. The majority of respondents (90%) were of the middle law level.

22. The majority of respondents (95%) were of the middle medicine level.

23. The majority of respondents (90%) were of the middle science level.

24. The majority of respondents (95%) were of the middle arts level.

25. The majority of respondents (90%) were of the middle sports level.

26. The majority of respondents (95%) were of the middle entertainment level.

27. The majority of respondents (90%) were of the middle food level.

28. The majority of respondents (95%) were of the middle drink level.

29. The majority of respondents (90%) were of the middle clothing level.

30. The majority of respondents (95%) were of the middle travel level.

31. The majority of respondents (90%) were of the middle communication level.

32. The majority of respondents (95%) were of the middle technology level.

33. The majority of respondents (90%) were of the middle environment level.

34. The majority of respondents (95%) were of the middle energy level.

35. The majority of respondents (90%) were of the middle space level.

36. The majority of respondents (95%) were of the middle time level.

37. The majority of respondents (90%) were of the middle information level.

38. The majority of respondents (95%) were of the middle knowledge level.

39. The majority of respondents (90%) were of the middle skills level.

40. The majority of respondents (95%) were of the middle attitudes level.

41. The majority of respondents (90%) were of the middle values level.

42. The majority of respondents (95%) were of the middle beliefs level.

43. The majority of respondents (90%) were of the middle opinions level.

44. The majority of respondents (95%) were of the middle preferences level.

45. The majority of respondents (90%) were of the middle interests level.

46. The majority of respondents (95%) were of the middle hobbies level.

47. The majority of respondents (90%) were of the middle pets level.

48. The majority of respondents (95%) were of the middle gardens level.

49. The majority of respondents (90%) were of the middle cars level.

50. The majority of respondents (95%) were of the middle houses level.

51. The majority of respondents (90%) were of the middle schools level.

52. The majority of respondents (95%) were of the middle workplaces level.

53. The majority of respondents (90%) were of the middle communities level.

54. The majority of respondents (95%) were of the middle countries level.

55. The majority of respondents (90%) were of the middle continents level.

56. The majority of respondents (95%) were of the middle world level.

57. The majority of respondents (90%) were of the middle universe level.

58. The majority of respondents (95%) were of the middle everything level.

59. The majority of respondents (90%) were of the middle nothing level.

60. The majority of respondents (95%) were of the middle somewhere level.

61. The majority of respondents (90%) were of the middle nowhere level.

62. The majority of respondents (95%) were of the middle anytime level.

63. The majority of respondents (90%) were of the middle no time level.

64. The majority of respondents (95%) were of the middle anywhere level.

65. The majority of respondents (90%) were of the middle no where level.

66. The majority of respondents (95%) were of the middle anything level.

67. The majority of respondents (90%) were of the middle nothing level.

68. The majority of respondents (95%) were of the middle somewhere level.

69. The majority of respondents (90%) were of the middle nowhere level.

70. The majority of respondents (95%) were of the middle anytime level.

71. The majority of respondents (90%) were of the middle no time level.

72. The majority of respondents (95%) were of the middle anywhere level.

73. The majority of respondents (90%) were of the middle no where level.

74. The majority of respondents (95%) were of the middle anything level.

75. The majority of respondents (90%) were of the middle nothing level.

76. The majority of respondents (95%) were of the middle somewhere level.

77. The majority of respondents (90%) were of the middle nowhere level.

78. The majority of respondents (95%) were of the middle anytime level.

79. The majority of respondents (90%) were of the middle no time level.

80. The majority of respondents (95%) were of the middle anywhere level.

81. The majority of respondents (90%) were of the middle no where level.

82. The majority of respondents (95%) were of the middle anything level.

83. The majority of respondents (90%) were of the middle nothing level.

84. The majority of respondents (95%) were of the middle somewhere level.

85. The majority of respondents (90%) were of the middle nowhere level.

86. The majority of respondents (95%) were of the middle anytime level.

87. The majority of respondents (90%) were of the middle no time level.

88. The majority of respondents (95%) were of the middle anywhere level.

89. The majority of respondents (90%) were of the middle no where level.

90. The majority of respondents (95%) were of the middle anything level.

91. The majority of respondents (90%) were of the middle nothing level.

92. The majority of respondents (95%) were of the middle somewhere level.

93. The majority of respondents (90%) were of the middle nowhere level.

94. The majority of respondents (95%) were of the middle anytime level.

95. The majority of respondents (90%) were of the middle no time level.

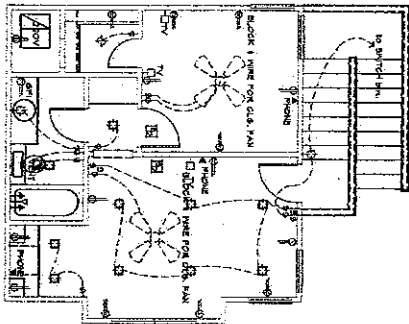
96. The majority of respondents (95%) were of the middle anywhere level.

97. The majority of respondents (90%) were of the middle no where level.

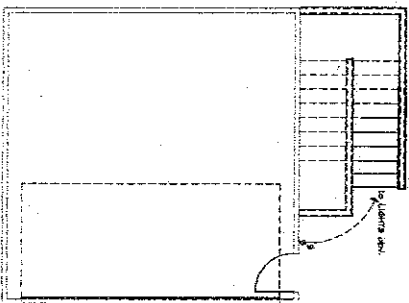
98. The majority of respondents (95%) were of the middle anything level.

99. The majority of respondents (90%) were of the middle nothing level.

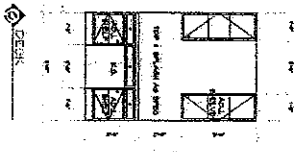
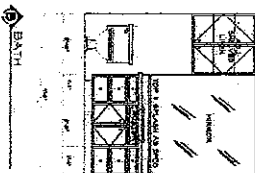
100. The majority of respondents (95%) were of the middle somewhere level.



SECOND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



A CUSTOM RESIDENCE FOR:
STEVE + ANITA COKINS
805 Brooks Hollow Road
Austin Texas 78734

IMAGES OF...
ELLIOT H. JOHNSON
AIA TRAC #17226
1354 TINE HORN ROAD AUSTIN TEXAS 78746
512-327-3032
ELLIOT@IMAGESOF.NET

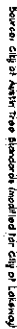


A. 5.

DATE: 11/10/2001
REVISED:

10' Rear Setback

(Received 17 Oct.)



2015, 57-9

WASH STATE UNIV LIBR

EXISTING TOTAL, FARE
2661 P.P.

NEW IMPERIOUS COYER

TOTAL PAX.	DYCS DT.
1	

[illegible]

- ELDERLY TO PROVIDE POSITIVE DRAINAGE AWAY FROM HOUSE.
- BRIDGES TO DETERMINE LOCATION OF ROADS AND PROPOSED FLOOR ELEVATION.
- PROVIDE UNDERGROUND UTILITY LINES.
- REMOVE TREES AT BUILDING ONLY.

DRIVER PROVIDED BY:
 SPECIALIZED TRANSPORT, INC.
 4001 N. 76th Ave.
 Appleton, WI 54911
 920-833-4422 FAX 920-833-4424

0-0111 27729

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FIGURE 1 Floor plan of the laboratory building.

Lot 1 Block II.

SECTION: **NONPAPER-D**
TRAVEL COUNTRY: THAILAND

DATE: 11/22/2006
REVISED:

AN ADDITION FOR:
DANIEL + LESLIE HOARD
4212 Ramsey Avenue
Austin Texas

IMAGES OF...
ELLIOT H. JOHNSON
AIA #242 917326
2404 HUNTERS CREEK AUSTIN TEXAS 78765
512.262.5259
ELLIE@IMAGESOF.NET

METROPOLITAN
CUSTOM HOMES
KEITH HARRIS
651.266.0020





GeoProfile Search Results

Subdivision Review Cases

Rec	SDE.amanda_subd_cases.CASENUM
1	CB-1934-1455

Zoning

Rec	SDE.ZONING.ZIYPE	SDE.ZONING.OBJECTID
1	SF-3	5703884

Watersheds

Rec	SDE.WATERSHED.DCM_NAME	SDE.WATERSHED.OBJECTID_1
1	Shoal Creek	1340

Neighborhood Association

Rec	SDE.NEIGHASSOC.NUM	SDE.NEIGHASSOC.NAME	SDE.NEIGHASSOC.OBJECTID_12
1	788	Home Builders Association of Greater Austin	49050
2	511	Austin Neighborhoods Council	49067
3	742	Austin Independent School District	49075
4	1037	Homeless Neighborhood Organization	49081
5	1113	Austin Parks Foundation	49101
6	66	Rosedale Neighborhood Assn.	49235
7	1228	Sierra Club, Austin Regional Group	49269
8	1075	League of Bicycling Voters	49341
9	1224	Austin Monorail Project	49343
10	203	North Austin Neighborhood Alliance	49386
11	1238	The Real Estate Council of Austin, Inc.	49427
12	1200	Super Duper Neighborhood Objectors and Appellers Organization	49504

Annexation

Rec	SDE.ANNEXATION_HISTORY.CASENUM	SDE.ANNEXATION_HISTORY.ORDNUM	SDE.ANNEXATION_HISTORY.ACRES	SDE.ANNEXATION_HISTORY.DEScriptIO	SDE.ANNEXATION_HISTORY.TYPE	SDE.ANNEXATION_HISTO
1			18581.426	FULL PURPOSE ON OR BEFORE 03/14/1946	FULL	19460314

Overlays

Rec	SDE.OVERLAYS.O_NAME	SDE.OVERLAYS.SUB_NAME	SDE.OVERLAYS.OBJECTID
1	RESIDENTIAL DESIGN STANDARDS	NONE	10391

FEMA Floodplains

Rec	WPDR_ADMIN.GREATER_AUSTIN_FEMA_FP.FLD_ZONE	SHAPE.LEN	SHAPE.AREA	WPDR_ADMIN.GREATER_AUSTIN_FEMA_FP.OBJECTID
1	X	363099.382466077	414252932.454092	205

Watershed Classification

Rec	SDE.WATERREG.WATERNAME	SDE.WATERREG.OBJECTID
1	URBAN	6

Jurisdiction

Rec	SDE.JURIS.CITY_NAME	SDE.JURIS.JURIS_TYPE
1	CITY OF AUSTIN	FULL PURPOSE



City of Austin

CERTIFICATE OF OCCUPANCY

BUILDING PERMIT NO. 2008-004876 BP

ISSUE DATE: 10/31/2008

BUILDING ADDRESS: 4212 RAMSEY AVE

LEGAL DESCRIPTION: Lot: 7 Block: 11 Subdivision: ROSEDALE C

PROPOSED OCCUPANCY:

R- 101 Single Family Houses

New - new two story Single family residence with covered patio and covered porch

NEW BUILDING SQUARE FOOTAGE: 2768 SQ. FT.

REMODEL BUILDING SQUARE FOOTAGE: 0

SPRINKLER SYSTEM:

CODE YEAR: 2000

CODE TYPE: International Residential Code

FIXED OCCUPANCY: 0

NON FIXED OCCUPANCY:

CONTRACTOR: David Husbands, DKH Homes L.P. dba Metropolitan Custom Homes

***** **CERTIFICATE OF OCCUPANCY** *****

THIS IS TO CERTIFY THAT THE BUILDING OR STRUCTURE AT THE ADDRESS LISTED ABOVE HAS BEEN INSPECTED FOR COMPLIANCE WITH THE REQUIREMENTS OF THE AUSTIN CITY CODE FOR THE GROUP AND DIVISION OF OCCUPANCY LISTED ABOVE.

NEITHER THE ISSUANCE OF THIS CERTIFICATE NOR THE INSPECTIONS MADE SHALL LESSEN THE RESPONSIBILITY OR LIABILITY OF ANY PERSON, FIRM OR CORPORATION

OWNING, OPERATING, CONTROLLING OR INSTALLING ANY APPLIANCE OR MATERIAL UPON THE PREMISE, OR DOING ANY WORK WHATSOEVER ON SUCH PREMISE.

THE CITY OF AUSTIN DOES NOT ASSUME ANY RESPONSIBILITY OR LIABILITY BY REASON OF THE INSPECTION OR REINSPECTION OF THE PREMISE; OR THE ISSUANCE OF THIS "CERTIFICATE OF OCCUPANCY"; OR BY ANY REASON OF ANY APPROVAL OR DISAPPROVAL.

BUILDING CODE REVIEWER:

For Leon Barba, Building Official

Row I.D. # 332097

CITY OF AUSTIN 2008 004877

RESIDENTIAL PERMIT APPLICATION "A"

1.23.08

BP Number PR-01-170148-R

Building Permit No. 2008 004876

Plat No. Date 12/14/07

Reviewer (G)

PRIMARY PROJECT DATA

Service Address 4212 Ramsey Avenue

Legal Description

Lot 7 Block 11 Subdivision Rosedale

IN: 12-7-2007 // DUE: 12-14-

Tax Parcel No. 02230207170000

Section C Phase

If in a Planned Unit Development, provide Name and Case No.

(attach final approved copies of subdivision and site plan)

If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.

Description of Work

Remodel (specify)

☒ New Residence☐ Duplex

Addition (specify)

☒ Garage attached ☒ detached☐ Carport attached ☐ detached☐ Pool

Other (specify) 3.5/12'0w.

Zoning (e.g. SF-1, SF-2...) SF-3 ☒

- Height of Principal building 26 ft. # of floors 2 Height of Other structure(s) 14.5 ft. # of floors 1

- Does this site currently have water and wastewater availability? Yes ☒ No. If no, please contact the Austin Water Utility at 512-972-0000 to apply for water and/or wastewater tap application, or a service extension request.- Does this site have a septic system? Yes ☒ No. If yes, for all sites requiring a septic field you must obtain an approved septic permit prior to a zoning review.Does this site have a Board of Adjustment ruling? Yes ☒ No. If yes, attach the B.O.A. documentationWill this development require a cut and fill in excess of 4 feet? Yes ☒ NoDoes this site front a paved street? Yes ☒ No A paved alley? Yes ☒ NoIs this property within the Residential Design and Compatibility Standards Ordinance Boundary Area? Yes ☒ No

VALUATIONS FOR REMODELS ONLY

Building \$
 Electrical \$
 Mechanical \$
 Plumbing \$
 Driveway/
 Sidewalk \$
 TOTAL \$
 (labor and materials)

VALUATIONS FOR NEW CONSTRUCTION OR ADDITIONS ONLY

Lot Size 6750 sq.ft.
 Job Valuation - Principal Building \$392,000
 (Labor and materials)
 Job Valuation - Other Structure(s) \$25,000
 (Labor and materials)

TOTAL JOB VALUATION
(sum of remodels and additions)

\$ 417,000
 (Labor and materials)

PERMIT FEES

(For office use only)

House (GAR)
 NEW ADDITIONS REMODELS
 Building \$ 245 + 33 = 2
 Electrical \$ 140 + 34 = 1
 Mechanical \$ 79 \$
 Plumbing \$ 95 \$
 Driveway
 & Sidewalk \$ \$
 TOTAL \$ \$

OWNER / BUILDER INFORMATION

OWNER Name DAN & Leslie Hoard Telephone (h) 589-3043
 BUILDER Company Name DKH Homes L.P. dba Metropolitan Custom Homes Telephone 454-6939
 Contact/Applicant's Name Keith Husbanos Pager 632-5859
 DRIVEWAY/ SIDEWALK Contractor DKH Homes L.P. FAX 261-3733
 Telephone 454-6939
 CERTIFICATE OF OCCUPANCY Name DAN & Leslie Hoard Telephone 589-3043
 Address 4612 Ramsey Ave City Austin ST TX ZIP 78756

If you would like to be notified when your application is approved, please select the method:
 telephone ☒ e-mail: Keith@MetropolitanCustomHomes.com

You may check the status of this application at www.ci.austin.tx.us/development/pierivr.htm

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "B"

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license. I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property. If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.

I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC.

I understand that nothing may be built upon or over an easement. I further understand that no portion of any roof structure may overhang in any public utility or drainage easement.

I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction.

I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed.

I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required.

APPLICANT'S SIGNATURE

Keith Hunsley

DATE 12/4/07

HOME BUILDER'S STATE REGISTRATION NUMBER (required for all new construction)

#6141

Continued 12/14/07 JK

Rejection Notes/Additional Comments (for office use only):

- ① CAD PRODUCED SETS NOT ALLOWED. - MUST BE ORIGINAL WET-SEALED.
 - ② SITE PLAN DOES NOT MATCH CITY ARBORIST REQUIREMENTS - OKAY 12/26
 - ③ 8.5 sealset has wrong sized seal. - MISSING 12/26
 - ④ DOES NOT MEET GABLE EXCLUSION RULE. OKAY 12/20/07 JK
 - ⑤ TENT AT REAR DOES NOT CLEAR WALL. OKAY - 12/26
 - ⑥ LANDING @ GARAGE SIDE DOOR MISSING - OKAY 12/26
 - ⑦ 12' DW APRON REQUIRED @ PROPERTY LINE. OKAY 12/26
 - ⑧ - 2ND FLOOR STAIRWELL NOT INCLUDED IN 2ND FLOOR CALC'S
 - ⑨ SIDEWALL ARTICULATION MUST BE ON BOTH FLOORS - OKAY 12/26
- New Plans REC'D 12/26/07 - 1. SETS NOT SIGNED 2. 8.5 size set missing 12/20/07

Service Address 4212 Ramsey Avenue

Applicant's Signature

Keith Hunsley

OKAY TO PERMIT JK 12/20/07

Date

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "C"

BUILDING COVERAGE

The area of a lot covered by buildings or roofed areas, but not including (i) incidental projecting eaves and similar features, or (ii) ground level paving, landscaping, or open recreational facilities.

~~Revised~~ → original SF as presented to City

	Existing		New / Addition	
a. 1 st floor conditioned area	sq.ft.		1438	sq.ft.
b. 2 nd floor conditioned area	sq.ft.		1177	sq.ft.
c. 3 rd floor conditioned area	sq.ft.			sq.ft.
d. Basement	sq.ft.			sq.ft.
e. Garage / Carport	sq.ft.			sq.ft.
attached	sq.ft.			sq.ft.
detached	sq.ft.			sq.ft.
f. Wood decks [must be counted at 100%]	sq.ft.		427	sq.ft.
g. Breezeways	sq.ft.			sq.ft.
h. Covered patios	sq.ft.			sq.ft.
i. Covered porches	sq.ft.		102	sq.ft.
j. Balconies	sq.ft.		58	sq.ft.
k. Swimming pool(s) [pool surface area(s)]	sq.ft.			sq.ft.
l. Other building or covered area(s)	sq.ft.			sq.ft.
Specify <u>Covered entry</u>	sq.ft.		19	sq.ft.

TOTAL BUILDING AREA (add a. through l.) sq.ft. 3221 sq.ft.

TOTAL BUILDING COVERAGE ON LOT (subtract, if applicable, b., c., d., k. and f. if uncovered)

2700 1986 sq.ft.
29.4 % of lot

IMPERVIOUS COVERAGE

Include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements in calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included in building coverage or impervious coverage. All water must drain away from buildings on this site and buildings on adjacent lots.

a. Total building coverage on lot (see above)	<u>1986</u>	sq.ft.
b. Driveway area on private property	<u>889</u>	sq.ft.
c. Sidewalk / walkways on private property		sq.ft.
d. Uncovered patios		sq.ft.
e. Uncovered wood decks [may be counted at 50%]		sq.ft.
f. Air-conditioner pads		sq.ft.
g. Concrete decks		sq.ft.
h. Other (specify) <u>patio / stoop / HVAC pad</u>	<u>102</u>	sq.ft.

TOTAL IMPERVIOUS COVERAGE (add a. through h.)

3037.5 2893 sq.ft.
42.9 % of lot

Revised values $\rightarrow$ prior to roll

The area of a lot covered by buildings or roofed areas, but not including (i) incidental projecting eaves and similar features, or (ii) ground level paving, landscaping, or open recreational facilities.

- | Existing | New / Addition |
|----------|----------------------------------|
| sq.ft. | 1425 sq.ft. |
| sq.ft. | 1174 1166 sq.ft. |
| sq.ft. | - sq.ft. |
| sq.ft. | - sq.ft. |
| sq.ft. | - sq.ft. |
| sq.ft. | - sq.ft. |
| sq.ft. | 427 sq.ft. |
| sq.ft. | 719 sq.ft. |
| sq.ft. | 102 (1 st Fl) sq.ft. |
| sq.ft. | * 58 (2 nd Fl) sq.ft. |
| sq.ft. | - sq.ft. |
| sq.ft. | - sq.ft. |
| sq.ft. | - sq.ft. |

Specify

~~6~~ 3195 ~~3137~~
 sq.ft. ~~3187~~ sq.ft.

1973 ~~1915~~ ~~1904~~ sq.ft.
28.47 ~~28.21~~ % of lot

29.2

~~1904~~ sq.ft. ~~1915~~ 1973
~~947889~~ sq.ft.
 18 sq.ft.
 18 sq.ft.
 18 sq.ft. — wrong.
 -9 sq.ft.

2907 $\frac{2869}{42.50}$ sq.ft.
% of lot
43,1576

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "D"
FLOOR AREA RATIO INFORMATION

Revised values
- prior to RMC

TO BE COMPLETED FOR ALL PROPERTIES LOCATED WITHIN THE RESIDENTIAL DESIGN AND COMPATIBILITY
STANDARDS ORDINANCE BOUNDARY AREA.

Service Address 4212 Ramsey Avenue

78756

Applicant's Signature Heath Husland

Date 12/04/07

GROSS FLOOR AREA AND FLOOR AREA RATIO as defined in the Austin Zoning Code.

	Existing	New / Addition
I. 1 st Floor Gross Area		
a. 1 st floor area (excluding covered or uncovered finished ground-floor porches)	sq.ft.	<u>1425</u> <u>1386</u> sq.ft.
b. 1 st floor area with ceiling height over 15 feet.	sq.ft.	<u>N/A</u> sq.ft.
c. TOTAL (add a and b above)	sq.ft.	<u>1425</u> sq.ft.
II. 2 nd Floor Gross Area See note ¹ below		
d. 2 nd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)	sq.ft.	<u>1222</u> sq.ft.
e. 2 nd floor area with ceiling height > 15 feet.	sq.ft.	<u>N/A</u> sq.ft.
f. TOTAL (add d and e above)	sq.ft.	<u>1222</u> sq.ft.
III. 3 rd Floor Gross Area See note ¹ below		
g. 3 rd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft).	sq.ft.	<u>1275</u> sq.ft.
h. 3 rd floor area with ceiling height > 15 feet	sq.ft.	<u>N/A</u> sq.ft.
i. TOTAL (add g and h above)	sq.ft.	sq.ft.
IV. Basement Gross Area		
j. Floor area outside footprint of first floor or greater than 3 feet above grade at the average elevation at the intersections of the minimum front yard setback line and side property lines.	sq.ft.	<u>N/A</u> sq.ft.
V. Garage		
k. attached (subtract 200 square feet if used to meet the minimum parking requirement)	sq.ft.	sq.ft.
l. ☒ detached (subtract 450 square feet if more than 10 feet from principal structure)	sq.ft.	<u>0</u> sq.ft.
VI. Carport (open on two or more sides without habitable space above it subtract 450 square feet)	sq.ft.	<u>N/A</u> sq.ft.
VII. TOTAL	sq.ft.	<u>2658</u> <u>2661</u> sq.ft.

TOTAL GROSS FLOOR AREA (add existing and new from VII above)

2658 sq. ft.

GROSS AREA OF LOT

6750 sq. ft.

FLOOR AREA RATIO (gross floor area / gross area of lot) 39.38% sq. ft.

39.40%

¹ If a second or third floor meets all of the following criteria it is considered to be attic space and is not calculated as part of the overall Gross Floor Area of the structure.

- It is fully contained within the roof structure and the roof has a slope of 3 to 12 or greater
- It only has one floor within the roof structure
- It does not extend beyond the foot print of the floors below
- It is the highest habitable portion of the building; and
- Fifty percent or more of the area has a ceiling height of seven feet or less.

Tree Ordinance Review Application

City of Austin

Founded by Congress, Republic of Texas, 1839
Watershed Protection and Development Review Department
One Texas Center, 505 Barton Springs Road
P.O. Box 1088, Austin, Texas 78767
Phone: (512) 974-1876 Fax: (512) 974-3010



Paid: Yes/No
Receipt Number: _____
Inspection Date: _____

This application requests (specify all that apply):

- ☐ a removal of a protected-size tree;
- ☒ proposed development exceeding allowable standards for encroachment within the critical root zone of a protected-size tree;
- ☐ removal of more than 30% of a protected-size tree's crown.

¹ Additional tree information may be obtained from the Land Development Code (25-8), Environmental Criteria Manual (Section 3), or the City of Austin Urban Forestry web page (<http://www.ci.austin.tx.us/trees/>).

Please attach an aerial drawing that includes the location of trees, proposed development, and utilities. The application and payment (check to the City of Austin for \$25 per tree) can be mailed or delivered to the above address. Payment must be made prior to City personnel completing this application. If relevant, indicate the amount to withdraw if an escrow payment is available.

Address of Property (including zip code): 4212 Ramsey Avenue 78756

Name(s) of Owner and Applicant: DAN HOMES (owner) DKH HOMES L.P. & KENH

Building Permit Number (if applicable): _____

Telephone Number: (512) 454-6939

Fax Number: (512) 261-3733

Type of Tree: PECAN

Location on Lot: LEFT REAR

Tree Trunk(s) Circumference at 4 1/4 Feet Above Ground (inches): 20"

General Condition: Good

Reason for Request: new construction of garage

David K. Highlands 11/27/07
Owner/Applicant Signature Date

DKH HOMES L.P. Applicant

TO BE COMPLETED AFTER DETERMINATION FROM CITY ARBORIST PROGRAM PERSONNEL

Resolution: Approved | Approved With Conditions | Denied | Statutory Denial/More Information Required

Arborist Comments: ① SHORT GARAGE TO ENSURE CLOSEST FOUNDATION POINT IS NO CLOSER THAN 10-Feet FROM TREE TRUNK

*Conditions of Approval: ☐ None: ☐ As described within Arborist Comments (see above); and/or.

☐ Applicant agrees to plant _____ container grown, City of Austin Class 1 tree (i.e. Live Oak, Cedar Elm, Mountain Laurel) on the lot prior to obtaining a Certificate of Occupancy. Trees are to be a minimum of two inches in caliper width. Prior to development, applicant agrees to supply a root zone mulch layer and maintain tree protection fencing (minimum five-foot, chain-link type) providing the utmost root zone protection.

Owner/Applicant Signature

Date

[Signature]
City Arborist Signature

29 Nov 07
Date



Kramer Service Center
2412 Kramer Lane, Bldg. "C"
Austin, Texas 78758
(512) 505-7206

Austin Energy
Electric Service Planning Application (ESPA)
(Please Print or Type)

St. Elmo Service Center
4411-B Meinardus Drive
Austin, Texas 78744
(512) 505-7500

For Residential or Small Commercial "SERVICE ONLY" under 350 amps 1Ø or 225 amps 3Ø

Customer Name DKH Homes L.P. (builder) Phone 512 454-6939
Address 4212 Ramsey Avenue
Legal Description Rosedale C
Lot 7 Block 11 Commercial/Residential? R

Service Main Size 200 (amps) Service Conductor 4/0 AL (type & size)
Service Length 50 (ft.) Number of Meters? ONE Multi-Fuel Y ☒
Overhead/Underground? 0 Voltage 120/240 ☒ Single-phase (1Ø) ☐ Three-phase (3Ø)
Total Square Footage 2600 Total A/C Load 2 (# of units) 5 (Tons)
Largest A/C unit 3 (Tons) LRA of Largest A/C Unit _____ (amps)
Electric Heating N/A (gas) (kW) Other _____ (kW)

Comments: New construction for Dan & Leslie Hoard
on vacant lot

KEITH HUSBANDS Keith Husbands 12/04/07 (512) 454-6939
ESPA Completed by (Signature & Print name) Date Phone

Daniel Vargas 12/15/07
AE Representative Date

Approved: ☒ Yes ☐ No (Remarks on back)

Phone 505 7247

Application expires 90 days after date of Approval

All structures etc. must maintain 7'5"
clearance from AE energized power
lines. Enforced by AE & NESC codes.

AE APPROVED
JAN 22 2008
22-235
JGM

261
3733

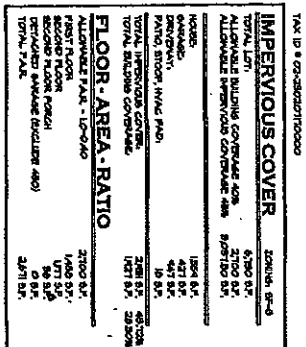
555W

STANDARD TREE PROTECTION LOCATIONS



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ELLIOT H. JOHNSON
 AIA TRAE #17526
 3404 BURLINGHAM COVE AUSTIN TEXAS 78745
 512-262-3339
 ELLIOT@IMAGESOF.NET

4/18/2007 6:04
10/14/2007 6:04

[illegible]

- 1. BUILDER TO PROVIDE FINISHES AWAY FROM HOUSE.
- 1. BUILDER TO DETERMINE LOCATION OF HOUSE AND POWERE FLUOR EXHAUSTION
- 1. PROVIDE INSULATED WINDY LINE.
- 1. REMOVE TREES AT BULLDOZE ONLY.

SCALE: 1000'

Acid	First Floor	Second Floor	Third Floor	Fourth Floor	Fifth Floor	Sixth Floor	Seventh Floor	Eighth Floor	Ninth Floor	Tenth Floor	Eleventh Floor	Twelfth Floor	Thirteenth Floor	Fourteenth Floor	Fifteenth Floor	Sixteenth Floor	Seventeenth Floor	Eighteenth Floor	Nineteenth Floor	Twentieth Floor
Acid	First Floor	Second Floor	Third Floor	Fourth Floor	Fifth Floor	Sixth Floor	Seventh Floor	Eighth Floor	Ninth Floor	Tenth Floor	Eleventh Floor	Twelfth Floor	Thirteenth Floor	Fourteenth Floor	Fifteenth Floor	Sixteenth Floor	Seventeenth Floor	Eighth Floor	Ninth Floor	Tenth Floor

424 137, 146 FILM
424 147 PROBABLY
LEGAL DESCRIPTION

LEGAL DESCRIPTION

PERMANENT RECORD TO BE KEPT IN FILE OF PROJECT

PERSCRIPTIVE BUILDING ENVELOPE TABLE		CLIMATE ZONE		WIND SPEED		TEMPERATURE		HUMIDITY	
WIND SPEED	TEMPERATURE	WIND SPEED	TEMPERATURE	WIND SPEED	TEMPERATURE	WIND SPEED	TEMPERATURE	WIND SPEED	TEMPERATURE
10	10	10	10	10	10	10	10	10	10
15	15	15	15	15	15	15	15	15	15
20	20	20	20	20	20	20	20	20	20
25	25	25	25	25	25	25	25	25	25
30	30	30	30	30	30	30	30	30	30
35	35	35	35	35	35	35	35	35	35
40	40	40	40	40	40	40	40	40	40
45	45	45	45	45	45	45	45	45	45
50	50	50	50	50	50	50	50	50	50
55	55	55	55	55	55	55	55	55	55
60	60	60	60	60	60	60	60	60	60
65	65	65	65	65	65	65	65	65	65
70	70	70	70	70	70	70	70	70	70
75	75	75	75	75	75	75	75	75	75
80	80	80	80	80	80	80	80	80	80
85	85	85	85	85	85	85	85	85	85
90	90	90	90	90	90	90	90	90	90
95	95	95	95	95	95	95	95	95	95
100	100	100	100	100	100	100	100	100	100

IECC ENERGY CODE NOTES:

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EXTERIOR DESIGN CONDITIONS 902.1	
CONSTRUCTION	VALUE
WIND SPEED (MPH)	10
TEMPERATURE (°F)	10
HUMIDITY (%)	10
WIND DIRECTION	10
WIND SPEED (MPH)	10
TEMPERATURE (°F)	10
HUMIDITY (%)	10
WIND DIRECTION	10

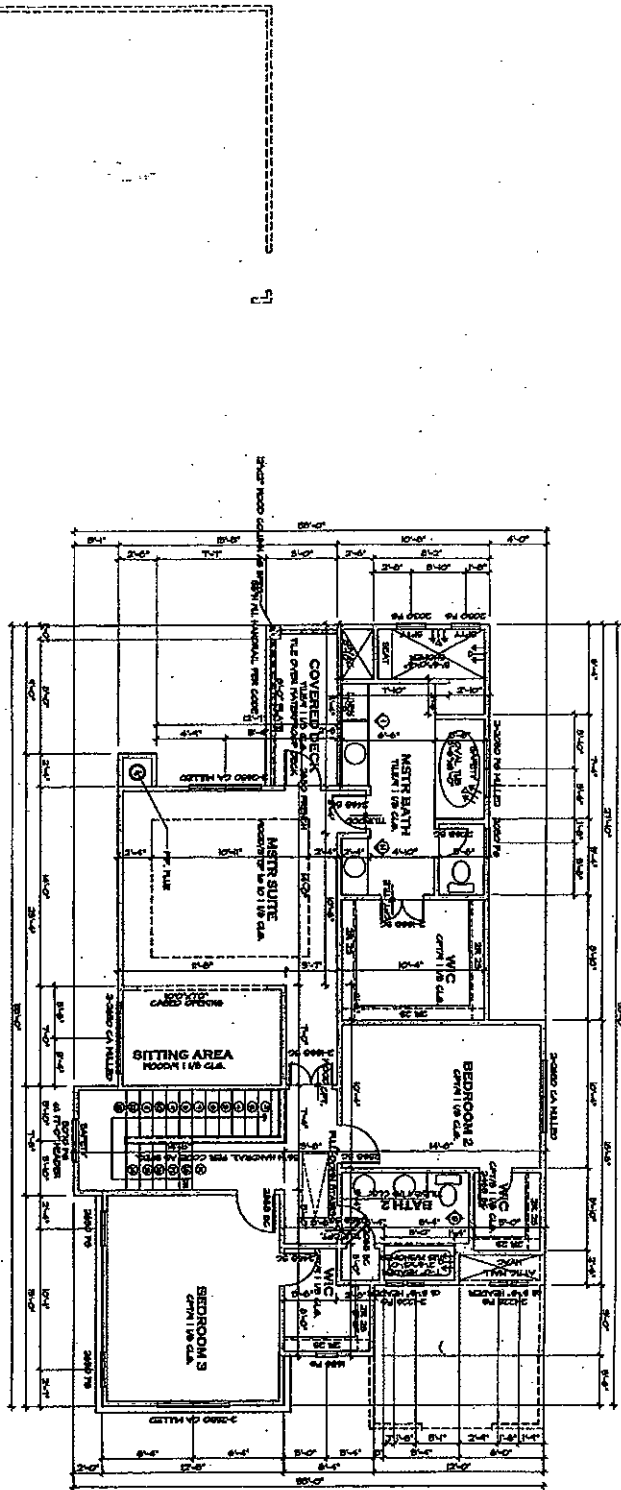
SECOND FLOOR PLAN

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NOTES:

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SQUARE FOOTAGE CHART	
100	100
200	200
300	300
400	400
500	500
600	600
700	700
800	800
900	900
1000	1000



A.2.2

A CUSTOM RESIDENCE FOR:
DANIEL + LESLIE HOARD
 4212 Ramsey Avenue
 Austin Texas

IMAGES OF...
ELLIOT H. JOHNSON
 AIA TBAE #17522
 1384 THE HIGH ROAD AUSTIN TEXAS 78746
 512-327-0032
 CLK@IMAGESOF.NET

METROPOLITAN
 CUSTOM HOMES
 KATH HERNANDEZ
 512-632-6855



IECC ENERGY CODE NOTES:

IECC ENERGY CODE NOTES:

FIRST FLOOR PLAN

FIRST FLOOR PLAN

NOTES:

10

DATE: 4/28/00
REVISED:
4/18/2007 C.D.A.
10/18/2007 C.D.A.

DATE: 4/28/00
REVISED:
4/18/2007 C.D.A.
10/18/2007 C.D.A.

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 ELLIOT@IMAGESOF.NET

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CUSTOM HOMES
Korin Hernandez
(512) 652-6859



E RIGHT SIDE ELEVATION

FRONT ELEVATION

ELEVATIONS

NOTES:

100

1

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39

Discussion

2023

1

1

3

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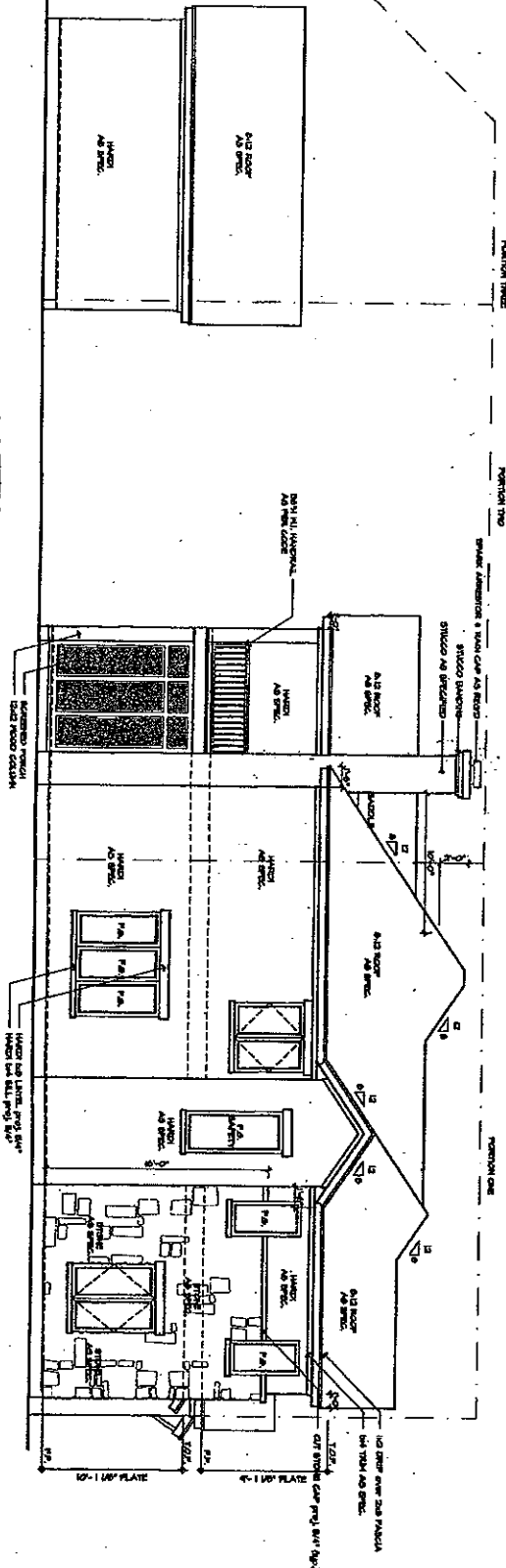
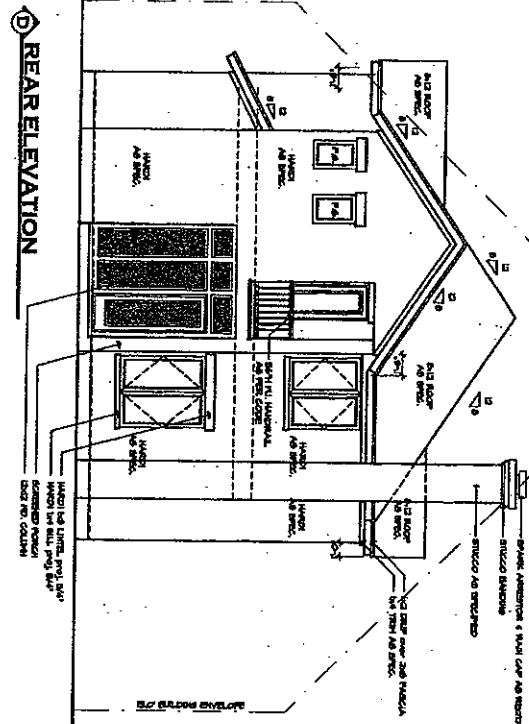
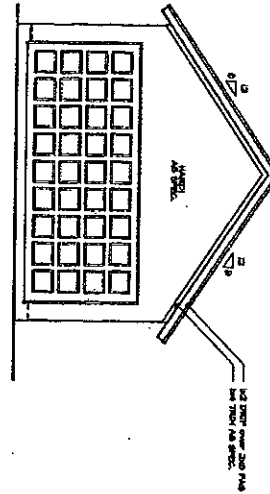
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Austin Texas

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 ELLIOT@IMAGESOF.NET

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CUSTOM HOMES
KEITH HUBBARD
(512) 633-6659



A-3.1



ELEVATIONS

6

NOTES:

Paperback \$29.95

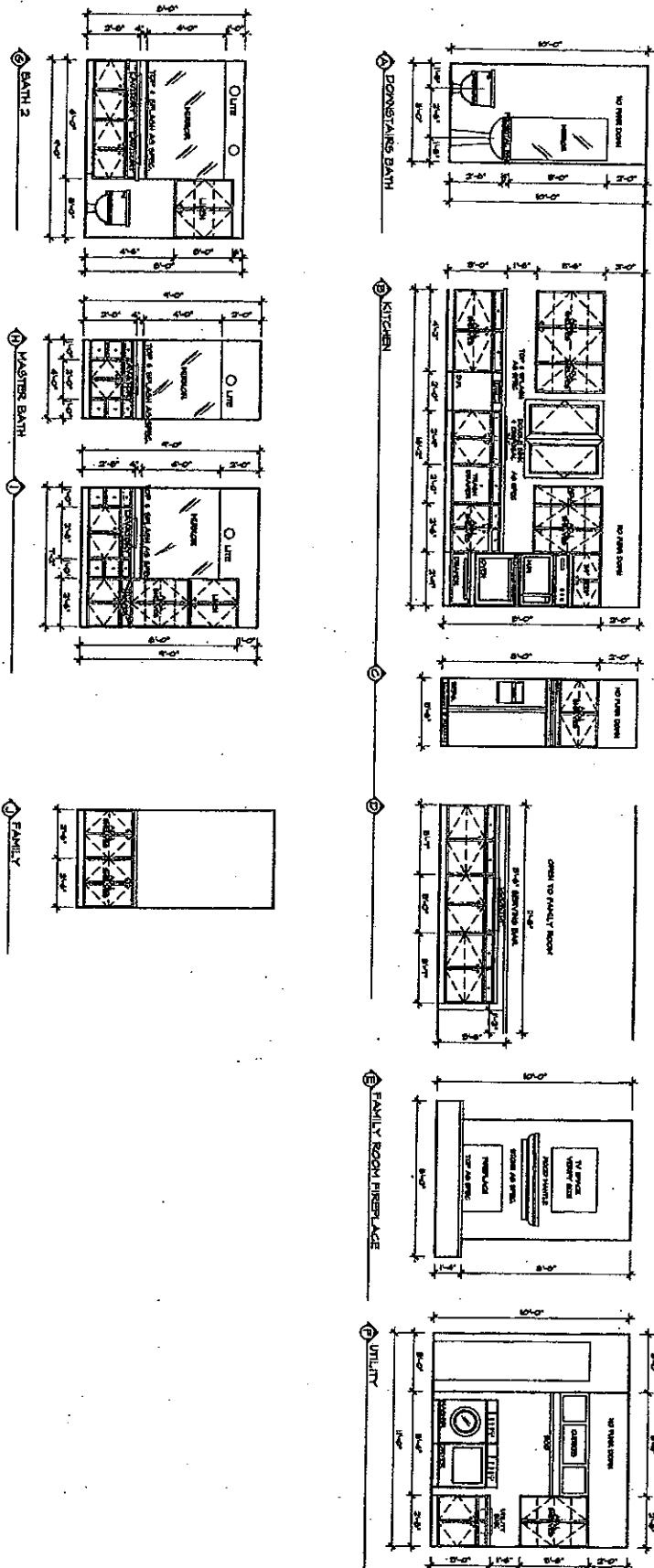
1

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CUSTOM HOMES
KEITH HUSKARD
0512 633-0509





INTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"

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NOTES:

- 1. ALL DIMENSIONS ARE APPROXIMATE. FIELD VARY ALL DIMENSIONS.
- 2. VERIFY WITH OWNER CITY AND LOCATION OF DOORS AND WINDOWS.
- 3. ALL CHANGES TO HAVE ADJUSTMENT INVOICES LATER INTO ORDER.
- 4. VERIFY ALL DIMENSIONS PROVIDED WITH PERMISSION.



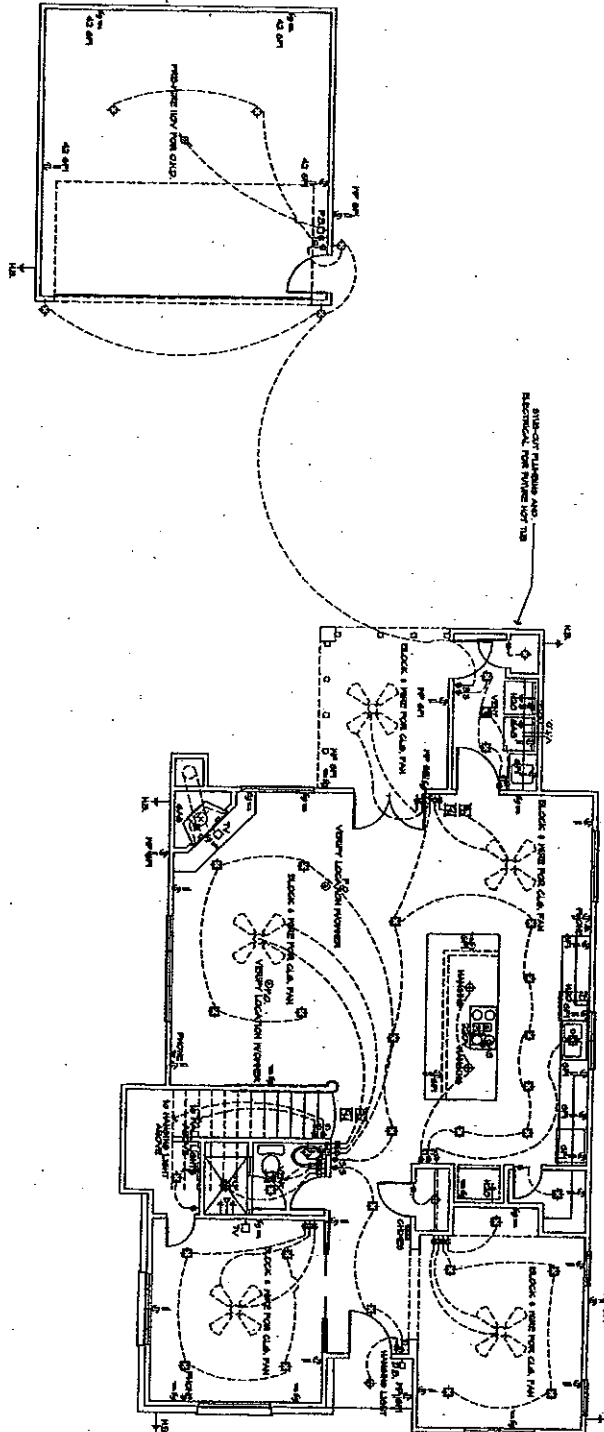
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KATHY HARRIS
(512) 432-0000

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3404 BURLINGHAM COVE AUSTIN TEXAS 78745
512-282-3356
ELLIOT@IMAGESOF.NET

A CUSTOM RESIDENCE FOR:
DANIEL + LESLIE HOARD
4212 Ramsay Avenue
Austin Texas

A-4.1

DATE: 4/20/01
REVISION: 4/20/01
DRAWN BY: ELLIOT



ELECTRICAL SYMBOL CHART									
	150V OUTLET		200V OUTLET		1/2" CONDUIT		1/2" CONDUIT		1/2" CONDUIT
	1/2" CONDUIT		1/2" CONDUIT		1/2" CONDUIT		1/2" CONDUIT		1/2" CONDUIT
	1/2" CONDUIT		1/2" CONDUIT		1/2" CONDUIT		1/2" CONDUIT		1/2" CONDUIT
	1/2" CONDUIT		1/2" CONDUIT		1/2" CONDUIT		1/2" CONDUIT		1/2" CONDUIT
	1/2" CONDUIT		1/2" CONDUIT		1/2" CONDUIT		1/2" CONDUIT		1/2" CONDUIT
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FIRST FLOOR MAP

Scale: 1/4" = 1'-0"

NOTES:

1. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE TEXAS ELECTRICAL CODE (TEC).
 2. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE TEXAS ELECTRICAL CODE (TEC).
 3. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE TEXAS ELECTRICAL CODE (TEC).
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 8. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE TEXAS ELECTRICAL CODE (TEC).
 9. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE TEXAS ELECTRICAL CODE (TEC).
 10. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE TEXAS ELECTRICAL CODE (TEC).

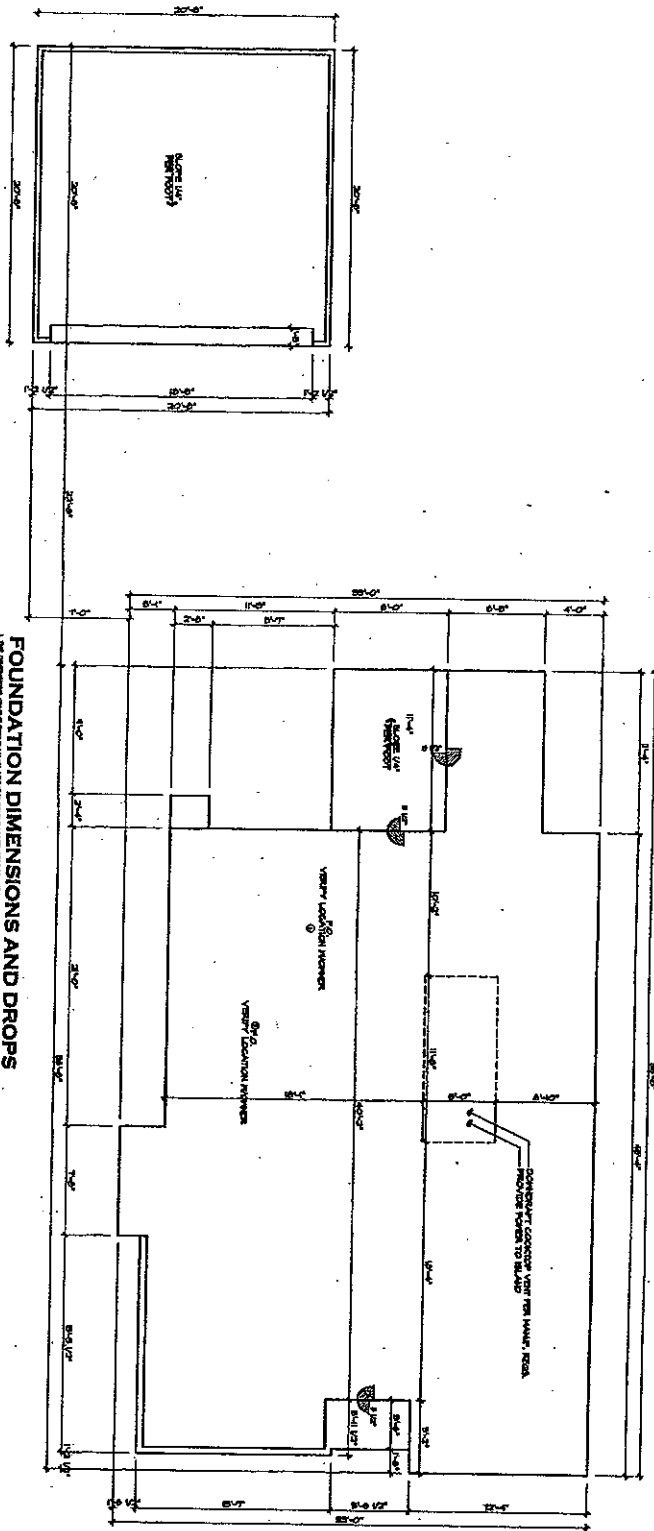
A-5.1

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 Austin Texas

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 512-327-3032
 ELLIOT@IMAGESOF.NET

METROPOLITAN
 CUSTOM HOMES
 10211 MURKIN
 512-327-3032





FOUNDATION DIMENSIONS AND DROPS

1. TO BE CONSTRUCTED IN ACCORDANCE WITH THE FOUNDATION DIMENSIONS AND DROPS SHOWN ON THIS PLAN.
 2. TO BE CONSTRUCTED IN ACCORDANCE WITH THE FOUNDATION DIMENSIONS AND DROPS SHOWN ON THIS PLAN.
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SCHEMATIC FOUNDATION PLAN

1. TO BE CONSTRUCTED IN ACCORDANCE WITH THE FOUNDATION DIMENSIONS AND DROPS SHOWN ON THIS PLAN.
 2. TO BE CONSTRUCTED IN ACCORDANCE WITH THE FOUNDATION DIMENSIONS AND DROPS SHOWN ON THIS PLAN.
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NOTES:

1. TO BE CONSTRUCTED IN ACCORDANCE WITH THE FOUNDATION DIMENSIONS AND DROPS SHOWN ON THIS PLAN.
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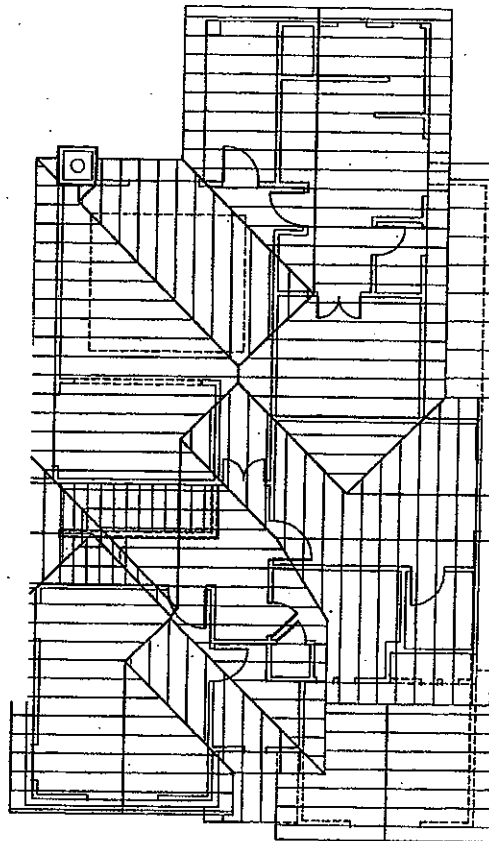
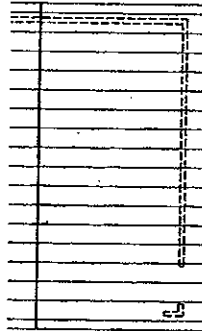
A.6.1

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 Austin Texas

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 512.327.3032
 ELLIOT@IMAGESOF.NET

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 KATHI HURLAND
 512.632.6329





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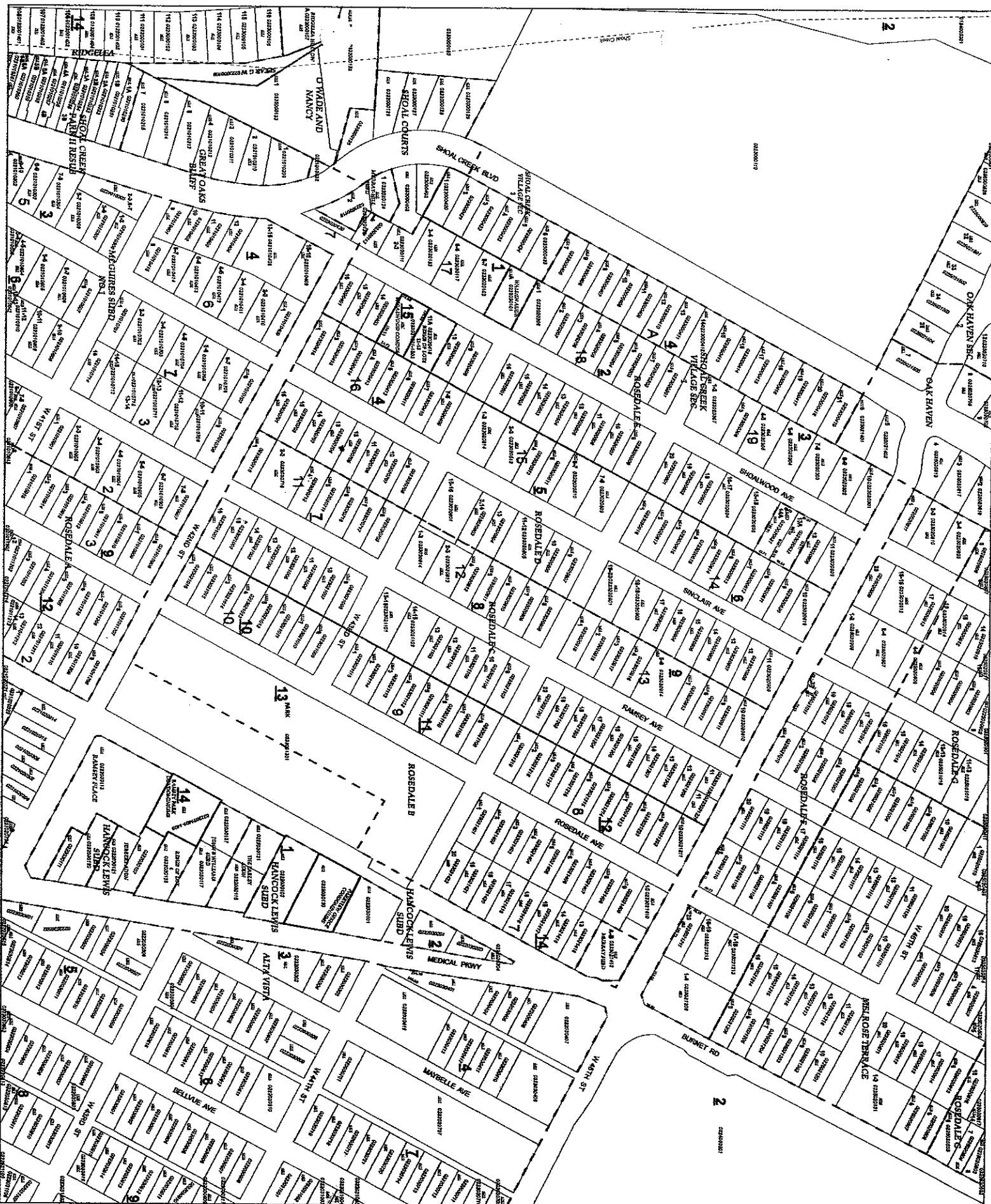
Justin	second story garage space
J. Sinclair, Austin	second story garage space
4002 Rosedale, Austin	second story garage space
4000 Ramsey, Austin	second story garage space
4011 Ramsey, Austin	second story garage space
4003 Rosedale, Austin	second story garage space
4115 Rosedale, Austin	second story garage space
4414 Rosedale, Austin	second story garage space
4213 Ramsey, Austin	31284 sq ft on 6.770 lot
4212 Ramsey, Austin	- neighbor → second story garage apt (in support)
4402 Rosedale, Austin	our home 31248 sq ft on 6.733 lot

materials









22302

Revision Date
8/19/2009

0 120 Fee

22601	22600	22503	22604
12402		22602	22601
12400		22402	22401
22300	22302	22404	
22202	21001	22203	22301
12300	22101	22102	22304
11302		22001	22201

NAD_1983_StatePlane_
Texas_Central_FIPS_4203_Feet
Projection: Lambert Conformal Conic



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Travis Central Appraisal District
8314 Cross Park Drive P.O. Box 149012
Austin, Texas 78754 Austin, Texas 78714
Internet Address: www.traviscad.org
Main Telephone Number (512) 834-8317
Appraisal Information (512) 834-8318
TDD (512) 836-3328

TaxNetUSA: Travis County Property Information

Property ID Number: 221226 Ref ID2 Number: 02230207170000

Owner's Name **HOARD DAN & LESLIE**

Mailing Address
4212 RAMSEY AVE
AUSTIN, TX 78756-3513

Location
4212 RAMSEY AVE 78756

Legal
LOT 7 BLK 11 ROSEDALE C

Property Details

Deed Date
Deed Volume 04182007
Deed Page
Exemptions
Freeze Exempt HS
ARB Protest F
Agent Code F
Land Acres 0
Block 0.1553
Tract or Lot 11
Docket No. 7
Abstract Code 2007071492TR
Neighborhood Code S11664
Z9654

Value Information

2010 Preliminary

Land Value	250,000.00
Improvement Value	312,886.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	562,886.00
10% Cap Value	0.00
Total Value	562,886.00

Data up to date as of 2010-12-01

☐ AGRICULTURAL (1-D-1)☐ APPOINTMENT OF AGENT FORM☐ FREEPORT EXEMPTION☐ HOMESTEAD EXEMPTION FORM☐ PRINTER FRIENDLY REPORT☐ PROTEST FORM☐ RELIGIOUS EXEMPTION FORM☐ (TIFF) PLAT MAP☐ (PDF) PLAT MAP

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		562,886.00	562,886.00	562,886.00	562,886.00
01	AUSTIN ISD	1.227000	562,886.00	547,886.00	562,886.00	562,886.00
02	CITY OF AUSTIN	0.457100	562,886.00	562,886.00	562,886.00	562,886.00
03	TRAVIS COUNTY	0.465800	562,886.00	450,309.00	562,886.00	562,886.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	562,886.00	450,309.00	562,886.00	562,886.00
88	AUSTIN COMM COLL DIST	0.095100	562,886.00	557,257.00	562,886.00	562,886.00

Improvement Information

Improvement ID
756101State Category
A1Description
1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
756101	4222876	1ST	1st Floor	WSS+	2008	1,445
756101	4222878	2ND	2nd Floor	WSS+	2008	1,313
756101	4222879	031	GARAGE DET 1ST F	WSS+	2008	441
756101	4222880	011	PORCH OPEN 1ST F	*5+	2008	24
756101	4222881	011	PORCH OPEN 1ST F	*5+	2008	99
756101	4222882	012	PORCH OPEN 2ND F	*5+	2008	55
756101	4222883	095	HVAC RESIDENTIAL	--	2008	2,758
756101	4222884	251	BATHROOM	--	2008	3
756101	4222885	522	FIREPLACE	*5+	2008	1

Total Living Area 2,758

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
218387	LAND	A1	T	0.155	0	0	6,765

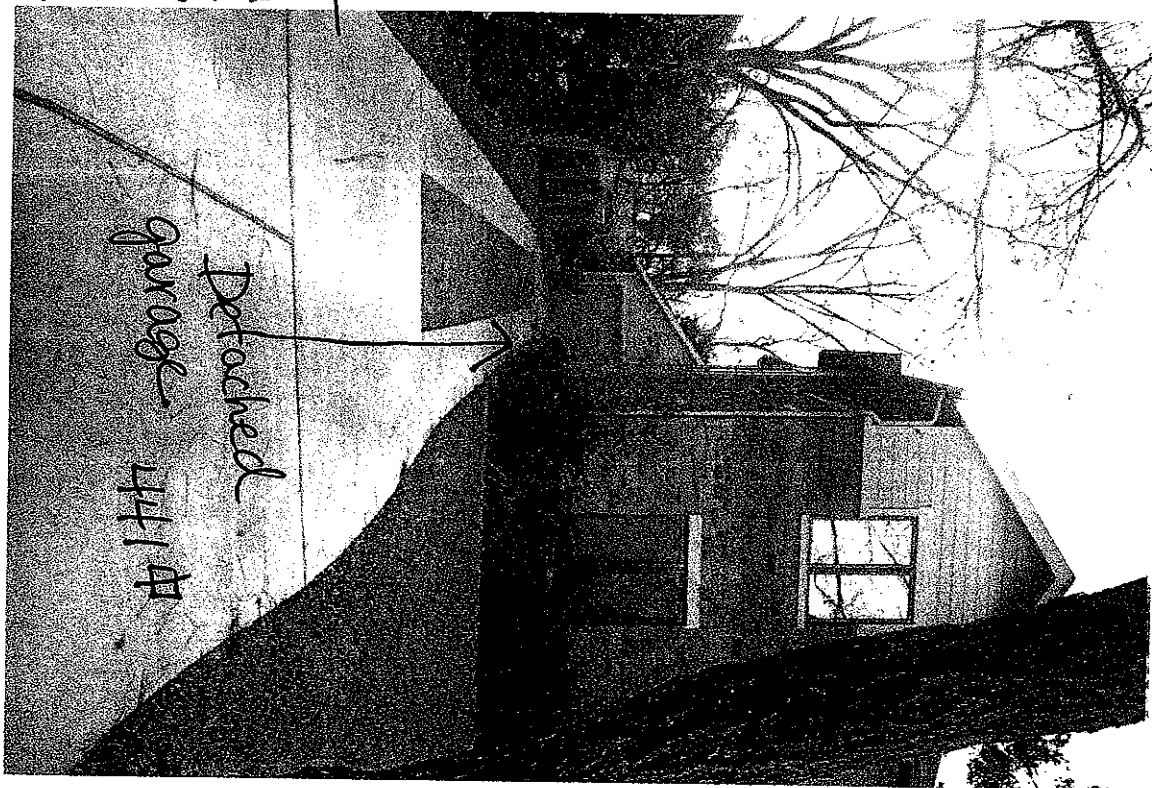
[Show history](#)

4212 Ramsey



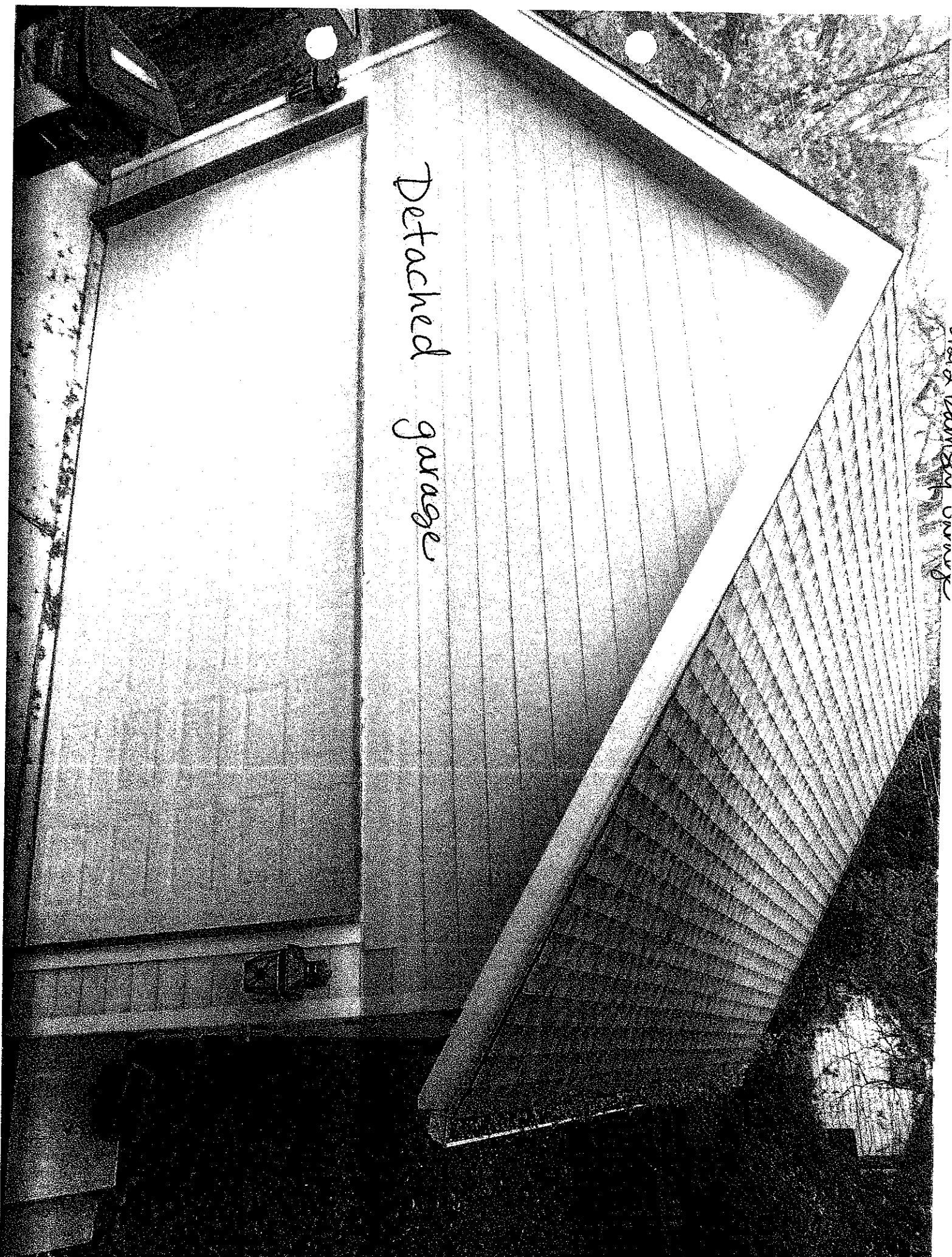
4212 Ramsey

2Sty SF Res - 2758 4

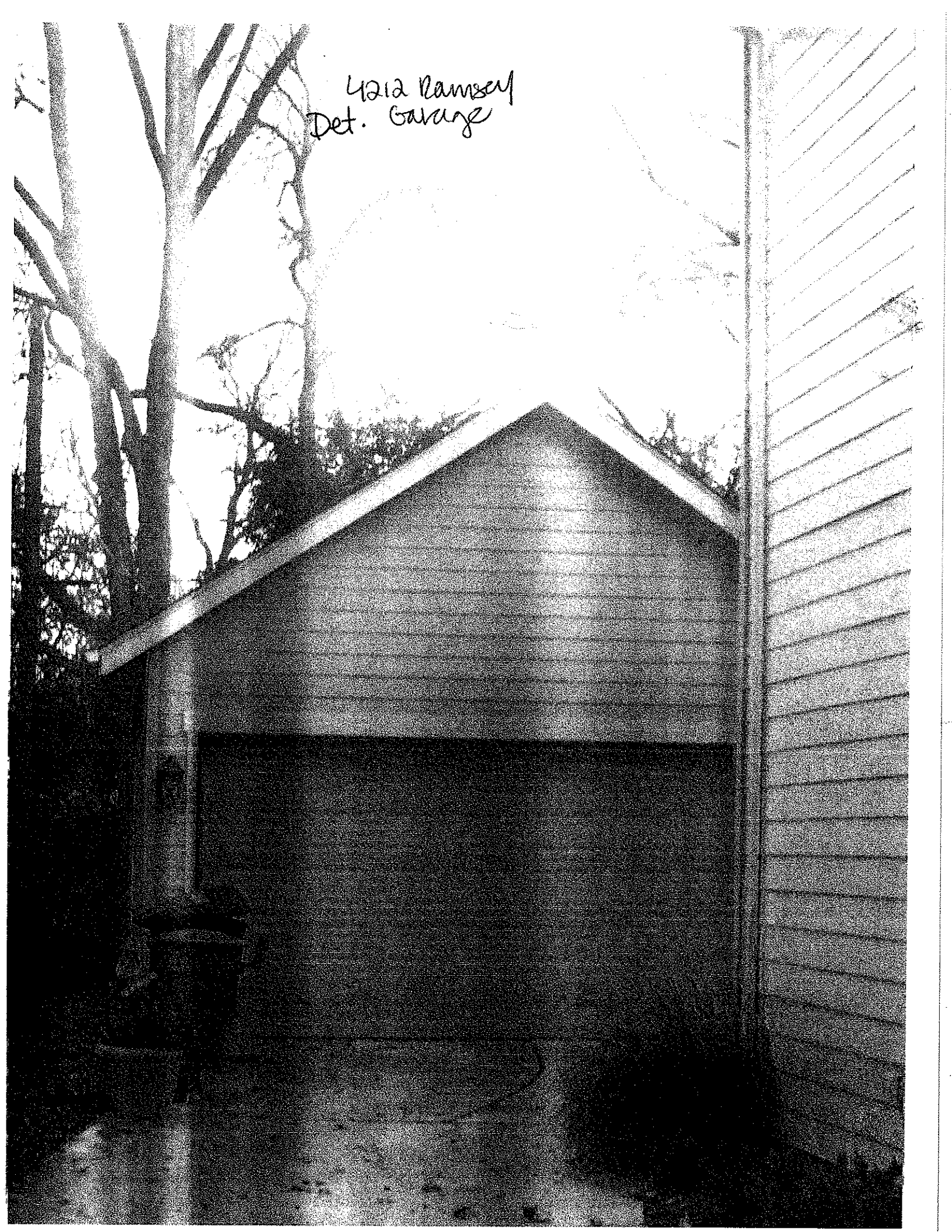


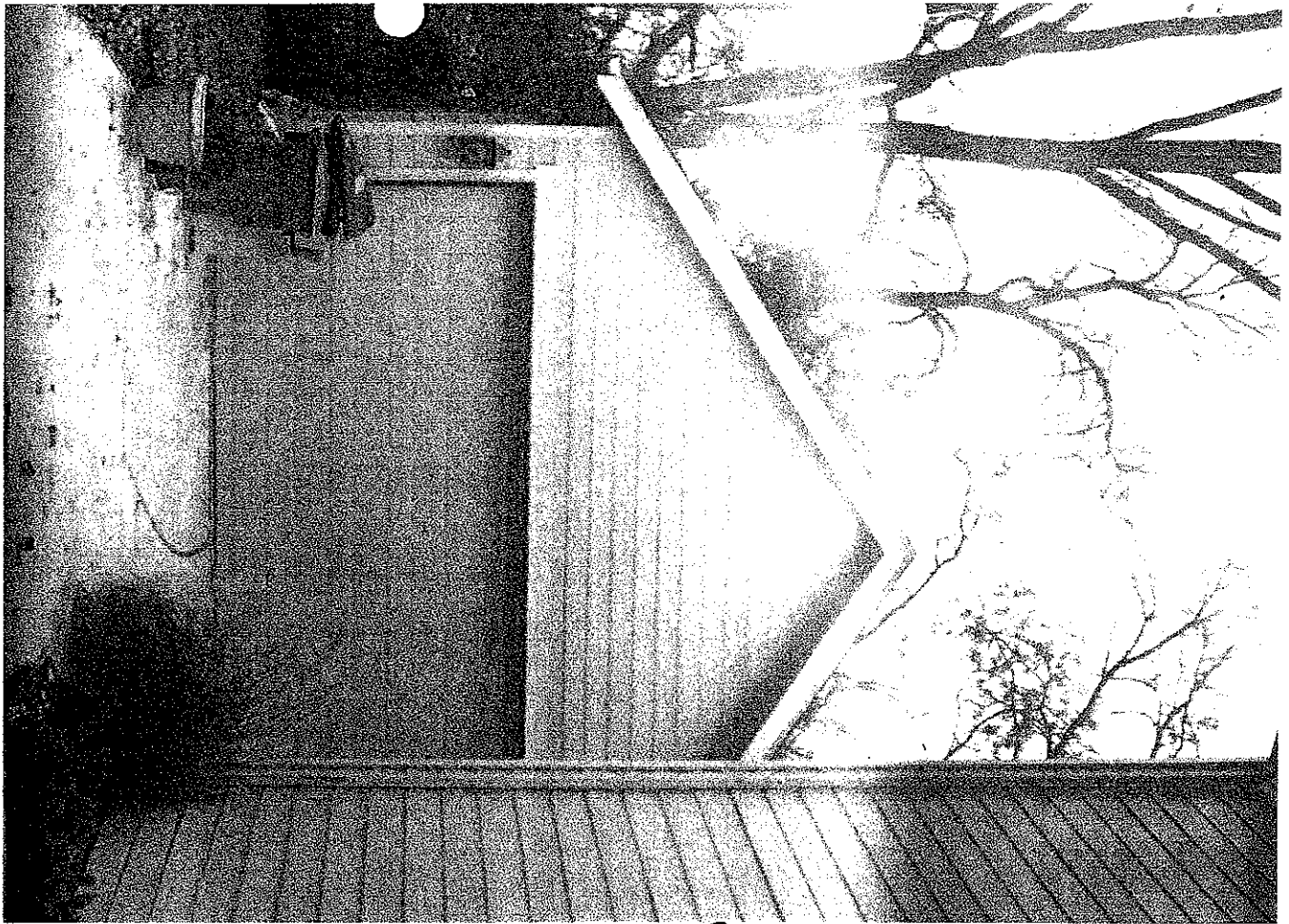
Detached garage

view from north

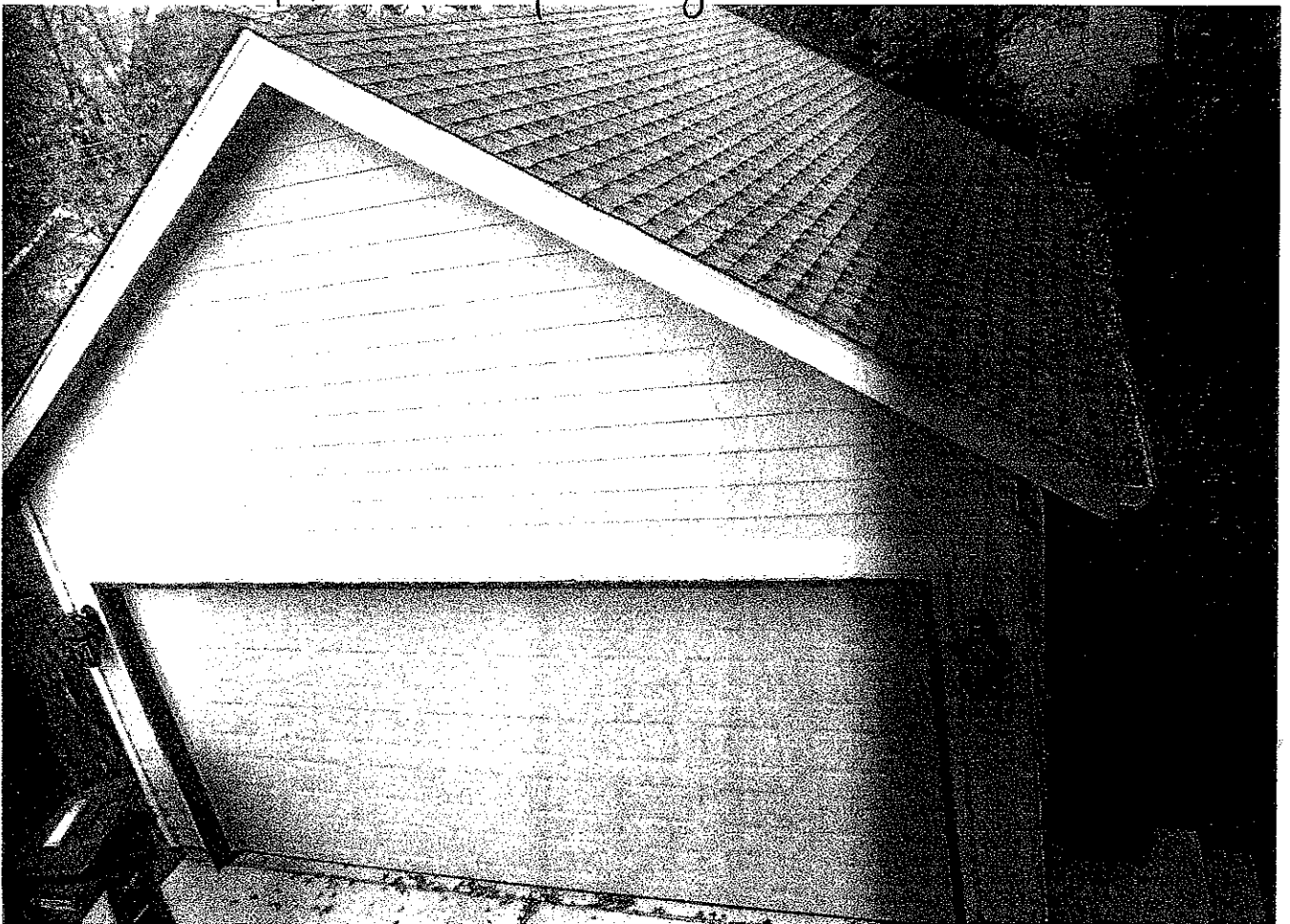


4212 Ramsey
Det. Garage





Lara Ramsey Garage



TaxNetUSA: Travis County Property Information

Property ID Number: 221221 RefID2 Number: 02230207090000

Owner's Name **MAURO LUISA**Mailing Address
4214 RAMSEY AVE
AUSTIN, TX 78756-3513Location
4214 RAMSEY AVE 78756Legal
LOT 8 BLK 11 ROSEDALE C

Property Details

Deed Date 12212004
Deed Volume
Deed Page
Exemptions HS
Freeze Exempt F
ARB Protest F
Agent Code 2049
Land Acres 0.1543
Block 11
Tract or Lot 8
Docket No. 2004242494TR
Abstract Code S11664
Neighborhood Code 29640

Value Information

2010 Preliminary
Land Value 250,000.00
Improvement Value 153,700.00
AG Value 0.00
AG Productivity Value 0.00
Timber Value 0.00
Timber Productivity Value 0.00
Assessed Value 403,700.00
10% Cap Value 0.00
Total Value 403,700.00

Data up to date as of 2010-12-01

☐ AGRICULTURAL (1-D-1)☐ APPOINTMENT OF AGENT FORM☐ FREEPORT EXEMPTION☐ HOMESTEAD EXEMPTION FORM☐ PRINTER FRIENDLY REPORT☐ PROTEST FORM☐ RELIGIOUS EXEMPTION FORM☐ PLAT MAP (TIFF)☐ PLAT MAP (PDF)

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		403,700.00	403,700.00	403,700.00	403,700.00
01	AUSTIN ISD	1.227000	403,700.00	388,700.00	403,700.00	403,700.00
02	CITY OF AUSTIN	0.457100	403,700.00	403,700.00	403,700.00	403,700.00
03	TRAVIS COUNTY	0.465800	403,700.00	322,960.00	403,700.00	403,700.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	403,700.00	322,960.00	403,700.00	403,700.00
68	AUSTIN COMM COLL DIST	0.095100	403,700.00	388,700.00	403,700.00	403,700.00

Improvement Information

Improvement ID
182021State Category
A1Description
1 FAM DWELLING

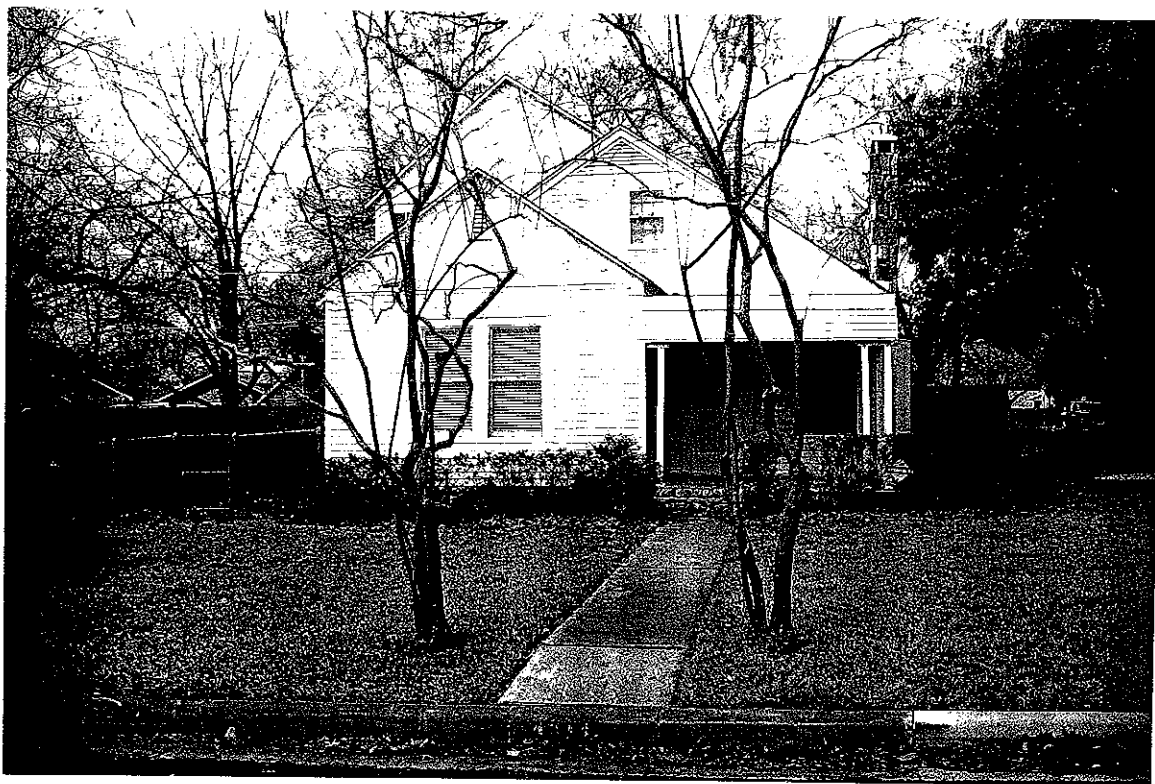
Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
182021	211599	1ST	1st Floor	WS4+	1936	1,097
182021	211600	1/2	Half Floor	WS4+	1936	495
182021	4130432	2ND	2nd Floor	WS4+	1936	132
182021	4132823	011	PORCH OPEN 1ST F	*4+	1936	36
182021	4132824	011	PORCH OPEN 1ST F	*4+	1936	88
182021	4132825	031	GARAGE DET 1ST F	WS4+	1936	644
182021	4132826	095	HVAC RESIDENTIAL	**	1936	1,724
182021	4132827	251	BATHROOM	**	1936	3
182021	4132828	522	FIREPLACE	*4+	1936	1
182021	4132829	612	TERRACE UNCOVERD	*4+	1936	216
						Total Living Area 1,724

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
218382	LAND	A1	T	0.154	0	0	6,722

[SHOW HISTORY](#)



4214 Ramsey (Adjacent)



4214 Ramsey (Adjacent)

1ST FL. - 1097 # - 2nd FL - 132 #
 1/2 FLOOR - 495 # Det gar. 644 #



4210 Ramsey (Adjacent)

TaxNetUSA: Travis County Property Information

Property ID Number: 221227 Ref ID2 Number: 02230207180000

Owner's Name **MITCHELL MUNA MAE &**

Mailing Address
DAVID B MITCHELL
4210 RAMSEY AVE
AUSTIN, TX 78756-3513

Location
4210 RAMSEY AVE 78756

Legal
LOT 6 BLK 11 ROSEDALE C

Property Details

Deed Date 05232007
Deed Volume
Deed Page
Exemptions HS
Freeze Exempt F
ARB Protest F
Agent Code 0
Land Acres 0.1562
Block 11
Tract or Lot 6
Docket No. 2007094832TR
Abstract Code S11664
Neighborhood Code Z9650

Value Information

2010 Preliminary
Land Value 250,000.00
Improvement Value 207,162.00
AG Value 0.00
AG Productivity Value 0.00
Timber Value 0.00
Timber Productivity Value 0.00
Assessed Value 441,330.00
10% Cap Value 15,832.00
Total Value 457,162.00

Data up to date as of 2010-12-01

☐ AGRICULTURAL (1-D-1) ☐ APPOINTMENT OF AGENT FORM ☐ FREEPORT EXEMPTION ☐ HOMESTEAD EXEMPTION FORM
☐ PRINTER FRIENDLY REPORT ☐ PROTEST FORM ☐ RELIGIOUS EXEMPTION FORM (TIFF) ☐ PLAT MAP (PDF) ☐ PLAT MAP

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		441,330.00	441,330.00	457,162.00	457,162.00
01	AUSTIN ISD	1.227000	441,330.00	426,330.00	457,162.00	457,162.00
02	CITY OF AUSTIN	0.457100	441,330.00	441,330.00	457,162.00	457,162.00
03	TRAVIS COUNTY	0.465800	441,330.00	353,064.00	457,162.00	457,162.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	441,330.00	353,064.00	457,162.00	457,162.00
68	AUSTIN COMM COLL DIST	0.095100	441,330.00	436,330.00	457,162.00	457,162.00

Improvement Information

Improvement ID 182026 State Category A1 Description 1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
182026	211608	1ST	1st Floor	WSS-	1936	1,300
182026	211609	1/2	Half Floor	WSS-	1936	460
182026	866214	011	PORCH OPEN 1ST F	"S-	1936	140
182026	866218	095	HVAC RESIDENTIAL	"	1936	1,760
182026	866219	251	BATHROOM	"	1936	1
182026	4223616	011	PORCH OPEN 1ST F	"S-	2008	72
182026	4223617	011	PORCH OPEN 1ST F	"S-	2008	60
182026	4223618	512	DECK UNCOVERED	"S-	2008	108
182026	4223619	571	STORAGE DET	WW4	2008	80

Total Living Area 1,760

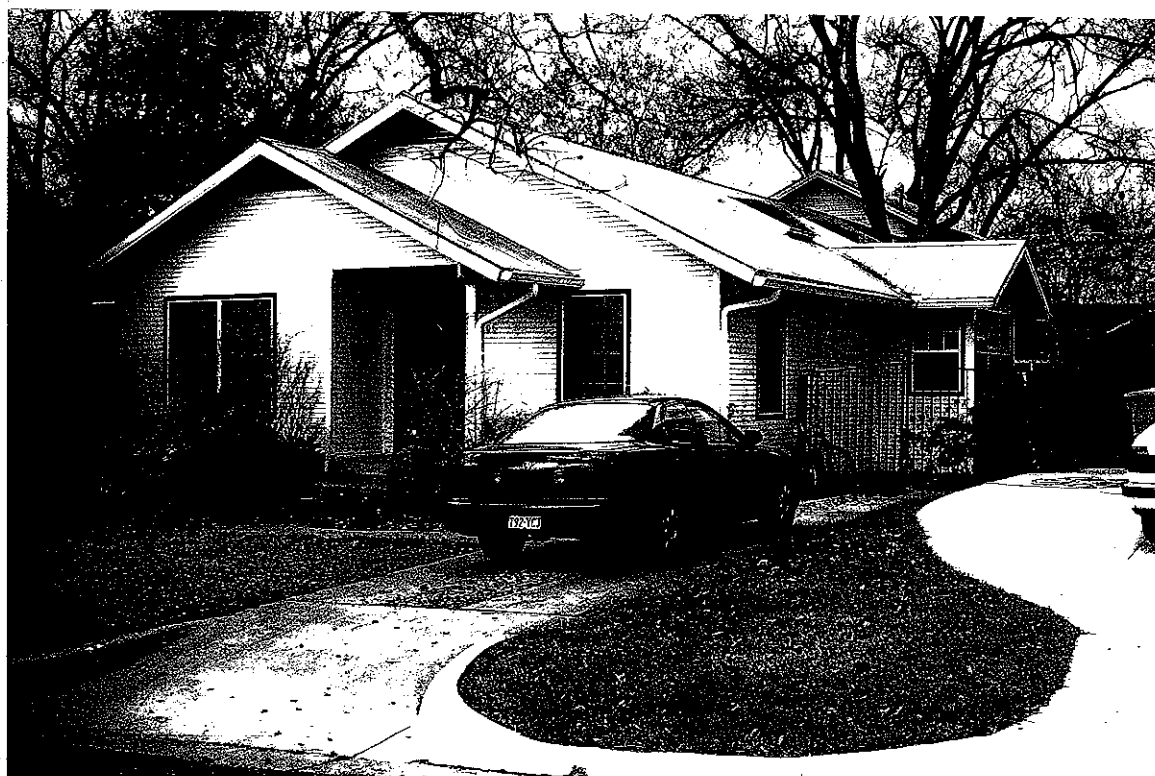
Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
218388	LAND	A1	T	0.156	0	0	8,804

[show history](#)



4208 Ramsey



4206 Ramsey

TaxNetUSA: Travis County Property Information

Property ID Number: 221223 Ref ID# Number: 02230207120000

Owner's Name **JACOBVITZ DEBORAH B & JERRY M**

Mailing Address
JERRY M MANHEIMER
4206 RAMSEY AVE
AUSTIN, TX 78756-3513

Location
4206 RAMSEY AVE 78756

Legal
LOT 4 BLK 11 ROSEDALE C

Property Details

Deed Date 03111993
Deed Volume 11892
Deed Page 01960
Exemptions HS
Freeze Exempt F
ARB Protest F
Agent Code 0
Land Acres 0.1564
Block 11
Tract or Lot 4
Docket No.
Abstract Code S11664
Neighborhood Code Z9654

Value Information

2010 Preliminary

Land Value 250,000.00
Improvement Value 152,330.00
AG Value 0.00
AG Productivity Value 0.00
Timber Value 0.00
Timber Productivity Value 0.00
Assessed Value 402,330.00
10% Cap Value 0.00
Total Value 402,330.00

Data up to date as of 2010-12-01

☐ AGRICULTURAL (1-D-1)☐ APPOINTMENT OF AGENT FORM☐ FREEPORT EXEMPTION☐ HOMESTEAD EXEMPTION FORM☐ PRINTER FRIENDLY REPORT☐ PROTEST FORM☐ RELIGIOUS EXEMPTION FORM

(TIFF)

☐ PLAT MAP

(PDF)

☐ PLAT MAP

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		402,330.00	402,330.00	402,330.00	402,330.00
01	AUSTIN ISD	1.227000	402,330.00	387,330.00	402,330.00	402,330.00
02	CITY OF AUSTIN	0.457100	402,330.00	402,330.00	402,330.00	402,330.00
03	TRAVIS COUNTY	0.465800	402,330.00	321,864.00	402,330.00	402,330.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	402,330.00	321,864.00	402,330.00	402,330.00
68	AUSTIN COMM COLL DIST	0.095100	402,330.00	397,330.00	402,330.00	402,330.00

Improvement Information

Improvement ID
182023

State Category
A1

Description
1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
182023	211602	1ST	1st Floor	WWS-	1992	2,331
182023	866193	2ND	2nd Floor	WWS-	1992	294
182023	866194	095	HVAC RESIDENTIAL	--	1992	2,625
182023	866195	251	BATHROOM	--	1992	2
182023	866196	512	DECK UNCOVERED	*S-	1992	280
182023	2133515	011	PORCH OPEN 1ST F	*S-	1992	28

Total Living Area 2,625

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
218384	LAND	A1	T	0.156	0	0	8,815

[show history](#)

TaxNetUSA: Travis County Property Information

Property ID Number: 221222 Ref ID2 Number: 02230207110000

Owner's Name **BRADY CHARLES J JR & MARY P**

Property Details

Mailing Address 4208 RAMSEY AVE
AUSTIN, TX 78756-3513

Location 4208 RAMSEY AVE 78756

Legal LOT 5 BLK 11 ROSEDALE C

Deed Date 02092007

Deed Volume

Deed Page

Exemptions HS

Freeze Exempt F

ARB Protest F

Agent Code 0

Land Acres 0.1551

Block 11

Tract or Lot 5

Docket No. 2007024674TR

Abstract Code S11664

Neighborhood Code Z9654

Value Information

2010 Preliminary

Land Value 250,000.00

Improvement Value 230,141.00

AG Value 0.00

AG Productivity Value 0.00

Timber Value 0.00

Timber Productivity Value 0.00

Assessed Value 480,141.00

10% Cap Value 0.00

Total Value 480,141.00

Data up to date as of 2010-12-01

☐ AGRICULTURAL (1-D-1)☐ APPOINTMENT OF AGENT FORM☐ FREEPORT EXEMPTION☐ HOMESTEAD EXEMPTION FORM☐ PRINTER FRIENDLY REPORT☐ PROTEST FORM☐ RELIGIOUS EXEMPTION FORM☐ (TIFF) ☐ PLAT MAP☐ (PDF) ☐ PLAT MAP

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		480,141.00	480,141.00	480,141.00	480,141.00
01	AUSTIN ISD	1.227000	480,141.00	465,141.00	480,141.00	480,141.00
02	CITY OF AUSTIN	0.457100	480,141.00	480,141.00	480,141.00	480,141.00
03	TRAVIS COUNTY	0.465800	480,141.00	384,113.00	480,141.00	480,141.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	480,141.00	384,113.00	480,141.00	480,141.00
68	AUSTIN COMM COLL DIST	0.095100	480,141.00	475,141.00	480,141.00	480,141.00

Improvement Information

Improvement ID
425232

State Category
A1

Description
1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
425232	2991336	1ST	1st Floor	WW5	2004	1,149
425232	2991337	2ND	2nd Floor	WW5	2004	1,138
425232	3001410	011	PORCH OPEN 1ST F	*5	2004	129
425232	3001411	041	GARAGE ATT 1ST F	WW5	2004	473
425232	3001412	251	BATHROOM	**	2004	5
425232	3001413	522	FIREPLACE	*5	2004	1
425232	3001414	612	TERRACE UNCOVERD	*5	2004	96

Total Living Area 2,287

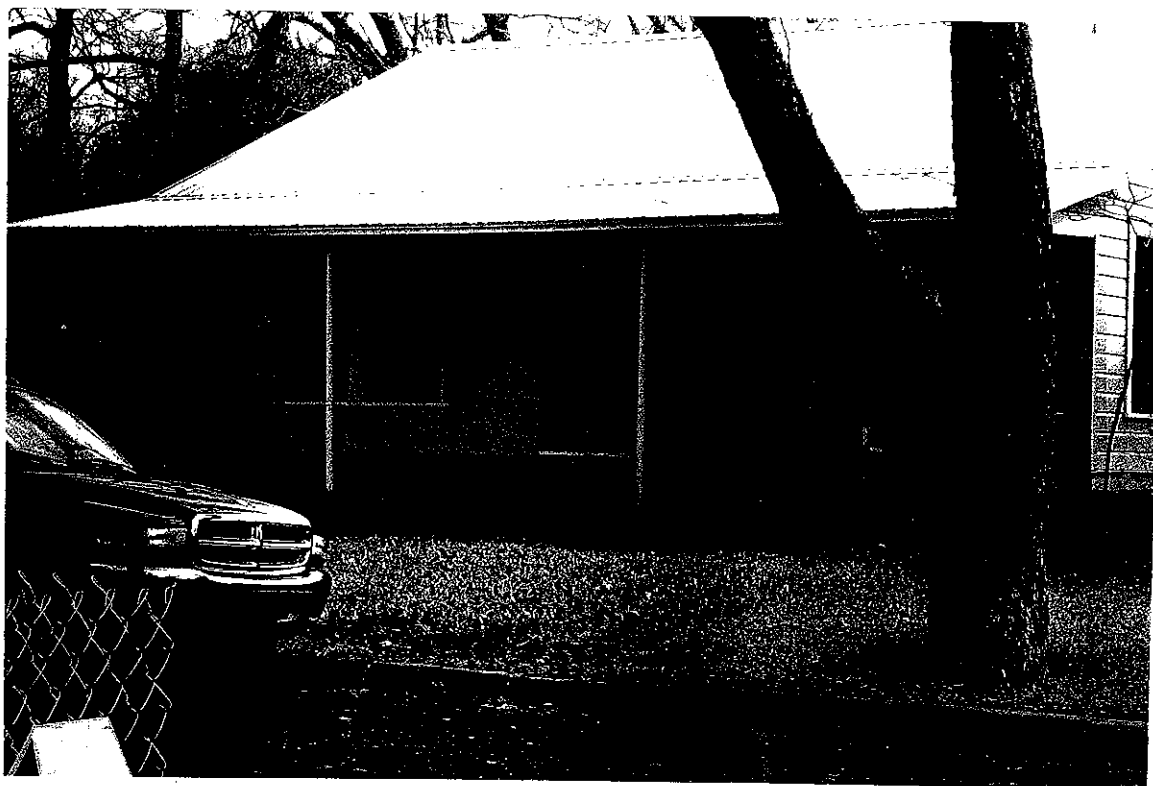
Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
218383	LAND	A1	T	0.155	0	0	6,758

[show history](#)



1507 W 43rd St / 4215 Ramsey (Across the Street)
corner lot



1507 W 43rd St / 4215 Ramsey (Across the Street)

TaxNetUSA: Travis County Property Information

Property ID Number: 221272 Ref ID2 Number: 02230210080000

Owner's Name **WHITE STEWART**Mailing Address
1507 W 43RD ST
AUSTIN, TX 78756-3507

Location 1507 W 43 ST 78756

Legal LOT 9 BLK 10 ROSEDALE C

Property Details

Deed Date	12071992
Deed Volume	11829
Deed Page	01246
Exemptions	HS
Freeze Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	0.1544
Block	10
Tract or Lot	9
Docket No.	
Abstract Code	S11694
Neighborhood Code	Z9640

Value Information

	2010 Preliminary
Land Value	250,000.00
Improvement Value	78,722.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	328,722.00
10% Cap Value	0.00
Total Value	328,722.00

Data up to date as of 2010-12-01

☐ AGRICULTURAL (1-D-1)☐ APPOINTMENT OF AGENT FORM☐ FREEPORT EXEMPTION☐ HOMESTEAD EXEMPTION FORM☐ PRINTER FRIENDLY REPORT☐ PROTEST FORM☐ RELIGIOUS EXEMPTION FORM☐ (TIFF) PLAT MAP☐ (PDF) PLAT MAP

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		328,722.00	328,722.00	328,722.00	328,722.00
01	AUSTIN ISD	1.227000	328,722.00	313,722.00	328,722.00	328,722.00
02	CITY OF AUSTIN	0.457100	328,722.00	328,722.00	328,722.00	328,722.00
03	TRAVIS COUNTY	0.465800	328,722.00	262,978.00	328,722.00	328,722.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	328,722.00	262,978.00	328,722.00	328,722.00
68	AUSTIN COMM COLL DIST	0.095100	328,722.00	323,722.00	328,722.00	328,722.00

Improvement Information

Improvement ID
182070
182071

State Category
A1
A1

Description
1 FAM DWELLING
1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
182070	211665	1ST	1st Floor	WWW	1948	1,155
182070	866503	011	PORCH OPEN 1ST F	*4	1948	198
182070	866505	095	HVAC RESIDENTIAL	--	1948	1,155
182070	866506	251	BATHROOM	--	1948	3
182071	211664	1ST	1st Floor	WWW	1937	520
182071	866497	011	PORCH OPEN 1ST F	*4	1937	80
182071	866498	011	PORCH OPEN 1ST F	*4	1937	46
182071	866499	031	GARAGE DET 1ST F	WWW	1937	180
182071	866500	095	HVAC RESIDENTIAL	--	1937	520
182071	866501	251	BATHROOM	--	1937	1

Total Living Area 1,675

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
218427	LAND	A1	T	0.154	0	0	6,724

[show history](#)



4213 Ramsey (Across the Street)



4211 Ramsey (Across the Street)

TaxNetUSA: Travis County Property Information

Property ID Number: 221271 Ref ID2 Number: 02230210070000

Owner's Name **WINGET MEGAN & ALLAN MYERSON**

Property Details

Mailing Address 4213 RAMSEY AVE
AUSTIN, TX 78756-3512

Location 4213 RAMSEY AVE 78756

Legal LOT 10 BLK 10 ROSEDALE C

Deed Date 05232006

Deed Volume

Deed Page

Exemptions HS

Freeze Exempt F

ARB Protest F

Agent Code 0

Land Acres 0.1561

Block 10

Tract or Lot 10

Docket No. 2006106780TR

Abstract Code S11864

Neighborhood Code Z9640

Value Information

2010 Preliminary

Land Value 250,000.00

Improvement Value 141,094.00

AG Value 0.00

AG Productivity Value 0.00

Timber Value 0.00

Timber Productivity Value 0.00

Assessed Value 391,094.00

10% Cap Value 0.00

Total Value 391,094.00

Data up to date as of 2010-12-01

☐ AGRICULTURAL (1-D-1) ☐ APPOINTMENT OF AGENT FORM ☐ FREEPORT EXEMPTION ☐ HOMESTEAD EXEMPTION FORM

☐ PRINTER FRIENDLY REPORT ☐ PROTEST FORM ☐ RELIGIOUS EXEMPTION FORM (TIF) ☐ PLAT MAP (PDF) ☐ PLAT MAP

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		391,094.00	391,094.00	391,094.00	391,094.00
01	AUSTIN ISD	1.227000	391,094.00	376,094.00	391,094.00	391,094.00
02	CITY OF AUSTIN	0.457100	391,094.00	391,094.00	391,094.00	391,094.00
03	TRAVIS COUNTY	0.465800	391,094.00	351,984.00	391,094.00	391,094.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	391,094.00	351,984.00	391,094.00	391,094.00
68	AUSTIN COMM COLL DIST	0.095100	391,094.00	386,094.00	391,094.00	391,094.00

Improvement Information

Improvement ID	State Category	Description
590910	A1	1 FAM DWELLING
590911	A1	GARAGE APARTMENT

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
590910	211662	1ST	1st Floor	WA4+	1939	1,104
590910	866488	011	PORCH OPEN 1ST F	"4+	1939	48
590910	866499	011	PORCH OPEN 1ST F	"4+	1939	144
590910	866490	095	HVAC RESIDENTIAL	"	1939	1,104
590910	866491	251	BATHROOM	"	1939	1
590911	211663	2ND	2nd Floor	WA4-	1953	432
590911	866493	031	GARAGE DET 1ST F	WA4-	1953	432
590911	866494	251	BATHROOM	"	1953	1
590911	866496	413	STAIRWAY EXT	F	1953	1

Total Living Area 1,536

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
640085	LAND	A1	T	0.156	0	0	6,798

[show history](#)

TaxNetUSA: Travis County Property Information

Property ID Number: 221270 RefID2 Number: 02230210060000

Owner's Name **KOESTER HELMUT J**Mailing Address
4211 RAMSEY AVE
AUSTIN, TX 78756-3512

Location 4211 RAMSEY AVE 78756

Legal LOT 11 BLK 10 ROSEDALE C

Property Details

Deed Date 06292005
 Deed Volume
 Deed Page
 Exemptions
 Freeze Exempt HS
 ARB Protest F
 Agent Code F
 Land Acres 0
 Block 0.1558
 Tract or Lot 10
 Docket No. 11
 Abstract Code 2005182915TR
 Neighborhood Code S11664
 Z9650

Value Information

2010 Preliminary

Land Value 250,000.00
 Improvement Value 142,185.00
 AG Value 0.00
 AG Productivity Value 0.00
 Timber Value 0.00
 Timber Productivity Value 0.00
 Assessed Value 392,185.00
 10% Cap Value 0.00
 Total Value 392,185.00

Data up to date as of 2010-12-01

AGRICULTURAL (1-D-1)

APPOINTMENT OF AGENT FORM

FREEPORT EXEMPTION

HOMESTEAD EXEMPTION FORM

PRINTER FRIENDLY REPORT

PROTEST FORM

RELIGIOUS EXEMPTION FORM

(TIFF)

PLAT MAP

(PDF)

PLAT MAP

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		392,185.00	392,185.00	392,185.00	392,185.00
01	AUSTIN ISD	1.227000	392,185.00	377,185.00	392,185.00	392,185.00
02	CITY OF AUSTIN	0.457100	392,185.00	392,185.00	392,185.00	392,185.00
03	TRAVIS COUNTY	0.465800	392,185.00	313,748.00	392,185.00	392,185.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	392,185.00	313,748.00	392,185.00	392,185.00
68	AUSTIN COMM COLL DIST	0.095100	392,185.00	387,185.00	392,185.00	392,185.00

Improvement Information

Improvement ID
182067State Category
A1Description
1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
182067	211661	1ST	1st Floor	WW5-	1937	1,220
182067	866480	011	PORCH OPEN 1ST F	*5-	1937	180
182067	866481	011	PORCH OPEN 1ST F	*5-	1937	120
182067	866482	051	CARPORT DET 1ST	*5-	1937	484
182067	866483	095	HVAC RESIDENTIAL	**	1937	1,220
182067	866484	251	BATHROOM	**	1937	1
182067	866485	320	OBS DRIVEWAY	SRC*	1937	1
182067	866486	531	OBS FENCE	CAA*	1937	1
182067	866487	571	STORAGE DET	WW3-	1937	120

Total Living Area 1,220

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
218425	LAND	A1	T	0.156	0	0	6,785

[show history](#)



4209 Ramsey (Across the Street)

TaxNetUSA: Travis County Property Information

Property ID Number: 221269 RefID2 Number: 02230210050000

Owner's Name **CASTLE GEORGE GARDNER**

Mailing Address
4209 RAMSEY AVE
AUSTIN, TX 78756-3512

Location
4209 RAMSEY AVE 78756

Legal
LOT 12 BLK 10 ROSEDALE C

Property Details

Deed Date 03232007

Deed Volume

Deed Page

Exemptions

Freeze Exempt HS

ARB Protest F

Agent Code F

Land Acres 0

Block 0.1553

Tract or Lot 10

Docket No. 12

Abstract Code 2007055465TR

Neighborhood Code S11664

Z9664

Value Information

2010 Preliminary

Land Value 250,000.00

Improvement Value 339,091.00

AG Value 0.00

AG Productivity Value 0.00

Timber Value 0.00

Timber Productivity Value 0.00

Assessed Value 589,091.00

10% Cap Value 0.00

Total Value 589,091.00

Data up to date as of 2010-12-01

☐ AGRICULTURAL (1-D-1)☐ APPOINTMENT OF AGENT FORM☐ FREEPORT EXEMPTION☐ HOMESTEAD EXEMPTION FORM☐ PRINTER FRIENDLY REPORT☐ PROTEST FORM☐ RELIGIOUS EXEMPTION FORM☐ (TIFF) PLAT MAP☐ (PDF) PLAT MAP

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		589,091.00	589,091.00	589,091.00	589,091.00
01	AUSTIN ISD	1.227000	589,091.00	574,091.00	589,091.00	589,091.00
02	CITY OF AUSTIN	0.457100	589,091.00	589,091.00	589,091.00	589,091.00
03	TRAVIS COUNTY	0.465800	589,091.00	471,273.00	589,091.00	589,091.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	589,091.00	471,273.00	589,091.00	589,091.00
68	AUSTIN COMM COLL DIST	0.095100	589,091.00	583,200.00	589,091.00	589,091.00

Improvement Information

Improvement ID
389827State Category
A1Description
1 FAM DWELLING

Segment Information

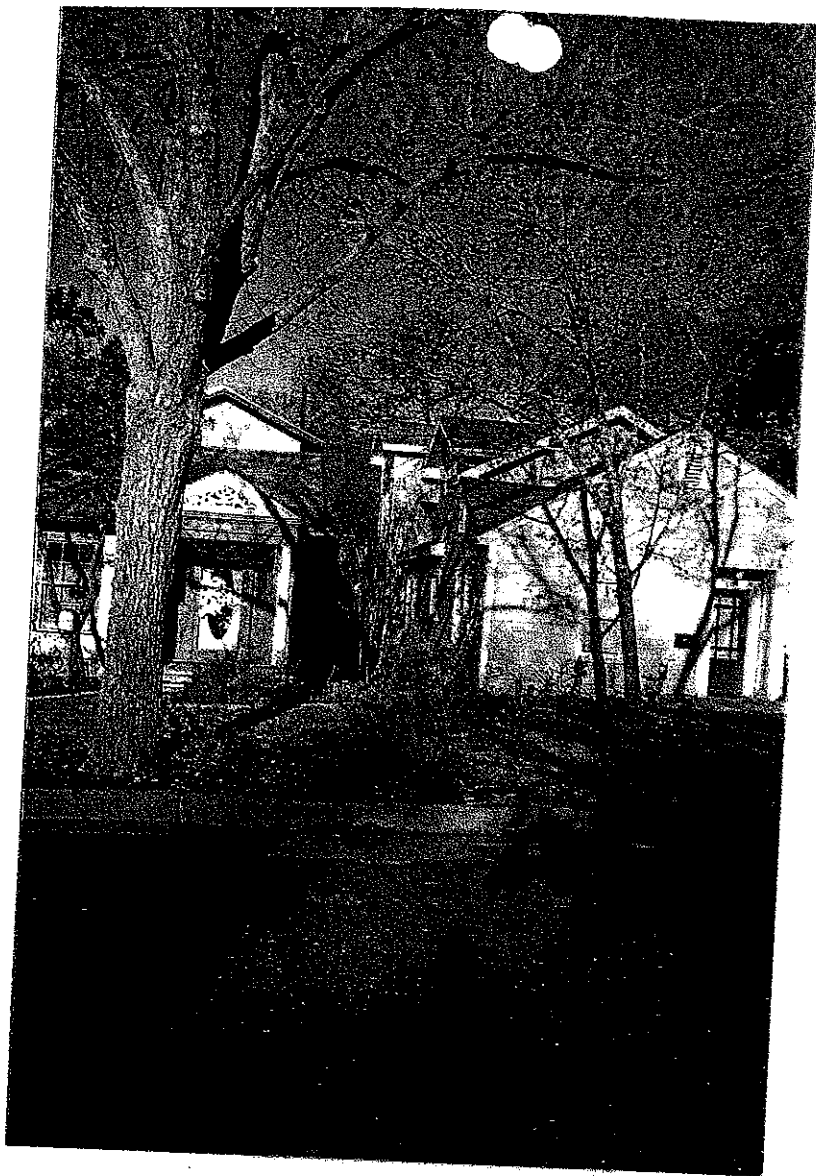
Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
389827	2293726	1ST	1st Floor	WW6	2001	1,273
389827	2293727	2ND	2nd Floor	WW6	2001	1,116
389827	2319016	011	PORCH OPEN 1ST F	*6	2001	25
389827	2319017	041	GARAGE ATT 1ST F	WW6	2001	504
389827	2319018	095	HVAC RESIDENTIAL	**	2001	2,389
389827	2319019	251	BATHROOM	**	2001	3
389827	2319020	512	DECK UNCOVERED	*6	2001	276
389827	2319021	522	FIREPLACE	*6	2001	1

Total Living Area 2,389

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
218424	LAND	A1	T	0.155	0	0	6,764

[show history](#)



④

4314 Shallowford

Owner's Name **LOGOZAR MICHAEL A**

Property Details

Mailing Address 4314 SHOALWOOD AVE
AUSTIN, TX 78756

Location 4314 SHOALWOOD AVE AUSTIN 78756

Legal LOT 8 BLK 18 ROSEDALE E

Deed Date 04232010

Deed Volume

Deed Page

Exemptions

Freeze Exempt HS

ARB Protest F

Agent Code F

Land Acres 0

Block 0.1545

Tract or Lot 18

Docket No. 8

Abstract Code 2010061544TR

Neighborhood Code S11666

29650

Value Information

2010 Preliminary

Land Value 250,000.00

Improvement Value 340,000.00

AG Value 0.00

AG Productivity Value 0.00

Timber Value 0.00

Timber Productivity Value 0.00

Assessed Value 590,000.00

10% Cap Value 0.00

Total Value 590,000.00

Data up to date as of 2010-12-15

AGRICULTURAL (1-D-1) APPOINTMENT OF AGENT FORM FREEDPORT EXEMPTION HOMESTEAD EXEMPTION FORM

PRINTER FRIENDLY REPORT PROTEST FORM RELIGIOUS EXEMPTION FORM (TIFF) PLAT MAP (PDF) PLAT MAP

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		590,000.00	590,000.00	590,000.00	590,000.00
01	AUSTIN ISD	1.227000	590,000.00	575,000.00	590,000.00	590,000.00
02	CITY OF AUSTIN	0.457100	590,000.00	590,000.00	590,000.00	590,000.00
03	TRAVIS COUNTY	0.465800	590,000.00	472,000.00	590,000.00	590,000.00
2J	TRAVIS CO HEALTHCARE DIST	0.071800	590,000.00	472,000.00	590,000.00	590,000.00
66	AUSTIN COMM COLL DIST	0.095100	590,000.00	584,100.00	590,000.00	590,000.00

Improvement Information

Improvement ID
181949State Category
A1Description
1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
181949	211515	1ST	1st Floor	WS5+	1938	1,940
181949	4223719	2ND	2nd Floor	WS5+	2008	1,209
181949	4223720	011	PORCH OPEN 1ST F	*5+	1938	8
181949	4223721	011	PORCH OPEN 1ST F	*5+	1938	24
181949	4223722	095	HVAC RESIDENTIAL	--	1938	3,149
181949	4223724	251	BATHROOM	--	1938	3
181949	4223725	612	TERRACE UNCOVERD	*5+	1938	48
181949	4223726	512	DECK UNCOVERED	*5+	2008	44
181949	4223727	613	TERRACE COVERED	*5+	1938	100
181949	4223728	512	DECK UNCOVERED	*5+	2008	100
181949	4223729	571	STORAGE DET	WW3+	2008	180

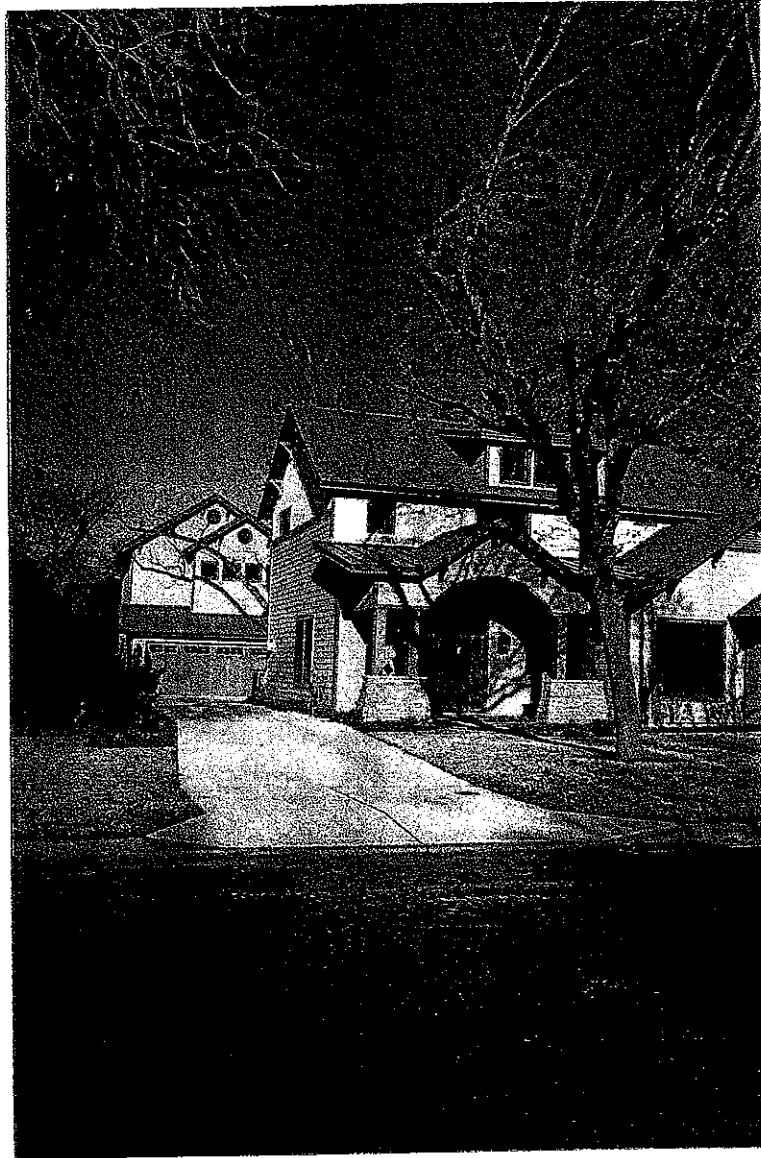
Total Living Area 3,149

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
218311	LAND	A1	T	0.155	0	0	6,729

[show history](#)

4414 Shorewood (7)



Owner's Name **MURPHY WILLIAM J & MICHELE M**Mailing Address
4414 SHOALWOOD AVE
AUSTIN, TX 78756-3217

Location 4414 SHOALWOOD AVE 78756

Legal LOT 9 * & N 25FT OF LOT 8 BLK 19 ROSEDALE E

Property Details

Deed Date	08232000
Deed Volume	00000
Deed Page	00000
Exemptions	HS
Freeze Exempt	F
ARB Protest	F
Agent Code	2490
Land Acres	0.2323
Block	19
Tract or Lot	9; 8
Docket No.	2000136803TR
Abstract Code	S11666
Neighborhood Code	Z9654

Value Information

Land Value	350,000.00
Improvement Value	355,000.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	705,000.00
10% Cap Value	0.00
Total Value	705,000.00

Data up to date as of 2010-12-15

AGRICULTURAL (1-D-1)

APPOINTMENT OF AGENT FORM

FREEPORT EXEMPTION

HOMESTEAD EXEMPTION FORM

PRINTER FRIENDLY REPORT

PROTEST FORM

RELIGIOUS EXEMPTION FORM

(TIFF)

PLAT MAP

(PDF)

PLAT MAP

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		705,000.00	705,000.00	705,000.00	705,000.00
01	AUSTIN ISD	1.227000	705,000.00	890,000.00	705,000.00	705,000.00
02	CITY OF AUSTIN	0.457100	705,000.00	705,000.00	705,000.00	705,000.00
03	TRAVIS COUNTY	0.465800	705,000.00	564,000.00	705,000.00	705,000.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	705,000.00	564,000.00	705,000.00	705,000.00
68	AUSTIN COMM COLL DIST	0.095100	705,000.00	697,950.00	705,000.00	705,000.00

Improvement Information

Improvement ID

756090

756093

State Category

A1

A1

Description

1 FAM DWELLING
GARAGE APARTMENT

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
756090	4222822	1ST	1st Floor	WWS	2008	1,972
756090	4222823	2ND	2nd Floor	WWS	2008	1,364
756090	4222824	011	PORCH OPEN 1ST F	"5	2008	189
756090	4222825	011	PORCH OPEN 1ST F	"5	2008	16
756090	4222826	512	DECK UNCOVERED	"5	2008	406
756090	4222827	095	HVAC RESIDENTIAL	"	2008	3,336
756090	4222828	251	BATHROOM	"	2008	3
756090	4222829	522	FIREPLACE	"5	2008	1
756093	4222840	2ND	2nd Floor	WWS	2008	490
756093	4222841	031	GARAGE DET 1ST F	WWS	2008	562
756093	4222842	581	STORAGE ATT	WWS	2008	32
756093	4222843	095	HVAC RESIDENTIAL	"	2008	490
756093	4222844	251	BATHROOM	"	2008	1
756093	4291362	011	PORCH OPEN 1ST F	"5	2009	18

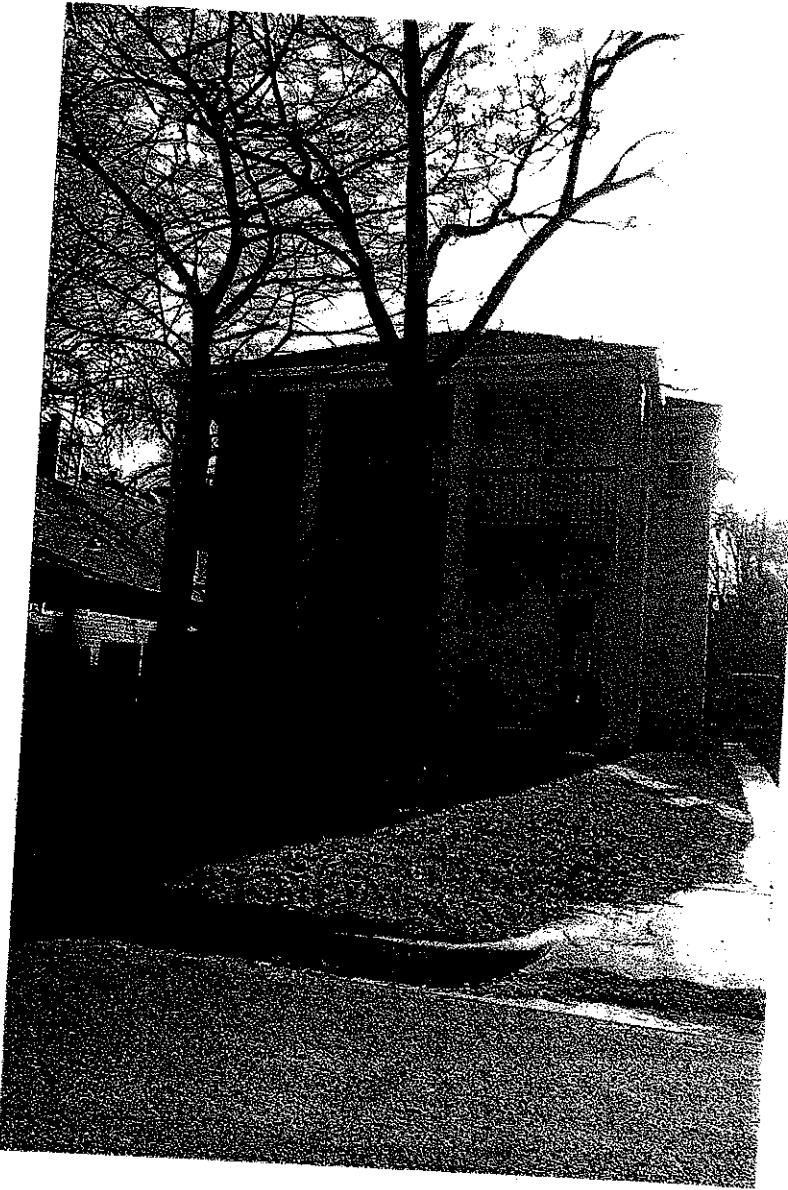
Total Living Area 3,826

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
218320	LAND	A1	T	0.232	0	0	10,120

show history

⑫ 4313 Sinclair



Owner's Name **WATSON JULIET**

Mailing Address 4313 SINCLAIR AVE
AUSTIN, TX 78756-3216

Location 4313 SINCLAIR AVE 78756

Legal LOT 10 BLK 12 ROSEDALE D

Property Details

Deed Date 08242004

Deed Volume 00000

Deed Page 00000

Exemptions HS

Freeze Exempt F

ARB Protest F

Agent Code 0

Land Acres 0.1491

Block 12

Tract or Lot 10

Docket No. 200416375STR

Abstract Code S11665

Neighborhood Code Z0654

Value Information

2010 Preliminary

Land Value 250,000.00

Improvement Value 365,476.00

AG Value 0.00

AG Productivity Value 0.00

Timber Value 0.00

Timber Productivity Value 0.00

Assessed Value 615,476.00

10% Cap Value 0.00

Total Value 615,476.00

Data up to date as of 2010-12-15

AGRICULTURAL (1-D-1)

APPOINTMENT OF AGENT FORM

FREEDOM EXEMPTION

HOMESTEAD EXEMPTION FORM

PRINTER FRIENDLY REPORT

PROTEST FORM

RELIGIOUS EXEMPTION FORM

(TIF)

PLAT MAP

(PDF)

PLAT MAP

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		615,476.00	615,476.00	615,476.00	615,476.00
01	AUSTIN ISD	1.227000	615,476.00	600,476.00	615,476.00	615,476.00
02	CITY OF AUSTIN	0.457100	615,476.00	615,476.00	615,476.00	615,476.00
03	TRAVIS COUNTY	0.465800	615,476.00	492,381.00	615,476.00	615,476.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	615,476.00	492,381.00	615,476.00	615,476.00
66	AUSTIN COMM COLL DIST	0.065100	615,476.00	609,321.00	615,476.00	615,476.00

Improvement Information

Improvement ID

664973

718650

State Category

A1

A1

Description

1 FAM DWELLING

GARAGE APARTMENT

Segment Information

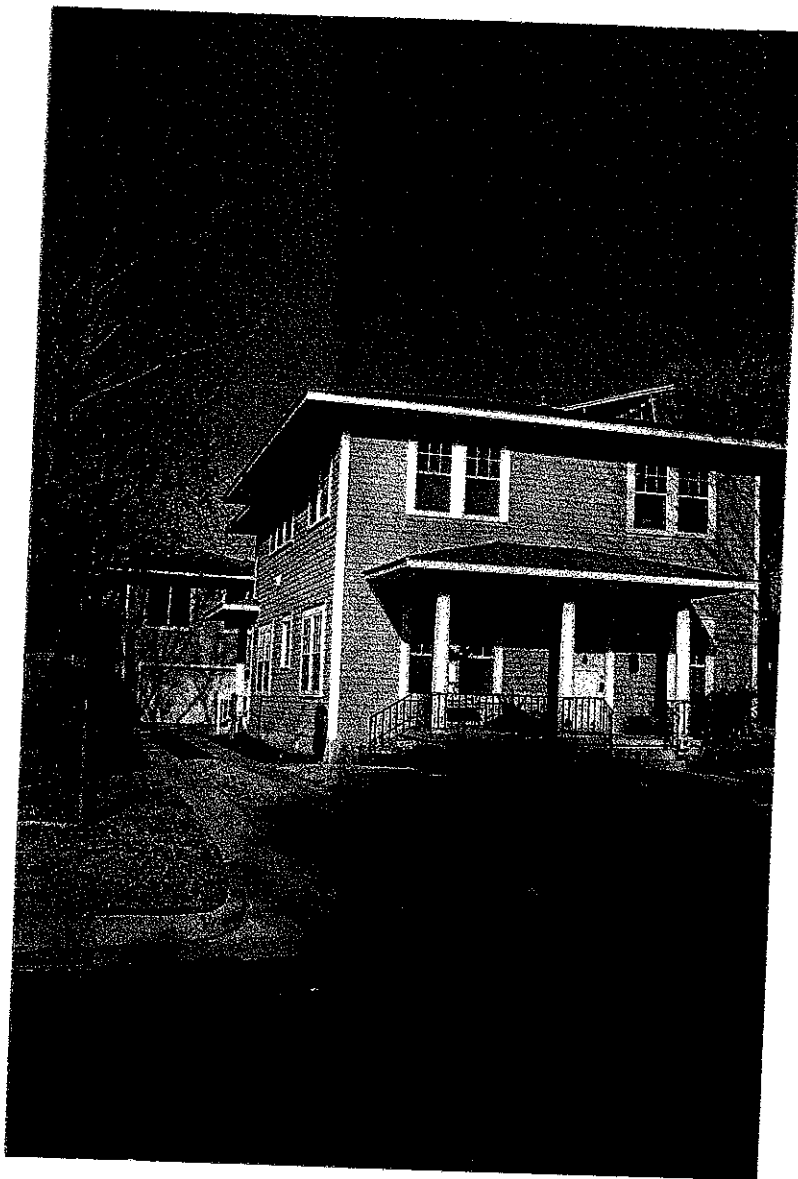
Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
664973	4107641	1ST	1st Floor	WSS+	2006	1,536
664973	4107643	2ND	2nd Floor	WSS+	2006	925
664973	4107660	011	PORCH OPEN 1ST F	"5+	2006	155
664973	4107661	011	PORCH OPEN 1ST F	"5+	2006	189
664973	4107662	012	PORCH OPEN 2ND F	"5+	2006	155
664973	4107664	251	BATHROOM	"	2006	2
664973	4107665	522	FIREPLACE	"5+	2006	1
664973	4107666	095	HVAC RESIDENTIAL	"	2006	2,461
664973	4107667	591	MASONRY TRIM SF	A*	2006	700
718650	4170893	1ST	1st Floor	WSS	2006	120
718650	4170894	2ND	2nd Floor	WSS	2006	580
718650	4170896	011	PORCH OPEN 1ST F	"5	2006	33
718650	4170897	031	GARAGE DET 1ST F	WSS	2006	580
718650	4170899	251	BATHROOM	"	2006	2
718650	4170900	095	HVAC RESIDENTIAL	"5	2006	700

Total Living Area 3,161

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
216393	LAND	A1	T	0.149	0	0	8,496

show history



25

4402

Rosedale

Owner's Name **WILSON MARK BRADLEY**

Mailing Address
4402 ROSEDALE AVE
AUSTIN, TX 78756-3224

Location
4402 ROSEDALE AVE 78756

Legal
LOT 2 BLK 8 ROSEDALE B

Property Details

Deed Date 03091994
Deed Volume 12143
Deed Page 02452
Exemptions HS
Freeze Exempt F
ARB Protest F
Agent Code 0
Land Acres 0.1546
Block 8
Tract or Lot 2
Docket No.
Abstract Code S11863
Neighborhood Code Z9650

Value Information

2010 Preliminary

Land Value 250,000.00
Improvement Value 297,157.00
AG Value 0.00
AG Productivity Value 0.00
Timber Value 0.00
Timber Productivity Value 0.00
Assessed Value 547,157.00
10% Cap Value 0.00
Total Value 547,157.00

Data up to date as of 2010-12-15

AGRICULTURAL (1-D-1) APPOINTMENT OF AGENT FORM FREEPORT EXEMPTION HOMESTEAD EXEMPTION FORM
PRINTER FRIENDLY REPORT PROTEST FORM RELIGIOUS EXEMPTION FORM (TIFF) PLAT MAP (PDF) PLAT MAP

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		547,157.00	547,157.00	547,157.00	547,157.00
01	AUSTIN ISD	1.227000	547,157.00	532,157.00	547,157.00	547,157.00
02	CITY OF AUSTIN	0.457100	547,157.00	547,157.00	547,157.00	547,157.00
03	TRAVIS COUNTY	0.465800	547,157.00	437,726.00	547,157.00	547,157.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	547,157.00	437,726.00	547,157.00	547,157.00
68	AUSTIN COMM COLL DIST	0.095100	547,157.00	541,685.00	547,157.00	547,157.00

Improvement Information

Improvement ID	State Category	Description
182112	A1	1 FAM DWELLING

Segment Information

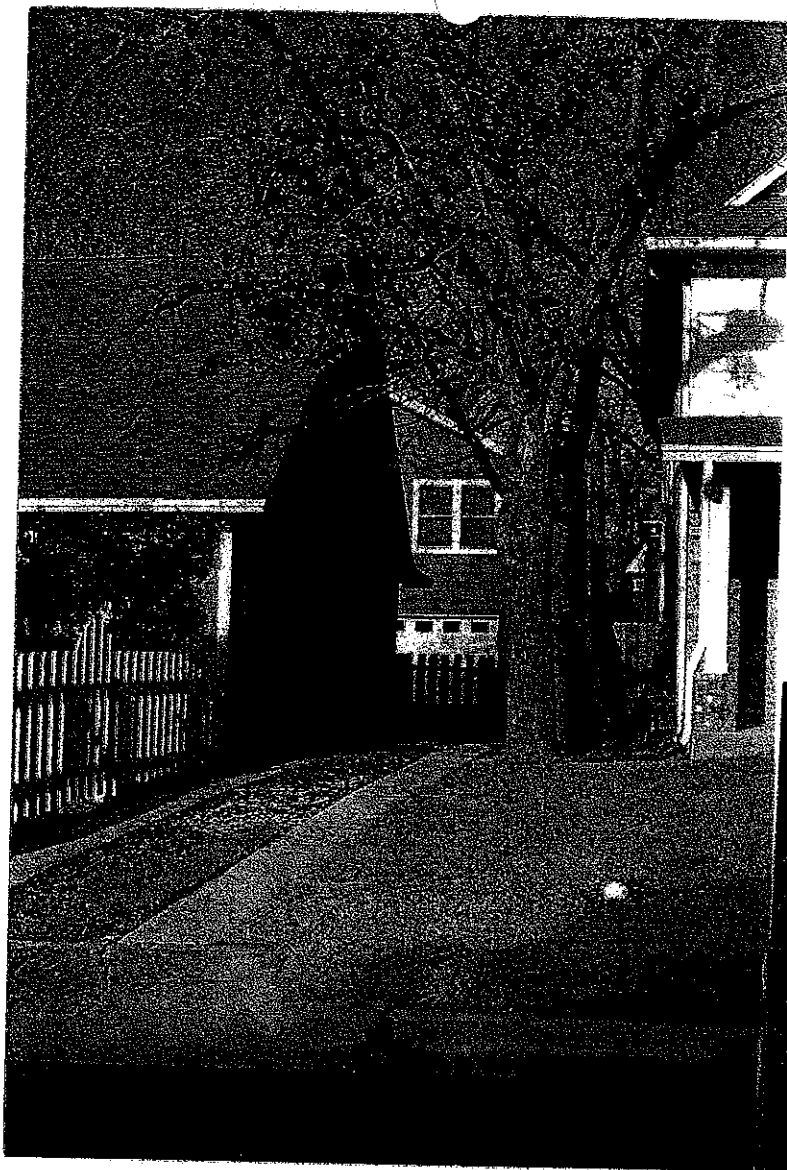
Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
182112	211717	1ST	1st Floor	WW5-	1938	1,414
182112	866728	2ND	2nd Floor	WW5-	1938	420
182112	2293728	2ND	2nd Floor	WW5-	1938	1,414
182112	2293729	011	PORCH OPEN 1ST F	*S-	1938	104
182112	4130423	413	STAIRWAY EXT	A*	2006	1
182112	4130426	512	DECK UNCOVERED	*S-	2006	16
182112	4130427	612	TERRACE UNCOVERED	*S-	2006	40
182112	4131892	011	PORCH OPEN 1ST F	*S-	1938	14
182112	4131893	011	PORCH OPEN 1ST F	*S-	1938	108
182112	4131894	031	GARAGE DET 1ST F	WW5-	1938	420
182112	4131895	095	HVAC RESIDENTIAL	**	1938	3,248
182112	4131896	251	BATHROOM	**	1938	1

Total Living Area 3,248

Land Information

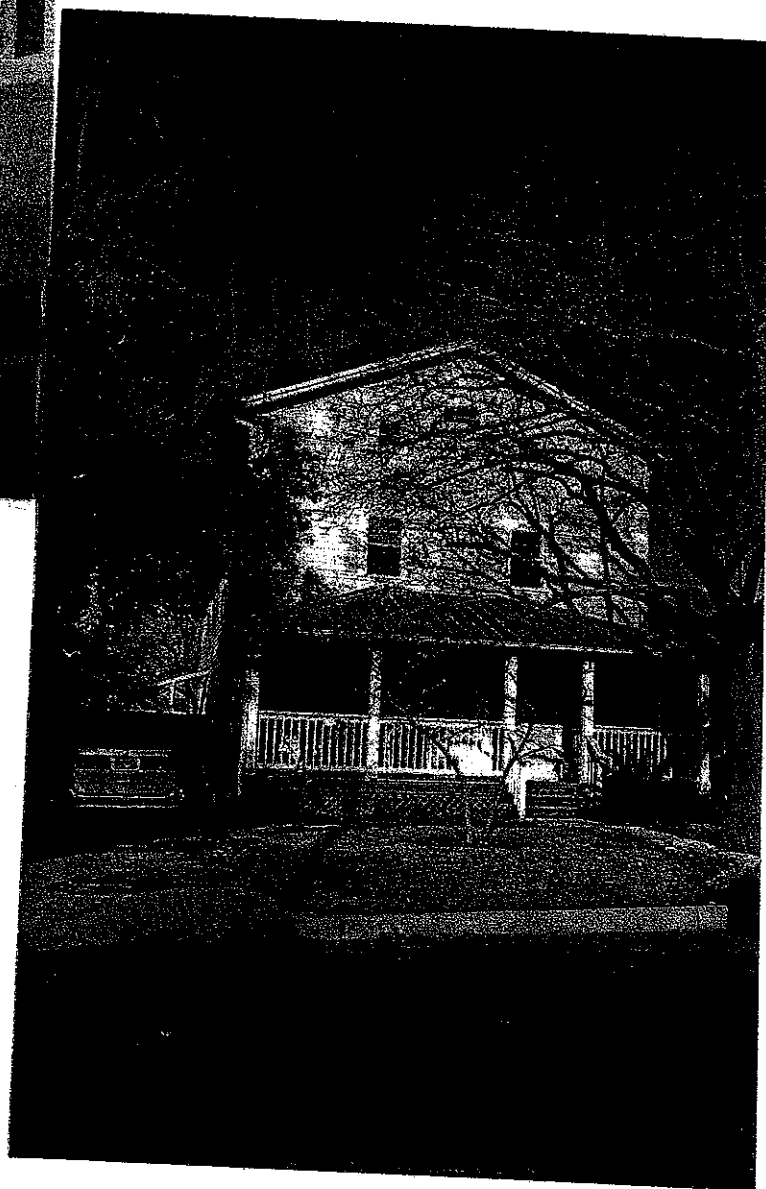
Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
218486	LAND	A1	T	0.155	0	0	6,733

show history



⑭ 4312 Rosedale ↓

⑬
4210 ↑
Rosedale



Owner's Name **GOLDSTEIN RICHARD A**

Mailing Address 4312 ROSEDALE AVE
AUSTIN, TX 78756-3222

Location 4312 ROSEDALE AVE 78756

Legal LOT 7 BLK 9 ROSEDALE B

Property Details

Deed Date 09071998

Deed Volume 00000

Deed Page 00000

Exemptions HS

Freeze Exempt F

ARB Protest F

Agent Code 0

Land Acres 0.1536

Block 9

Tract or Lot 7

Docket No. 1999114063TR

Abstract Code S11663

Neighborhood Code Z9640

Value Information

2010 Preliminary

Land Value 250,000.00

Improvement Value 266,511.00

AG Value 0.00

AG Productivity Value 0.00

Timber Value 0.00

Timber Productivity Value 0.00

Assessed Value 516,511.00

10% Cap Value 0.00

Total Value 516,511.00

Data up to date as of 2010-12-15

☐ AGRICULTURAL (10-17) ☐ APPOINTMENT OF AGENT FORM ☐ FREEDOM EXEMPTION ☐ HOMESTEAD EXEMPTION FORM

☐ PRINTER FRIENDLY REPORT ☐ PROTEST FORM ☐ RELIGIOUS EXEMPTION FORM (TIFF) ☐ PLAT MAP (PDF) ☐ PLAT MAP

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		516,511.00	516,511.00	516,511.00	516,511.00
01	AUSTIN ISD	1.227000	516,511.00	501,511.00	516,511.00	516,511.00
02	CITY OF AUSTIN	0.457100	516,511.00	516,511.00	516,511.00	516,511.00
03	TRAVIS COUNTY	0.465800	516,511.00	413,209.00	516,511.00	516,511.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	516,511.00	413,209.00	516,511.00	516,511.00
6B	AUSTIN COMM COLL DIST	0.095100	516,511.00	511,346.00	516,511.00	516,511.00

Improvement Information

Improvement ID 182090 State Category A1 Description 1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
182090	211690	1ST	1st Floor	WW4+	1946	1,484
182090	866905	2ND	2nd Floor	WW4+	1946	1,484
182090	4130404	1/2	Half Floor	WW4+	2006	456
182090	4130406	512	DECK UNCOVERED	*4+	1946	104
182090	4130421	447	SPA CONCRETE	*4+	2006	1
182090	4130422	604	POOL RES CONC	*4+	2006	1
182090	4131885	011	PORCH OPEN 1ST F	*4+	1946	224
182090	4131886	011	PORCH OPEN 1ST F	*4+	1946	16
182090	4131887	095	HVAC RESIDENTIAL	--	1946	3,424
182090	4131888	251	BATHROOM	--	1946	3
182090	4131889	630	PORCH CLOS FIN	*4+	1946	300
182090	4131890	571	STORAGE DET	WW4+	2004	120

Total Living Area 3,424

Land Information

Land ID	Type Code	SPTS Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
218444	LAND	A1	T	0.154	0	0	6,692

[show history](#)

(13)

TaxNetUSA: Travis County

Property ID Number: 221275 Ref ID2 Number: 02230210110000

Owner's Name **YU JASON J****Property Details**Mailing Address 4210 ROSEDALE AVE
AUSTIN, TX 78756-3528

Deed Date 06012001

Deed Volume 00000

Deed Page 00000

Location 4210 ROSEDALE AVE 78756

Exemptions HS

Legal LOT 6 BLK 10 ROSEDALE B

Freeze Exempt F

ARB Protest F

Agent Code 0

Value Information**2010 Preliminary**

Land Acres 0.1560

Land Value 250,000.00

Block 10

Improvement Value 245,252.00

Tract or Lot 6

AG Value 0.00

Docket No. 2001090854TR

AG Productivity Value 0.00

Abstract Code S11663

Timber Value 0.00

Neighborhood Code Z9650

Timber Productivity Value 0.00

Assessed Value 495,252.00

10% Cap Value 0.00

Data up to date as of 2011-01-14

Total Value 495,252.00

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		495,252.00	495,252.00	495,252.00	495,252.00
01	AUSTIN ISD	1.227000	495,252.00	480,252.00	495,252.00	495,252.00
02	CITY OF AUSTIN	0.457100	495,252.00	495,252.00	495,252.00	495,252.00
03	TRAVIS COUNTY	0.465800	495,252.00	396,202.00	495,252.00	495,252.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	495,252.00	396,202.00	495,252.00	495,252.00
68	AUSTIN COMM COLL DIST	0.095100	495,252.00	490,252.00	495,252.00	495,252.00

Improvement Information

Improvement ID	State Category	Description
182074	A1	1 FAM DWELLING
403306	A1	GARAGE APARTMENT

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
182074	211668	1ST	1st Floor	VW5-	1950	1,292
182074	866518	011	PORCH OPEN 1ST F	*5-	1950	154
182074	866519	011	PORCH OPEN 1ST F	*5-	1950	96
182074	866520	095	HVAC RESIDENTIAL	**	1950	1,292
182074	866521	251	BATHROOM	**	1950	2
182074	866522	531	OBS FENCE	CAL*	1950	1
403306	2519499	2ND	2nd Floor	VW4	2002	676

403306	2548276	011	PORCH OPEN 1ST F	*4	2002	24
403306	2548277	041	GARAGE ATT 1ST F	WW4	2002	676
403306	2548278	095	HVAC RESIDENTIAL	**	2002	676
403306	2548279	251	BATHROOM	**	2002	1
403306	2548280	512	DECK UNCOVERED	*4	2002	24

Total Living Area **1,968**

Land Information

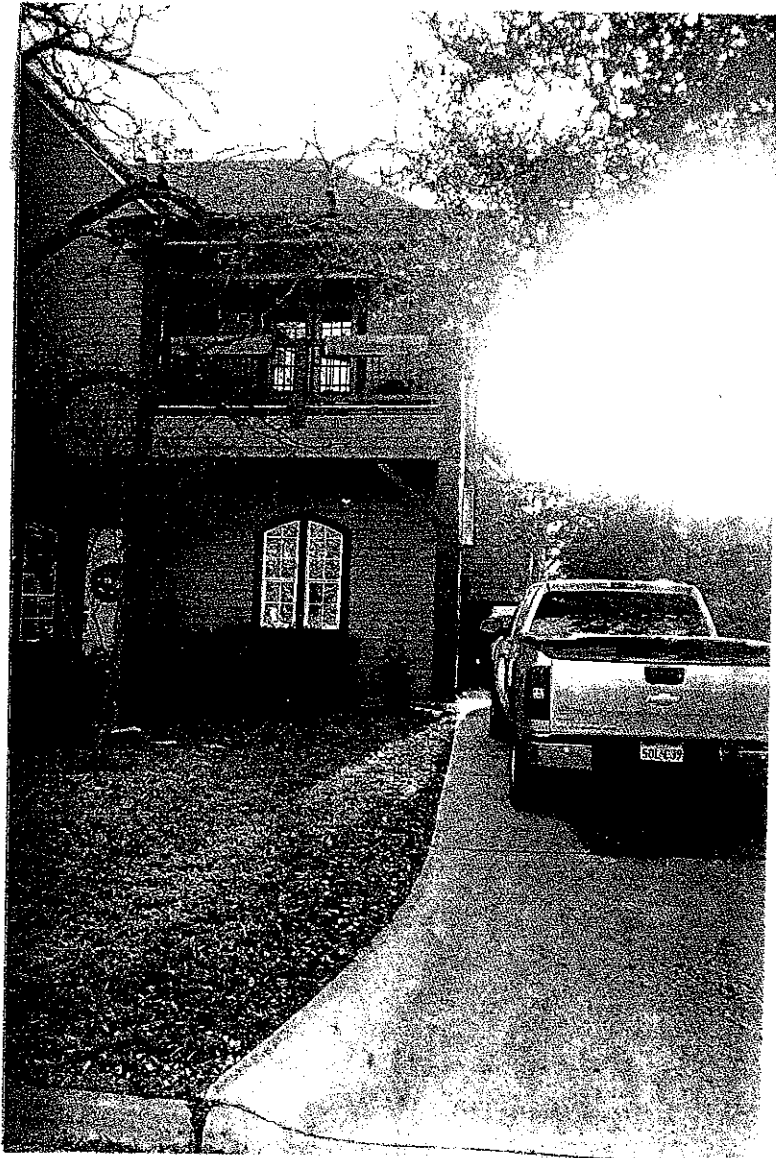
Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
218430	LAND	A1	T	0.156	0	0	6,796



②

4201

Shoalwood



③

4307

Shoalwood

Owner's Name **MASHBURN MICHAEL SHANE &**Mailing Address
& MARTHA K M MASHBURN
4307 SHOALWOOD AVE
AUSTIN, TX 78756-3214

Location 4307 SHOALWOOD AVE AUSTIN 78756

Legal LOT 13 BLK 15 ROSEDALE E

Property Details

Deed Date	03051996
Deed Volume	12649
Deed Page	01731
Exemptions	HS
Freeze Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	0.1548
Block	15
Tract or Lot	13
Docket No.	
Abstract Code	S11666
Neighborhood Code	Z9850

Value Information

2010 Preliminary

Land Value	250,000.00
Improvement Value	358,756.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	560,142.00
10% Cap Value	48,614.00
Total Value	608,756.00

Data up to date as of 2010-12-15

AGRICULTURAL (1-D-1)

APPOINTMENT OF AGENT FORM

FREEDOM EXEMPTION FORM

HOMESTEAD EXEMPTION FORM

PRINTER FRIENDLY REPORT

PROTEST FORM

RELIGIOUS EXEMPTION FORM

(TIFF)

PLAT MAP

(PDF)

PLAT MAP

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		560,142.00	560,142.00	608,756.00	608,756.00
01	AUSTIN ISD	1.227000	560,142.00	545,142.00	608,756.00	608,756.00
02	CITY OF AUSTIN	0.457100	560,142.00	560,142.00	608,756.00	608,756.00
03	TRAVIS COUNTY	0.465800	560,142.00	448,114.00	608,756.00	608,756.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	560,142.00	448,114.00	608,756.00	608,756.00
68	AUSTIN COMM COLL DIST	0.095100	560,142.00	554,541.00	608,756.00	608,756.00

Improvement Information

Improvement ID

State Category

Description

181982

A1

1 FAM DWELLING

354660

A1

GARAGE APARTMENT

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
181982	211554	1ST	1st Floor	WSS	1939	1,401
181982	4168322	2ND	2nd Floor	WSS	2007	1,519
181982	4168323	011	PORCH OPEN 1ST F	*S	1939	183
181982	4168324	012	PORCH OPEN 2ND F	*S	2007	68
181982	4168325	512	DECK UNCOVERED	*S	2007	64
181982	4168326	095	HVAC RESIDENTIAL	**	1939	2,920
181982	4168327	251	BATHROOM	**	1939	4
181982	4168328	522	FIREPLACE	*S	2007	1
354660	2040175	2ND	2nd Floor	WSS-	1938	516
354660	2069382	011	PORCH OPEN 1ST F	*S-	1939	36
354660	2069383	041	GARAGE ATT 1ST F	WSS-	1939	605
354660	2069384	095	HVAC RESIDENTIAL	**	1939	516
354660	2069385	251	BATHROOM	**	1939	1
354660	2069386	512	DECK UNCOVERED	*S-	1939	67

Total Living Area 3,436

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
218344	LAND	A1	T	0.155	0	0	6,744

show history

#2

TaxNetUSA: Travis County

Property ID Number: 221163 Ref ID2 Number: 02230204010000

Owner's Name **ROSS DAVID G & HEIDI W****Property Details**Mailing Address 4201 SHOALWOOD AVE
AUSTIN, TX 78756-3520

Deed Date 04142008

Deed Volume

Deed Page

Location 4201 SHOALWOOD AVE AUSTIN 78756

Exemptions HS

Legal LOT 16 BLK 16 ROSEDALE E

Freeze Exempt F

ARB Protest F

Agent Code 0

Value Information**2010 Preliminary**

Land Value 250,000.00

Land Acres 0.1552

Improvement Value 312,048.00

Block 16

AG Value 0.00

Tract or Lot 16

AG Productivity Value 0.00

Docket No. 2008060824TR

Timber Value 0.00

Abstract Code S11666

Timber Productivity Value 0.00

Neighborhood Code Z9664

Assessed Value 562,048.00

10% Cap Value 0.00

Data up to date as of 2011-01-14

Total Value 562,048.00

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		562,048.00	562,048.00	562,048.00	562,048.00
01	AUSTIN ISD	1.227000	562,048.00	547,048.00	562,048.00	562,048.00
02	CITY OF AUSTIN	0.457100	562,048.00	562,048.00	562,048.00	562,048.00
03	TRAVIS COUNTY	0.465800	562,048.00	449,638.00	562,048.00	562,048.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	562,048.00	449,638.00	562,048.00	562,048.00
68	AUSTIN COMM COLL DIST	0.095100	562,048.00	556,428.00	562,048.00	562,048.00

Improvement Information**Improvement ID**

599111

State Category

A1

Description

1 FAM DWELLING

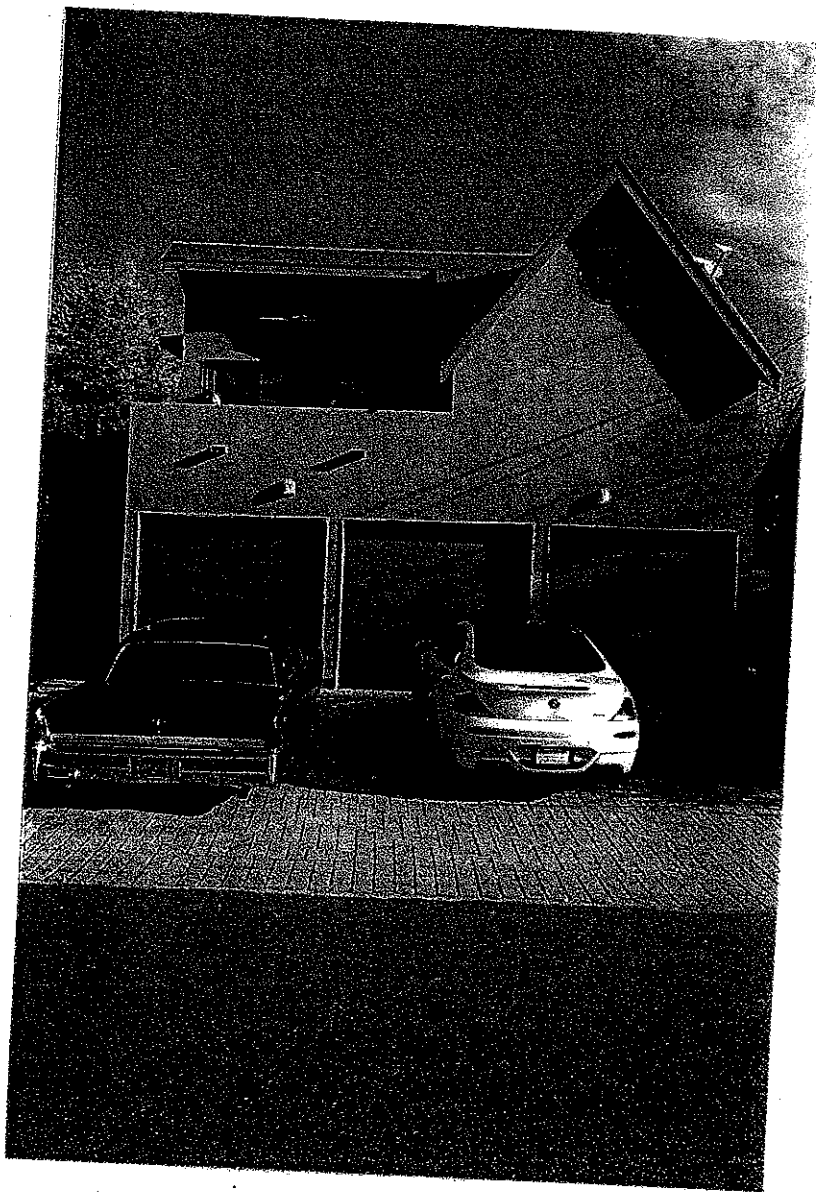
Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
599111	3835642	1ST	1st Floor	WS6-	2005	1,279
599111	3835663	2ND	2nd Floor	WS6-	2005	1,105
599111	3835664	011	PORCH OPEN 1ST F	*6-	2005	166
599111	3835665	011	PORCH OPEN 1ST F	*6-	2005	211
599111	3835666	011	PORCH OPEN 1ST F	*6-	2005	60
599111	3835667	012	PORCH OPEN 2ND F	*6-	2005	115
599111	3835668	012	PORCH OPEN 2ND F	*6-	2005	36
599111	3835670	251	BATHROOM	**	2005	3

599111	3835683	095	HVAC RESIDENTIAL	**	2005	2,384
599111	4289120	031	GARAGE DET 1ST F	WS6-	2009	480
Total Living Area						2,384

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
218326	LAND	A1	T	0.155	0	0	6,762



(15)

4201 Ramsey

TaxNetUSA: Travis County

Property ID Number: 221265 Ref ID2 Number: 02230210010000

Owner's Name **VERRET COLT MATTHEW****Property Details**Mailing Address 4201 RAMSEY AVE
AUSTIN, TX 78756-3512

Deed Date 03152010

Deed Volume

Deed Page

Location 4201 RAMSEY AVE 78756

Exemptions HS

Legal LOT 16 BLK 10 ROSEDALE C

Freeze Exempt F

ARB Protest F

Agent Code 0

Land Acres 0.1556

Block 10

Tract or Lot 16

Docket No. 2010036181TR

Abstract Code S11664

Neighborhood Code Z9664

Value Information**2010 Preliminary**

Land Value	250,000.00
Improvement Value	455,675.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	705,675.00
10% Cap Value	0.00
Total Value	705,675.00

Data up to date as of 2011-01-14

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		705,675.00	705,675.00	705,675.00	705,675.00
01	AUSTIN ISD	1.227000	705,675.00	690,675.00	705,675.00	705,675.00
02	CITY OF AUSTIN	0.457100	705,675.00	705,675.00	705,675.00	705,675.00
03	TRAVIS COUNTY	0.465800	705,675.00	564,540.00	705,675.00	705,675.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	705,675.00	564,540.00	705,675.00	705,675.00
68	AUSTIN COMM COLL DIST	0.095100	705,675.00	698,618.00	705,675.00	705,675.00

Improvement Information**Improvement ID****State Category****Description**

664975	A1	1 FAM DWELLING
664976	A1	GARAGE APARTMENT

Segment Information

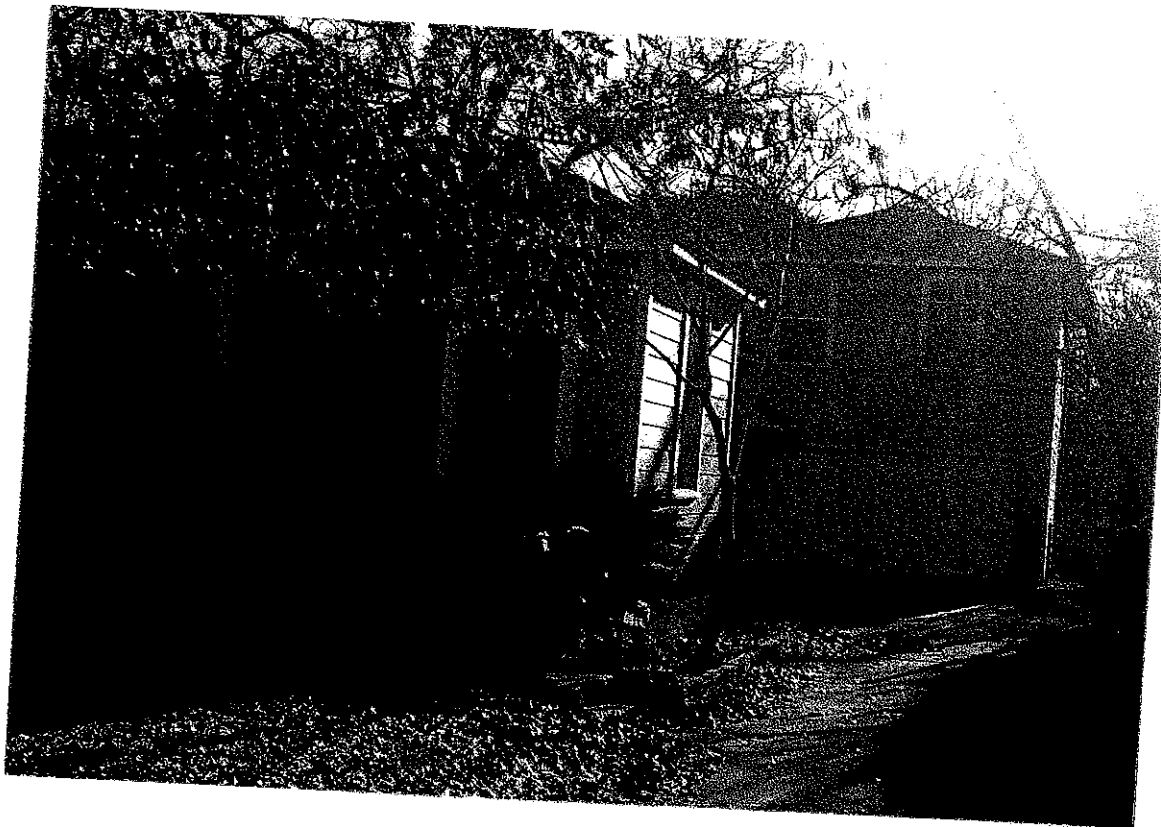
Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
664975	4107669	1ST	1st Floor	WP6	2006	1,211
664975	4107670	2ND	2nd Floor	WP6	2006	876
664975	4107671	011	PORCH OPEN 1ST F	*6	2006	90
664975	4107672	012	PORCH OPEN 2ND F	*6	2006	48
664975	4107673	251	BATHROOM	**	2006	2
664975	4107674	522	FIREPLACE	*6	2006	1
664975	4107675	095	HVAC RESIDENTIAL	**	2006	2,086

664975	4107676	011	PORCH OPEN 1ST F	*6	2006	48
664975	4107677	612	TERRACE UNCOVERD	*6	2006	100
664976	4107678	2ND	2nd Floor	WP5	2006	570
664976	4107679	031	GARAGE DET 1ST F	WP5	2006	900
664976	4107680	251	BATHROOM	**	2006	2
664976	4107681	095	HVAC RESIDENTIAL	*5	2006	570
664976	4107682	581	STORAGE ATT	WP5	2006	165
664976	4107683	011	PORCH OPEN 1ST F	*5	2006	32
664976	4107684	413	STAIRWAY EXT	A*	2006	1

Total Living Area 2,656

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
218420	LAND	A1	T	0.156	0	0	6,779



①⑥ 4109 Sinclair

TaxNetUSA: Travis County

Property ID Number: 217611 Ref ID2 Number: 02210107050000

Owner's Name **HUNTSBERGER JOHN P****Property Details**Mailing Address 4109 SINCLAIR AVE
AUSTIN, TX 78756-3524

Location 4109 SINCLAIR AVE 78756

Legal N 20FT LOT 5 * & S 40FT LOT 6 BLK 3
MCGUIRES SUBD NO 1

Deed Date 08241989

Deed Volume 11012

Deed Page 01589

Exemptions HS, OA

Freeze Exempt F

ARB Protest F

Agent Code 0

Land Acres 0.1850

Block 3

Tract or Lot 5; 6

Docket No.

Abstract Code S08738

Neighborhood Code Z9640

Value Information**2010 Preliminary**

Land Value	250,000.00
Improvement Value	156,289.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	406,289.00
10% Cap Value	0.00
Total Value	406,289.00

Data up to date as of 2011-01-14

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		406,289.00	406,289.00	406,289.00	406,289.00
01	AUSTIN ISD	1.227000	406,289.00	356,289.00	406,289.00	406,289.00
02	CITY OF AUSTIN	0.457100	406,289.00	355,289.00	406,289.00	406,289.00
03	TRAVIS COUNTY	0.465800	406,289.00	260,031.00	406,289.00	406,289.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	406,289.00	260,031.00	406,289.00	406,289.00
68	AUSTIN COMM COLL DIST	0.095100	406,289.00	286,289.00	406,289.00	406,289.00

Improvement Information**Improvement ID**

178579

State Category

A1

Description

1 FAM DWELLING

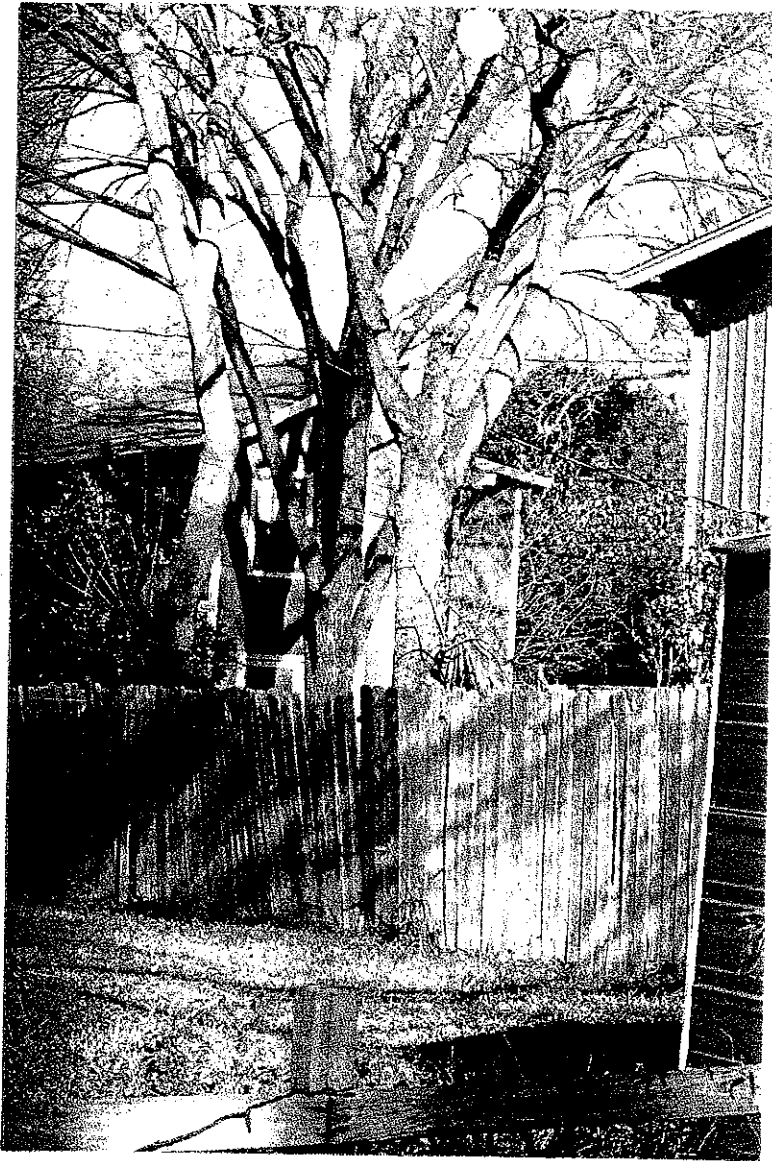
Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
178579	207583	1ST	1st Floor	WA4	1940	1,083
178579	844827	2ND	2nd Floor	WW4	1940	600
178579	844828	011	PORCH OPEN 1ST F	*4	1940	84
178579	844829	031	GARAGE DET 1ST F	WA4	1940	600
178579	844830	061	CARPORT ATT 1ST	*4	1940	140
178579	844831	095	HVAC RESIDENTIAL	**	1940	1,683
178579	844832	251	BATHROOM	**	1940	1
178579	844833	448	SPA FIBERGLASS	*4	1940	1

178579	2293662	011	PORCH OPEN 1ST F	*4	1940	120
178579	2318787	512	DECK UNCOVERED	*4	1940	416
178579	2318788	531	OBS FENCE	CAA*	1940	1
Total Living Area						1,683

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
214843	LAND	A1	T	0.185	0	0	8,060



①7

4002 Rosedale



①8

4000
Ramsey

TaxNetUSA: Travis County

Property ID Number: 217630 Ref ID2 Number: 02210108120000

Owner's Name **BRANDT SCOTT & CARLIE****Property Details**Mailing Address 4002 ROSEDALE AVE
AUSTIN, TX 78756-3631

Deed Date 05232008

Deed Volume

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Location 4002 ROSEDALE AVE 78756

Exemptions

HS

Legal LOT 2 BLK 4 ROSEDALE A

Freeze Exempt

F

ARB Protest

F

Agent Code

2385

Value Information**2010 Preliminary**

Land Acres

0.1572

Land Value

250,000.00

Block

4

Improvement Value

202,285.00

Tract or Lot

2

AG Value

0.00

Docket No.

2008138260TR

AG Productivity Value

0.00

Abstract Code

S11662

Timber Value

0.00

Neighborhood Code

Z9650

Timber Productivity Value

0.00

Assessed Value

452,285.00

10% Cap Value

0.00

Data up to date as of 2011-01-14

Total Value

452,285.00

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		452,285.00	452,285.00	452,285.00	452,285.00
01	AUSTIN ISD	1.227000	452,285.00	437,285.00	452,285.00	452,285.00
02	CITY OF AUSTIN	0.457100	452,285.00	452,285.00	452,285.00	452,285.00
03	TRAVIS COUNTY	0.465800	452,285.00	361,828.00	452,285.00	452,285.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	452,285.00	361,828.00	452,285.00	452,285.00
68	AUSTIN COMM COLL DIST	0.095100	452,285.00	447,285.00	452,285.00	452,285.00

Improvement Information

Improvement ID

178598

State Category

A1

Description

1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
178598	207604	1ST	1st Floor	WW5-	1981	736
178598	207605	2ND	2nd Floor	WW5-	1981	736
178598	844935	011	PORCH OPEN 1ST F	*5-	1981	80
178598	844936	011	PORCH OPEN 1ST F	*5-	1981	80
178598	844937	012	PORCH OPEN 2ND F	*5-	1981	80
178598	844938	061	CARPORT ATT 1ST	*5-	1981	190
178598	844939	095	HVAC RESIDENTIAL	**	1981	1,472
178598	844940	251	BATHROOM	**	1981	2

178598	844941	413	STAIRWAY EXT	A*	1981	1
178598	844942	581	STORAGE ATT	WW5-	1981	920
Total Living Area						1,472

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
214862	LAND	A1	T	0.157	0	0	6,846

TaxNetUSA: Travis County

Property ID Number: 217606 Ref ID2 Number: 02210106140000

Owner's Name **SMITH BEBE R****Property Details**Mailing Address 1801 RABB RD
AUSTIN, TX 78704-3201

Location 4000 RAMSEY AVE 78756

Legal LOT 16 BLK 4 MCGUIRES SUBD NO 1

Deed Date 01161998

Deed Volume 13103

Deed Page 01368

Exemptions

Freeze Exempt F

ARB Protest F

Agent Code 0

Land Acres 0.1736

Block 4

Tract or Lot 16

Docket No.

Abstract Code S08738

Neighborhood Code Z9640

Value Information**2010 Preliminary**

Land Value 250,000.00

Improvement Value 156,492.00

AG Value 0.00

AG Productivity Value 0.00

Timber Value 0.00

Timber Productivity Value 0.00

Assessed Value 406,492.00

10% Cap Value 0.00

Total Value 406,492.00

Data up to date as of 2011-01-14

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		406,492.00	406,492.00	406,492.00	406,492.00
01	AUSTIN ISD	1.227000	406,492.00	406,492.00	406,492.00	406,492.00
02	CITY OF AUSTIN	0.457100	406,492.00	406,492.00	406,492.00	406,492.00
03	TRAVIS COUNTY	0.465800	406,492.00	406,492.00	406,492.00	406,492.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	406,492.00	406,492.00	406,492.00	406,492.00
68	AUSTIN COMM COLL DIST	0.095100	406,492.00	406,492.00	406,492.00	406,492.00

Improvement Information

Improvement ID	State Category	Description
178573	A1	1 FAM DWELLING
178574	A1	GARAGE APARTMENT

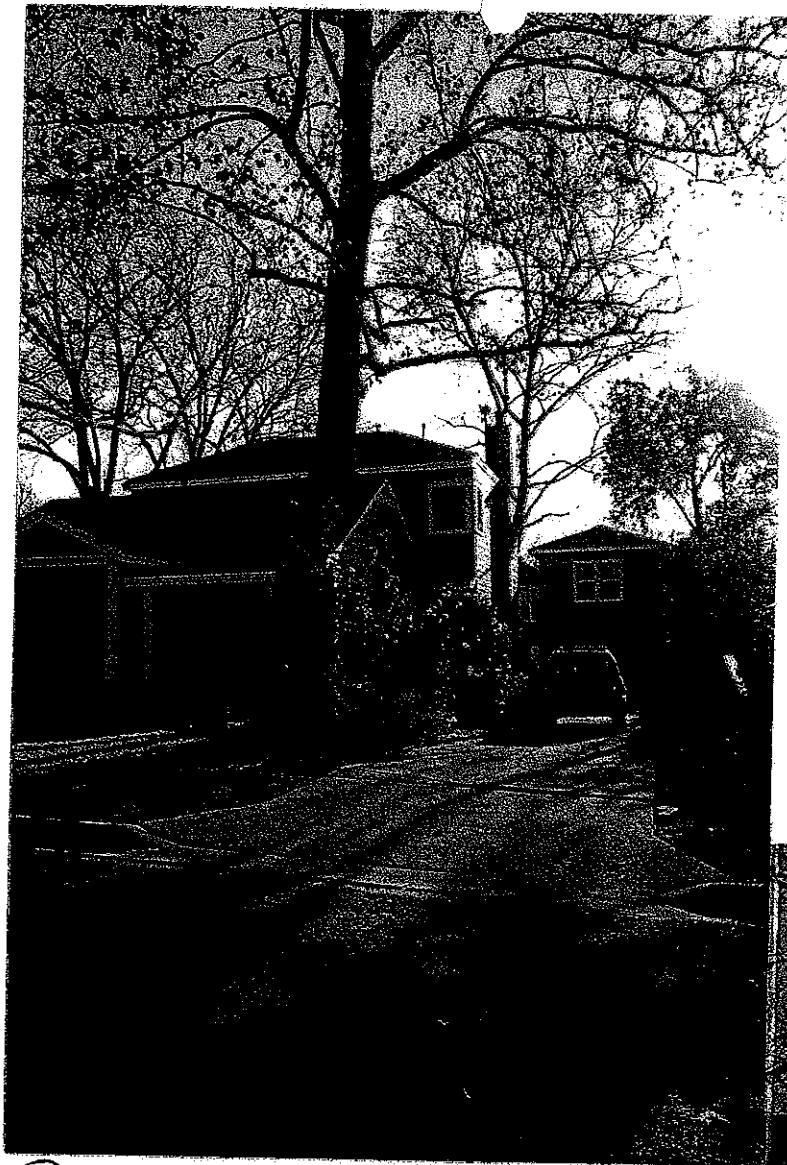
Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
178573	207577	1ST	1st Floor	WW4-	1946	1,170
178573	844793	011	PORCH OPEN 1ST F	*4-	1946	65
178573	844794	011	PORCH OPEN 1ST F	*4-	1946	448
178573	844795	095	HVAC RESIDENTIAL	**	1946	1,170
178573	844796	251	BATHROOM	**	1946	1
178573	844797	320	OBS DRIVEWAY	SDC*	1946	1
178573	844798	531	OBS FENCE	WAS*	1946	1

178574	207578	2ND	2nd Floor	WW4-	1986	816
178574	844799	031	GARAGE DET 1ST F	WW4-	1986	816
178574	844800	095	HVAC RESIDENTIAL	**	1986	816
178574	844801	251	BATHROOM	**	1986	1
178574	844802	320	OBS DRIVEWAY	MDC*	1986	1

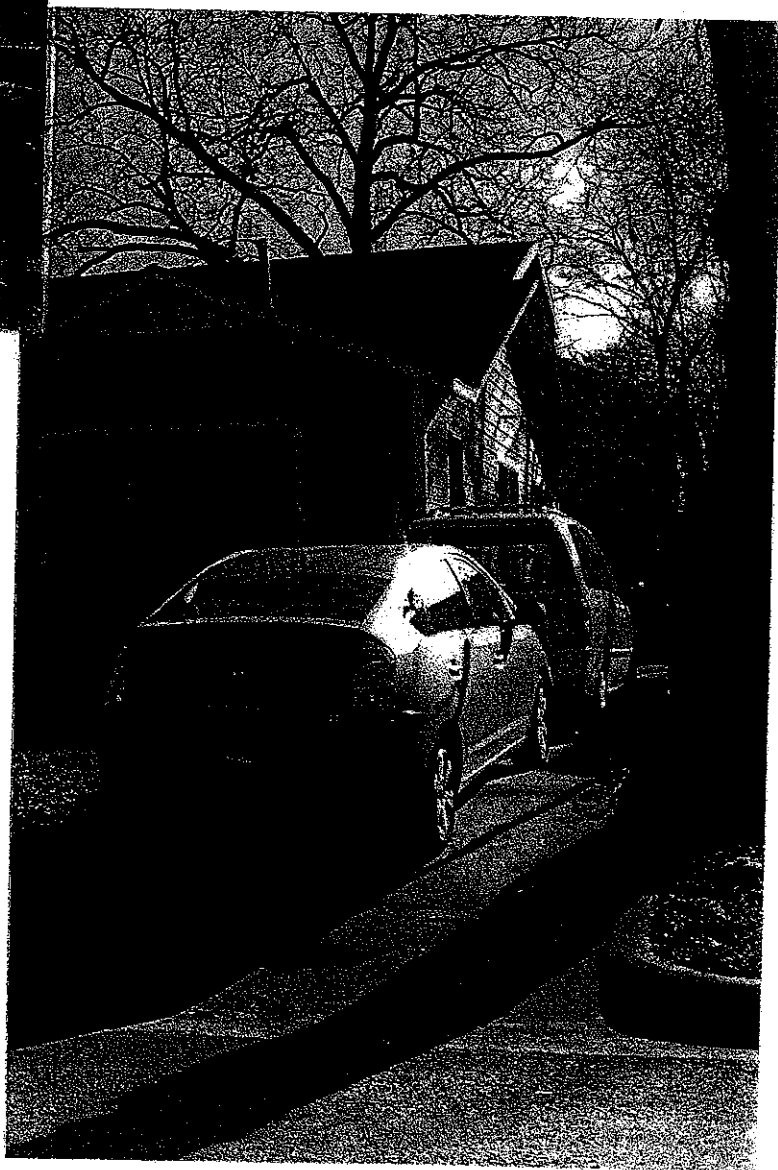
Total Living Area **1,986****Land Information**

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
214838	LAND	A1	F	0.174	0	0	7,563



② 4003 Rosedale ↓

① 4011 Ramsey ↑



TaxNetUSA: Travis County

Property ID Number: 217626 Ref ID2 Number: 02210108060000

Owner's Name **LLOYD JENNIFER A & JEFFREY D****Property Details**Mailing Address 4011 RAMSEY AVE
AUSTIN, TX 78756-3508

Deed Date 06302008

Location 4011 RAMSEY AVE 78756

Deed Volume

Deed Page

Legal N 14 FT OF LOT 6 * & S 45FT OF LOT 7 BLK 1
MCGUIRES SUBD NO 1

Exemptions HS

Freeze Exempt F

ARB Protest F

Agent Code 0

Value Information**2010 Preliminary**

Land Value 250,000.00

Improvement Value 241,837.00

AG Value 0.00

AG Productivity Value 0.00

Timber Value 0.00

Timber Productivity Value 0.00

Assessed Value 491,837.00

10% Cap Value 0.00

Total Value 491,837.00

Land Acres 0.1850

Block 1

Tract or Lot 6, 7

Docket No. 2008111506TR

Abstract Code S08738

Neighborhood Code Z9650

Data up to date as of 2011-01-14**Value By Jurisdiction**

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		491,837.00	491,837.00	491,837.00	491,837.00
01	AUSTIN ISD	1.227000	491,837.00	476,837.00	491,837.00	491,837.00
02	CITY OF AUSTIN	0.457100	491,837.00	491,837.00	491,837.00	491,837.00
03	TRAVIS COUNTY	0.465800	491,837.00	393,470.00	491,837.00	491,837.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	491,837.00	393,470.00	491,837.00	491,837.00
68	AUSTIN COMM COLL DIST	0.095100	491,837.00	486,837.00	491,837.00	491,837.00

Improvement Information**Improvement ID**

178594

State Category

A1

Description

1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
178594	207600	1ST	1st Floor	WW5-	1947	1,443
178594	844905	2ND	2nd Floor	WW5-	1947	652
178594	844906	571	STORAGE DET	WW3	1947	150
178594	844907	095	HVAC RESIDENTIAL	**	1947	2,095
178594	844908	251	BATHROOM	**	1947	1
178594	1731482	512	DECK UNCOVERED	*5-	1947	285
178594	2133424	011	PORCH OPEN 1ST F	*5-	1947	196
178594	2318789	522	FIREPLACE	*5-	1947	1

Total Living Area 2,095

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
214858	LAND	A1	T	0.185	0	0	8,060

TaxNetUSA: Travis County

Property ID Number: **217664** Ref ID2 Number: **02210111020000**
Owner's Name STEINHAUSER CHESTER C & SUSAN
Mailing Address SUSAN MUTO STEINHAUSER
4003 ROSEDALE AVE
AUSTIN, TX 78756-3630

Location 4003 ROSEDALE AVE 78756

Legal LOT 2 BLK 1 ROSEDALE A

Property Details
Deed Date 10291997
Deed Volume 13054
Deed Page 02506
Exemptions HS
Freeze Exempt F
ARB Protest F
Agent Code 0
Land Acres 0.1584
Block 1
Tract or Lot 2
Docket No.
Abstract Code S11662
Neighborhood Code Z9640

Value Information
2010 Preliminary
Land Value 250,000.00
Improvement Value 170,221.00
AG Value 0.00
AG Productivity Value 0.00
Timber Value 0.00
Timber Productivity Value 0.00
Assessed Value 410,475.00
10% Cap Value 9,746.00
Total Value 420,221.00

Data up to date as of 2011-01-14
Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		410,475.00	410,475.00	420,221.00	420,221.00
01	AUSTIN ISD	1.227000	410,475.00	395,475.00	420,221.00	420,221.00
02	CITY OF AUSTIN	0.457100	410,475.00	410,475.00	420,221.00	420,221.00
03	TRAVIS COUNTY	0.465800	410,475.00	328,380.00	420,221.00	420,221.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	410,475.00	328,380.00	420,221.00	420,221.00
68	AUSTIN COMM COLL DIST	0.095100	410,475.00	405,475.00	420,221.00	420,221.00

Improvement Information
Improvement ID

178632

State Category

A1

Description

1 FAM DWELLING

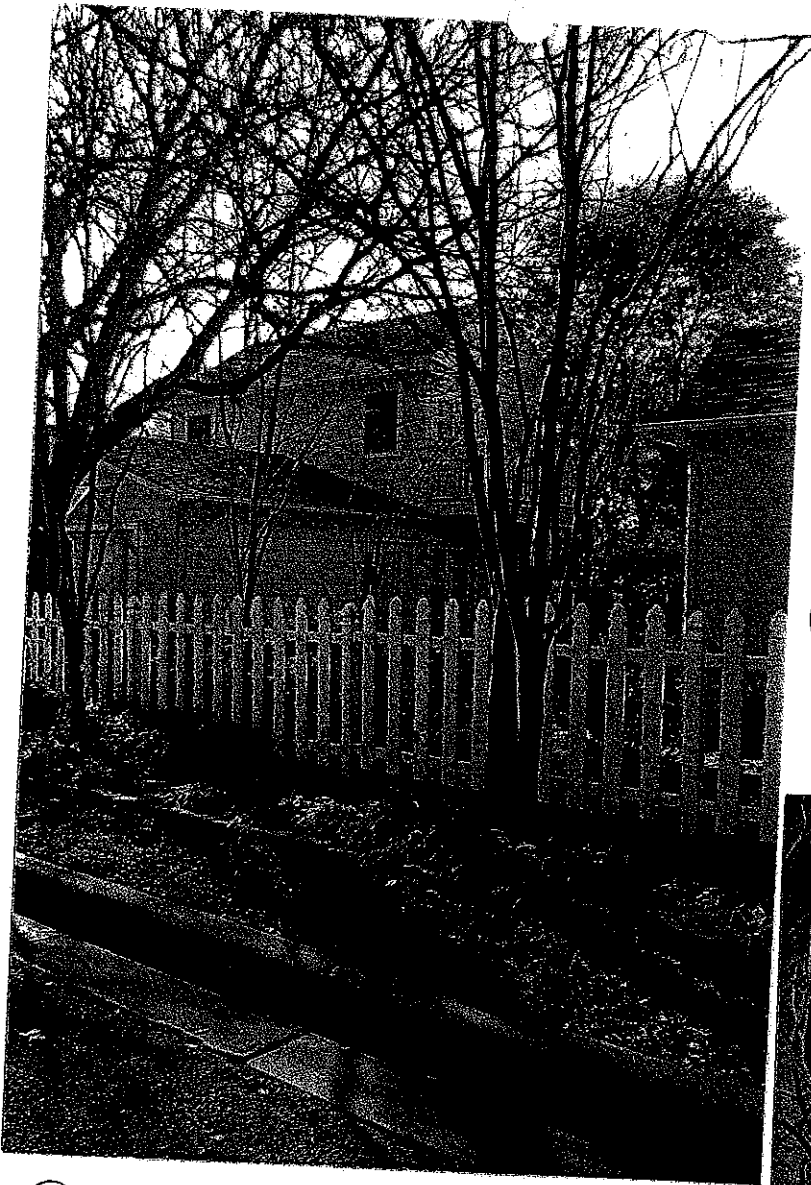
Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
178632	207642	1ST	1st Floor	WW4	1953	1,468
178632	845131	2ND	2nd Floor	WW4	1953	660
178632	845132	011	PORCH OPEN 1ST F	*4	1953	102
178632	845133	031	GARAGE DET 1ST F	WW4	1953	320
178632	845134	095	HVAC RESIDENTIAL	**	1953	2,128
178632	845135	251	BATHROOM	**	1953	1
178632	1957869	011	PORCH OPEN 1ST F	*4	1953	111
178632	1982911	320	OBS DRIVEWAY	LSC*	1953	1

Total Living Area 2,128

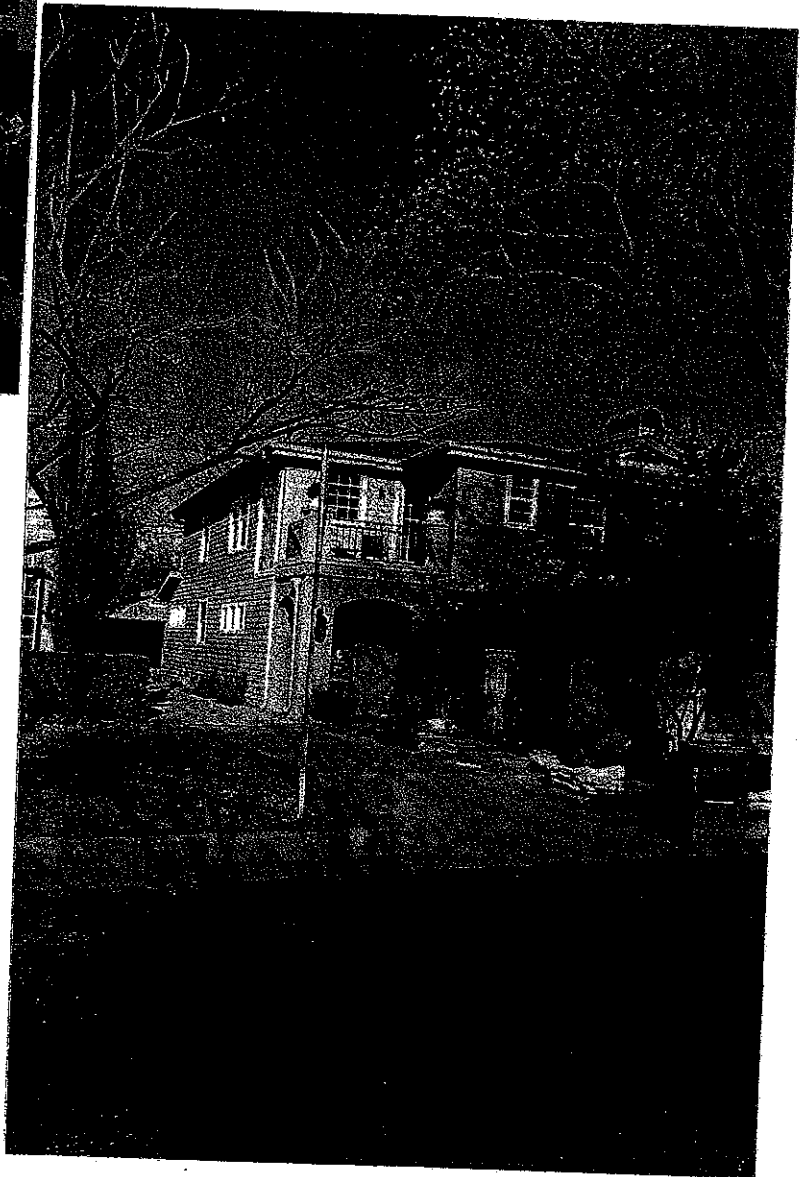
Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
214894	LAND	A1	T	0.158	0	0	6,902



(22)

4414 Rosedale ↓



(21) 4415 Rosedale ↑

TaxNetUSA: Travis County

Property ID Number: 217684 Ref ID2 Number: 02210112070000

Owner's Name **AHLGREN FRANK RICHARD III****Property Details**

Mailing Address STE 730-113
3800 N LAMAR BLVD
AUSTIN, TX 78756-4011

Location 4115 ROSEDALE AVE 78756

Legal LOT 8 BLK 2 ROSEDALE A

Deed Date 07191999

Deed Volume 00000

Deed Page 00000

Exemptions

Freeze Exempt F

ARB Protest F

Agent Code 0

Land Acres 0.1543

Block 2

Tract or Lot 8

Docket No. 1999077420TR

Abstract Code S11662

Neighborhood Code Z9640

Value Information**2010 Preliminary**

Land Value 250,000.00

Improvement Value 181,528.00

AG Value 0.00

AG Productivity Value 0.00

Timber Value 0.00

Timber Productivity Value 0.00

Assessed Value 431,528.00

10% Cap Value 0.00

Total Value 431,528.00

Data up to date as of 2011-01-14

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		431,528.00	431,528.00	431,528.00	431,528.00
01	AUSTIN ISD	1.227000	431,528.00	431,528.00	431,528.00	431,528.00
02	CITY OF AUSTIN	0.457100	431,528.00	431,528.00	431,528.00	431,528.00
03	TRAVIS COUNTY	0.465800	431,528.00	431,528.00	431,528.00	431,528.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	431,528.00	431,528.00	431,528.00	431,528.00
68	AUSTIN COMM COLL DIST	0.095100	431,528.00	431,528.00	431,528.00	431,528.00

Improvement Information

Improvement ID	State Category	Description
178653	A1	1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
178653	207663	1ST	1st Floor	WW4+	1935	384
178653	207664	2ND	2nd Floor	WW4+	1935	384
178653	845244	011	PORCH OPEN 1ST F	*4+	1935	10
178653	845245	041	GARAGE ATT 1ST F	WW4+	1935	456
178653	845246	095	HVAC RESIDENTIAL	**	1935	2,277
178653	845247	251	BATHROOM	**	1935	2
178653	845248	522	FIREPLACE	*4+	1935	1
178653	845249	531	OBS FENCE	WAS*	1935	1

178653	845250	613	TERRACE COVERED	*4+	1935	40
178653	2133429	1ST	1st Floor	WW4+	1935	1,115
178653	2133430	1/2	Half Floor	WW4+	1935	394
Total Living Area						2,277

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
214914	LAND	A1	F	0.154	0	0	6,721

TaxNetUSA: Travis County

Property ID Number: 221318 Ref ID2 Number: 02230212230000

Owner's Name **POWERS WILLIAM D****Property Details**

Mailing Address % RUBY L POWERS LIFE ESTATE
4414 ROSEDALE AVE
AUSTIN, TX 78756-3224

Location 4414 ROSEDALE AVE 78756

Legal LOT 8 BLK 8 ROSEDALE B

Deed Date 10262001

Deed Volume 00000

Deed Page 00000

Exemptions

Freeze Exempt F

ARB Protest F

Agent Code 0

Land Acres 0.1554

Block 8

Tract or Lot 8

Docket No. 2001182501TR

Abstract Code S11663

Neighborhood Code Z9640

Value Information**2010 Preliminary**

Land Value 250,000.00

Improvement Value 252,010.00

AG Value 0.00

AG Productivity Value 0.00

Timber Value 0.00

Timber Productivity Value 0.00

Assessed Value 502,010.00

10% Cap Value 0.00

Total Value 502,010.00

Data up to date as of 2011-01-14

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		502,010.00	502,010.00	502,010.00	502,010.00
01	AUSTIN ISD	1.227000	502,010.00	502,010.00	502,010.00	502,010.00
02	CITY OF AUSTIN	0.457100	502,010.00	502,010.00	502,010.00	502,010.00
03	TRAVIS COUNTY	0.465800	502,010.00	502,010.00	502,010.00	502,010.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	502,010.00	502,010.00	502,010.00	502,010.00
68	AUSTIN COMM COLL DIST	0.095100	502,010.00	502,010.00	502,010.00	502,010.00

Improvement Information**Improvement ID**

182117

State Category

A1

Description

1 FAM DWELLING

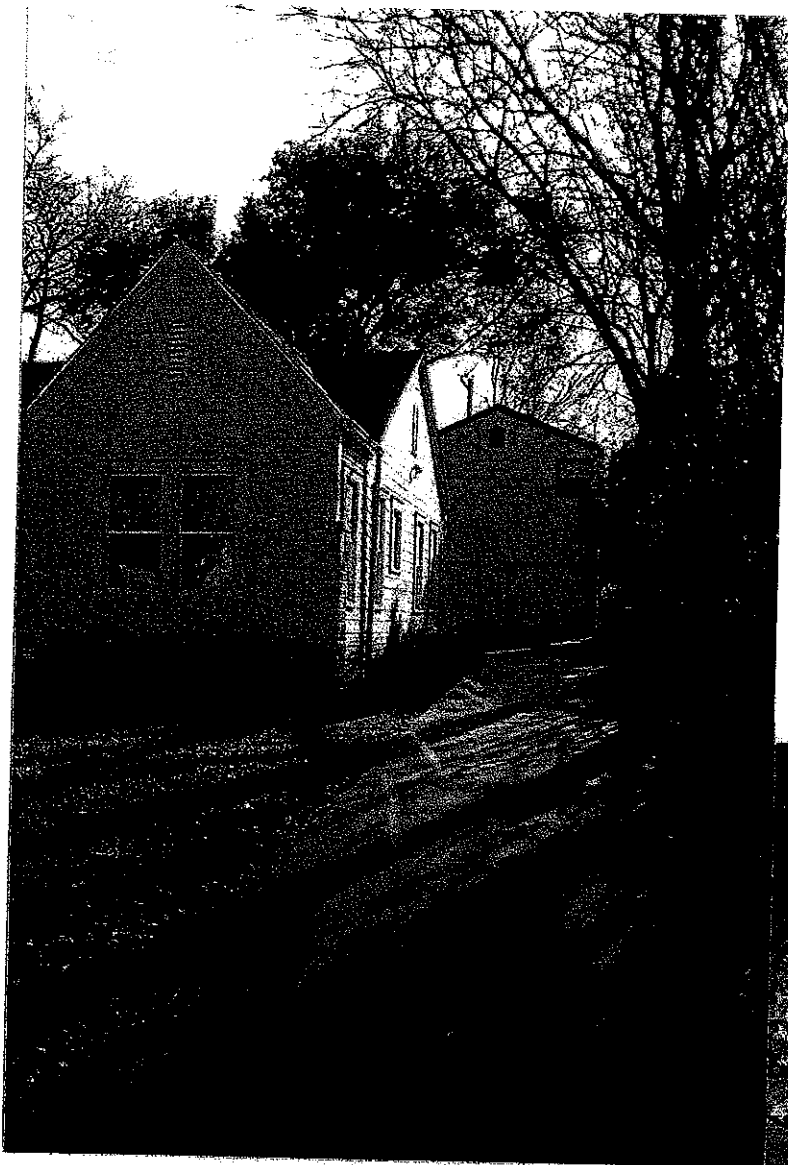
Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
182117	211723	1ST	1st Floor	WW4+	1964	1,770
182117	866762	2ND	2nd Floor	WW4+	1964	1,514
182117	866763	051	CARPORT DET 1ST	*4+	1964	400
182117	866764	095	HVAC RESIDENTIAL	**	1964	3,284
182117	866765	251	BATHROOM	**	1964	3
182117	1711330	011	PORCH OPEN 1ST F	*4+	1964	50
182117	1731621	320	OBS DRIVEWAY	SSC*	1964	1
182117	1731622	512	DECK UNCOVERED	*4+	1964	50

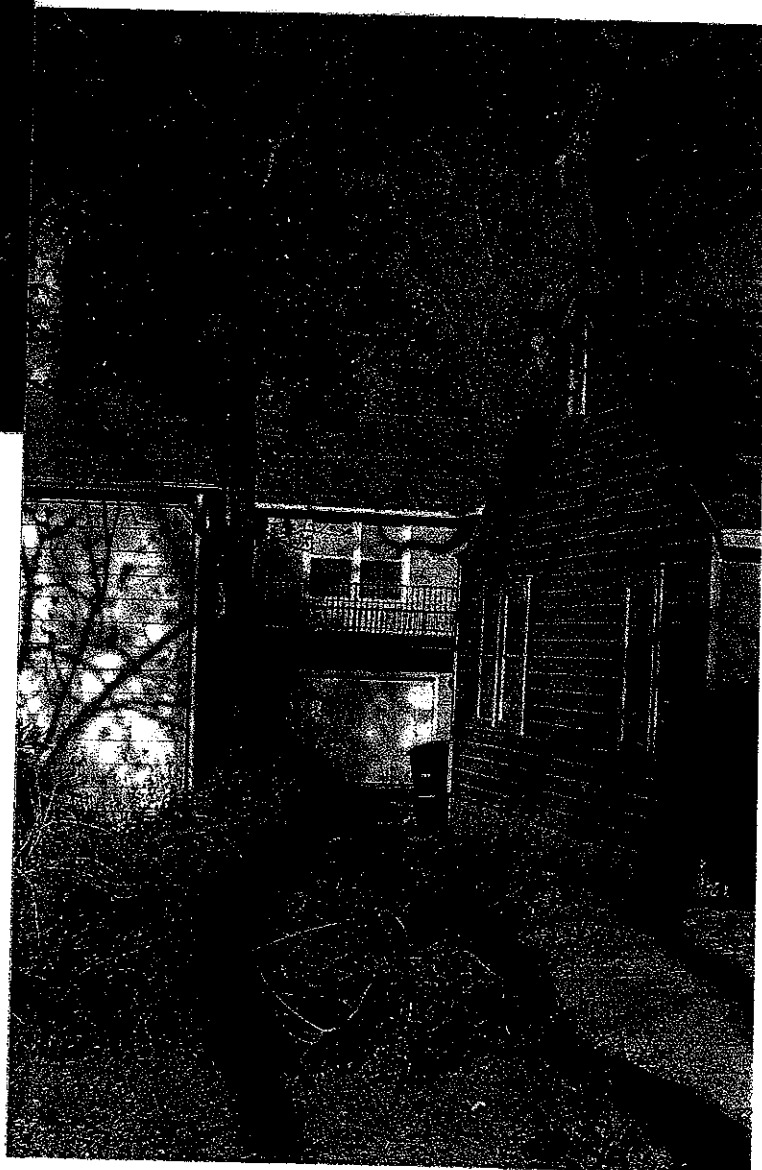
182117	1781847	522	FIREPLACE	*4+	1964	1
182117	2319024	531	OBS FENCE	WAA*	1964	1
182117	2319025	581	STORAGE ATT	WW4	1964	100
Total Living Area						3,284

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
218471	LAND	A1	F	0.155	0	0	6,770



⑩ 4414 Sinclair



⑨ 4405
Sinclair

TaxNetUSA: Travis County

Property ID Number: 221248 Ref ID2 Number: 02230209020000

Owner's Name **BERKEL SUZANNE LORRAINE**

Property Details

Mailing Address 4405 SINCLAIR AVE
AUSTIN, TX 78756-3220

Location 4405 SINCLAIR AVE 78756

Legal LOT 18 *& N 25FT OF LOT 19 BLK 13 ROSEDALE
D

Deed Date 09232005

Deed Volume

Deed Page

Exemptions HS

Freeze Exempt F

ARB Protest F

Agent Code 0

Land Acres 0.2266

Block 13

Tract or Lot 18; 19

Docket No. 2005191373TR

Abstract Code S11665

Neighborhood Code Z9640

Value Information

2010 Preliminary

Land Value 350,000.00

Improvement Value 228,129.00

AG Value 0.00

AG Productivity Value 0.00

Timber Value 0.00

Timber Productivity Value 0.00

Assessed Value 578,129.00

10% Cap Value 0.00

Total Value 578,129.00

Data up to date as of 2011-01-14

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		578,129.00	578,129.00	578,129.00	578,129.00
01	AUSTIN ISD	1.227000	578,129.00	563,129.00	578,129.00	578,129.00
02	CITY OF AUSTIN	0.457100	578,129.00	578,129.00	578,129.00	578,129.00
03	TRAVIS COUNTY	0.465800	578,129.00	491,124.00	578,129.00	578,129.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	578,129.00	491,124.00	578,129.00	578,129.00
68	AUSTIN COMM COLL DIST	0.095100	578,129.00	573,129.00	578,129.00	578,129.00

Improvement Information

Improvement ID

State Category

Description

182044

A1

1 FAM DWELLING

551410

A1

GARAGE APARTMENT

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
182044	211634	1ST	1st Floor	WW4+	1935	2,172
182044	866325	011	PORCH OPEN 1ST F	*4+	1935	140
182044	866326	095	HVAC RESIDENTIAL	**	1935	2,172
182044	866327	251	BATHROOM	**	1935	2
182044	866328	522	FIREPLACE	*4+	1935	1
182044	866330	612	TERRACE UNCOVERD	*4+	1935	392
551410	3451006	2ND	2nd Floor	WS4	2004	630

551410	3451014	041	GARAGE ATT 1ST F	WS4	2004	630
551410	3451015	251	BATHROOM	WS4	2004	1
551410	3451016	095	HVAC RESIDENTIAL	WS4	2004	630
551410	3451023	413	STAIRWAY EXT	A*	2004	1
551410	4222301	512	DECK UNCOVERED	*4	2008	16

Total Living Area **2,802****Land Information**

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
218403	LAND	A1	T	0.227	0	0	9,871

TaxNetUSA: Travis County

Property ID Number: 221203 Ref ID2 Number: 02230206110000

Owner's Name **ROSENTHAL GAYLE & HASKELL****Property Details**Mailing Address 4705 HILWIN CIR
AUSTIN, TX 78756-2806

Location 4414 SINCLAIR AVE 78756

Legal LOT 8 BLK 14 ROSEDALE D

Deed Date 11272002

Deed Volume 00000

Deed Page 00000

Exemptions

Freeze Exempt F

ARB Protest F

Agent Code 0

Land Acres 0.1572

Block 14

Tract or Lot 8

Docket No. 2002240554TR

Abstract Code S11665

Neighborhood Code Z9640

Value Information**2010 Preliminary**

Land Value	250,000.00
Improvement Value	147,421.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	397,421.00
10% Cap Value	0.00
Total Value	397,421.00

Data up to date as of 2011-01-14**Value By Jurisdiction**

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		397,421.00	397,421.00	397,421.00	397,421.00
01	AUSTIN ISD	1.227000	397,421.00	397,421.00	397,421.00	397,421.00
02	CITY OF AUSTIN	0.457100	397,421.00	397,421.00	397,421.00	397,421.00
03	TRAVIS COUNTY	0.465800	397,421.00	397,421.00	397,421.00	397,421.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	397,421.00	397,421.00	397,421.00	397,421.00
68	AUSTIN COMM COLL DIST	0.095100	397,421.00	397,421.00	397,421.00	397,421.00

Improvement Information

Improvement ID	State Category	Description
416057	A1	1 FAM DWELLING
636831	A1	GARAGE APARTMENT

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
416057	211578	1ST	1st Floor	WA3+	1939	868
416057	866069	011	PORCH OPEN 1ST F	*3+	1939	102
416057	866070	095	HVAC RESIDENTIAL	**	1939	868
416057	866071	251	BATHROOM	**	1939	1
416057	2171751	522	FIREPLACE	*3+	1939	1
636831	2761754	2ND	2nd Floor	WW4	2003	792
636831	2787360	011	PORCH OPEN 1ST F	*4	2003	45

636831	2787361	031	GARAGE DET 1ST F	WW4	2003	792
636831	2787362	095	HVAC RESIDENTIAL	**	2003	792
636831	2787363	251	BATHROOM	**	2003	1
636831	2787364	413	STAIRWAY EXT	A*	2003	1
636831	2787365	512	DECK UNCOVERED	*4	2003	52
636831	2787366	512	DECK UNCOVERED	*4	2003	72

Total Living Area 1,660

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
218364	LAND	A1	F	0.157	0	0	6,848

①

1603 W 40th ST



TaxNetUSA: Travis CountyProperty ID Number: **217577** Ref ID2 Number: **02210105050000**Owner's Name **GOSSARD GRADY C****Property Details**Mailing Address 1603 W 40TH ST
AUSTIN, TX 78756-3810

Location 1603 W 40 ST 78756

Legal LOT 5 BLK B SHOALCREST OAKS

Deed Date	04301996
Deed Volume	12677
Deed Page	01295
Exemptions	HS
Freeze Exempt	F
ARB Protest	F
Agent Code	2553
Land Acres	0.1732
Block	B
Tract or Lot	5
Docket No.	
Abstract Code	S12379
Neighborhood Code	Z9640

Value Information**2010 Preliminary**

Land Value	250,000.00
Improvement Value	142,468.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	392,468.00
10% Cap Value	0.00
Total Value	392,468.00

Data up to date as of 2011-01-14**Value By Jurisdiction**

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		392,468.00	392,468.00	392,468.00	392,468.00
01	AUSTIN ISD	1.227000	392,468.00	377,468.00	392,468.00	392,468.00
02	CITY OF AUSTIN	0.457100	392,468.00	392,468.00	392,468.00	392,468.00
03	TRAVIS COUNTY	0.465800	392,468.00	313,974.00	392,468.00	392,468.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	392,468.00	313,974.00	392,468.00	392,468.00
68	AUSTIN COMM COLL DIST	0.095100	392,468.00	387,468.00	392,468.00	392,468.00

Improvement Information**Improvement ID**

178542

State Category

A1

Description

1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
178542	207542	1ST	1st Floor	WW4+	1947	1,614
178542	844584	2ND	2nd Floor	WW4+	1947	412
178542	844585	031	GARAGE DET 1ST F	WW4+	1947	360
178542	844586	095	HVAC RESIDENTIAL	**	1947	2,026
178542	844587	251	BATHROOM	**	1947	2
178542	844589	512	DECK UNCOVERED	*4+	1947	286
178542	1760055	011	PORCH OPEN 1ST F	*4+	1947	84

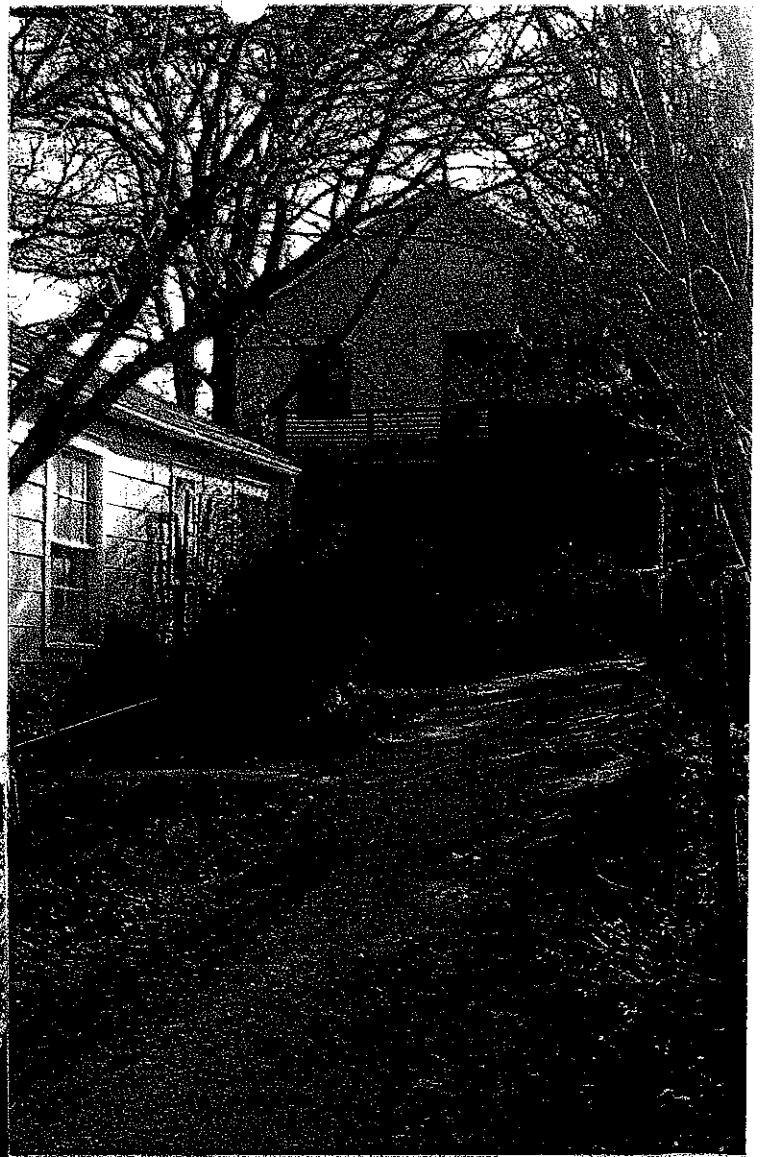
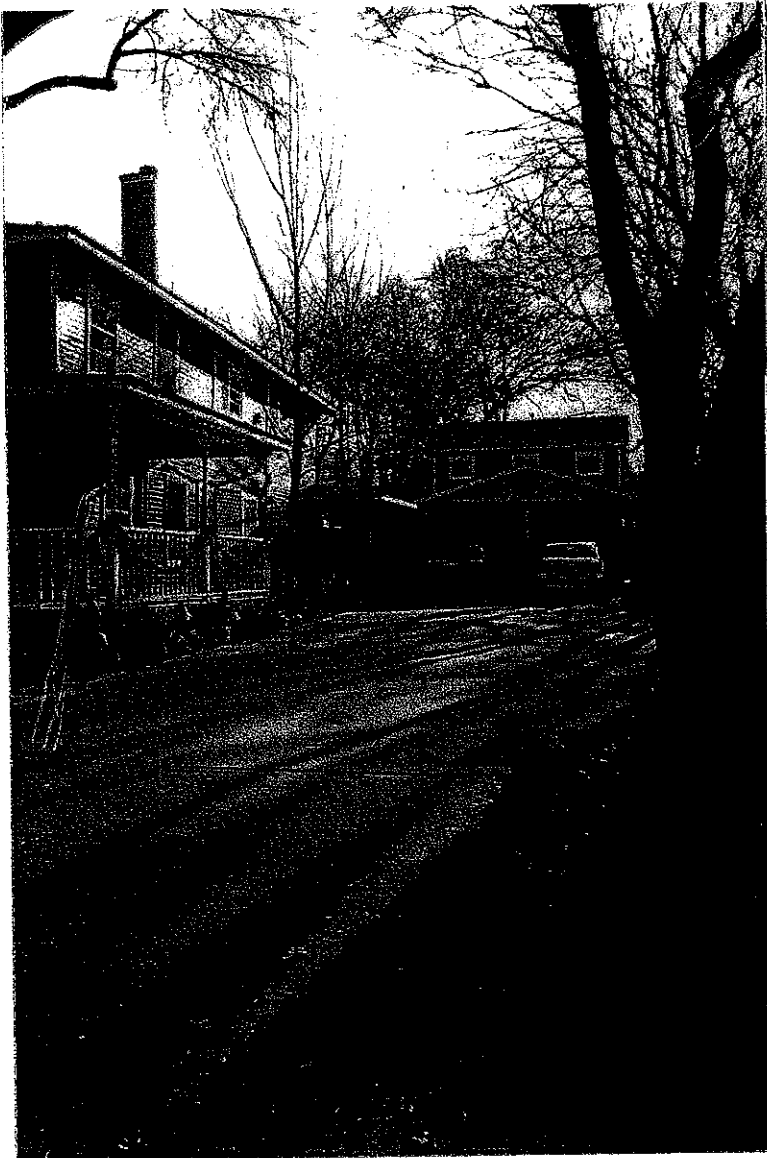
Total Living Area 2,026

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
214809	LAND	A1	T	0.173	0	0	7,544

#6

4411 Shadewood



#5 4405 Shadewood

TaxNetUSA: Travis County

Property ID Number: 221198 Ref ID2 Number: 02230206050000

Owner's Name TULLOS BILLY GREG &**Mailing Address**SUSAN MORGAN TULLOS
4411 SHOALWOOD AVE
AUSTIN, TX 78756-3216**Location**

4411 SHOALWOOD AVE 78756

LegalLOT 15 & N 25FT OF LOT 16 BLK 14
ROSEDALE E**Property Details**

Deed Date	07101992
Deed Volume	11726
Deed Page	01211
Exemptions	HS
Freeze Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	0.2324
Block	14
Tract or Lot	15; 16
Docket No.	
Abstract Code	S11666
Neighborhood Code	Z9640

Value Information**2010 Preliminary**

Land Value	350,000.00
Improvement Value	189,427.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	539,427.00
10% Cap Value	0.00
Total Value	539,427.00

Data up to date as of 2011-01-14

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		539,427.00	539,427.00	539,427.00	539,427.00
01	AUSTIN ISD	1.227000	539,427.00	524,427.00	539,427.00	539,427.00
02	CITY OF AUSTIN	0.457100	539,427.00	539,427.00	539,427.00	539,427.00
03	TRAVIS COUNTY	0.465800	539,427.00	448,803.00	539,427.00	539,427.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	539,427.00	448,803.00	539,427.00	539,427.00
68	AUSTIN COMM COLL DIST	0.095100	539,427.00	534,427.00	539,427.00	539,427.00

Improvement Information**Improvement ID****State Category****Description**

638584

A1

1 FAM DWELLING

638585

A1

GARAGE APARTMENT

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
638584	211572	1ST	1st Floor	WW4	1946	1,422
638584	211573	2ND	2nd Floor	WW4	1946	1,036
638584	866039	095	HVAC RESIDENTIAL	**	1946	2,458
638584	866040	251	BATHROOM	**	1946	2
638584	866041	522	FIREPLACE	*4	1946	1
638584	866042	531	OBS FENCE	CAA*	1946	1
638584	1731614	612	TERRACE UNCOVERD	*4	1946	36

638584	1731615	612	TERRACE UNCOVERD	*4	1946	303
638585	211574	2ND	2nd Floor	WA3-	1947	480
638585	866043	011	PORCH OPEN 1ST F	*3-	1947	27
638585	866044	031	GARAGE DET 1ST F	WA3-	1947	480
638585	866045	251	BATHROOM	**	1947	1
638585	866046	413	STAIRWAY EXT	F*	1947	1

Total Living Area 2,938

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
692718	LAND	A1	T	0.232	0	0	10,124

TaxNetUSA: Travis County

Property ID Number: 221196 Ref ID2 Number: 02230206030000

Owner's Name REILLY WILLIAM K & SUSAN ROMO

Mailing Address 2227 OBSERVATORY AVE
LOS ANGELES, CA 90027-1333

Location 4405 SHOALWOOD AVE 78756

Legal LOT 18 BLK 14 ROSEDALE E

Property Details

Deed Date 07252005

Deed Volume

Deed Page

Exemptions

Freeze Exempt F

ARB Protest F

Agent Code 0

Land Acres 0.1547

Block 14

Tract or Lot 18

Docket No. 2005139229TR

Abstract Code S11666

Neighborhood Code Z9640

Value Information**2010 Preliminary**

Land Value 250,000.00

Improvement Value 130,000.00

AG Value 0.00

AG Productivity Value 0.00

Timber Value 0.00

Timber Productivity Value 0.00

Assessed Value 380,000.00

10% Cap Value 0.00

Total Value 380,000.00

Data up to date as of 2011-01-14

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		380,000.00	380,000.00	380,000.00	380,000.00
01	AUSTIN ISD	1.227000	380,000.00	380,000.00	380,000.00	380,000.00
02	CITY OF AUSTIN	0.457100	380,000.00	380,000.00	380,000.00	380,000.00
03	TRAVIS COUNTY	0.465800	380,000.00	380,000.00	380,000.00	380,000.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	380,000.00	380,000.00	380,000.00	380,000.00
68	AUSTIN COMM COLL DIST	0.095100	380,000.00	380,000.00	380,000.00	380,000.00

Improvement Information

Improvement ID	State Category	Description
181995	A1	1 FAM DWELLING
389825	A1	1 FAM DWELLING

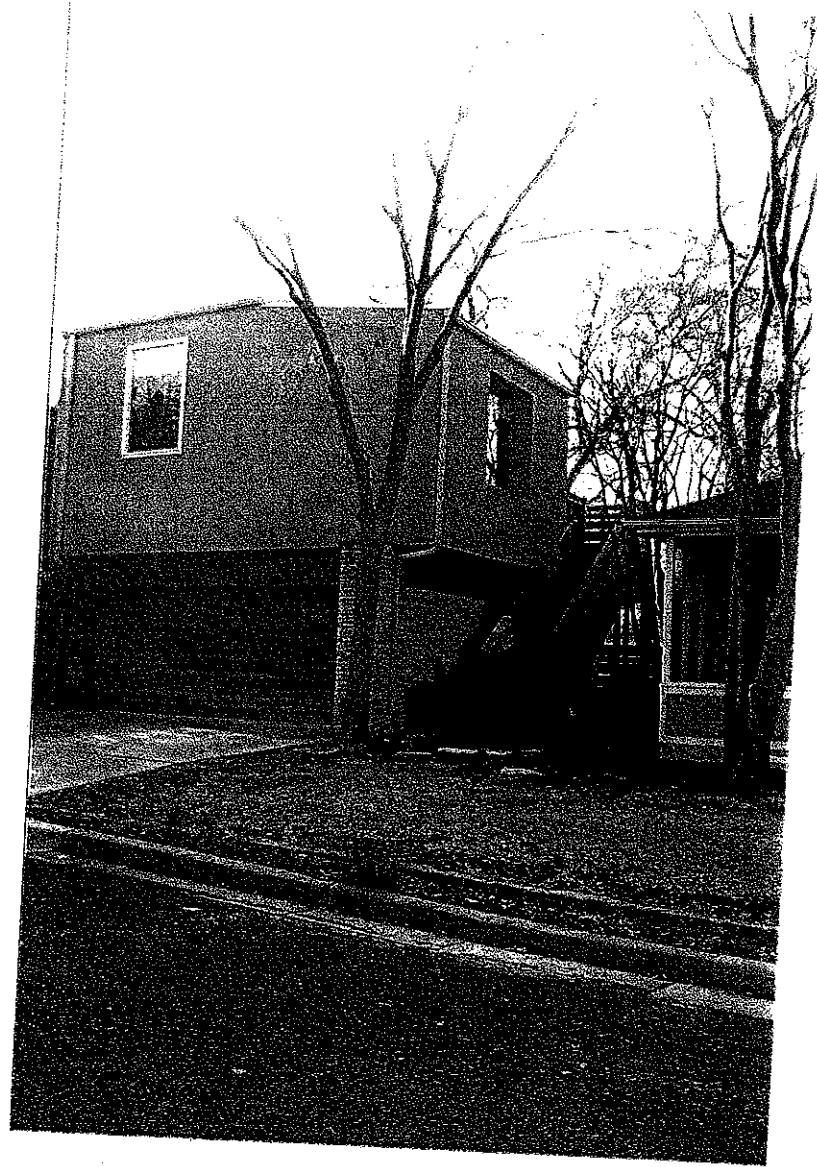
Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
181995	2293722	1ST	1st Floor	WW4-	1946	532
181995	2293723	2ND	2nd Floor	WW4-	1946	532
181995	2319008	251	BATHROOM	**	1946	2
389825	211569	1ST	1st Floor	WA3+	1946	952
389825	866028	011	PORCH OPEN 1ST F	*3+	1946	16
389825	866029	095	HVAC RESIDENTIAL	**	1946	952
389825	866030	251	BATHROOM	**	1946	1

389825	866031	531	OBS FENCE	CAA*	1946	1
Total Living Area						2,016

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
218357	LAND	A1	T	0.155	0	0	6,740



⑧

1703

w 44th

TaxNetUSA: Travis CountyProperty ID Number: **221187** Ref ID2 Number: **02230205080000**Owner's Name **DEBLANC LOUIE**Mailing Address
1703 W 44TH ST
AUSTIN, TX 78756-3204

Location 1703 W 44 ST 78756

Legal LOT 9 BLK 15 ROSEDALE E

Property Details

Deed Date 05062008

Deed Volume

Deed Page

Exemptions HS

Freeze Exempt F

ARB Protest F

Agent Code 0

Land Acres 0.1545

Block 15

Tract or Lot 9

Docket No. 2008081335TR

Abstract Code S11666

Neighborhood Code Z9650

Value Information**2010 Preliminary**

Land Value 250,000.00

Improvement Value 315,654.00

AG Value 0.00

AG Productivity Value 0.00

Timber Value 0.00

Timber Productivity Value 0.00

Assessed Value 565,654.00

10% Cap Value 0.00

Total Value 565,654.00

Data up to date as of 2011-01-14**Value By Jurisdiction**

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		565,654.00	565,654.00	565,654.00	565,654.00
01	AUSTIN ISD	1.227000	565,654.00	550,654.00	565,654.00	565,654.00
02	CITY OF AUSTIN	0.457100	565,654.00	565,654.00	565,654.00	565,654.00
03	TRAVIS COUNTY	0.465800	565,654.00	492,356.00	565,654.00	565,654.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	565,654.00	492,356.00	565,654.00	565,654.00
68	AUSTIN COMM COLL DIST	0.095100	565,654.00	560,654.00	565,654.00	565,654.00

Improvement Information

Improvement ID	State Category	Description
181986	A1	1 FAM DWELLING
676899	A1	GARAGE APARTMENT

Segment Information

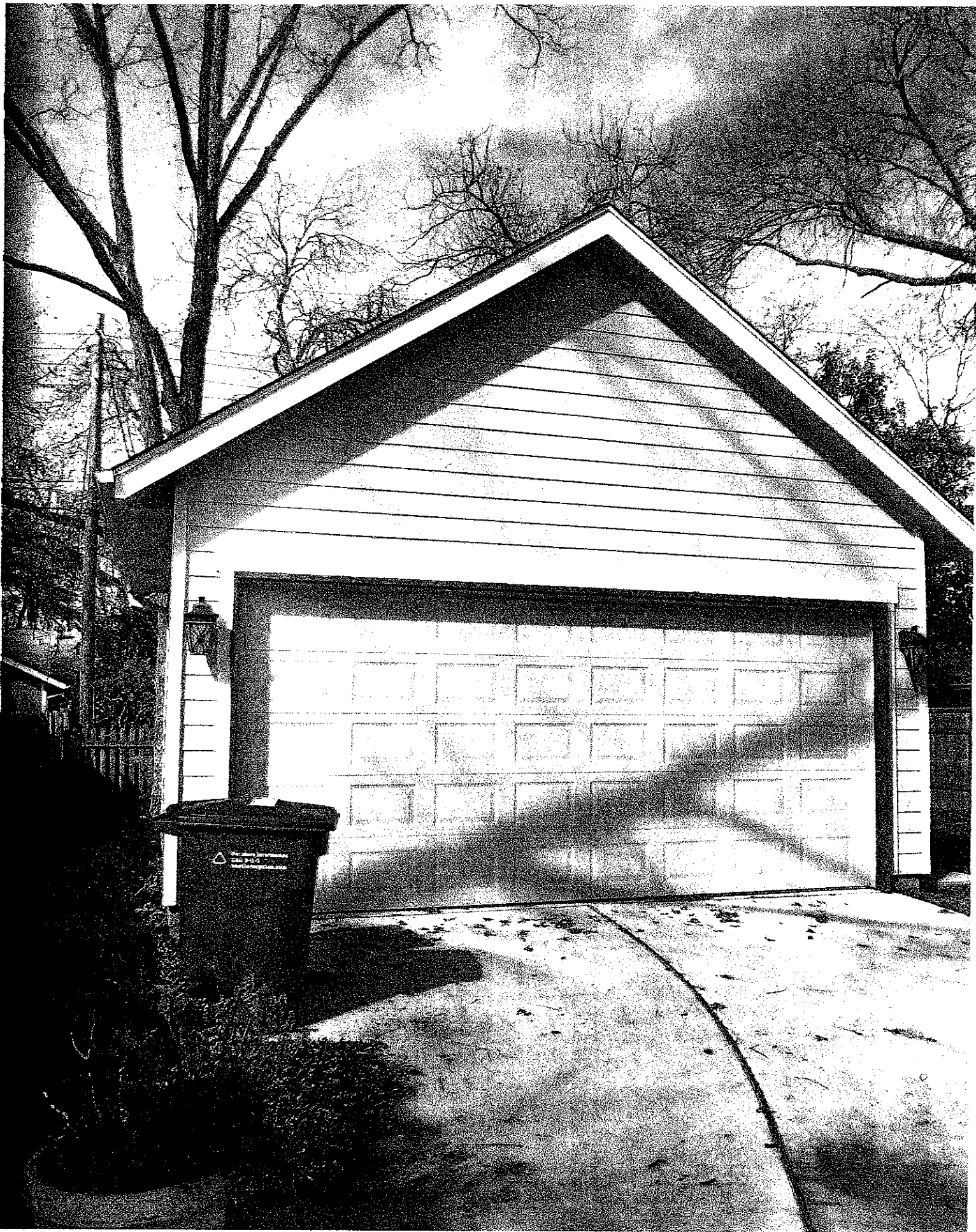
Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
181986	211559	1ST	1st Floor	WA5-	1939	1,260
181986	865969	011	PORCH OPEN 1ST F	*5-	1939	15
181986	865971	011	PORCH OPEN 1ST F	*5-	1939	24
181986	865973	251	BATHROOM	**	1939	1
181986	4130989	512	DECK UNCOVERED	*5-	2006	183
181986	4130990	612	TERRACE UNCOVERD	*5-	2006	130
181986	4130991	512	DECK UNCOVERD	*5-	2006	260

676899	4130995	2ND	2nd Floor	WP5	2006	628
676899	4131029	041	GARAGE ATT 1ST F	WP5	2006	694
676899	4131030	251	BATHROOM	**	2006	1
676899	4131032	512	DECK UNCOVRED	*5	2006	124
676899	4131033	095	HVAC RESIDENTIAL	*5+	2006	628
676899	4131034	591	MASONRY TRIM SF	A*	2006	144
676899	4131035	413	STAIRWAY EXT	A*	2006	1

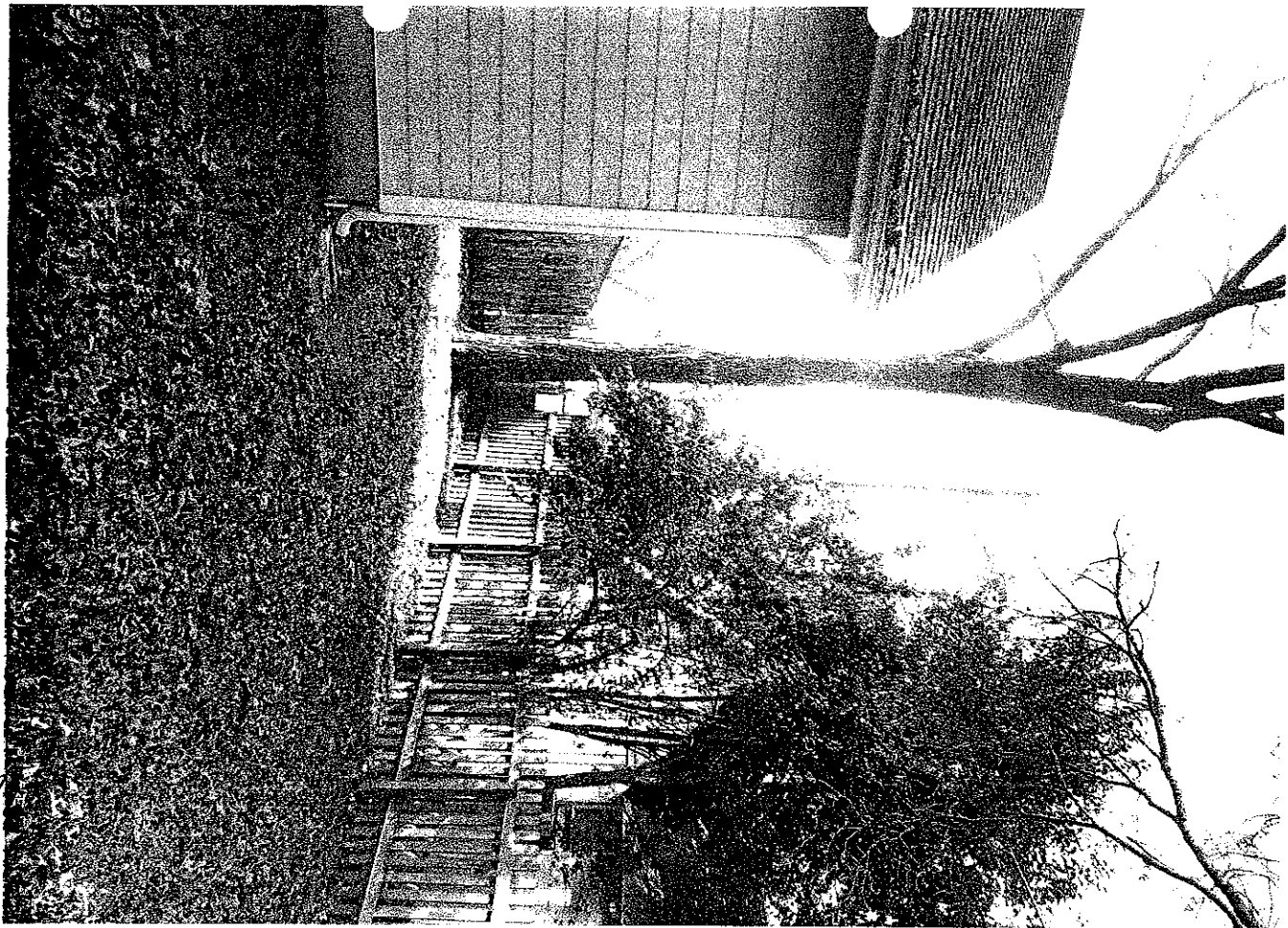
Total Living Area **1,888**

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
218348	LAND	A1	T	0.155	0	0	6,728



Garage 4212 Ramsey



rear view (neighbors behind) veta pansky

IN FAVOR

4212 RAMSEY

2010-104094RA

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: 10-104084RA

Address: 4212 Ramsey Avenue

Contact: Sylvia Benavidez, 974-2522

Public Hearing: January 5, 2011

Residential Design and Compatibility Commission

☒ I am in favor
☐ I object

Jerry Blaylock
Your Name (*please print*)

4211 Shoalwood, Austin, Tx.
Your address(es) affected by this application

Jerry N. Blaylock 1-24-11
Signature Date

Comments: _____

If you use this form to comment, it may be returned to:
City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: 10-104084RA

Address: 4212 Ramsey Avenue

Contact: Sylvia Benavidez, 974-2522

Public Hearing: January 5, 2011

Residential Design and Compatibility Commission

☒ I am in favor
☐ I object

MUNA MITCHELL

Your Name (please print)

4210 RAMSEY AVE

Your address(es) affected by this application

[Signature]

Signature

01/02/2011

Date

Comments: My husband and I have
reviewed the plans for this case
and do not have any objections. Our
home is immediately to the south of
the case property.

If you use this form to comment, it may be returned to:

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810

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Case Number: 10-104084RA

Address: 4212 Ramsey Avenue

Contact: Sylvia Benavidez, 974-2522

Public Hearing: January 5, 2011

Residential Design and Compatibility Commission

☒ I am in favor
☐ I object

Luisa Mauro

Your Name (please print)

4214 Ramsey Avenue

Your address(es) affected by this application

Luisa Mauro

Signature

1-2-11

Date

Comments:

I have reviewed the plans
and support the additional
sq ft. The guest house is in
character of the neighborhood +
is tucked behind the main
house; therefore, it won't be
noticed from the street. Feel
free to call me w/ any questions
633.8220

If you use this form to comment, it may be returned to:

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810

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Case Number: 10-104084RA

Address: 4212 Ramsey Avenue

Contact: Sylvia Benavidez, 974-2522

Public Hearing: January 5, 2011

Residential Design and Compatibility Commission

☒ I am in favor
☐ I object

MUNA MITCHELL

Your Name (please print)

4210 RAMSEY AVE

Your address(es) affected by this application

[Signature]

Signature

01/02/2011

Date

Comments: My husband and I have
reviewed the plans for this case
and do not have any objections. Our
home is immediately to the south of
this case property.

If you use this form to comment, it may be returned to:

City of Austin

Sylvia Benavidez

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Case Number: 10-104084RA
Address: 4212 Ramsey Avenue
Contact: Sylvia Benavidez, 974-2522
Public Hearing: January 5, 2011
Residential Design and Compatibility Commission

☒ I am in favor
☐ I object

ALAN PETERS
Your Name (please print)

4114 ROSEDALE AVE & 1503 W. 42ND ST.
Your address(es) affected by this application

[Signature] 1-4-11
Signature Date

Comments: I AM IN FULL SUPPORT OF THIS PROJECT. THE RESULT WILL BE ONE LESS CAR COMMUTING TO WORK, ONE MORE SET OF EYES TO WATCH OUR NEIGHBORHOOD DURING THE DAY (THERE WAS A RECENT BREAK IN DURING THE DAY ON OUR STREET), AND A MOM THAT CAN BE CLOSER TO HER FAMILY. I FAIL TO SEE HOW ANYONE NEARBY IS NEGATIVELY IMPACTED. IT DOESN'T COVER ANY MORE GROUND OR BLOCK ANYONE'S VIEW OF ANYTHING AS FAR AS I CAN TELL. THE MAIN HOUSE IS MUCH NICER THAN MOST OTHERS NEARBY (VIEWED FROM THE STREET), AND I'M SURE THE ADDITION (WHAT WE CAN EVEN SEE OF IT) WILL BE HIGH QUALITY CONSTRUCTION AS WELL.

If you use this form to comment, it may be returned to:
City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

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Case Number: 10-104084RA

Address: 4212 Ramsey Avenue

Contact: Sylvia Benavidez, 974-2522

Public Hearing: January 5, 2011

Residential Design and Compatibility Commission

☒ I am in favor
☐ I object

JOSUA TREVISNO

Your Name (please print)

4115 ROSEDALE AVE., UNIT A, AUSTIN, TX 78756

Your address(es) affected by this application

[Signature]

Signature

2 JAN 2011

Date

Comments: We strongly support the proposed
minor addition to 4212 Ramsey Ave. It has
the support of the immediate neighbors, and it
will not negatively affect the neighborhood at all.
The net effect of this addition will be to —

① Increase the local property-tax base.

② Deepen the residents' involvement in the community.

We respectfully request the Commission's approval
of this small and necessary addition.

If you use this form to comment, it may be returned to:

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810

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Case Number: 10-104084RA

Address: 4212 Ramsey Avenue

Contact: Sylvia Benavidez, 974-2522

Public Hearing: January 5, 2011

Residential Design and Compatibility Commission

☒ I am in favor
☐ I object

Gayle Rosenthal
Your Name (please print)

4414 Sinclair Ave
Your address(es) affected by this application

Gayle Rosenthal 12-4-10
Signature Date

Comments: The project looks
fine. The RNA does not
represent my view point.
RNA should be required to
articulate reasons for
denial of recommendation,

If you use this form to comment, it may be returned to:

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810

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Case Number: 10-104084RA

Address: 4212 Ramsey Avenue

Contact: Sylvia Benavidez, 974-2522

Public Hearing: January 5, 2011

Residential Design and Compatibility Commission

☒ I am in favor
☐ I object

GEORGE T. ELLIMAN

Your Name (please print)

4411 Shoal Creek Blvd., Austin, 78756

Your address(es) affected by this application

George T. Elliman

Signature

1/2/10

Date

Comments:

I fully support the plans
proposed by the Hoards
for changes to their property
at 4212 Ramsey.

Please approve the Variance
they have requested.

Thank you.

If you use this form to comment, it may be returned to:

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810

*Support*

Leslie Hoard <leslie.hoard@gmail.com>

Office

Patrick Basinski <pebasinski@me.com>

Sat, Jan 1, 2011 at 11:38 AM

To: "Leslie.Hoard@gmail.com" <Leslie.Hoard@gmail.com>

Leslie

I doubt I live closely enough to help but wanted to say that I support your addition. I have 3 small kids and would love a garage office as well. I think that your home was thoughtfully designed and think a living space for nanny/au pair or just work is reasonable if designed properly. I guess that there is no way the subjectively enforce the ordinancethough since your neighbors agree and your house is finished and doesn't loom over others it seems like an exception could be made.

It doesn't seem fair that others who have ignored the ordinances completely and built monstrosities seem to get away w it. I can think of 2 or 3 in our hood.

If it doesn't work out and you want to head for steiner ranch maybe well buy it. We think it is lovely and were bursting at the seams w 3 very loud kids in our tiny home. No business calls are ever made here without sesame street on and one cannot do that for 8hrs.

Good luck
Andrea basinski
4008 Ramsey

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Case Number: 10-104084RA

Address: 4212 Ramsey Avenue

Contact: Sylvia Benavidez, 974-2522

Public Hearing: January 5, 2011

Residential Design and Compatibility Commission

☒ I am in favor
☐ I object

Stewart White

Your Name (please print)

4215 Ramsey Ave (owner)

Your address(es) affected by this application

Stewart White

Signature

1/3/11

Date

Comments: _____

If you use this form to comment, it may be returned to:

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810

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Case Number: 10-104084RA

Address: 4212 Ramsey Avenue

Contact: Sylvia Benavidez, 974-2522

Public Hearing: January 5, 2011

Residential Design and Compatibility Commission

☒ I am in favor
☐ I object

Stewart White

Your Name (please print)

1507 W. 43rd St (owner)

Your address(es) affected by this application

Stewart White

Signature

1/3/11

Date

Comments:

This addition will not be
an imposition on the neighborhood.

If you use this form to comment, it may be returned to:

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810

OBJECT

4212 RAMSEY

2010-104094RA

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Case Number: 10-104084RA

Address: 4212 Ramsey Avenue

Contact: Sylvia Benavidez, 974-2522

Public Hearing: January 5, 2011

Residential Design and Compatibility Commission

☐ I am in favor
☒ I object

Alexa & William Corbett

Your Name (please print)

4208 Sinclair Avenue

Your address(es) affected by this application

Alexa Corbett

Signature

12-23-10

Date

Comments:

Case # 10-104084RA
Residential Design & Compatibility Comm.
Hearing Date: Jan. 5, 2011

Please see attached sheet

If you use this form to comment, it may be returned to:

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810

Case Number: 10-104084RA
Address: 4212 Ramsey Avenue
Contact: Sylvia Benavidez, 974-2522
Public Hearing: January 5, 2011

Since its conception in the late 1930's Rosedale has been a collection of smaller homes and cottages in close proximity to downtown Austin. Over the years the neighborhood has matured and developed a wonderful sense of Community that is rare in modern "suburbs." Increasingly across Austin older homes are being renovated or outright demolished to make way for larger homes to suit the modern family. Having recently completed a renovation, I understand the need for space with a growing family. Unfortunately, there are many people who would take this need for space to the extreme, expanding upward and outward to achieve maximal square footage, rather than focusing on maximal quality of what is already present. There are numerous examples of such "McMansions" all over Austin, including some in Rosedale itself. These homes disrupt the intimate feel of the neighborhood and serve as a reminder of the increasing shift in values of communities across the country away from quality and toward quantity. It was for this reason that the "McMansion" rules have been created. Granting one resident an exception for ~400 square feet opens the door for others to follow suit down the slippery slope.

I understand that a family might want to expand into a 3,000 + square foot house. There are many excellent neighborhoods all around Austin and the surrounding suburbs where homes of this size are plentiful and this could easily be accomplished. It is my hope that Rosedale remembers its roots and preserves the intimate sense of Community that is too quickly leaving modern cities and suburbs.

William L. Corbett
4208 Sinclair Avenue
WLCorbett 12/26/10

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Case Number: 10-104084RA

Address: 4212 Ramsey Avenue

Contact: Sylvia Benavidez, 974-2522

Public Hearing: January 5, 2011

Residential Design and Compatibility Commission

☐	I am in favor
☒	I object

Karen Stehling
Your Name (please print)

4300 Shoalwood
Your address(es) affected by this application

Karen Stehling
Signature

12/28/10
Date

Comments: The exception should be denied. The house built in 2008, is already the maximum size allowable for the lot. It is larger than any other home in the vicinity. See below. The request, made soon after construction implies the owner never intended to abide by the standards that provide the very reason for the Residential Design and Compatibility Code's existence, i.e., "to protect the character of Austin's older neighborhoods by ensuring that new constructions & additions are compatible in scale & size with existing neighborhoods." The granting of the exception violates the intent in the instant case

If you use this form to comment, it may be returned to:

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810

* Address

4214 Ramsey	1724 sq. ft.
4210 "	1760 sq. ft.
4208 "	2287 sq. ft.
4213 "	1536 sq. ft.
4211 "	1220 sq. ft.
4211 Sinclair	1384 sq. ft.
4213 "	1504 sq. ft.
4210 "	896 sq. ft.

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Case Number: 10-104084RA

Address: 4212 Ramsey Avenue

Contact: Sylvia Benavidez, 974-2522

Public Hearing: January 5, 2011

Residential Design and Compatibility Commission

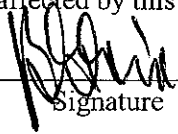
☐ I am in favor
☒ I object

BOGDAN PERZYNSKI

Your Name (please print)

4305 SHOALWOOD AVE, AUSTIN, TX 78756

Your address(es) affected by this application


Signature

DEC. 29, 2010

Date

Comments: I already live right next to a
monstous size mansion. It is ugly,
against any sense and respect for privacy,
inappropriate for the area where we live.
It is by all means visually offensive.
Children almost always want yards and
trees and human in scale places to live.
I don't want pay more for others' and
the city's overbuilding decisions (ie: taxes)

If you use this form to comment, it may be returned to:

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810

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Case Number: 10-104084RA

Address: 4212 Ramsey Avenue

Contact: Sylvia Benavidez, 974-2522

Public Hearing: January 5, 2011

Residential Design and Compatibility Commission

☐	I am in favor
☒	I object

Sonya Anna Ingwersen
Your Name (please print)

4202 Ramsey Ave., Austin 78756
Your address(es) affected by this application

Sonya A. Ingwersen 12
Signature Date

Comments: Such variances have been
almost routinely granted here in
Rosedale, and always to the
detriment of the quality of life
in the neighborhood

If you use this form to comment, it may be returned to:

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810

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Case Number: 10-104084RA

Address: 4212 Ramsey Avenue

Contact: Sylvia Benavidez, 974-2522

Public Hearing: January 5, 2011

Residential Design and Compatibility Commission

☐	I am in favor
☒	I object

SCOTT + KAREN FARNSWORTH

Your Name (please print)

4203 RAMSEY AVE, AUSTIN TX 78756

Your address(es) affected by this application

[Signature]

Signature

12/29/10

Date

Karen Farnsworth

Comments:

12/29/10

SEE ATTACHED

If you use this form to comment, it may be returned to:

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810

My wife and I object to granting any type of variance or modification the to FAR allowance. This neighborhood, and this block in particular, have a number of very large houses that were built prior to the enactment of the McMansion ordinance. When the ordinance passed we breathed a collective sigh of relief. Please do not now say "well that ordinance applies unless someone asks that it not apply". There are no reasonable hardships in this case. At 4201 when the 1,800 sq ft garage (900+900) was proposed, there were objections, including a court case that the city participated in, on the side of the homeowner. The then owner, under oath, in response to a question from their lawyer, said they had no intention then or ever to add a kitchen to the space above the garage. A very few years later, when trying to sell the property, an "article" on the front page of the Statesman homes section featured the home and bragged about the space and kitchen on the second floor of the garage. The pictures of the place on the web pictured the kitchen. And yet when the city compliance team investigated they found no oven in place at the time of their visit and thus had to say there was no 'kitchen'. The city obviously cannot regulate 'additional residences' moving into the neighborhood. But they can, and should, enforce the ordinances in effect, and especially those just recently put in place (which very much reflect the current wishes of the citizens of Austin).

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Case Number: 10-104084RA

Address: 4212 Ramsey Avenue

Contact: Sylvia Benavidez, 974-2522

Public Hearing: January 5, 2011

Residential Design and Compatibility Commission

☐ I am in favor
☒ I object

DIANE KRAMER

Your Name (please print)

4204 SINCLAIR AVE AUSTIN 78756

Your address(es) affected by this application

Diane Kramer

Signature

12-30-10

Date

Comments: _____

There are no extenuating circumstances here
that warrant a variance to what is a
perfectly good ordinance.

Please deny this request.

If you use this form to comment, it may be returned to:

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810

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Case Number: 10-104084RA

Address: 4212 Ramsey Avenue

Contact: Sylvia Benavidez, 974-2522

Public Hearing: January 5, 2011

Residential Design and Compatibility Commission

☐ I am in favor
☒ I object

Ann McGinley
Your Name (please print)

4113 Ramsey Ave
Your address(es) affected by this application

Ann McGinley 1-3-11
Signature Date

Comments: _____

If you use this form to comment, it may be returned to:

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810

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Case Number: 10-104084RA

Address: 4212 Ramsey Avenue

Contact: Sylvia Benavidez, 974-2522

Public Hearing: January 5, 2011

Residential Design and Compatibility Commission

☐ I am in favor
☒ I object

DR B J LEE

Your Name *(please print)*

4113 Ramsey Ave

Your address(es) affected by this application

B. J. Lee

Signature

Date

Comments: _____

If you use this form to comment, it may be returned to:

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810

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Case Number: 10-104084RA

Address: 4212 Ramsey Avenue

Contact: Sylvia Benavidez, 974-2522

Public Hearing: January 5, 2011

Residential Design and Compatibility Commission

☐ I am in favor
☒ I object

Frances Gale
Your Name (please print)

4213 Shoalwood Ave
Your address(es) affected by this application

Frances Gale 1/2/11
Signature Date

Comments: _____
I support the Rosedale Neighborhood
Association position.

If you use this form to comment, it may be returned to:
City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

-----Original Message-----

From: Terry O'Halloran [mailto:t.ohalloran@mail.utexas.edu]
Sent: Wednesday, January 05, 2011 12:10 PM
To: Benavidez, Sylvia
Subject: Case Number for variance in Rosedale

Dear Sylvia,

I understand that you are the contact for a public hearing today (1/5/2011) that will be heard by the Residential Design and Compatibility Commission today.

Since I live in the neighborhood that will be affected, I received in the mail a form for my comments and I hope that this email can serve in its place.

I object to the requested variance.

Case Number: 10-104084RA
Address: 4212 Ramsey Avenue
Contact: Sylvia Benavidez
Public Hearing: January 5, 2011

My Name: Terry O'Halloran
My address: 4308 Ramsey Ave

Comments: The applicant requests a variance to make a large house even larger. This requires a variance from the "McMansion" rules. I think that the rules should apply in this case as the variance has the potential to block sunlight in neighboring lots, and will only add to the growing number of large houses on small lots that change the character of our neighborhood of smaller cottages.

Thank you,

Terry O'Halloran
4308 Ramsey Ave
Austin, TX 78756

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: 10-104084RA

Address: 4212 Ramsey Avenue

Contact: Sylvia Benavidez, 974-2522

Public Hearing: January 5, 2011

Residential Design and Compatibility Commission

☐ I am in favor
☒ I object

JACK A PEITCHARD

Your Name (please print)

4113 SINCIA R

Your address(es) affected by this application

JACK A PEITCHARD

Signature

12/31/10

Date

Comments:

I believe the "McMansion"
limit of 2700 Sq ft is
appropriate for this
neighborhood.

If you use this form to comment, it may be returned to:

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: 10-104084RA

Address: 4212 Ramsey Avenue

Contact: Sylvia Benavidez, 974-2522

Public Hearing: January 5, 2011

Residential Design and Compatibility Commission

☐ I am in favor
☒ I object

Victoria C. Hill
Your Name (please print)

4213 Sinclair Ave.
Your address(es) affected by this application

[Signature] 12.30.10
Signature Date

Comments: Since There are no extraordinary circumstances with the lot, there is no reason that these people shouldn't have to follow the same rules as everyone else. This is precisely what the ordinance is supposed to prevent - a structure exceeding the allowable square footage for the lot that does not reflect the character of the neighborhood.

Also, The scale of the second story addition they're proposing to the garage (which they claim won't be a rental unit, but several other neighbors have apparently lied about similar intents) overlooks my backyard and would negatively affect my property.

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please enforce the existing rules.

(Typed copy enclosed)

Please copy for Susan
Mail original

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Contact: Sylvia Benavidez, 974-2522

Public Hearing: January 5, 2011

Residential Design and Compatibility Commission

☐	I am in favor
☒	I object

Susan Morrison + John King
Your Name (please print)

4205 Ramsey Ave
Your address(es) affected by this application

Susan Morrison John King Jan 5, 2011
Signature Date

Comments: The house + garage are big enough "as is". The owners knew about the McMansion ordinance when they built their current properties so no hardship exists and if it does, any such hardship was self-created. Additions would be out of scale, with the neighborhood + unfair to other homeowners.

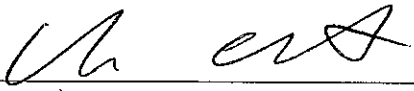
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Case Number: 10-104084RA
Address: 4212 Ramsey Ave
Contact: Sylvia Benavidez, 974-2522
Public Hearing: January 5, 2011
Residential Design and Compatibility Commission

**I OBJECT TO THIS
REQUEST**

Victoria C. Hill
(Your Name)

4213 Sinclair Ave
(Your address affected by this application)


(Signature)

12.30.10
(Date)

Comments:

Since there are no extraordinary circumstances with the lot, there is no reason that these people shouldn't have to follow the same rules as everyone else. This is precisely what the ordinance is supposed to prevent—a structure exceeding the allowable square footage for the lot, and one that does not reflect the character of the neighborhood.

Also, the scale of the second story addition they're proposing for the garage (which they claim won't be a rental unit, but several other neighbors have apparently lied about similar intentions) overlooks my back yard and would negatively affect my property.

Please enforce the existing rules.