

CITY OF AUSTIN

CASE # 2011-010989PR
PLAN REVIEW # ROW-105 46008
TP# 0406100180

C2
1

APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION (RDCC)

GENERAL MODIFICATION WAIVER

STREET ADDRESS: 4200
4124 Valley View Lot 3

LEGAL DESCRIPTION: Subdivision – Amended Plat of Valley View Park

Lot(s) 3 Block _____ Outlot _____ Division _____

LAND STATUS DETERMINATION CASE NUMBER (if applicable) _____

I/We Nathan Stephens on behalf of myself/ourselves as authorized agent for

Theodore Low Heights, LP affirm that on April 8, 2011,

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).

_____ We are requesting a 25% increase to the FAR of the proposed property.

Lot size = 7364.1 $\star$
allowable 40% = 2945.6 $\star$
25% Increase = 736.4 $\star$ Total = 3682 $\star$

in a SF-3 zoning district.

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.

02/2

**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:

Due to the ordinance constraints, we are unable to build and offer the same, reasonably sized family units as those currently inhabited on the adjacent lots.

REQUEST:

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

The property is situated between a large area of commercial (office/automotive/social services) uses and the fringe of an existing, older residential area. We feel our property bridges the divide between the competing uses by keeping a residential product buffer intact for the area that is attractive and conducive for family use.

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:

The requested increase in FAR will not impact any of these variables.

12/3

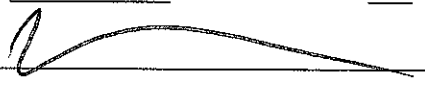
CITY OF AUSTIN
APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION
GENERAL MODIFICATION WAIVER

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 4504 Colorado Crossing

City, State Austin, TX Zip 78731

Phone 512.970.1834 Printed Name Nathan Stephens

Signature  Date 4/8/2011

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 4504 Colorado Crossing

City, State Austin, TX Zip 78731

Phone 512.970.1834 Printed Name Nathan Stephens

Signature  Date 4/8/2011

12/4

CITY OF AUSTIN RESIDENTIAL PERMIT APPLICATION "A"

BP Number 2011-010989 PR
 Building Permit No. _____
 Plat No. _____ Date 2-11-11
 Reviewer DARREN Cain

PRIMARY PROJECT DATA

Service Address 4200 Valley View, LOT 3, Austin TX 78704 Tax Parcel No. _____
 Legal Description
 Lot 3 Block _____ Subdivision AMENDED PLAT OF Valley View Park Section _____ 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) _____
 Addition (specify) _____
 Other (specify) _____
 Zoning (e.g. SF-1, SF-2...) SF-3
 - Height of Principal building _____ ft. # of floors 2 Height of Other structure(s) _____ ft. # of floors _____
 - 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. documentation
 Will this development require a cut and fill in excess of 4 feet? ☐ Yes ☒ No
 Does this site front a paved street? ☒ Yes ☐ No A paved alley? ☐ Yes ☒ No
 Is 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 7364.1 sq. ft.
 Job Valuation - Principal Building \$ 350,000
 (Labor and materials)
 Job Valuation - Other Structure(s) \$ _____
 (Labor and materials)
TOTAL JOB VALUATION
 (sum of remodels and additions)
 \$ 350,000
 (Labor and materials)

PERMIT FEES (For office use only)

	NEW/ADDITIONS	REMODELS
Building	\$ _____	\$ _____
Electrical	\$ _____	\$ _____
Mechanical	\$ _____	\$ _____
Plumbing	\$ _____	\$ _____
Driveway & Sidewalk	\$ _____	\$ _____
TOTAL	\$ _____	\$ _____

OWNER / BUILDER INFORMATION

OWNER	Name <u>TED KARAM / Bryan Jamail</u>	Telephone (h) _____ (w) <u>424.6826</u>
BUILDER	Company Name <u>STEPHENS HAWKINS BUILDING CORP.</u>	Telephone <u>970.1834</u>
	Contact/Applicant's Name <u>NATHAN STEPHENS</u>	Pager _____ FAX <u>234.0658</u>
DRIVEWAY/ SIDEWALK	Contractor <u>VALERIE CONCRETE, Inc.</u>	Telephone <u>394.0956</u>
CERTIFICATE OF OCCUPANCY	Name <u>NATHAN STEPHENS</u>	Telephone _____
	Address <u>P.O. BOX 5613</u>	City <u>Austin</u> ST <u>TX</u> ZIP <u>78743</u>

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

☐ telephone ☐ e-mail: _____

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

C2
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**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  DATE 4.27.11

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

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

Service Address _____

Applicant's Signature _____ Date _____

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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.

	Existing NEW		New / Addition
a. 1 st floor conditioned area	1700	sq.ft.	sq.ft.
b. 2 nd floor conditioned area	1674	sq.ft.	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.
x attached	556	sq.ft.	sq.ft.
detached		sq.ft.	sq.ft.
f. Wood decks [must be counted at 100%]		sq.ft.	sq.ft.
g. Breezeways		sq.ft.	sq.ft.
h. Covered patios		sq.ft.	sq.ft.
i. Covered porches	36	sq.ft.	sq.ft.
j. Balconies		sq.ft.	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 _____			

TOTAL BUILDING AREA (add a. through l.) ~~3920~~ **3966** sq.ft. **2292** sq.ft.

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

may - 2945.6

2292 sq.ft.
31 % 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)	2292	sq.ft.
b. Driveway area on private property	420	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	32	sq.ft.
g. Concrete decks		sq.ft.
h. Other (specify) _____		sq.ft.

TOTAL IMPERVIOUS COVERAGE (add a. through h.)

may - 3313.8

2744 sq.ft.
37.2 % of lot

RESIDENTIAL PERMIT APPLICATION "D" FLOOR AREA RATIO INFORMATION

12/7

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

Service Address 4200 January View, Lot 3, Austin TX 78704

Applicant's Signature [Signature]

Date 4-27-11

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)	_____ sq. ft.	_____ sq. ft.
b. 1 st floor area with ceiling height over 15 feet.	_____ sq. ft.	_____ sq. ft.
c. TOTAL (add a and b above)	_____ sq. ft.	_____ 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)	_____ sq. ft.	_____ sq. ft.
e. 2 nd floor area with ceiling height > 15 feet.	_____ sq. ft.	_____ sq. ft.
f. TOTAL (add d and e above)	_____ sq. ft.	_____ 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).	_____ sq. ft.	_____ sq. ft.
h. 3 rd floor area with ceiling height > 15 feet	_____ sq. ft.	_____ 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.	_____ 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.	_____ sq. ft.
VI. Carport (open on two or more sides without habitable space above it subtract 450 square feet)	_____ sq. ft.	_____ sq. ft.
VII. TOTAL	_____ sq. ft.	_____ sq. ft.

<u>May allowed</u>	TOTAL GROSS FLOOR AREA (add existing and new from VII above)	<u>3682</u> sq. ft.
<u>2945.6</u>	GROSS AREA OF LOT	<u>7364.11</u> sq. ft.
<u>May waiver</u>	FLOOR AREA RATIO (gross floor area / gross area of lot)	<u>50 %</u>
<u>ft. Request</u>		

25% increase (736.4)

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.

- LEGEND**
- Iron Rod Found with Plastic Cap
 - Marked "Lens"
 - Calculated Point
 - Road Fence
 - Wire Fence
 - Overhead Utility Line
 - guy wire
 - (Record Bearing and Distances)

Orientation for this survey is based on a bearing of S30°18'41"W between points A and B labeled hereon. This map was completed without the benefit of a current title commitment. This lot may be subject to restrictions and easements not shown hereon.

REMAINDER OF LOT 39
THEODORE LOW HEIGHTS
VOLUME 445 PAGE 581
TRAVIS COUNTY PLAT RECORDS

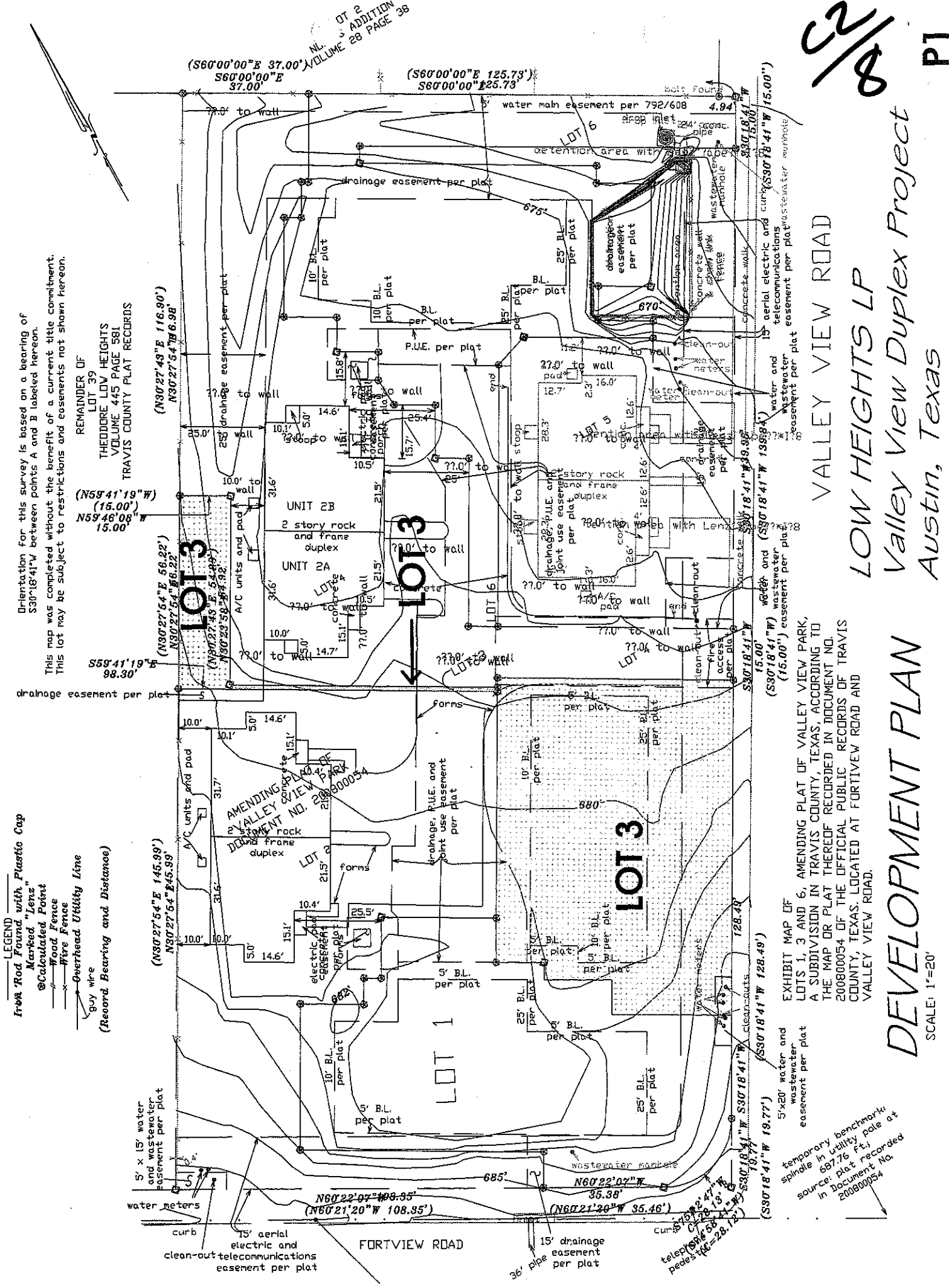


EXHIBIT MAP OF LOTS 1, 3 AND 6, AMENDING PLAT OF VALLEY VIEW PARK, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 200800054 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, LOCATED AT FORTVIEW ROAD AND VALLEY VIEW ROAD.

temporary benchmark
spindle in utility pole at
source: plat recorded
in Document No.
200800054

C2/8

P1

VALLEY VIEW ROAD

LOW HEIGHTS LP

Valley View Duplex Project

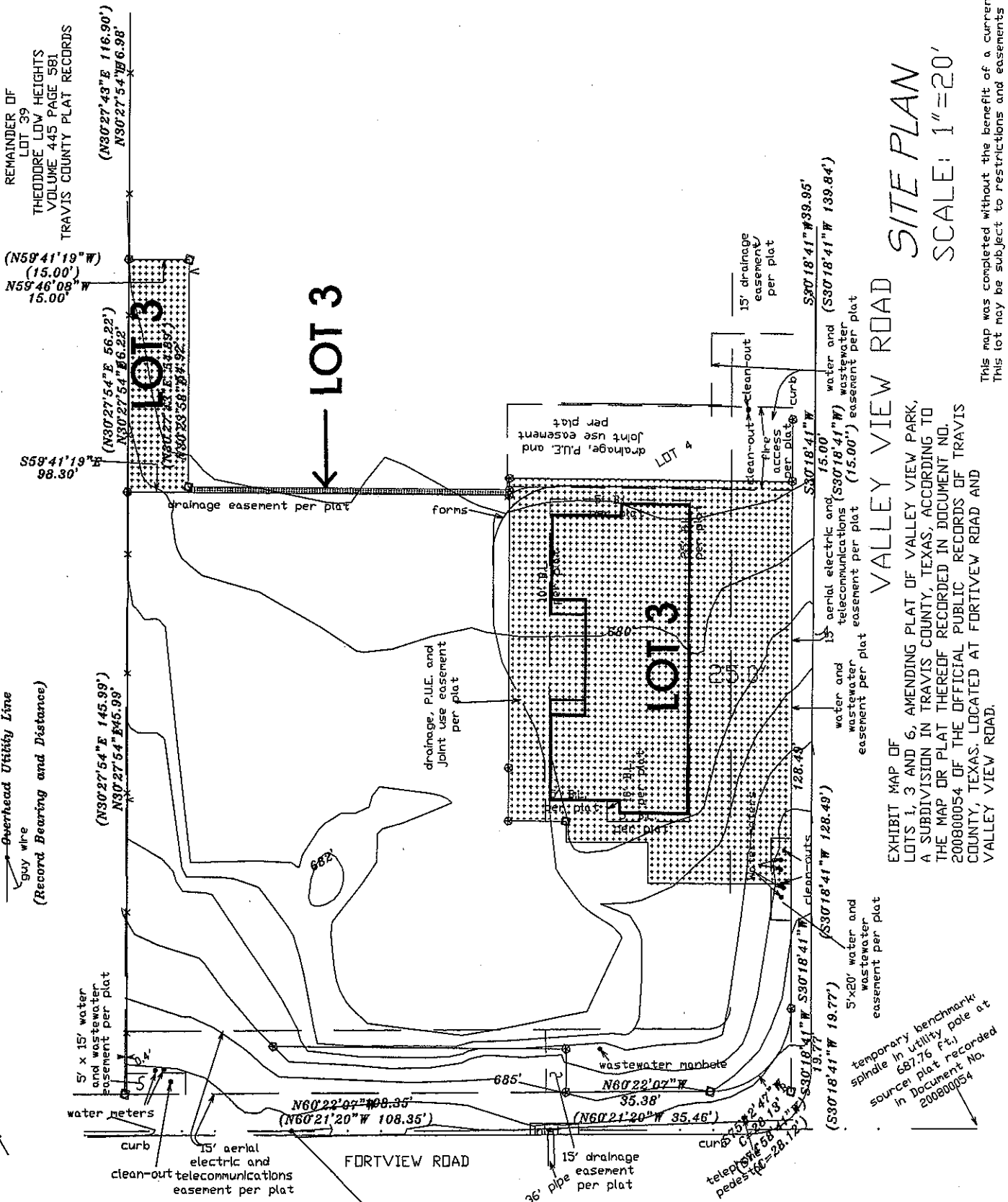
Austin, Texas

DEVELOPMENT PLAN

SCALE: 1"=20'

Orientation for this survey is based on a bearing of S30°18'41"W between points A and B labeled hereon.

- LEGEND**
- Iron Rod Found with Plastic Cap
 - Marked "Lenz"
 - Calculated Point
 - Wood Fence
 - Wire Fence
 - Overhead Utility Line
 - guy wire
 - (Record Bearing and Distance)



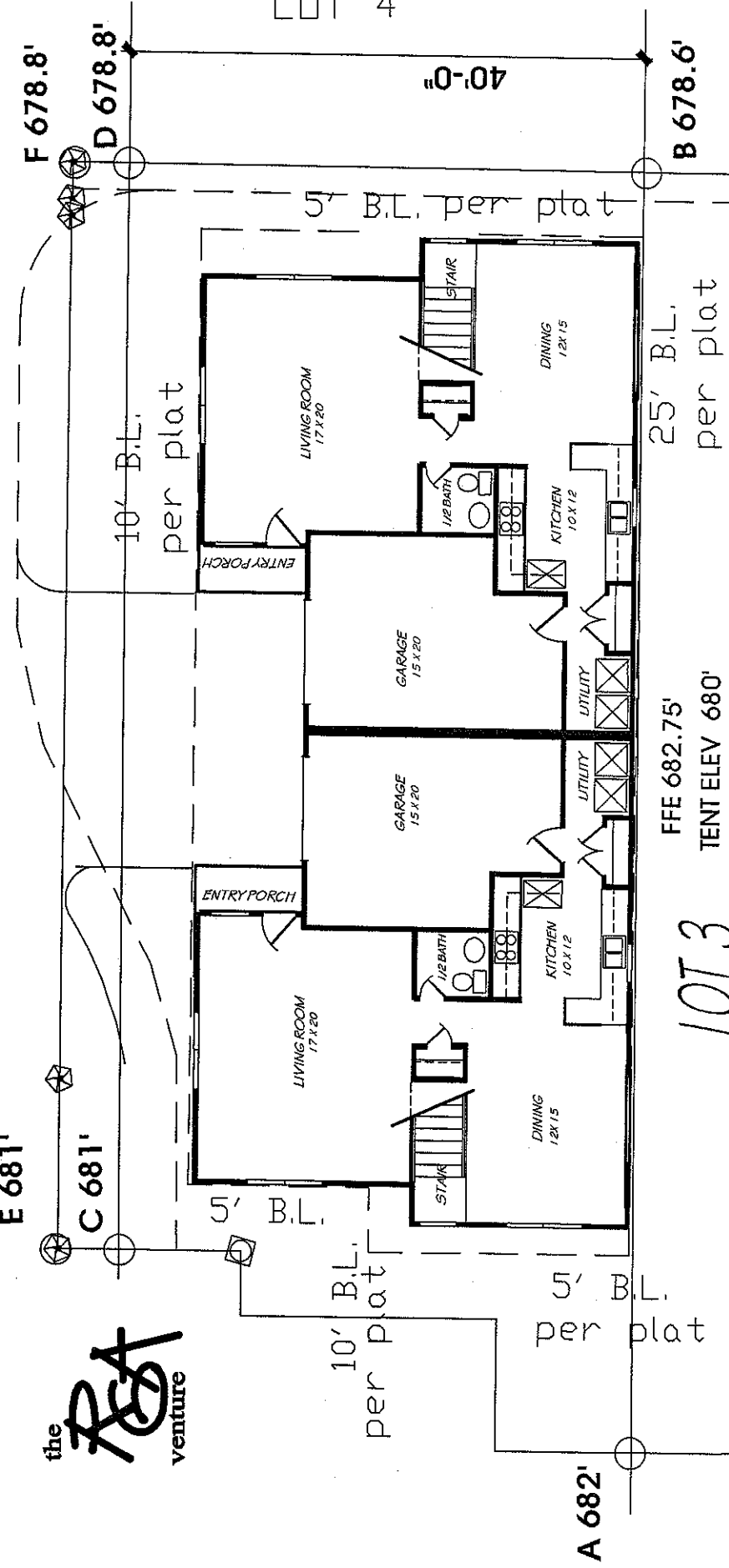
SITE PLAN
SCALE: 1"=20'

VALLEY VIEW ROAD

EXHIBIT MAP OF
LOTS 1, 3 AND 6, AMENDING PLAT OF VALLEY VIEW PARK,
A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO
THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO.
200800054 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS
COUNTY, TEXAS, LOCATED AT FORTVIEW ROAD AND
VALLEY VIEW ROAD.

This map was completed without the benefit of a current title commitment.
This lot may be subject to restrictions and easements not shown hereon.

E 681'



LOT 3

FFE 682.75'
TENT ELEV 680'

5'x20' water and
wastewater
easement per plat

SITE DATA

lot size = 7364.116s.f.
128.49'

(S30°18'41" W 128.49')

PARTIAL

SITE PLAN LOW HEIGHTS LP

SCALE: 1"=20'

Valley View Duplex Project
Austin, Texas

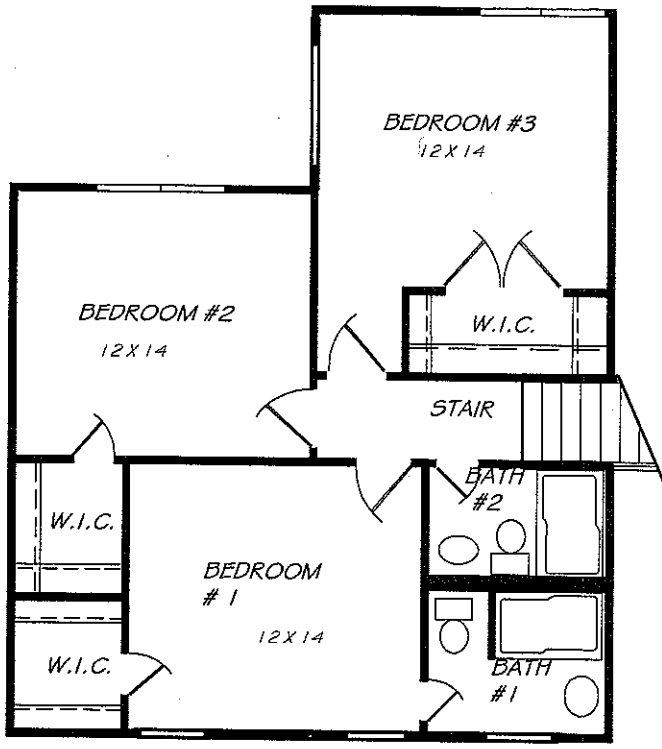
ALLOWABLE AREA PER McMansion
allowable building area = 2946s.f.
additional comp area = 200s.f.
total allowable area = 3146s.f.
area allowed per unit = 1573s.f.
building area per unit = 1965s.f.
% of increase = 25%

C2
P3
10

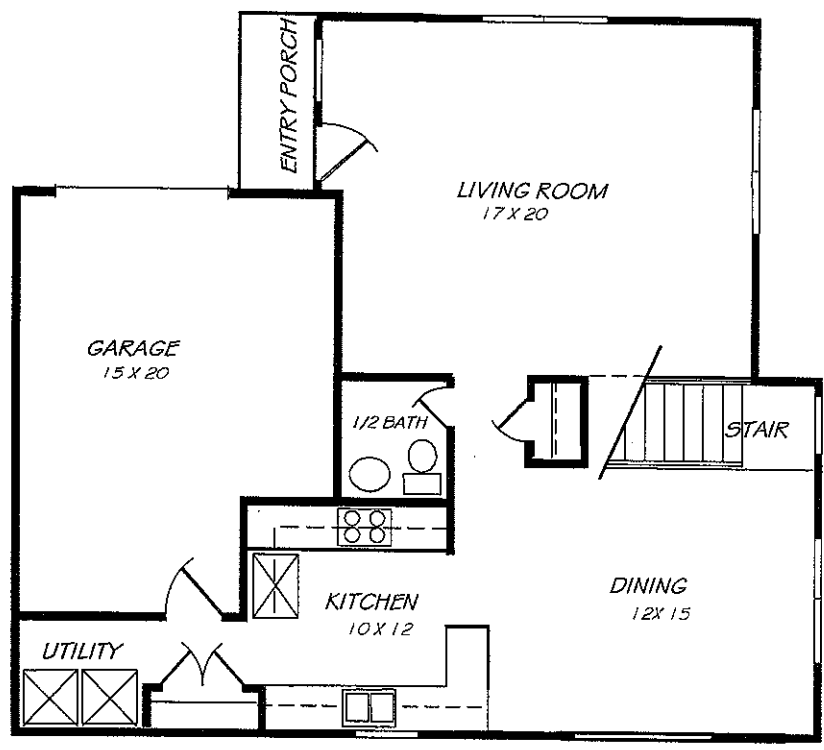
C2
11



robert
galvan
associates
designers
& planners
333 Westminister Sq.
Canyon Lake City, Texas
78133
rgaventure@gmail.com
210-867-1982



SECOND FLOOR PLAN



3 bdrms & 1 car garage

SITE DATA

lot size = 7364.12s.f.
ALLOWABLE AREA PER McMansion
allowable building area = 2946s.f.
additional comp area = 200s.f.
total allowable area = 3146s.f.
area allowed per unit = 1573s.f.

AREA TABULATIONS

FIRST FLOOR AREA 850 s.f.
SECOND FLOOR AREA 837 s.f.
GARAGE & PORCH 278 s.f.
TOTAL LIVING AREA = 1687 s.f.
TOTAL BUILDING AREA = 1965 s.f.
% of increase = 25%

LOT 3

LOW HEIGHTS LP
Valley View Duplex Project
Austin, Texas

P4 .

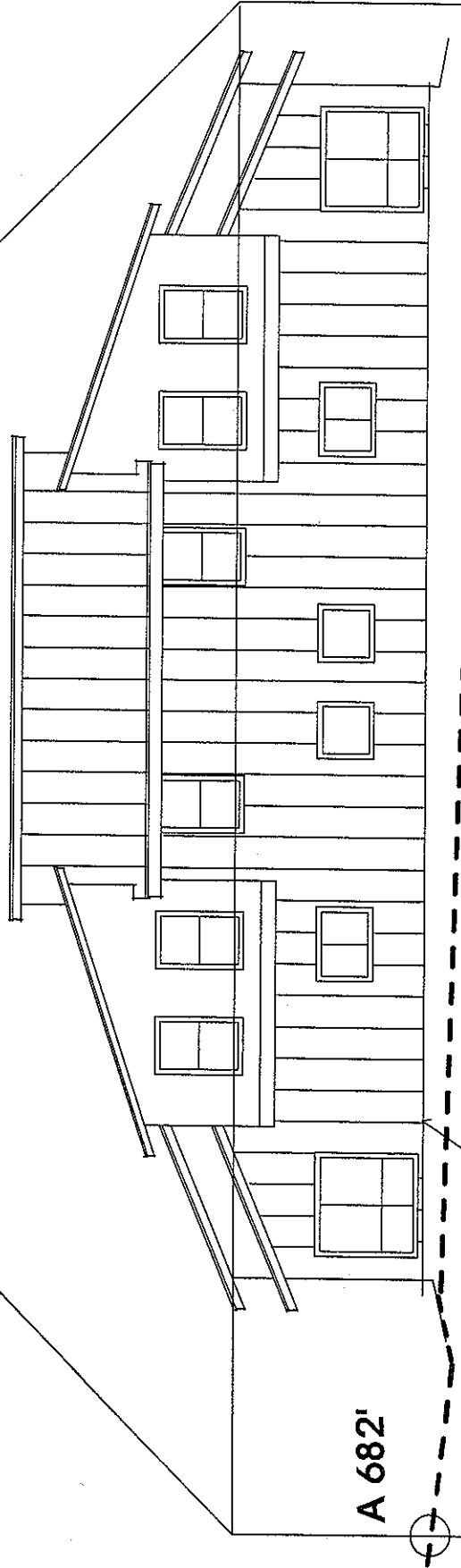


LOW HEIGHTS LP
Valley View Duplex Project
Austin, Texas
LOT 3

tent high point
740.4'

MCMANSION TENT

60'-4"



A 682'

FFE 682.75'

TENT ELEV 680'

B 678.6'

FRONT ELEVATION

P5

C2
12

LOW HEIGHTS LP
Valley View Duplex Project
Austin, Texas

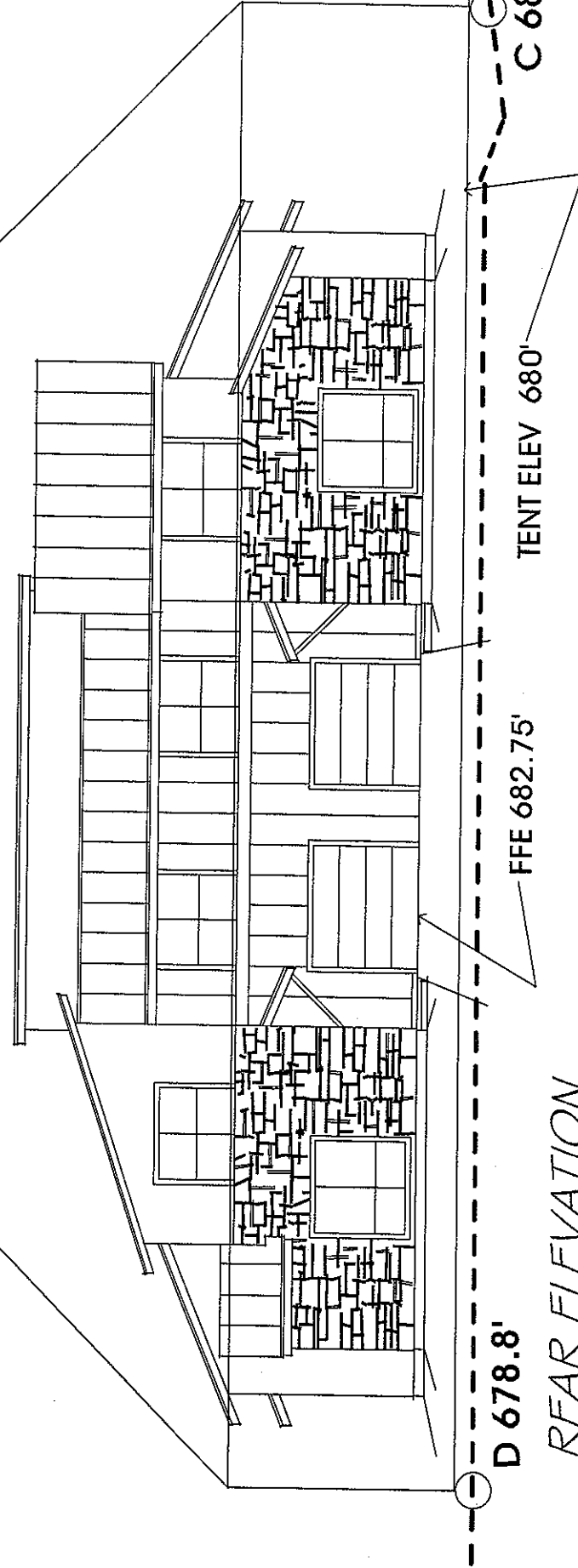
LOT 3

MCMANSION TENT

tent high point
740.4'

the **7&A** venture

60'-4"



D 678.8'

FFE 682.75'

TENT ELEV 680'

C 681'

REAR ELEVATION

P6
12/13

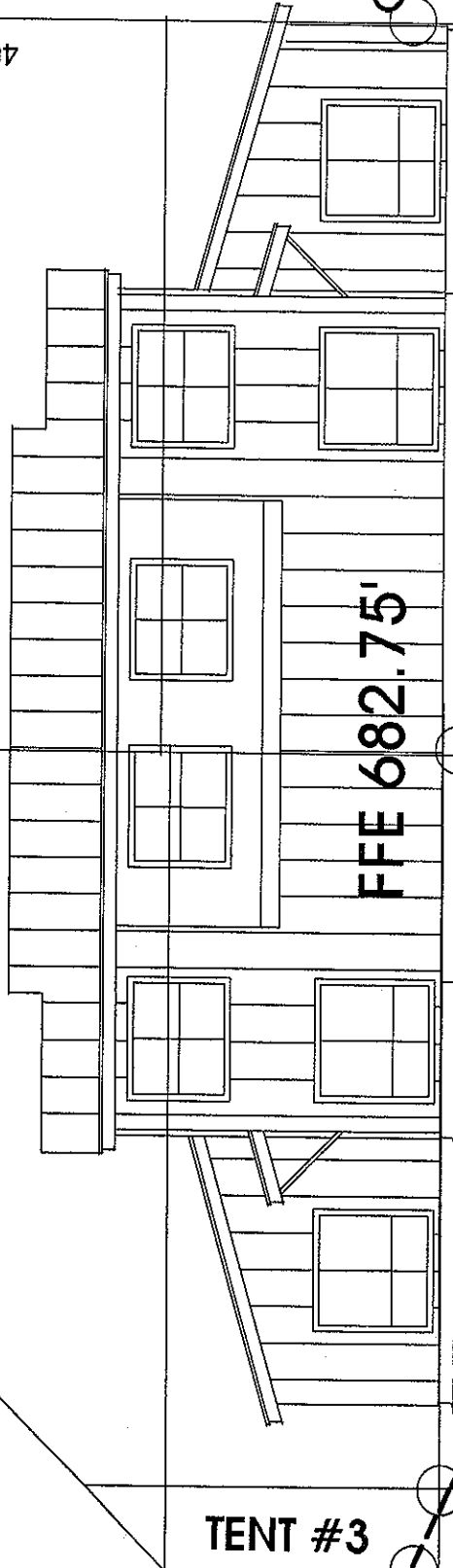


TENT #2
tent high point
730.62'
48'-8"

MCMANSION TENT

TENT #1
tent high point
722.67'

40'-2"



A 684'

C 683'

FFE 682.75'

E 682'

G 685'

40'-0"

TENT 2 ELVE. 682'

TENT 1 ELEV 682.5'

LEFT SIDE ELEVATION

LOW HEIGHTS LP

LOT 3

*Valley View Duplex Project
Austin, Texas*

P7
14
12

C2
15

LOW HEIGHTS LP
Valley View Duplex Project
Austin, Texas

the
RA
venture

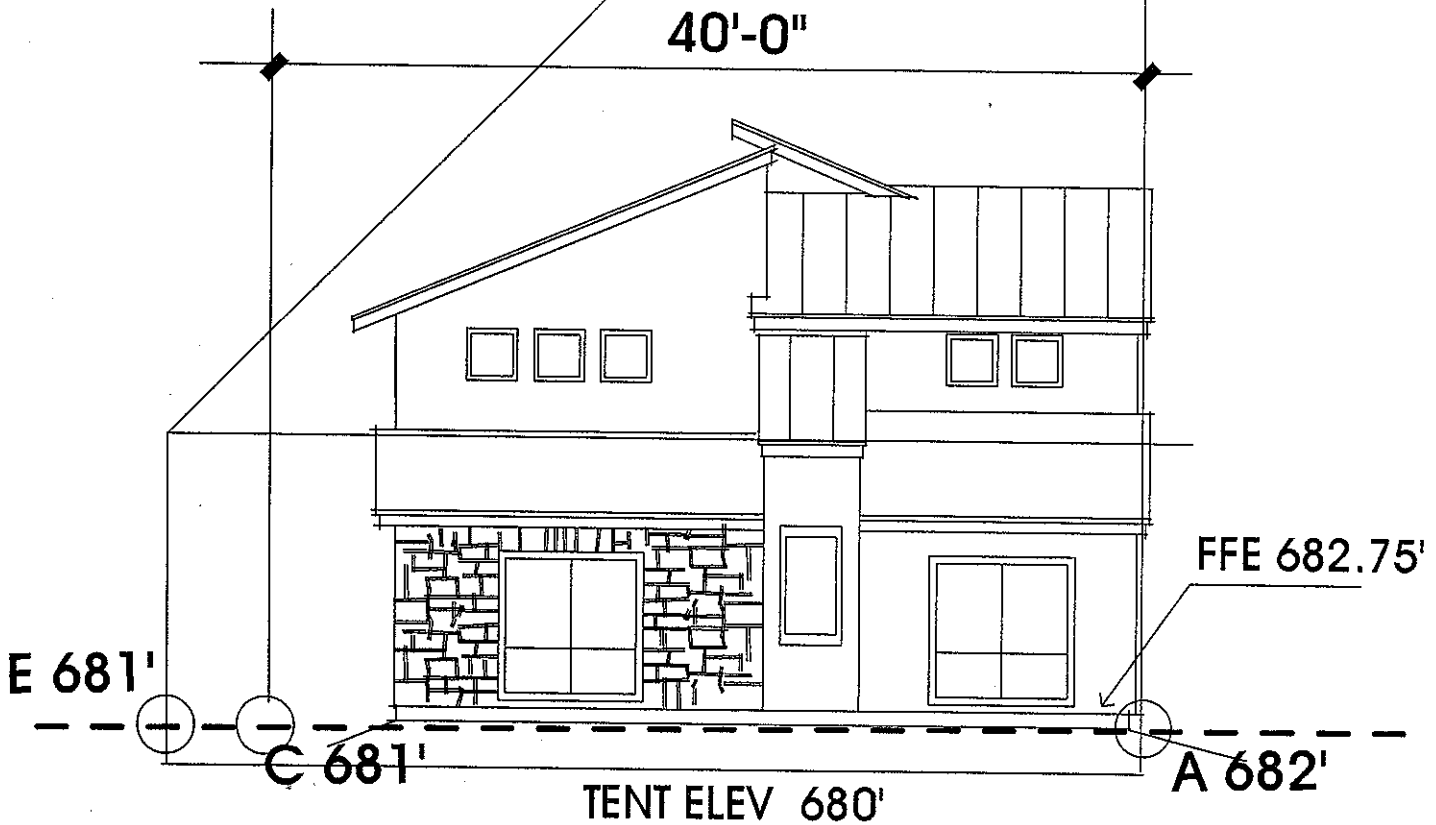
LOT 3

tent high point
740.4'

60'-4"

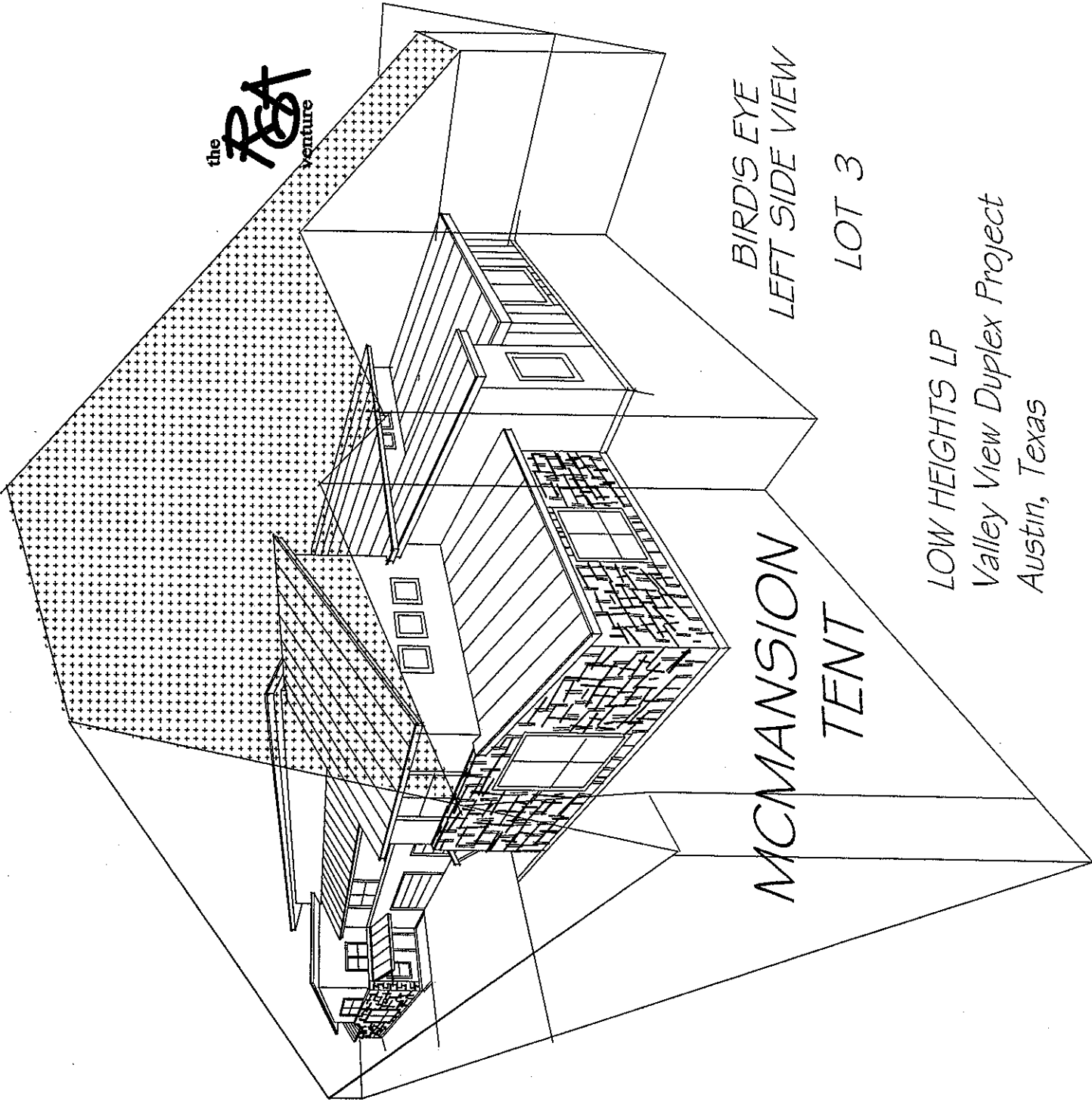
MCMANSION TENT

40'-0"



LEFT SIDE ELEVATION

the **FEA** venture



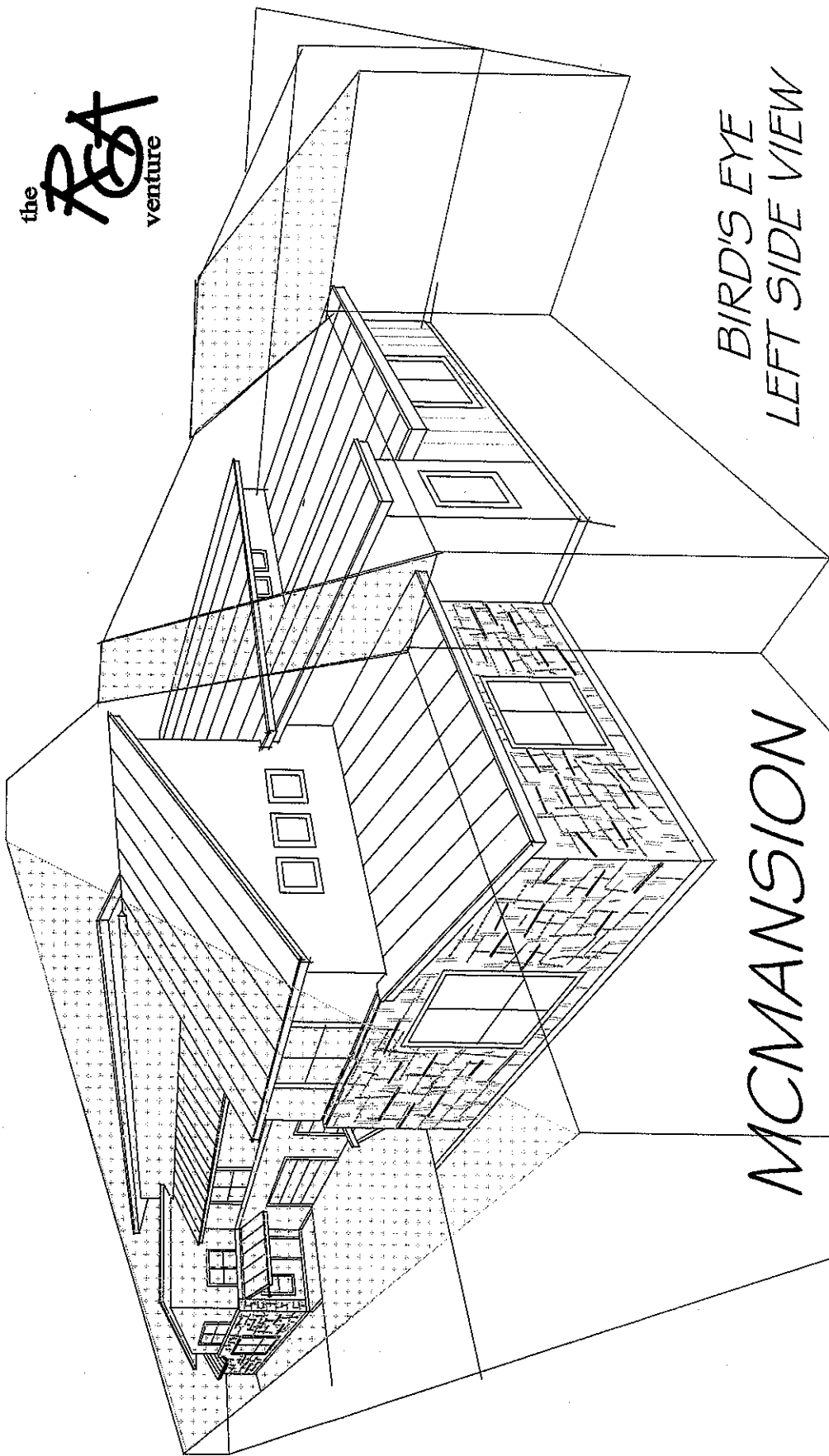
BIRD'S EYE
LEFT SIDE VIEW

LOT 3

MCMANSSION
TENT

LOW HEIGHTS LP
Valley View Duplex Project
Austin, Texas

L2
16



BIRD'S EYE
LEFT SIDE VIEW

LOT 3

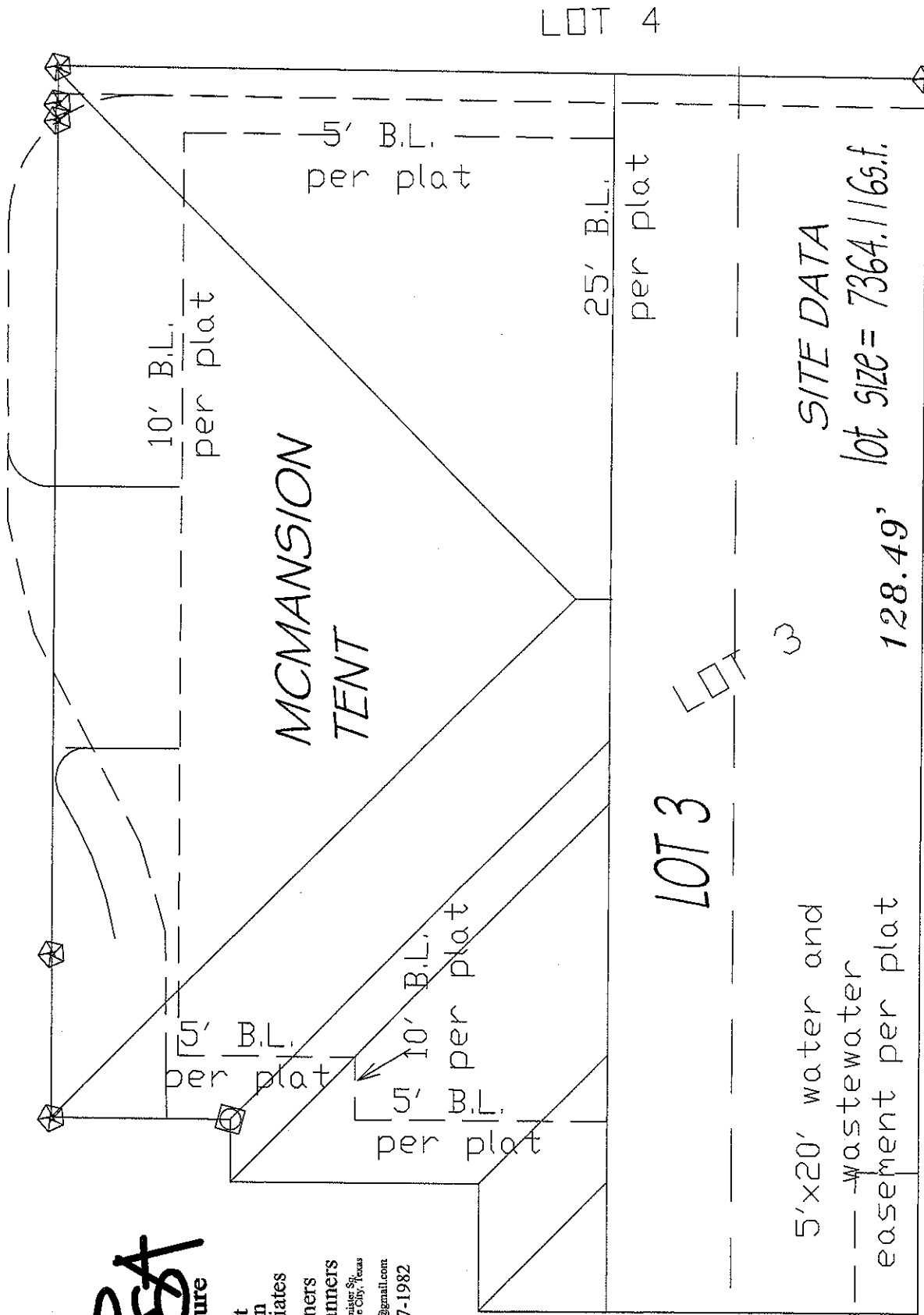
MCMANSION
TENT

LOW HEIGHTS LP
Valley View Duplex Project
Austin, Texas

12/17



robert
galvan
associates
designers
& planners
333 Westminster St.
Canyon Lake City, Texas
78133
rga.venture@gmail.com
210-867-1982



5'x20' water and
wastewater
easement per plat

SITE DATA
lot size = 7364.1165.f.

(S30°18'41" W 128.49')

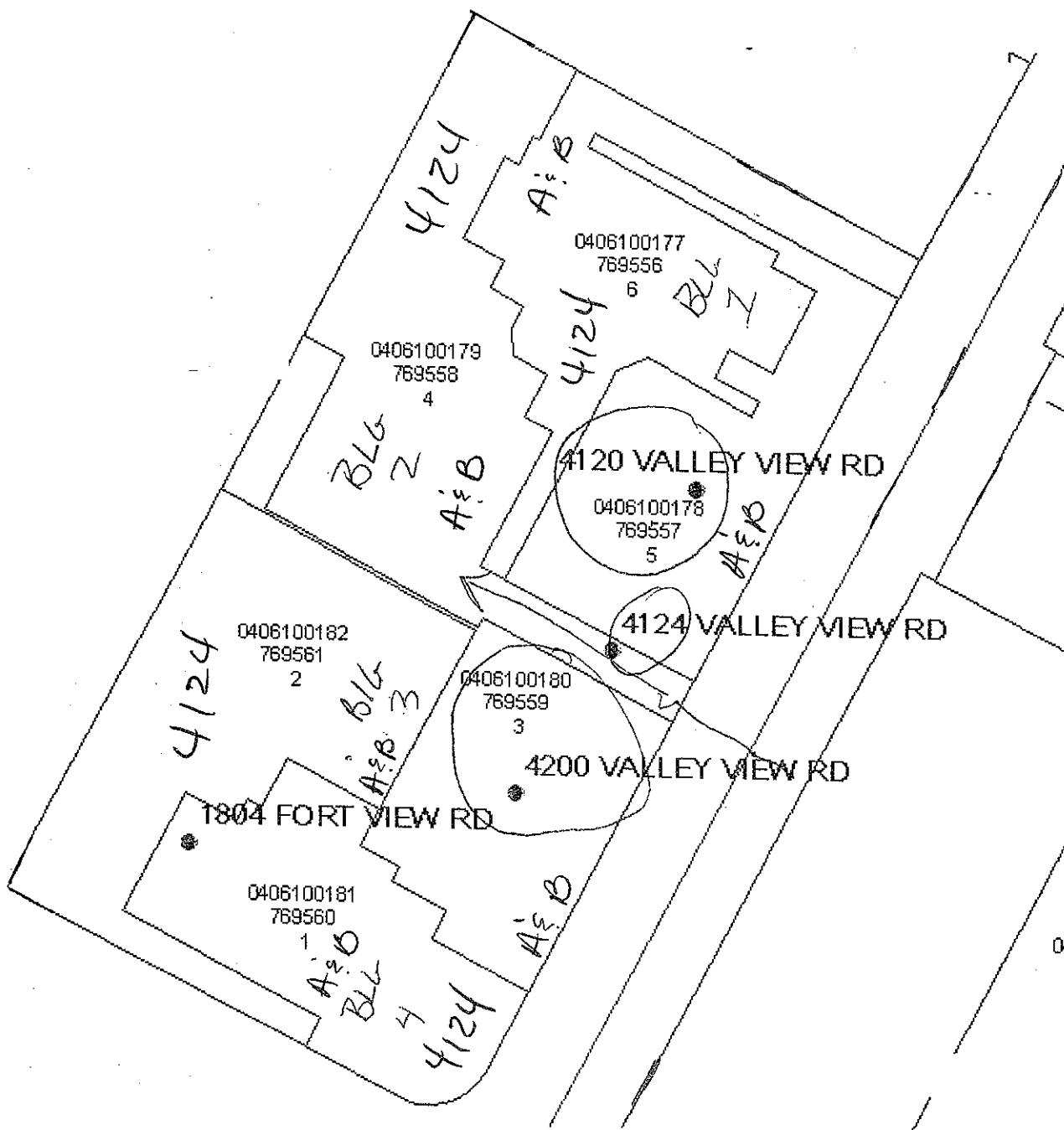
ALLOWABLE AREA PER McMansion
allowable building area = 29465.f.
additional comp area = 2005.f.
total allowable area = 31465.f.
area allowed per unit = 15735.f.
building area per unit = 19655.f.
% of increase = 25%

18/12

PARTIAL
SITE PLAN

LOW HEIGHTS LP
Valley View Duplex Project
Austin, Texas

02/19



12/21/12

N 30°27'43" E

319.12'

LOT 3

LOT 2
10,469.34 SF

4124 VALLEY VIEW
BUDG. #3
1073 RF/1073 LF
ELEV. A.

LOT 4
10,718.22 SF
10524 RF/10524 LF
ELEV. B.

LOT 1
7014.73 SF
7014 RF/7014 LF

LOT 3
7361.116 SF
15' 0.428.1036 SF SHARE DR. S30°16'41" W

LOT 5
7866.5540 SF
518.6524 SF SHARE DR. S30°16'41" W

LOT 6
8464.7125 SF
1645.6095 SF
ELEV. C.

4124 VALLEY VIEW
BUDG. #3
1073 RF/1073 LF
ELEV. A.

LOT 5
7866.5540 SF
518.6524 SF SHARE DR. S30°16'41" W

LOT 3
7361.116 SF
15' 0.428.1036 SF SHARE DR. S30°16'41" W

LOT 6
8464.7125 SF
1645.6095 SF
ELEV. C.

VALLEY VIEW ROAD 8" CONC @ 7.24% FLOW

VALLEY VIEW ROAD 8" CONC @ 3.90%

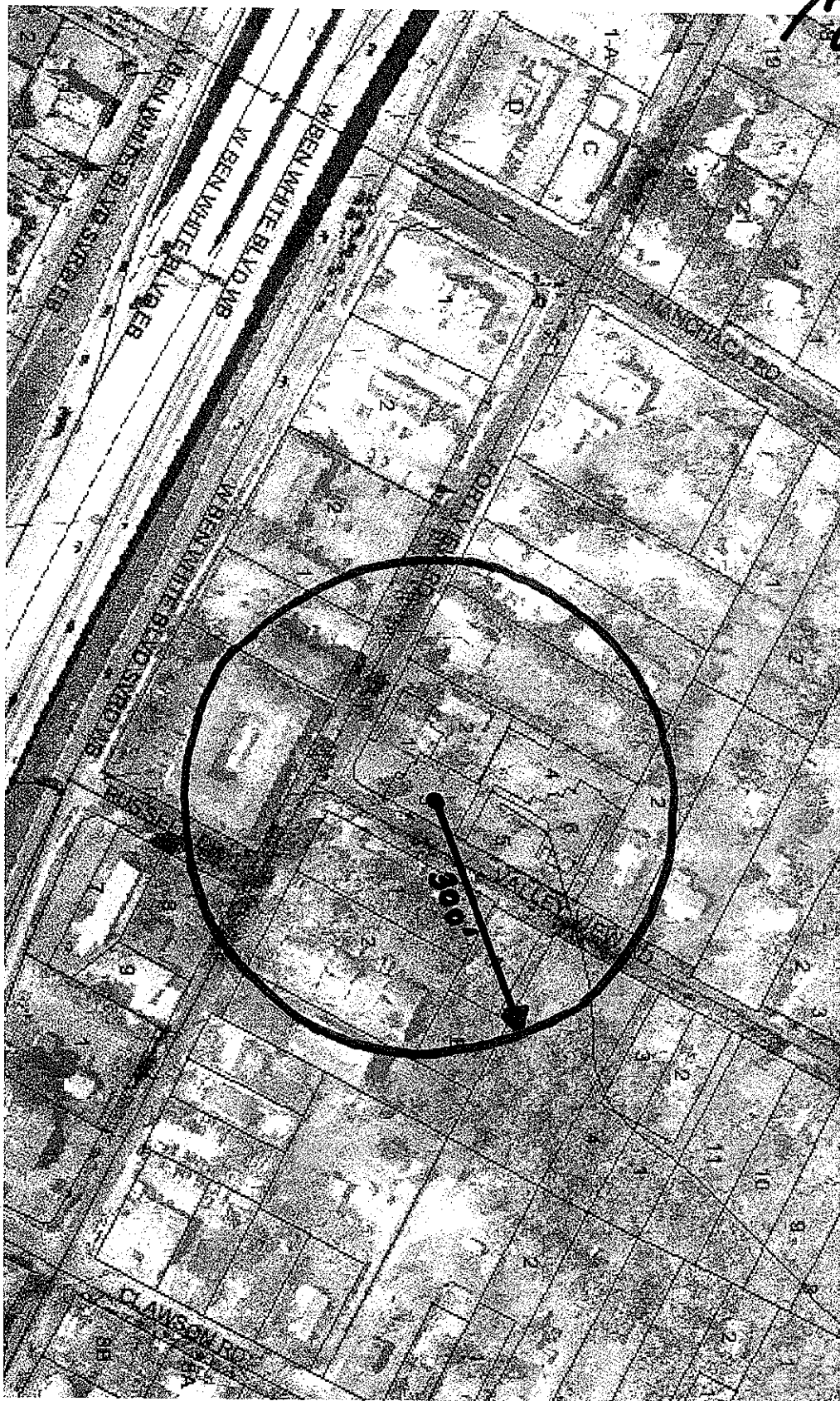
8" CONC @ 0.40%

CALCULATED CENTERLINE FROM CITY OF AUSTIN RECORDS

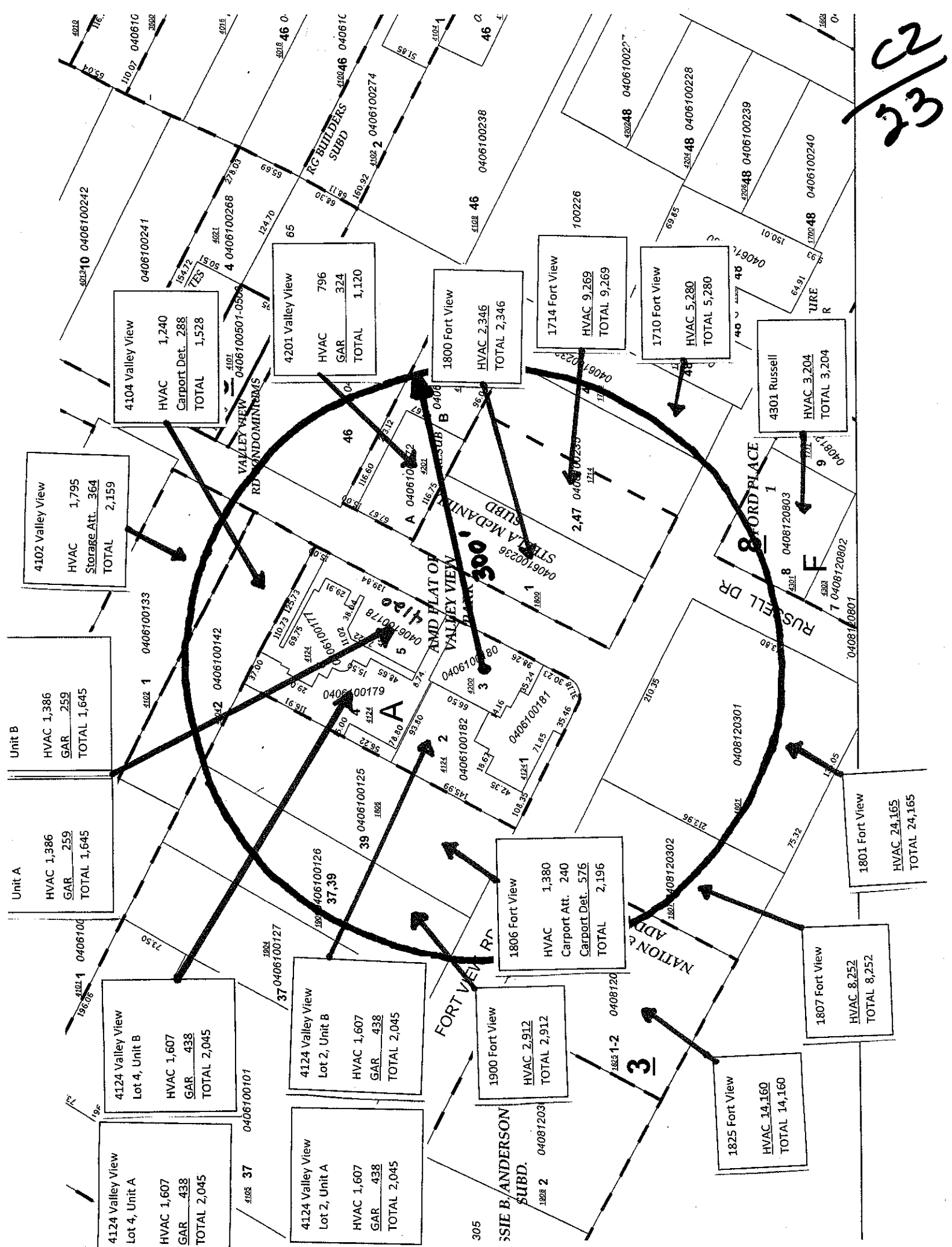
CALCULATED CENTERLINE FROM CITY OF AUSTIN RECORDS

2/2

2/2



LOT 3



1800 FV

C2
25

TaxNetUSA: Travis County Property Information

Property ID Number 308148 Ref ID Number 04061002300000

Owner's Name NIKOS PROPERTIES

Property Details

Mailing Address STE 510
811 S CONGRESS AVE
AUSTIN, TX 78704-1732

Location 1800 FORT VIEW RD 78704

Legal LOT 1 MCDANIEL STELLA SUBD

Deed Date 5/20/2001

Deed Volume

Deed Page

Exemption

Exemption Amount

ARV Amount

Agent Code

Land Acres 0.4425

Size

Front or Lot

Deed or Lot

Assess Code 200501411127

Assess Code 506712

Neighborhood Name 33N02

Value Information

2010 Certified

Land Value 57,834.00

Improvement Value 176,824.00

AG Value 0.00

Ad Productivity Value 0.00

Timber Value 0.00

Timber Productivity Value 0.00

Assessed Value 234,658.00

10% Cap Value 0.00

Total Value 234,658.00

Data up to date as of 2011-04-01

☐ 2010 CERTIFICATE (1-0-0)☐ APPOINTMENT OF AGENT FORM☐ RELEASE OF EXEMPTION☐ HOMESTEAD EXEMPTION FORM☐ WRITER FRIENDLY REPORT☐ PROTEST FORM☐ RELIGIOUS EXEMPTION FORM

(PDF)

☐ PLAT MAP

(PDF)

☐ PLAT MAP

Value By Jurisdiction

Entity Code	Entity Name	2010 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		234,658.00	234,658.00	234,658.00	234,658.00
01	AUSTIN ISD	1.227500	234,658.00	234,658.00	234,658.00	234,658.00
02	CITY OF AUSTIN	0.459100	234,658.00	234,658.00	234,658.00	234,658.00
03	TRAVIS COUNTY	0.462000	234,658.00	234,658.00	234,658.00	234,658.00
2J	TRAVIS CO HEALTHCARE DIST	0.071000	234,658.00	234,658.00	234,658.00	234,658.00
68	AUSTIN COMM COLL DIST	0.095100	234,658.00	234,658.00	234,658.00	234,658.00

Improvement Information

Improvement ID
587407State Category
H

Description

OFFICE (SMALL)

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
587407	3820052	1ST	1st Floor	C4	1965	2,346
587407	3820053	501	CANOPY	A*	1965	134
587407	3820054	551	PAVED AREA	AA*	1965	4,500

Total Living Area 2,346

Land Information

Land ID	Type Code	APR Code	Homeacre	Size Acres	Front	Depth	Size Feet
228608	LAND	01	F	0.443	0	0	19,278

show history

C2
26

TaxNetUSA: Travis County Property Information

Property ID Number: 509273 Ref ID Number: 64081203020000

Owner's Name: EICHELHANN RAQUEL G

Property Details

Mailing Address: 5007 SIEMMA BAY CT
HOUSTON, TX 77041-6087

Location: 1807 FORT VIEW RD 78704

Legal: ABS 8 SUR 20 DECKER (103X215FT)

Deed Date: 05/02/2004

Deed Volume: 0

Deed Page: 0

Exemption: 0

Feebook Number: 0

Agent Code: 0

Agent Name: 0

Lead Agency: 0

Block: 0

Tract Number: 0

Decker No: 2035420707TH

Apartment Code: A0000

Neighborhood Code: 5330N

Value Information

2010 Certified

Land Value: 771,450.00

Improvement Value: 512,386.00

AG Value: 0.00

AG Productivity Value: 0.00

Timber Value: 0.00

Timber Productivity Value: 0.00

Assessed Value: 733,836.00

10% Cap Value: 0.00

Total Value: 733,836.00

Data up to date as of 2011-04-01

☐ AGRICULTURAL (1-0-1) ☐ APPOINTMENT OF AGENT FORM ☐ FREEPORT EXEMPTION ☐ HOMESTEAD EXEMPTION FORM

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

Value By Jurisdiction

Entity Code	Entity Name	2010 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		733,836.00	733,836.00	733,836.00	733,836.00
01	AUSTIN ISO	1.227000	733,836.00	733,836.00	733,836.00	733,836.00
02	CITY OF AUSTIN	0.457100	733,836.00	733,836.00	733,836.00	733,836.00
03	TRAVIS COUNTY	0.455800	733,836.00	733,836.00	733,836.00	733,836.00
23	TRAVIS CO HEALTHCARE DIST	0.071800	733,836.00	733,836.00	733,836.00	733,836.00
68	AUSTIN COMM COLL DIST	0.092100	733,836.00	733,836.00	733,836.00	733,836.00

Improvement Information

Improvement ID: 380928

State Category: F1

Description: OFFICE (SMALL)

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
380928	2158083	1ST	1st Floor	D4	1905	4,125
380928	2158064	2ND	2nd Floor	D4	1905	4,125
380928	2267853	415	STAIRWAY EXT	A	1905	11,450
380928	2267894	551	PAVED AREA	0A	1905	170
380928	0070043	50	Sketch Only	50	0	170

Total Living Area: 8,250

Land Information

Land ID	Type Code	SPTS Code	Home site	Step-down	Front	Depth	Side-Side
42688	LANG	F1	F	0.508	0	0	22,140

show history

1900 FU

C2
27

TaxNetUSA: Travis County Property Information

Property ID Number: 308110 Ref ID Number: 040610012600

Owner's Name LOPEZ FELICIANO & JOSEFINA L

Property Details

Mailing Address 1600 FORTVIEW RD
AUSTIN, TX 78704-7825

Location 1600 FORTVIEW RD 78704

Legal 886 AC OF LOT 37639 LOW THEODORE HEIGHTS

Acres 112.1968

Parcel Volume 13079

Parcel Page 01256

Exemption

Exemption Group

AGP Price

Agri. Date

Land Code

Segs

Value in Lot

Structure

Market Code

Neighborhood Code

Value Information

2010 Certified

Land Value 60,536.00

Improvement Value 130,529.00

AG Value 0.00

AG Productivity Value 0.00

Timber Value 0.00

Timber Productivity Value 0.00

Assessed Value 191,529.00

10% Cap Value 0.00

Total Value 191,529.00

Data up to date as of 2011-04-01

☒ AGRICULTURAL (1-6-1) ☐ APPOINTMENT OF AGENT FORM ☐ EXEMPTION FORM ☐ HOMESTEAD EXEMPTION FORM

☐ PROBATE PROBABLE REPORT ☐ PROTEST FORM ☐ RELIGIOUS EXEMPTION FORM ☐ PLAT MAP (PDF) ☐ PLAT MAP

Value By Jurisdiction

Entity Code	Entity Name	2010 Tax Rate	Assessed Value	Taxable Value	Market Value	Apportioned Value
0A	TRAVIS CENTRAL APP DIST		191,529.00	191,529.00	191,529.00	191,529.00
01	AUSTIN ISD	1.227000	191,529.00	191,529.00	191,529.00	191,529.00
02	CITY OF AUSTIN	0.457100	191,529.00	191,529.00	191,529.00	191,529.00
03	TRAVIS COUNTY	0.405800	191,529.00	191,529.00	191,529.00	191,529.00
21	TRAVIS CO HEALTHCARE DIST	0.071000	191,529.00	191,529.00	191,529.00	191,529.00
06	AUSTIN COMM COLL DIST	0.005100	191,529.00	191,529.00	191,529.00	191,529.00

Improvement Information

Improvement ID

258404

316713

State Category

F1

F4

Description

SVC/REPAIR GARG

1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
258404	1762786	137	1st Floor	C4	1965	1,920
258404	1854041	351	PAVED AREA	AA*	1995	2,700
258404	1854042	361	CONCRETE FINISHOUT	A*	1995	206
316713	298344	137	1st Floor	WAG+	1965	940
316713	1358808	011	PORCH OPEN 1ST F	*3-	1935	120
316713	1358809	011	PORCH OPEN 1ST F	*3-	1935	16
316713	1358810	031	GARAGE DET 1ST F	WAG+	1965	590
316713	1358811	251	BATHROOM	+	1935	7
316713	1358812	531	CBS FENCE	CAA*	1935	1
316713	1358813	612	TERRACE UNCOVERD	*3-	1935	43
316713	1358814	912	CBS FLOOR FURN	+	1935	50

Total Living Area 2,912

Land Information

Land ID	Type Code	SPTR Code	Knowledge	Size-Acres	Front	Depth	Side-Side
299626	LAND	F1	F	0.700	0	0	30.405

show history

4104 VV

C2
28

TaxNet/USA: Travis County Property Information

Property ID Number: 308119 Ref ID Number: 04861001420400

Owner's Name: CLARK MARIA ROSA

Mailing Address: 4104 VALLEY VIEW RD
AUSTIN, TX 78704-7837

Location: 4104 VALLEY VIEW RD 78704

Legal: LOT 2 NORRIS ADDN

Property Details

Legal Description	00021502
Deed Volume	0774
Deed Page	53214
Enclosures	NO CA
Plat or Subdiv	0
APN	0
Acres	0.5642
County	0
City	0
Neighborhood	508419
Neighborhood Code	01200

Value Information

Land Value	2010 Certified
Improvement Value	132,000.00
AG Value	80,000.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	216,194.00
10% Cap Value	5,005.00
Total Value	222,500.00

Data up to date as of 2011-04-01

☐ AGRICULTURAL (1-0-1)
 ☐ APPOINTMENT OF AGENT FORM
 ☐ FREEPORT EXEMPTION
 ☐ HOMESTEAD EXEMPTION FORM
☐ FINDER FEE REPORT
☐ PRISTINE FORM
☐ RELIGIOUS EXEMPTION FORM (TIF)
☐ PLAT MAP (PDF)
☐ PLAT MAP

Value By Jurisdiction

Entity Code	Entity Name	2010 Tax Rate	Assessed Value	Taxable Value	Market Value	Assessed Value
04	TRAVIS CENTRAL APP DIST		216,194.00	216,194.00	222,500.00	222,500.00
01	AUSTIN ISD	1.297000	216,194.00	166,194.00	222,500.00	222,500.00
02	CITY OF AUSTIN	0.457100	216,194.00	166,194.00	222,500.00	222,500.00
03	TRAVIS COUNTY	0.465800	216,194.00	166,194.00	222,500.00	222,500.00
2J	TRAVIS CO HEALTHCARE DIST	0.071000	216,194.00	107,855.00	222,500.00	222,500.00
08	AUSTIN COMM COLL DIST	0.085100	216,194.00	107,855.00	222,500.00	222,500.00
				20,194.00	222,500.00	222,500.00

Improvement Information

Improvement ID: 256414

State Category: A1

Description:

1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
256414	280354	1ST	1st Floor	WAG-	1947	1,260
256414	1358862	011	PORCH OPEN 1ST F	13-	1947	40
256414	1358893	051	CARPORT DET 1ST	13-	1947	288
256414	1358884	005	HVAC RESIDENTIAL	..	1947	1,345
256414	1358885	251	BATHROOM	..	1947	1
256414	1358886	320	DRIVEWAY	LSA* </td <td>1947</td> <td>1</td>	1947	1
256414	1358887	501	DRS FENCE	CAG* </td <td>1947</td> <td>1</td>	1947	1

Total Living Area: 1,240

Land Information

Land ID	Type Code	SPR Code	Nonresidential	Size-Acres	Front	Depth	Size-Sq Ft
268835	LAND	A1	T	0.504	0	0	21,962

show history

TaxNetUSA: Travis County Property Information

Property ID Number: 308116 Ref ID2 Number: 04661001330000

Owner's Name: COLEMAN NED & CHARYL DEA

Mailing Address: 4102 VALLEY VIEW RD
AUSTIN, TX 78704-7837

Location: 4102 VALLEY VIEW RD 78704

Legal: LOT 1 GROVER HAYNES SUBD

Property Details

Deed Date: 07022001

Deed Volume: 00000

Deed Page: 00000

Exemption: HS

Force Exempt: F

ARB Protocol: F

Appld Date: F

Land Acres: 0.9728

Block: 1

Tract or Lot: 20011334101R

Parcel No: 0005410

Abstract Code: K1200

Neighborhood Code:

Value Information

2010 Certified

Land Value: 180,000.00

Improvement Value: 152,625.00

AG Value: 0.00

AG Productivity Value: 0.00

Yielder Value: 0.00

Timber Productivity Value: 0.00

Assessed Value: 332,625.00

15% Cap Value: 25,411.00

Total Value: 332,625.00

Data up to date as of 2011-04-01

☐ AGRICULTURAL (1-3-1) ☐ APPOINTMENT OF AGENT FORM ☐ FREIGHT EXEMPTION ☐ HOMESTEAD EXEMPTION FORM

☐ PRINTER FRIENDLY REPORT ☐ PROXY FORM ☐ RESIDUALS EXEMPTION FORM (TIFF) ☐ PLAT MAP (PDF) ☐ PLAT MAP

Value By Jurisdiction

Entity Code	Entity Name	2010 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		307,214.00		332,625.00	332,625.00
01	AUSTIN ISD	1.227000	307,214.00	332,625.00	332,625.00	332,625.00
02	CITY OF AUSTIN	0.497100	307,214.00	307,214.00	332,625.00	332,625.00
03	TRAVIS COUNTY	0.465800	307,214.00	307,214.00	332,625.00	332,625.00
21	TRAVIS CO HEALTHCARE DIST	0.071900	307,214.00	245,771.00	332,625.00	332,625.00
06	AUSTIN COMM COLL DIST	0.005100	307,214.00	245,771.00	332,625.00	332,625.00
			307,214.00	307,214.00	332,625.00	332,625.00

Improvement Information

Improvement ID: 256412

State Category: A1

Description

1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
256412	256302	101	1st Flr	YES4	1940	1,794
256412	1358840	011	PORCH OPEN YST F	"4	1940	40
256412	1358850	011	PORCH OPEN YST F	"4	1940	100
256412	1358851	001	STORAGE ATT	YES4	1940	364
256412	1358852	005	HVAC RESIDENTIAL	"	1940	1,704
256412	1358853	251	BATHROOM	"	1940	1
256412	1358854	077	FIREPLACE	"4	1940	1
256412	4264957	012	TERRACE UNCOVERD	"4	2008	208
						Total Living Area 1,794

Land Information

Land ID	Type Code	SPIN Code	Monotype	Size-Acres	Front	Depth	Size-Sqft
295632	LAND	A1	7	0.973	0	0	29,305

show history

TaxNetUSA: Travis County Property Information

Property ID Number: 308109 Ref ID2 Number: 04061001250000

Owner's Name: MAXA L.A.

Mailing Address: 1806 FORTVIEW RD
AUSTIN, TX 78704-7652

Location: 1806 FORTVIEW RD 78704

Legal: 66 ACR OF LOT 39 LOW THEODORE HEIGHTS

Property Details

Deed Date:

Deed Volume:

Deed Page:

Exemptions:

Federal Exempt:

2003 Permit:

Agent Code:

Land Acres:

Bldg:

Tied or Lot:

Decker No:

Adjoining Code:

Neighborhood Code:

NS, CA

P

F

C

0.6600

30

808345

KMAN

Value Information

2010 Certified

Land Value	0.00
Improvement Value	70,484.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	133,984.00
10% Cap Issue	0.00
Total Value	133,984.00

Data up to date as of 2011-04-01

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

Value By Jurisdiction

Entity Code	Entity Name	2010 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		133,984.00	133,984.00	133,984.00	133,984.00
01	AUSTIN ISD	1.297000	133,984.00	83,984.00	133,984.00	133,984.00
02	CITY OF AUSTIN	0.457100	133,984.00	82,984.00	133,984.00	133,984.00
03	TRAVIS COUNTY	0.465000	133,984.00	42,187.00	133,984.00	133,984.00
2J	TRAVIS CO HEALTHCARE DIST	0.071500	133,984.00	42,187.00	133,984.00	133,984.00
08	AUSTIN COMM COLL DIST	0.085400	133,984.00	12,984.00	133,984.00	133,984.00

Improvement Information

Improvements ID:
208403Block Category:
A1

Description:

1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
255400	295043	1ST	1st Floor	M3+	1948	1,380
256403	1358034	011	PORCH OPEN 1ST F	13+	1948	112
256402	1358005	001	CARPORT ATT 1ST	13+	1948	240
256403	1358006	251	BATHROOM	-	1948	1
256402	4253375	051	CARPORT DET 1ST	13+	2005	576

Total Living Area 1,380

Land Information

Land ID	Type Code	SPTB Code	Nonreside	Size-Acres	Front	Depth	Size-Sqft
230025	LAND	A1	Y	0.000	0	0	26,750

[show history](#)

1801 FU

C2
31

TaxNetUSA: Travis County Property Information		Property ID Number 509272 Ref ID# Number 04881703010000																																																																																																																															
Owner's Name FORTWOOD APARTMENTS LLC Mailing Address 501 BUCKEYE TRL WEST LAKE HILLS, TX 78748-1425 Location 1801 FORT VIEW RD 78704 Legal ABS & SUN 20 DECKER 1 ACR 1.0310		Property Details Deed Date 12/10/2009 Deed Volume Deed Page Exemptions Produce Exhibit APR Prvnt Agent Code Land Parcel 14330 Place PLAT OF C/L Contract No 20092003507K Assessed Code A0000 Neighborhood Code CASC1																																																																																																																															
Value Information 2010 Certified Land Value 440,104.00 Improvement Value 1,321,621.00 AG Value 0.00 AG Productivity Value 0.00 Farmer Value 0.00 Farmer Productivity Value 0.00 Assessed Value 1,570,725.00 10% Cap Value 0.00 Total Value 1,570,725.00		Data up to date as of 2011-04-02																																																																																																																															
☐ AGRICULTURAL (1-2-1) ☐ APPOINTMENT OF AGENT FORM ☐ FREIGHT EXEMPTION ☐ HOMESTEAD EXEMPTION FORM ☐ PRINTED SHEDDING REPORT ☐ PROTECT FORM ☐ SHERIFFS EXEMPTION FORM ☐ PLAT MAP ☐ PLAT MAP (PDF) ☐ PLAT MAP																																																																																																																																	
Value By Jurisdiction <table border="1"> <thead> <tr> <th>Entity Code</th> <th>Entity Name</th> <th>2010 Tax Rate</th> <th>Assessed Value</th> <th>Taxable Value</th> <th>Market Value</th> <th>Appraised Value</th> </tr> </thead> <tbody> <tr> <td>0A</td> <td>TRAVIS CENTRAL APP DIST</td> <td></td> <td>1,570,725.00</td> <td>1,570,725.00</td> <td>1,570,725.00</td> <td>1,570,725.00</td> </tr> <tr> <td>01</td> <td>AUSTIN ISO</td> <td>1.227000</td> <td>1,570,725.00</td> <td>1,570,725.00</td> <td>1,570,725.00</td> <td>1,570,725.00</td> </tr> <tr> <td>02</td> <td>CITY OF AUSTIN</td> <td>0.457100</td> <td>1,570,725.00</td> <td>1,570,725.00</td> <td>1,570,725.00</td> <td>1,570,725.00</td> </tr> <tr> <td>03</td> <td>TRAVIS COUNTY</td> <td>0.408800</td> <td>1,570,725.00</td> <td>1,570,725.00</td> <td>1,570,725.00</td> <td>1,570,725.00</td> </tr> <tr> <td>22</td> <td>TRAVIS CO HEALTHCARE DIST</td> <td>0.071900</td> <td>1,570,725.00</td> <td>1,570,725.00</td> <td>1,570,725.00</td> <td>1,570,725.00</td> </tr> <tr> <td>6A</td> <td>AUSTIN COMM COLL DIST</td> <td>0.095400</td> <td>1,570,725.00</td> <td>1,570,725.00</td> <td>1,570,725.00</td> <td>1,570,725.00</td> </tr> </tbody> </table>				Entity Code	Entity Name	2010 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value	0A	TRAVIS CENTRAL APP DIST		1,570,725.00	1,570,725.00	1,570,725.00	1,570,725.00	01	AUSTIN ISO	1.227000	1,570,725.00	1,570,725.00	1,570,725.00	1,570,725.00	02	CITY OF AUSTIN	0.457100	1,570,725.00	1,570,725.00	1,570,725.00	1,570,725.00	03	TRAVIS COUNTY	0.408800	1,570,725.00	1,570,725.00	1,570,725.00	1,570,725.00	22	TRAVIS CO HEALTHCARE DIST	0.071900	1,570,725.00	1,570,725.00	1,570,725.00	1,570,725.00	6A	AUSTIN COMM COLL DIST	0.095400	1,570,725.00	1,570,725.00	1,570,725.00	1,570,725.00																																																																													
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Improvement Information <table border="1"> <thead> <tr> <th>Improvement ID</th> <th>State Category</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>180440</td> <td>01</td> <td>APARTMENT 5-25</td> </tr> <tr> <td>180427</td> <td>01</td> <td>APARTMENT 25-42</td> </tr> </tbody> </table>				Improvement ID	State Category	Description	180440	01	APARTMENT 5-25	180427	01	APARTMENT 25-42																																																																																																																					
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show history																																																																																																																																	

1825 PV

C2
38

TaxNetUSA: Travis County Property Information

Property ID Number: 509274 Ref ID Number: 04081201030000

Owner's Name FORTIS VENTURE LLC

Property Details

Deed Date: 07/01/2006

Deed Volume: 07012006

Deed Page: 07012006

Exemptions: 07012006

Freeze Exempt: F

ARS Exempt: F

Agent Code: 0

Local Asses: 07012006

State Asses: 07012006

County Asses: 07012006

City Asses: 07012006

Healthcare Asses: 07012006

Comm Coll Asses: 07012006

State Asses: 07012006

County Asses: 07012006

City Asses: 07012006

Healthcare Asses: 07012006

Comm Coll Asses: 07012006

Value Information

2010 Certified

Local Value: 244,200.00

Homestead Value: 244,200.00

AG Value: 244,200.00

AG Productivity Value: 244,200.00

Timber Value: 244,200.00

Timber Productivity Value: 244,200.00

Assessed Value: 244,200.00

10% Cap Value: 244,200.00

Total Value: 244,200.00

Data up to date as of 2011-04-01

Value By Jurisdiction

Entity Code	Entity Name	2010 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		244,200.00	244,200.00	244,200.00	244,200.00
01	AUSTIN ISD	1.211000	244,200.00	244,200.00	244,200.00	244,200.00
02	CITY OF AUSTIN	0.457100	244,200.00	244,200.00	244,200.00	244,200.00
03	TRAVIS COUNTY	0.485800	244,200.00	244,200.00	244,200.00	244,200.00
2J	TRAVIS CO HEALTHCARE DIST	0.071800	244,200.00	244,200.00	244,200.00	244,200.00
05	AUSTIN COMM COLL DIST	0.086100	244,200.00	244,200.00	244,200.00	244,200.00

Improvement Information

Improvement ID: 380925

State Category: F1

Description: OFFICE BLDG 10-15

Segment Information

Seg ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
380925	2150065	1ST	1st Floor	04	1982	2,000
380925	2150065	2ND	2nd Floor	04	1982	4,500
380925	2267806	415	STAIRWAY EXT	A*	1982	1
380925	2267806	501	PAVED AREA	AA*	1982	18,000
380925	2267806	501	WAGONRY TRIM OF	AVG	1982	1,000
380925	2150115	50	Sketch Only	50*	0	5,100
380925	2150115	50	Sketch Only	50*	0	110
380925	2150115	50	Sketch Only	50*	0	110
380925	2150115	50	Sketch Only	50*	0	4,500
380925	2150115	50	Sketch Only	50*	0	110
380925	2697349	501	CANOPY	A*	1982	400
380925	2697349	501	CANOPY	A*	1982	700
380925	2697349	501	CANOPY	A*	1982	420

Total Living Area 14,160

Land Information

Land ID	Type Code	SPTE Code	Homestead	Size-Acres	Front	Depth	Side-Surf
425889	LAND	F1	F	0.789	0	0	34,374

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To see all the details that are visible on the screen, use the "Print" link next to the map.



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Google maps

Address 4295 Valley View Road

Address is approximate

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4201 VALLEY VIEW

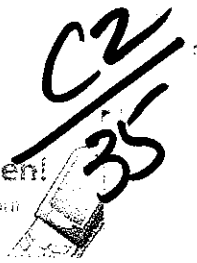
Google maps

Address 4295 Valley View Road

Address is approximate

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phone at google.com/gmm



1800 Fort View

Google maps

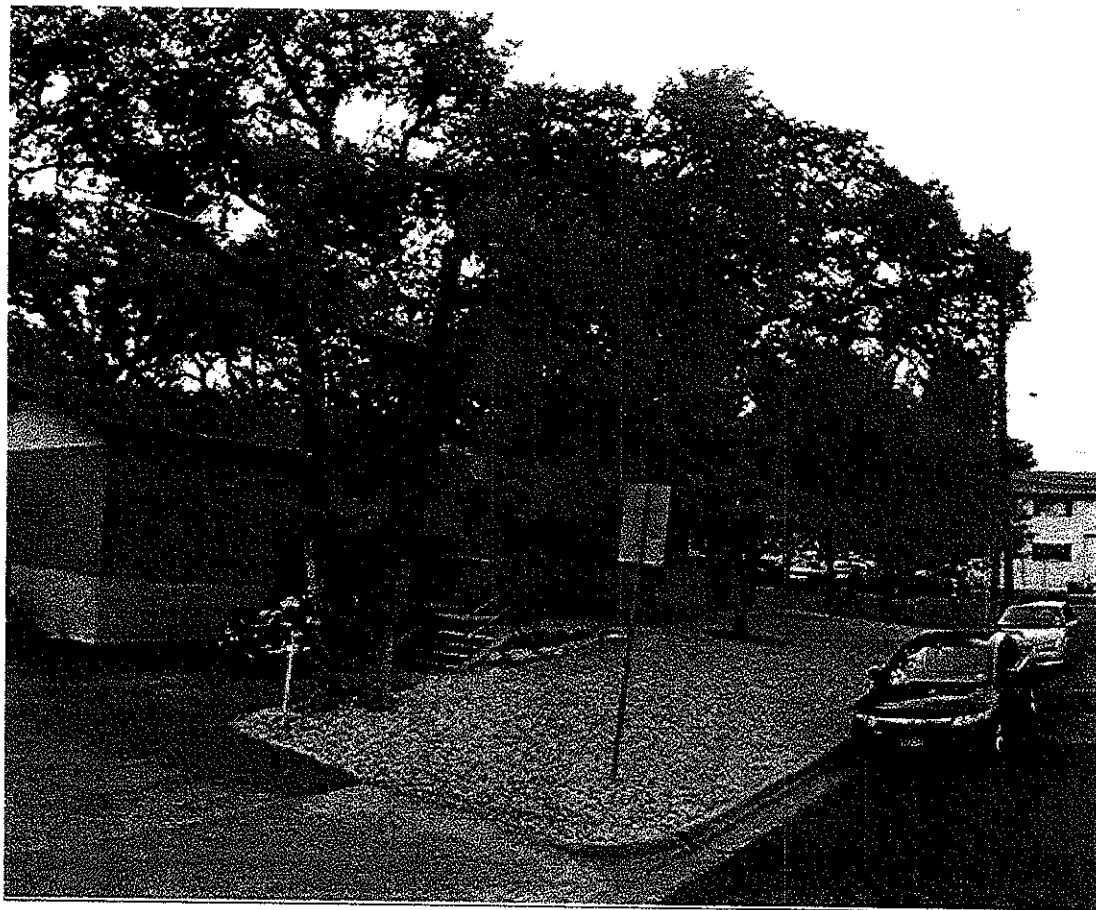
Address 4295 Valley View Road

Address is approximate

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phone at google.com/gmm

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1800 Fort View

Google maps

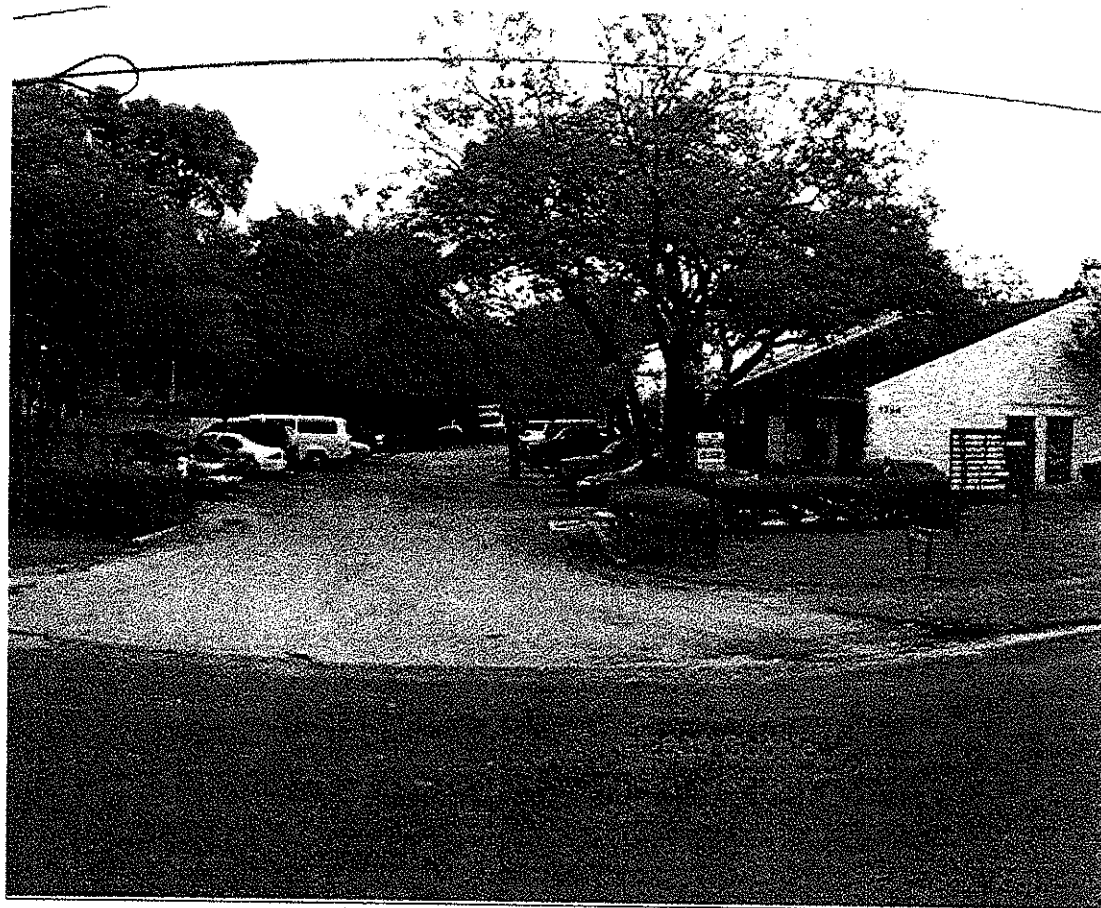
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Address is approximate

Save trees. Go green

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1714 Fortview

Google maps

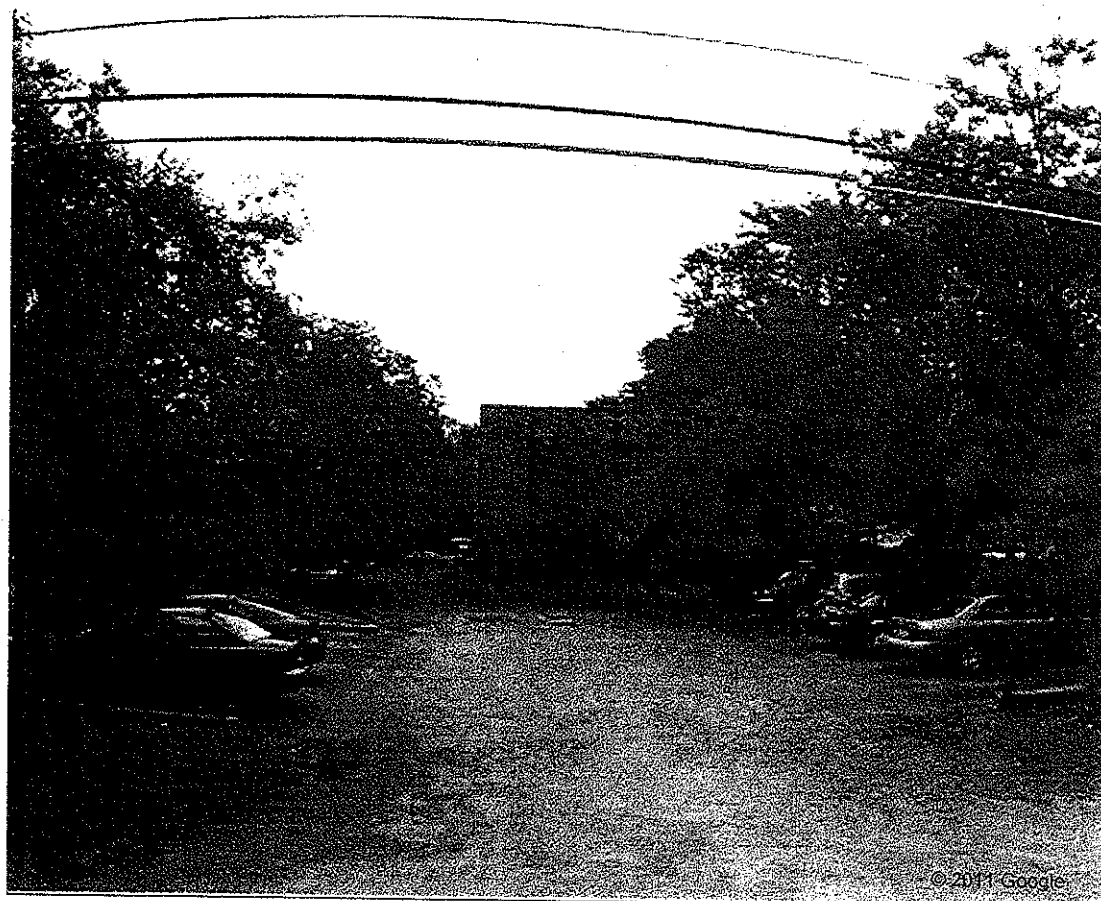
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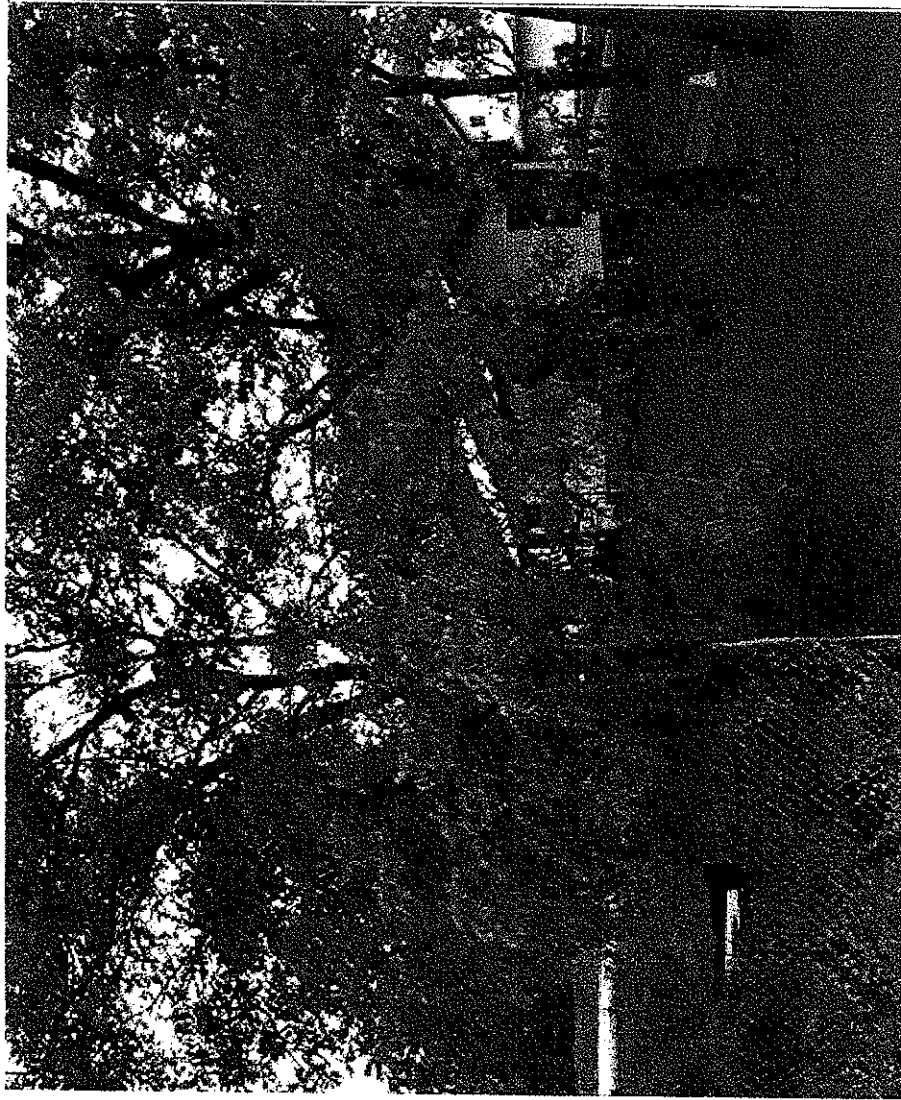
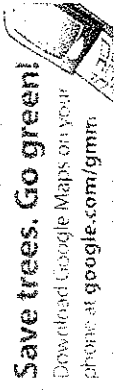


1710 Fort View

Google maps

Address 4295 Valley View Road

Address is approximate



4104 Valley View

C2
39

Google maps

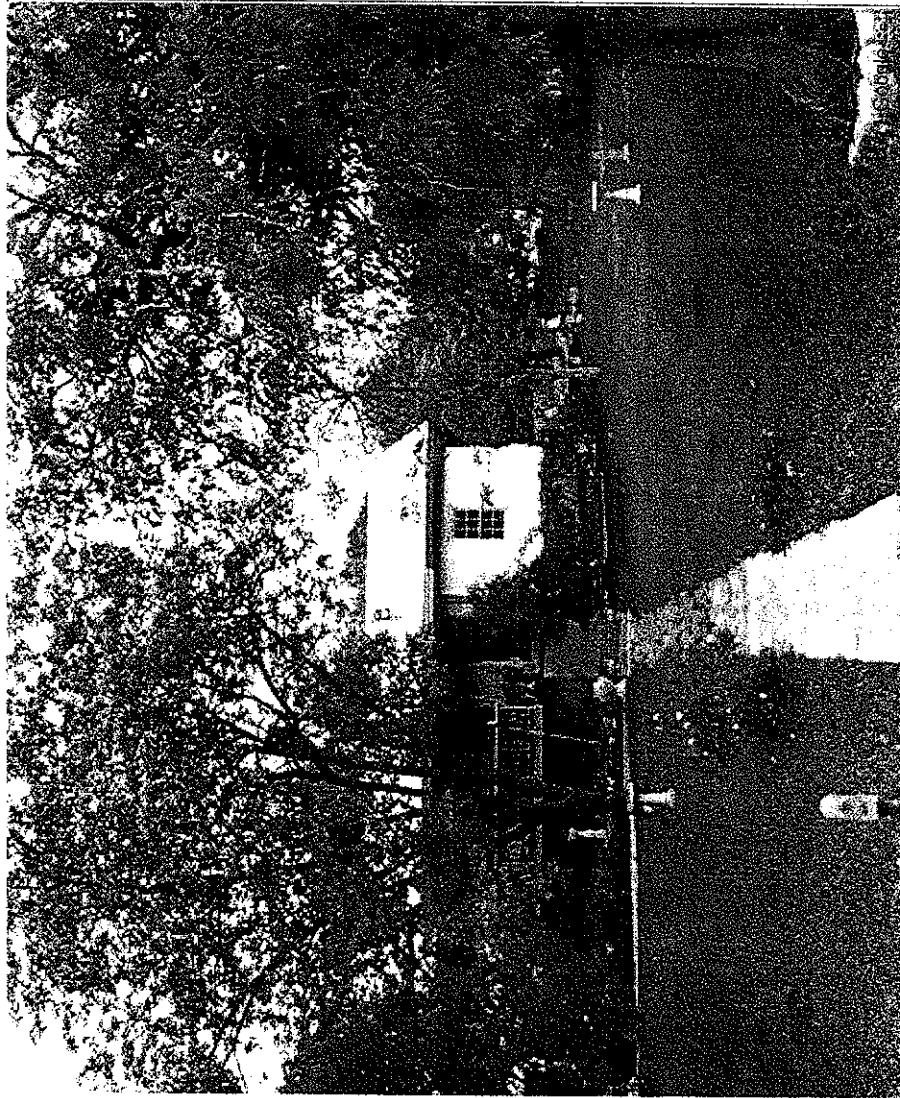
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Address is approximate



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4102 Valley View

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Google maps

Address 1902 Fortview Road

Address is approximate

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1806 Fort View

Google maps

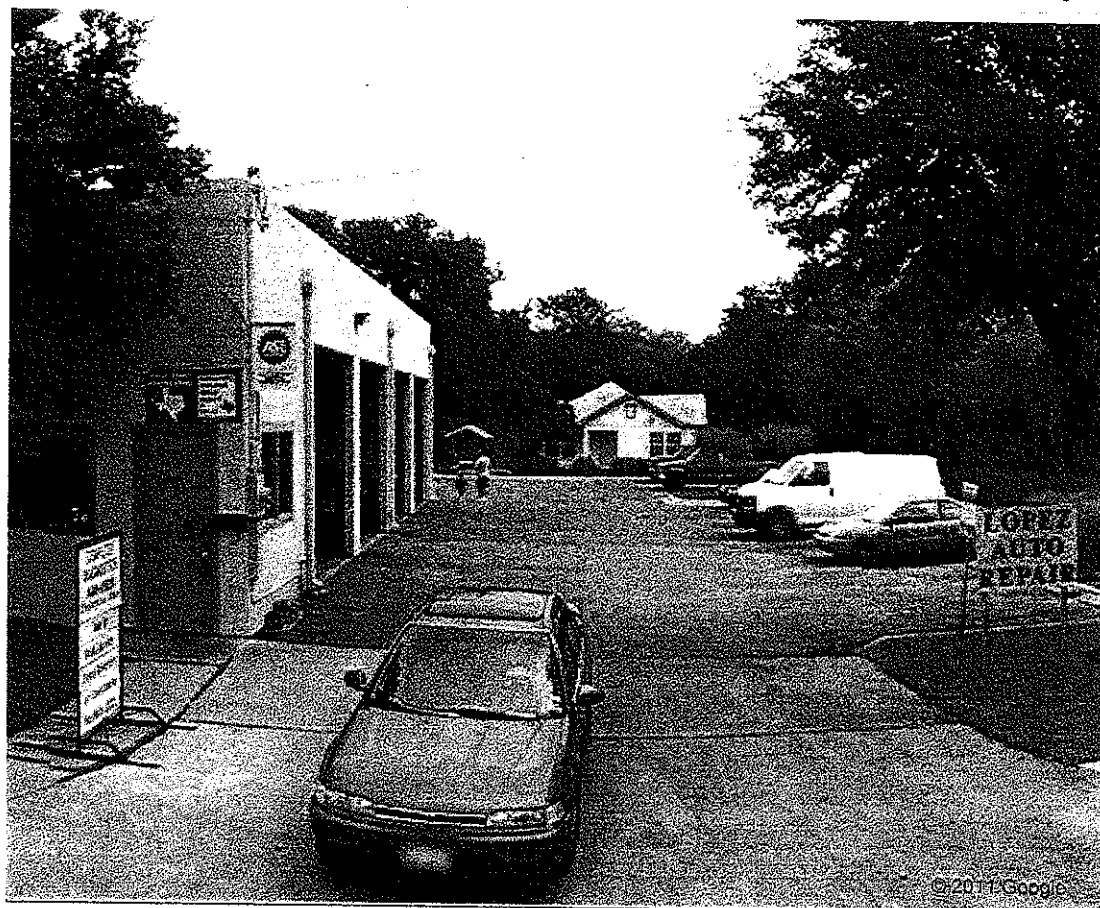
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Address is approximate

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1900 FORT VIEW

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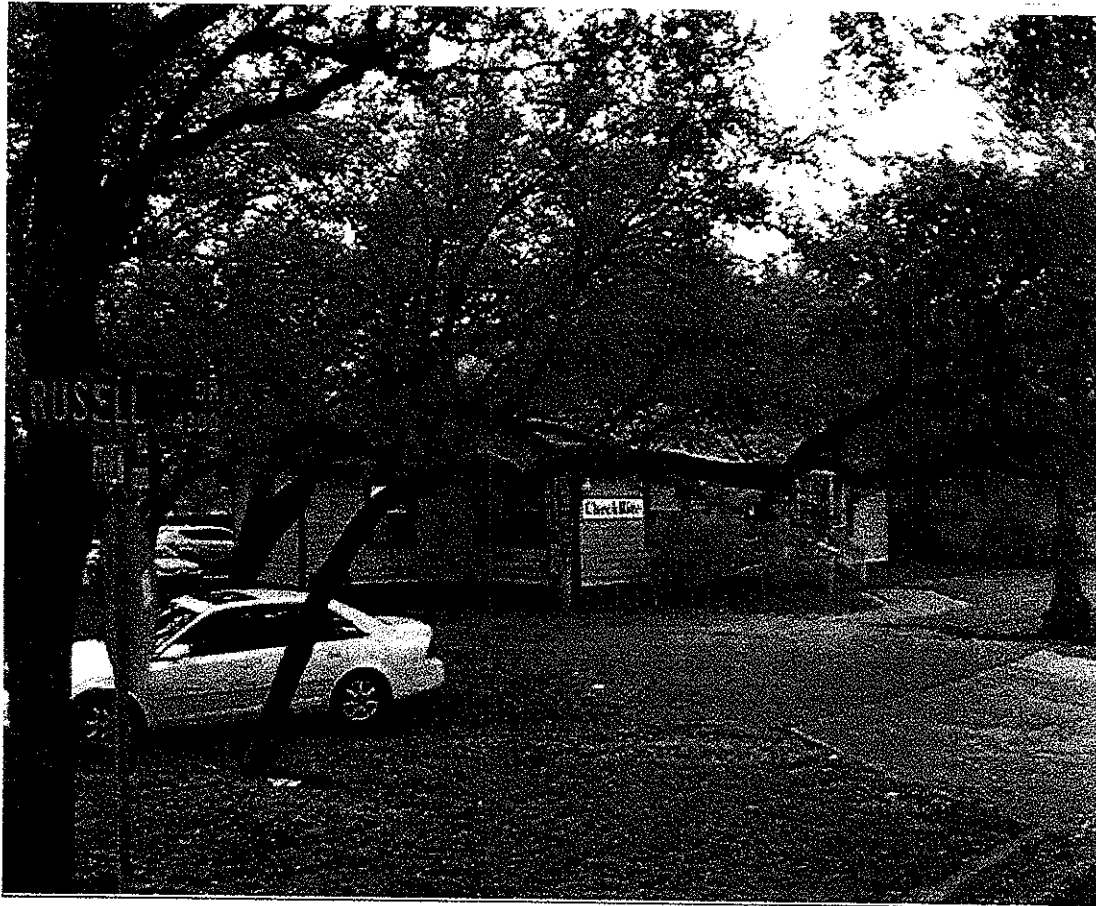
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4301 RUSSELL

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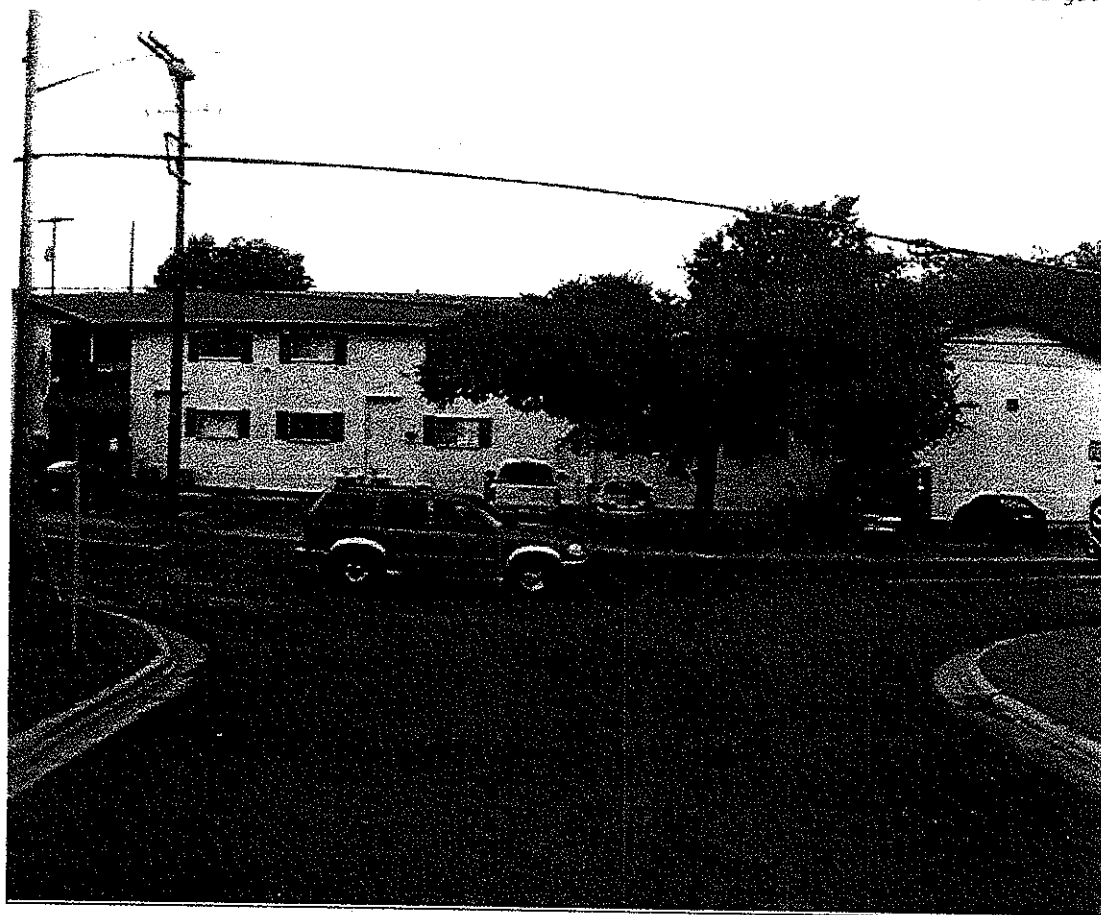
Address 4295 Valley View Road

Address is approximate

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1801 FORT VIEW

Google maps

Address 1902 Fortview Road

Address is approximate

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1807 Fort View

Google maps

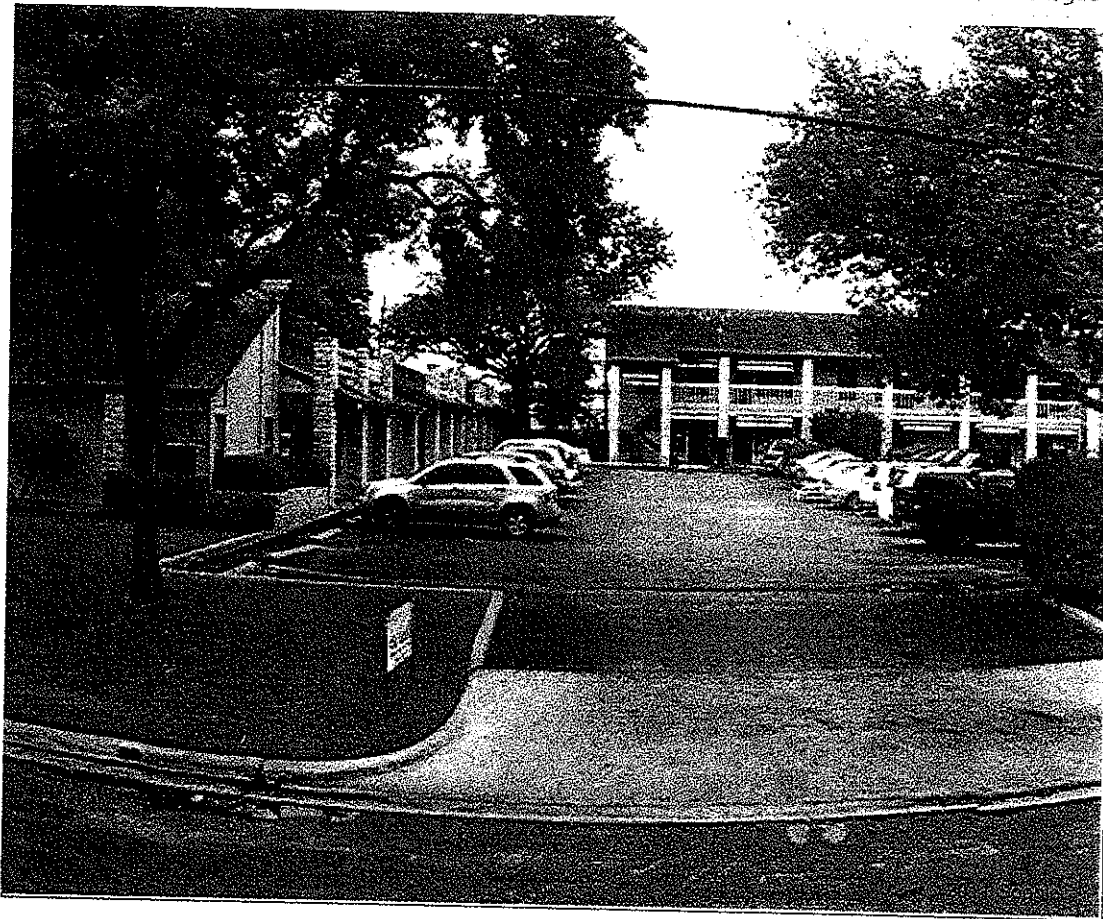
Address 1902 Fortview Road

Address is approximate

Save trees. Go green!

Download Google Maps on your phone at google.com/gmm

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1825 Fort View