C1

CITY OF AUSTIN

CASE # 2011-030580 PR
PLAN REVIEW # ROW 10573908
TP# 0406100181

APPLICATION TO THE RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION (RDCC)

GENERAL MODIFICATION WAIVER

STREET ADDRESS: 4124 Valley View Lot 1 Bldg 4

LEGAL DESCRIPTION: Subdivision – Amended Plat of Valley View Park

Lot(s) 1 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:

X 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 – 7017.86

40% allowable – 2807.1

25% increase – 701.8 Total = 3508.9

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.

C1/2

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.

c1/3

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

4/4

BP Number 2011-030580PR
Building Permit No. _____
Plat No. _____ Date: 4-12-11
Reviewer DARREN CAIN

CITY OF AUSTIN

RESIDENTIAL PERMIT APPLICATION "A"

PRIMARY PROJECT DATA

Bldg 4

Service Address 4124 VALLEY VIEW LOT 1, AUSTIN TX 78704 Tax Parcel No. _____

Legal Description
Lot 1 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 7017.86 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 TED KAEAN / BRYAN JAMAIL — Telephone (h) _____ (w) 426.4826

BUILDER — Company Name STEPHENS HAWKINS BUILDING CORP. — Telephone 970-1834
Contact/Applicant's Name NATHAN STEPHENS — Pager _____ FAX 236.0658

DRIVEWAY/ SIDEWALK — Contractor VALERIO CONCRETE, INC. — Telephone 394.0956

CERTIFICATE OF OCCUPANCY — Name NATHAN STEPHENS — Telephone _____
Address P.O. BOX 5613 City AUSTIN STTX ZIP 78763

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/pierivr.htm

4/5

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 that 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) N/A

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

Service Address _____

Applicant's Signature _____ Date _____

4/6

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.

		NEW ~~Existing~~	New / Addition
a.	1st floor conditioned area	1604 sq.ft.	_____ sq.ft.
b.	2nd floor conditioned area	1532 sq.ft.	_____ sq.ft.
c.	3rd floor conditioned area	_____ sq.ft.	_____ sq.ft.
d.	Basement	_____ sq.ft.	_____ sq.ft.
e.	Garage / Carport	_____ sq.ft.	_____ sq.ft.
	x attached	612 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	64 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.)*	~~3612~~ 3812 2280 sq.ft.	_____ sq.ft.

TOTAL BUILDING COVERAGE ON LOT *(subtract, if applicable, b., c., d., k. and f. if uncovered)* mat 2807.1 — 2280 sq.ft. / 32.48 % 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)*	2280 sq.ft.
b.	Driveway area on private property	430 sq.ft.
c.	Sidewalk / walkways on private property	144 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.)* — 2886 sq.ft. / 41.1 % of lot

mat 3158.0

C1/7

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 4124 Valley View, Lot 1, Austin TX 78704

Applicant's Signature _____ Date 4.27.11

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

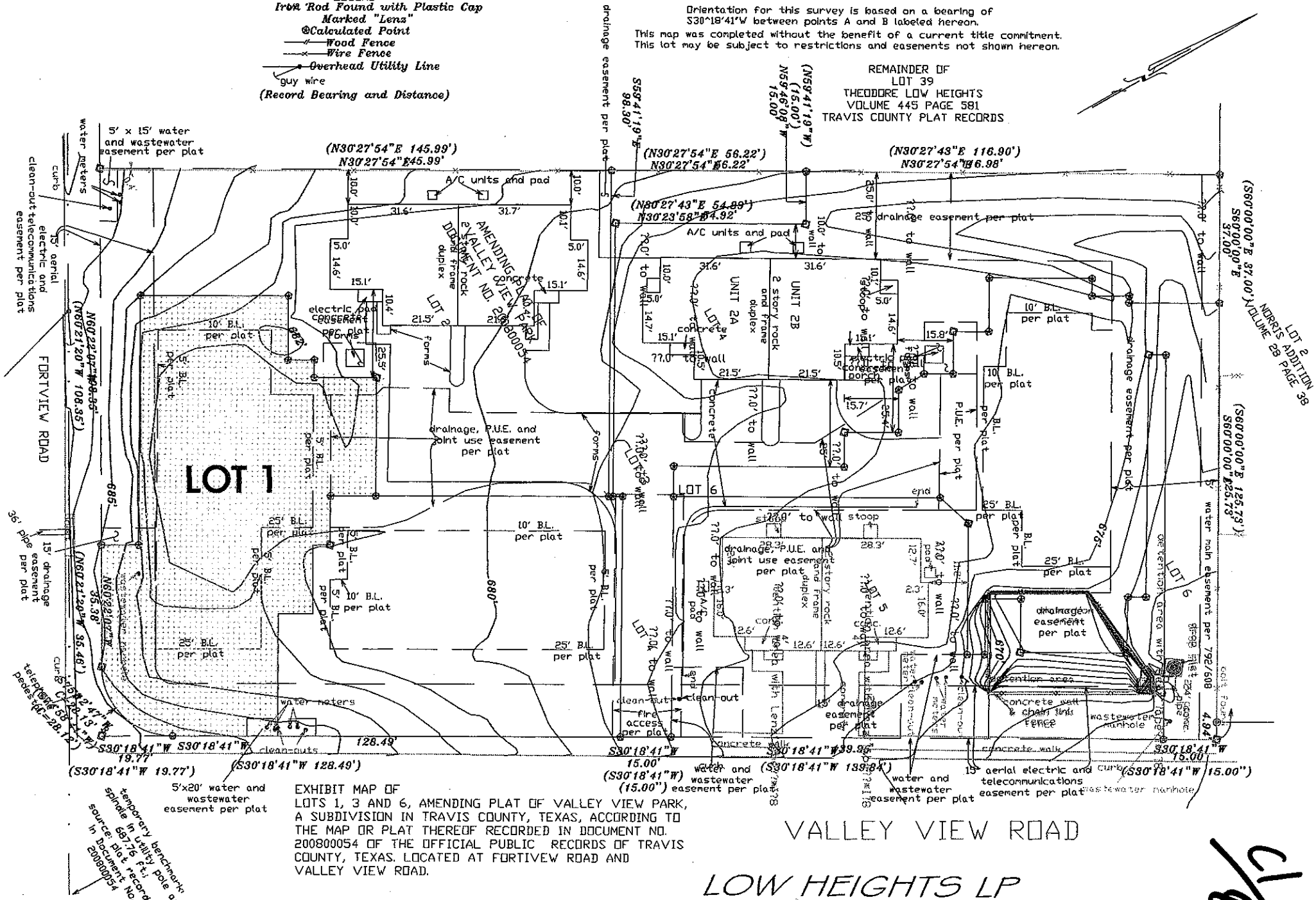
	Existing	New / Addition
I. 1st Floor Gross Area		
a. 1st floor area (*excluding covered or uncovered finished ground-floor porches*)	_____ sq.ft.	_____ sq.ft.
b. 1st floor area with ceiling height over 15 feet.	_____ sq.ft.	_____ sq.ft.
c. **TOTAL *(add a and b above)***	_____ **sq.ft.**	_____ **sq.ft.**
II. 2nd Floor Gross Area See note [1] below		
d. 2nd floor area *(including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)*	_____ sq.ft.	_____ sq.ft.
e. 2nd 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. 3rd floor area *(including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)*.	_____ sq.ft.	_____ sq.ft.
h. 3rd 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.**

May allowed 2807.1	**TOTAL GROSS FLOOR AREA** (*add existing and new from VII above*)	3508.9 **sq. ft.**
	GROSS AREA OF LOT	7017.86 **sq. ft.**
May waiver ft. Request	**FLOOR AREA RATIO** (gross floor area /gross area of lot)	50 %

25% increase (701.8)

[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.

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.


LEGEND
Iron Rod Found with Plastic Cap Marked "Lenz"
Calculated Point
Wood Fence
Wire Fence
Overhead Utility Line
guy wire
(Record Bearing and Distance)
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
LOT 1
LOT 2
LOT 3
LOT 5
LOT 6
UNIT 2A
UNIT 2B
2 story rock and frame duplex
AMENDING PLAT OF VALLEY VIEW PARK SUBDIVISION 200800054
FORTVIEW ROAD
VALLEY VIEW ROAD
LOT 2 NORRIS ADDITION VOLUME 28 PAGE 38
5' x 15' water and wastewater easement per plat
A/C units and pad
drainage easement per plat
drainage, P.U.E. and joint use easement per plat
P.U.E. per plat
10' B.L. per plat
25' B.L. per plat
20' B.L. per plat
5' B.L. per plat
15' drainage easement per plat
36" pipe easement per plat
15' aerial electric and telecommunications easement per plat
5'x20' water and wastewater easement per plat
water and wastewater easement per plat
fire access per plat
concrete walk
concrete well & chain link fence
wastewater manhole
water meters
clean-outs
temporary benchmark spindle in utility pole at 88776 ft.; source plat recorded in Document No. 200800054
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 FORTIVEW ROAD AND VALLEY VIEW ROAD.
DEVELOPMENT PLAN
SCALE: 1"=20'
LOW HEIGHTS LP
Valley View Duplex Project
Austin, Texas
P1

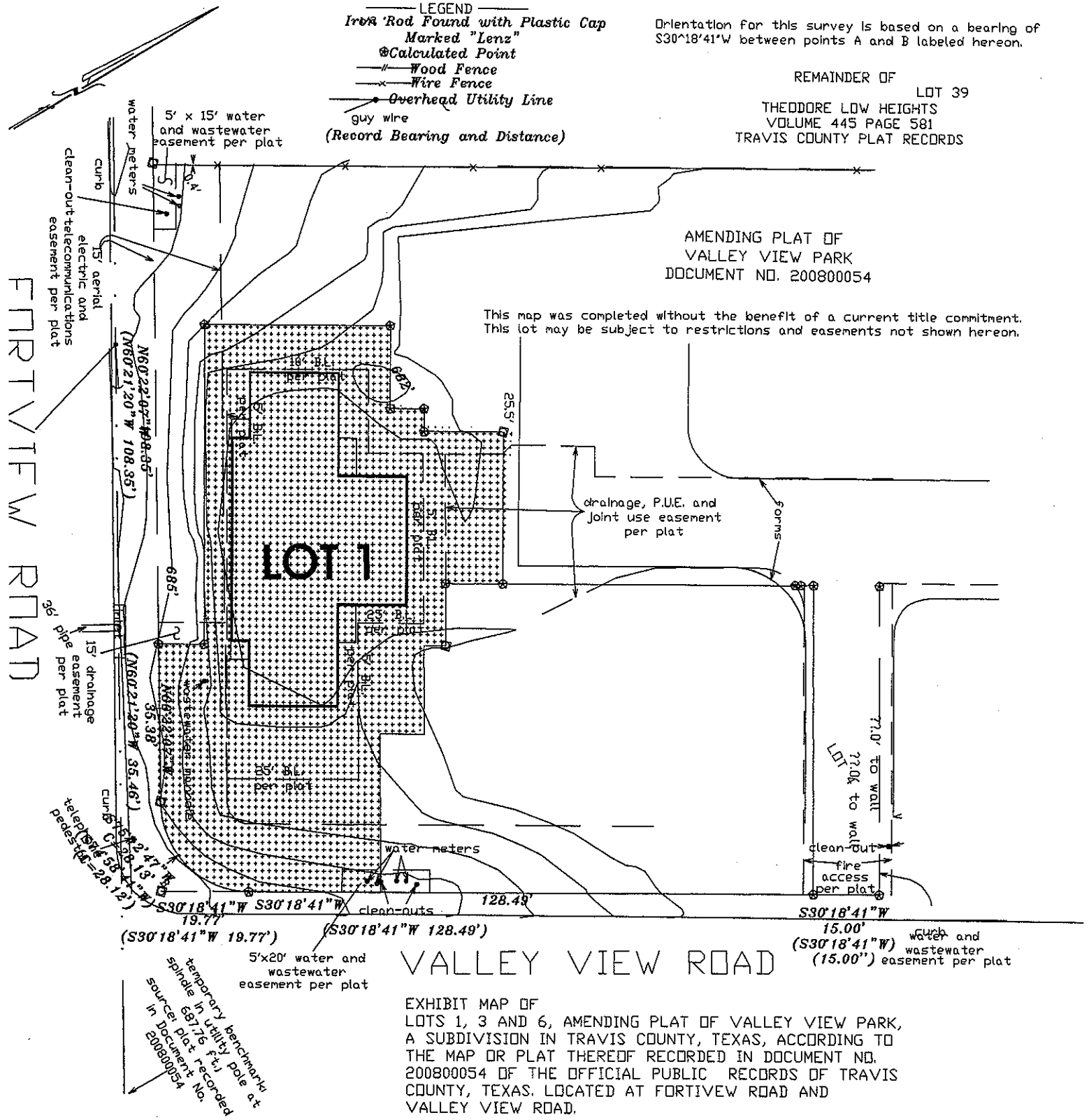
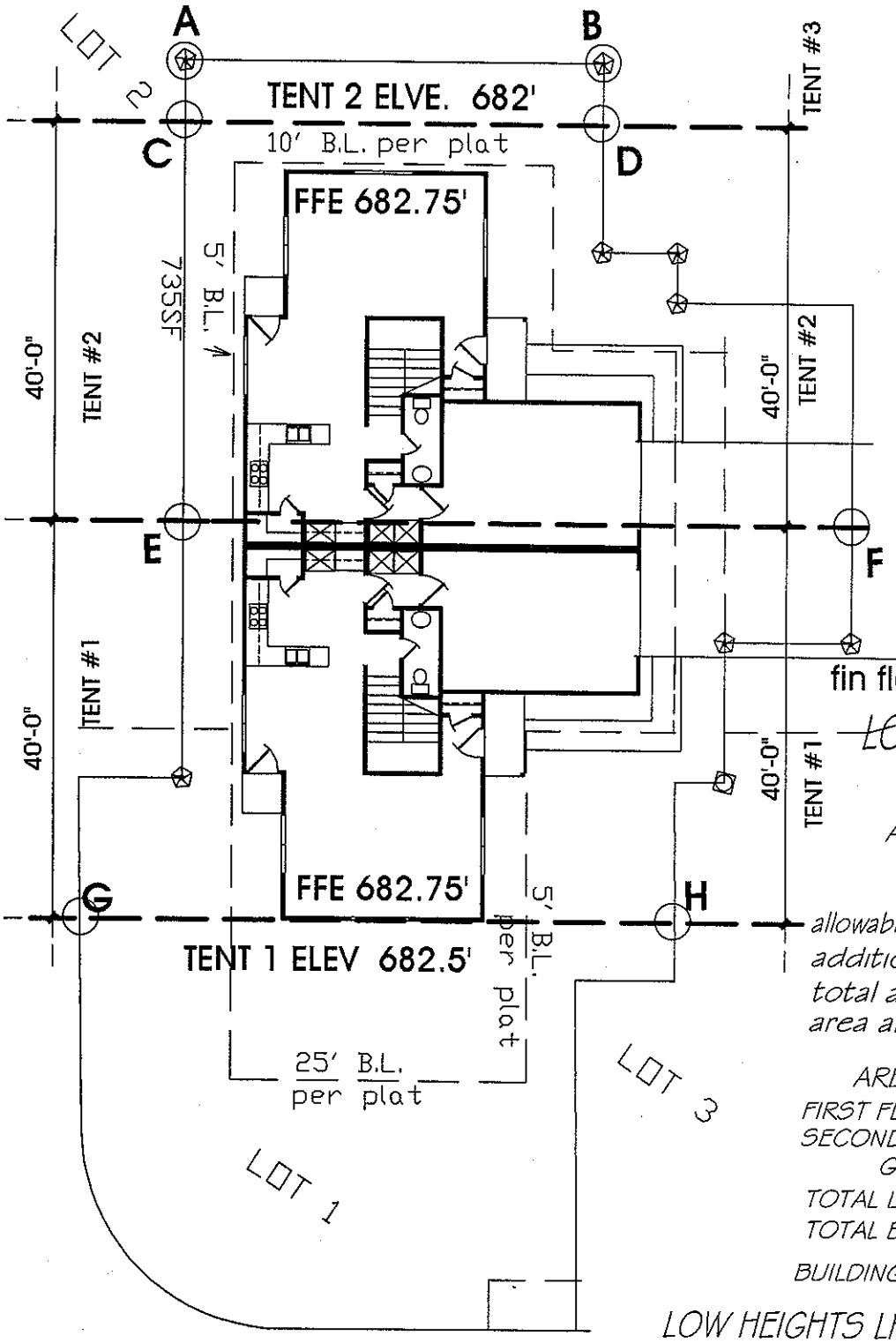


EXHIBIT MAP OF
LOTS 1, 3 AND 6, AMENDING PLAT OF VALLEY VIEW PARK, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 200800054 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. LOCATED AT FORTIVEW ROAD AND VALLEY VIEW ROAD.

SITE PLAN SCALE: 1"=20'

P2



PARTIAL SITE PLAN

4/10

the RGA venture
robert galvan associates
designers & planners
333 Westminster So
Canyon Lake City, Texas 78133
rgaventure@gmail.com
210-867-1982

approx. grade elev.
A 684' B 682'
C 683' D 682'
TENT 2 ELVE. 682'

E 682' F681'
G 685' H 682'
TENT 1 ELEV 682.5'
fin floor elev FFE 682.75'

LOT 1 SITE DATA

lot size = 7017.86
ALLOWABLE AREA PER McMansion

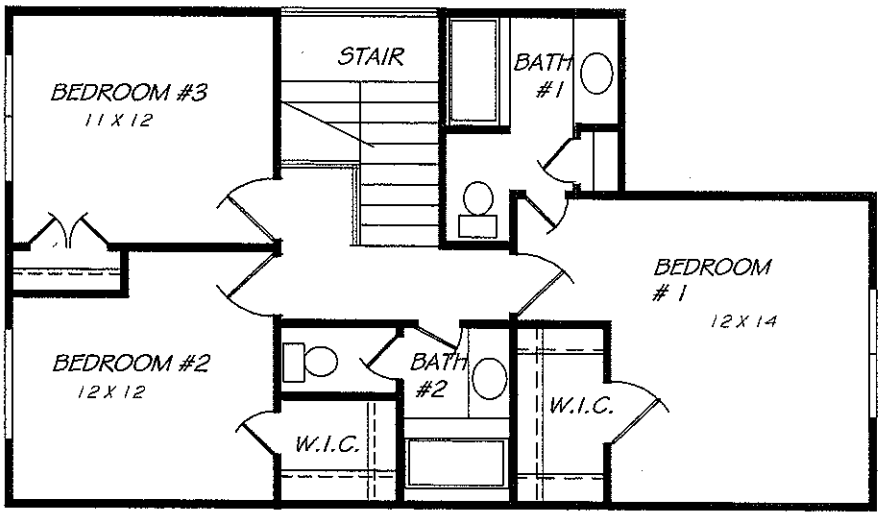
allowable building area = 2807s.f.
additional comp area = 200s.f.
total allowable area = 3007s.f.
area allowed per unit = 1503.5s.f.

AREA TABULATIONS
FIRST FLOOR AREA 802 s.f.
SECOND FLOOR AREA 766 s.f.
GARAGE 306 s.f.
TOTAL LIVING AREA = 1568 s.f.
TOTAL BUILDING AREA = 1874 s.f.

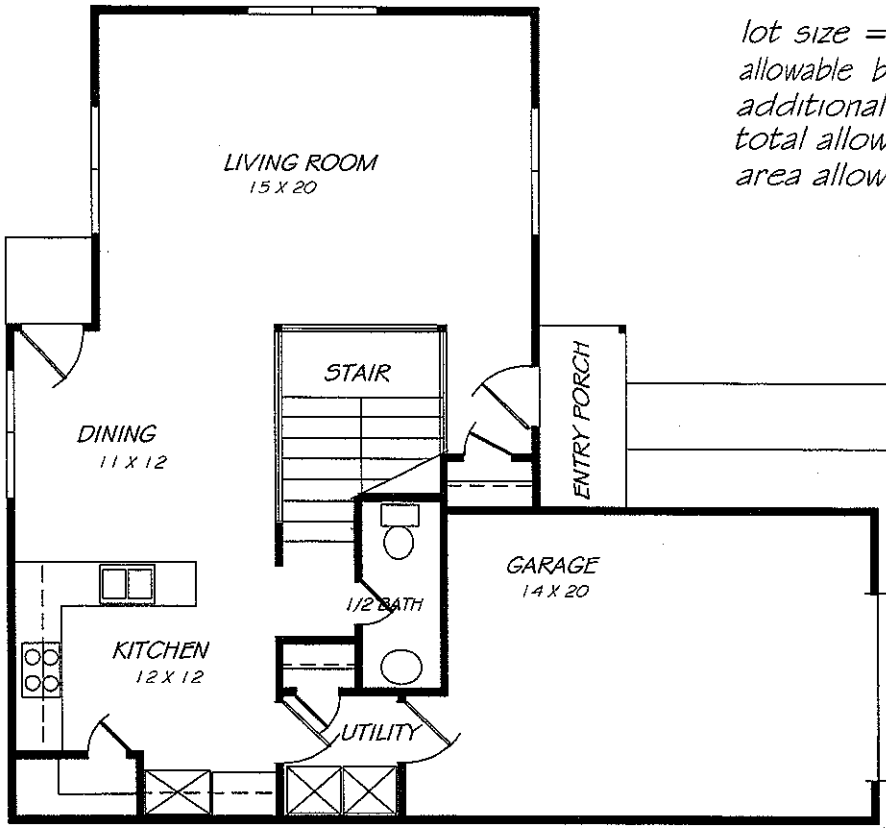
BUILDING AREA INCREASE = 24.68%

LOW HEIGHTS LP
Valley View Duplex Project
Austin, Texas

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



SECOND FLOOR PLAN



three bedrooms & small garage

SITE DATA

ALLOWABLE AREA PER McMansion

lot size = 7017.86
allowable building area = 2807s.f.
additional comp area = 200s.f.
total allowable area = 3007s.f.
area allowed per unit = 1503.5s.f.

AREA TABULATIONS

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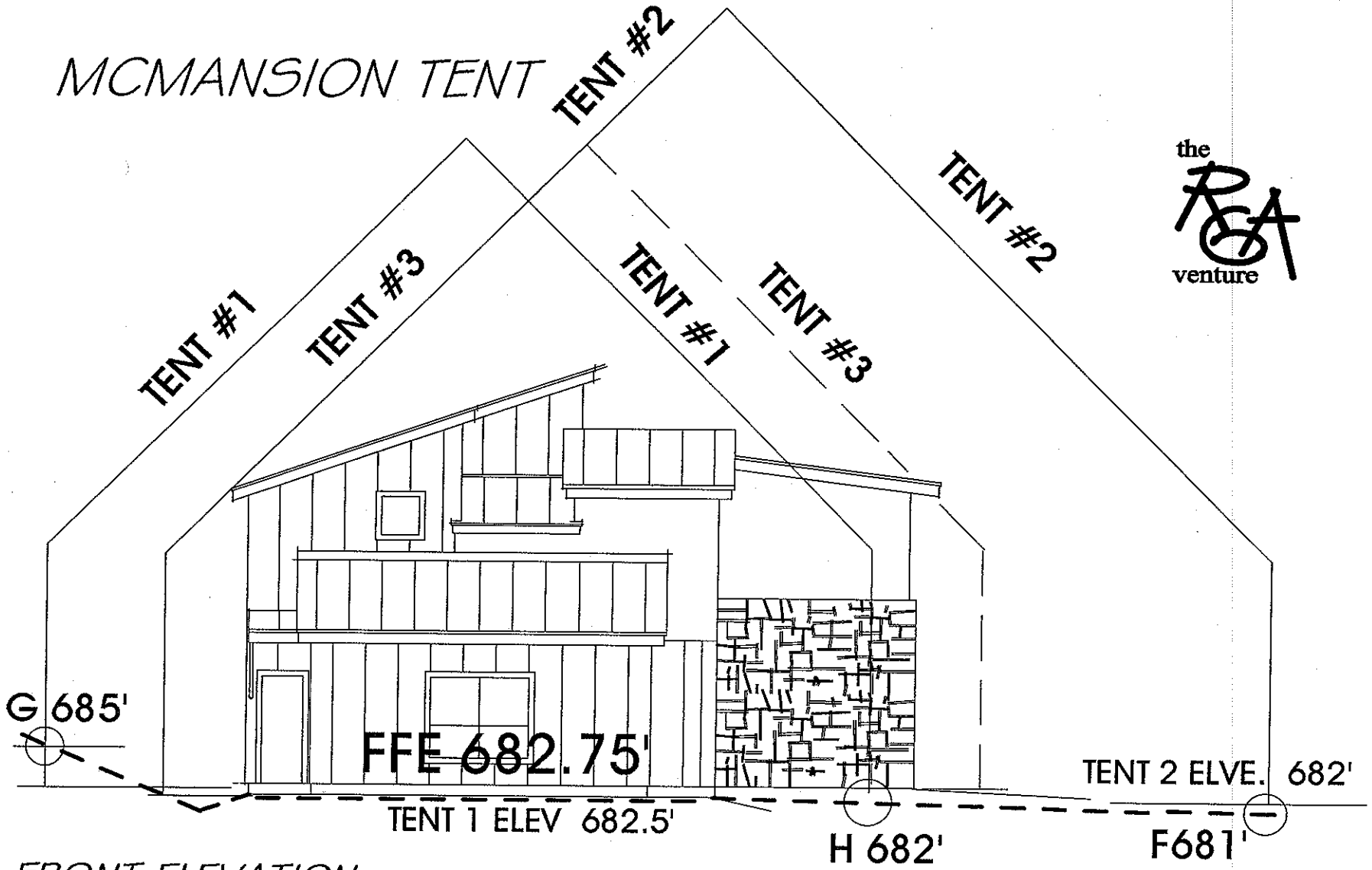
LOT 1

LOW HEIGHTS LP

Valley View Duplex Project

Austin, Texas

MCMANSION TENT



the RSA venture

FRONT ELEVATION

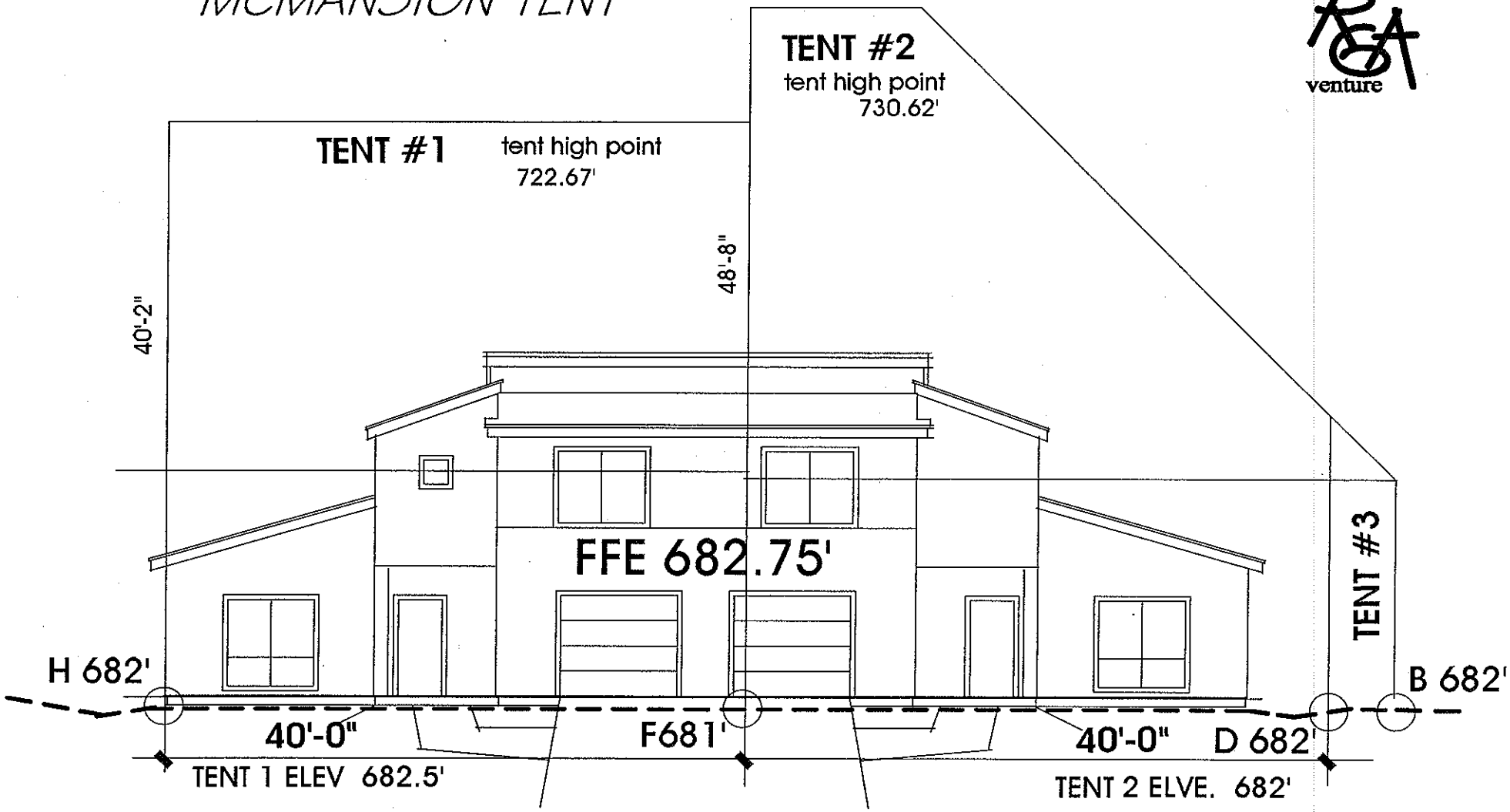
LOW HEIGHTS LP
Valley View Duplex Project
Austin, Texas
LOT 1

REAR ELEVATION IS OPP HAND
& SIMILAR

P5 . 12/12

MCMANSION TENT

the R&A venture



LOW HEIGHTS LP
Valley View Duplex Project
Austin, Texas

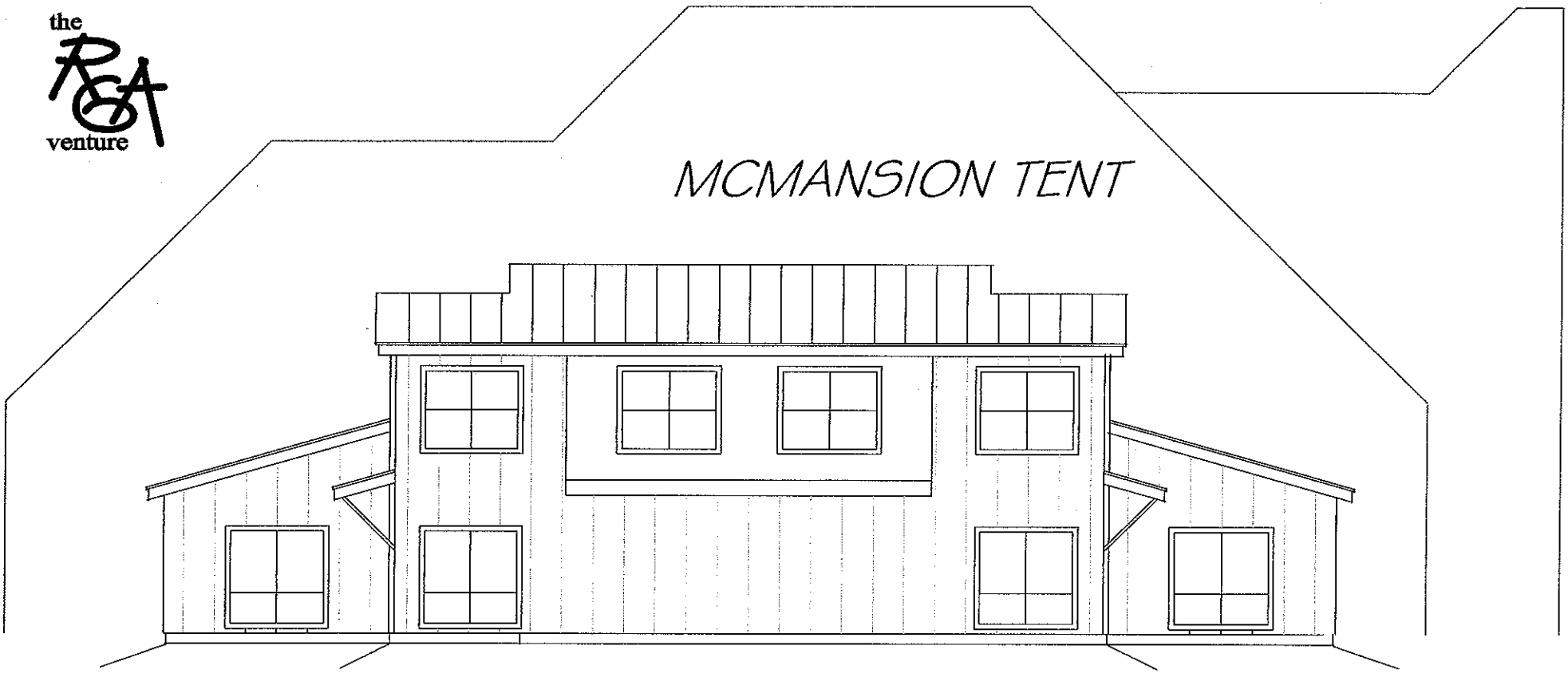
RIGHT SIDE ELEVATION
LOT 1

P6

3/12

the R&A venture

MCMANSION TENT

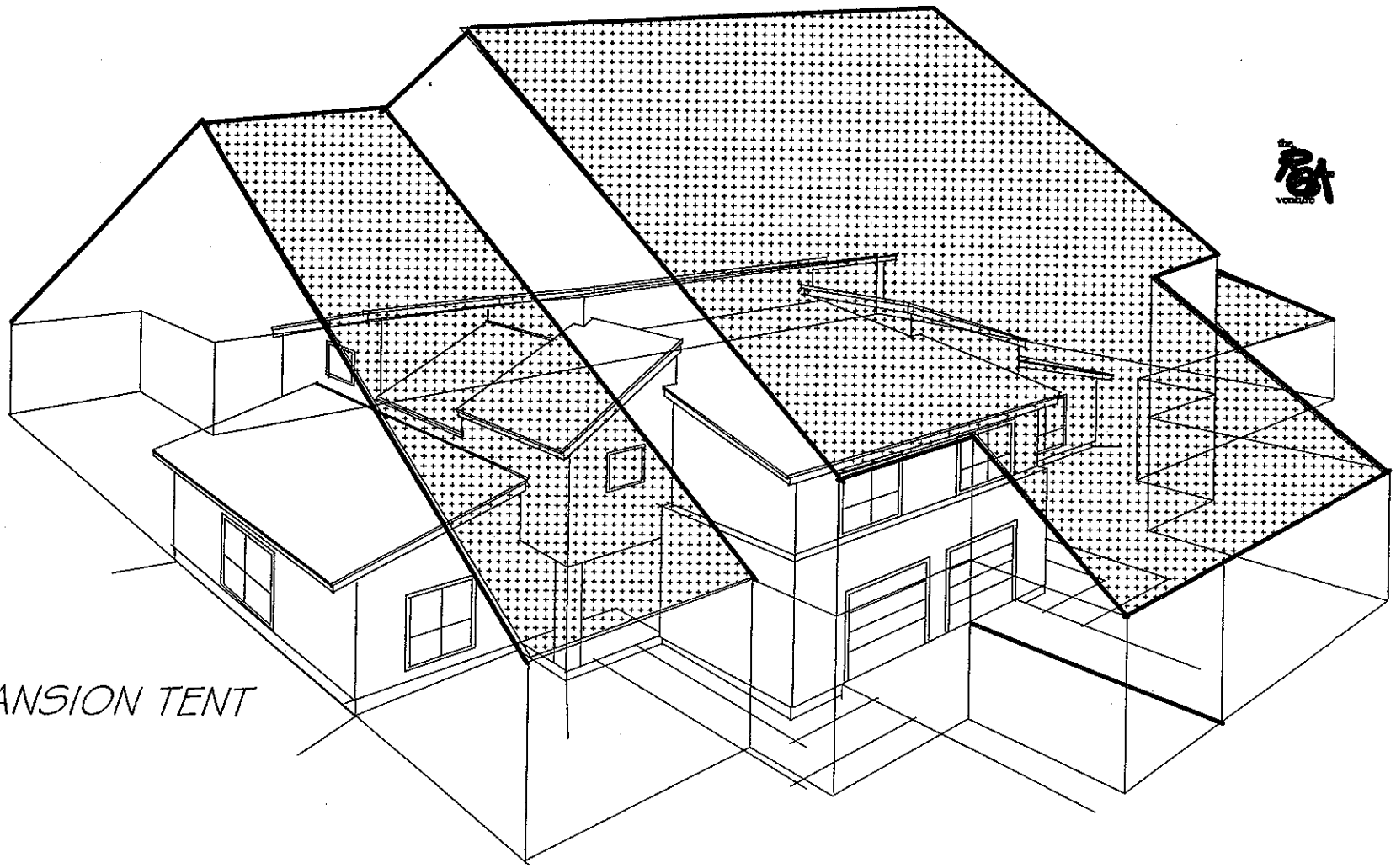


LEFT SIDE ELEVATION

LOT 1

LOW HEIGHTS LP
Valley View Duplex Project
Austin, Texas

P7

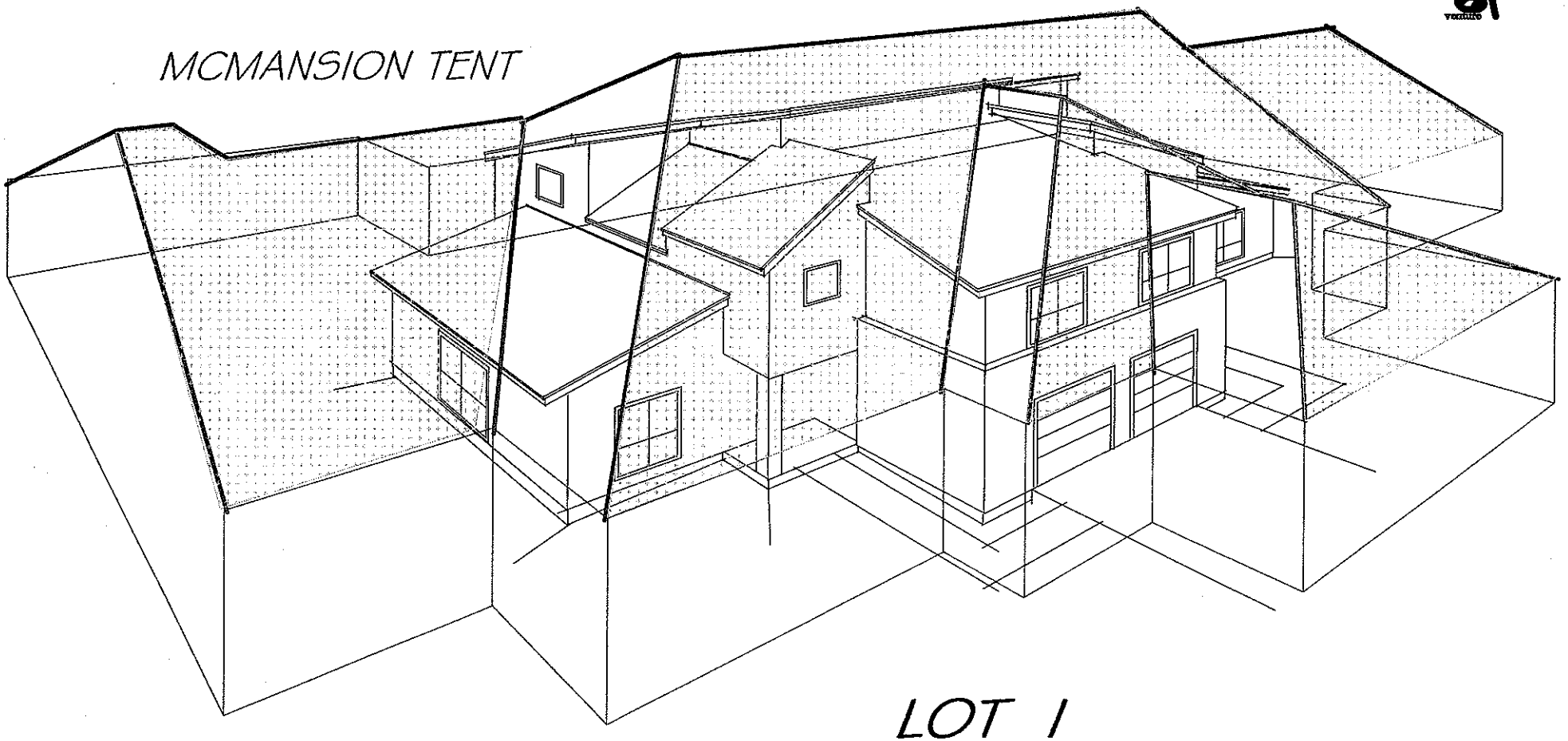


LOT 1

BIRD'S EYE NE VIEW

LOW HEIGHTS LP
Valley View Duplex Project
Austin, Texas

MCMANSION TENT



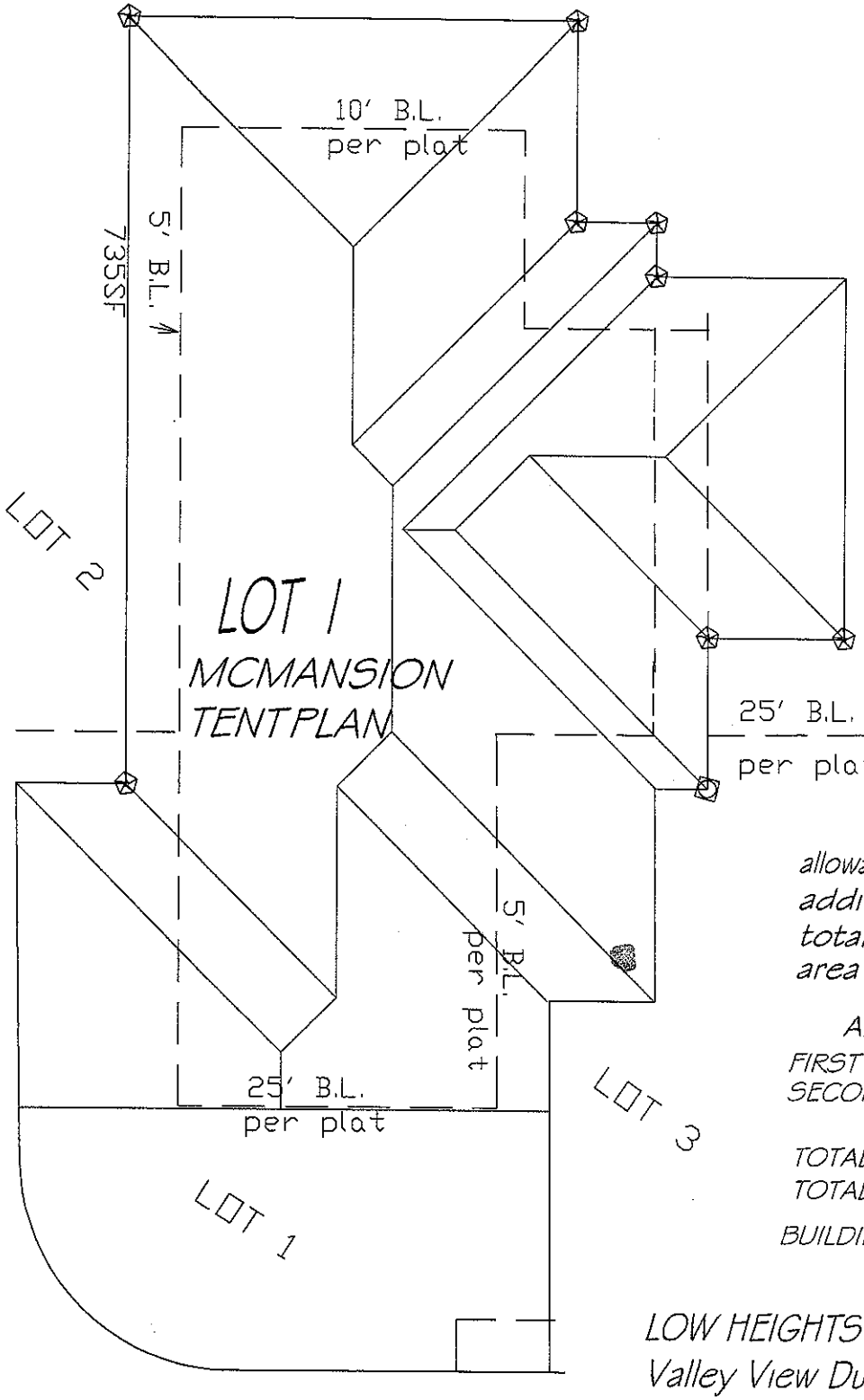
LOT 1

BIRD'S EYE
NE VIEW

LOW HEIGHTS LP
Valley View Duplex Project
Austin, Texas

C1/17

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



PARTIAL SITE PLAN

LOT 1 SITE DATA

lot size = 7017.86

ALLOWABLE AREA PER McMansion

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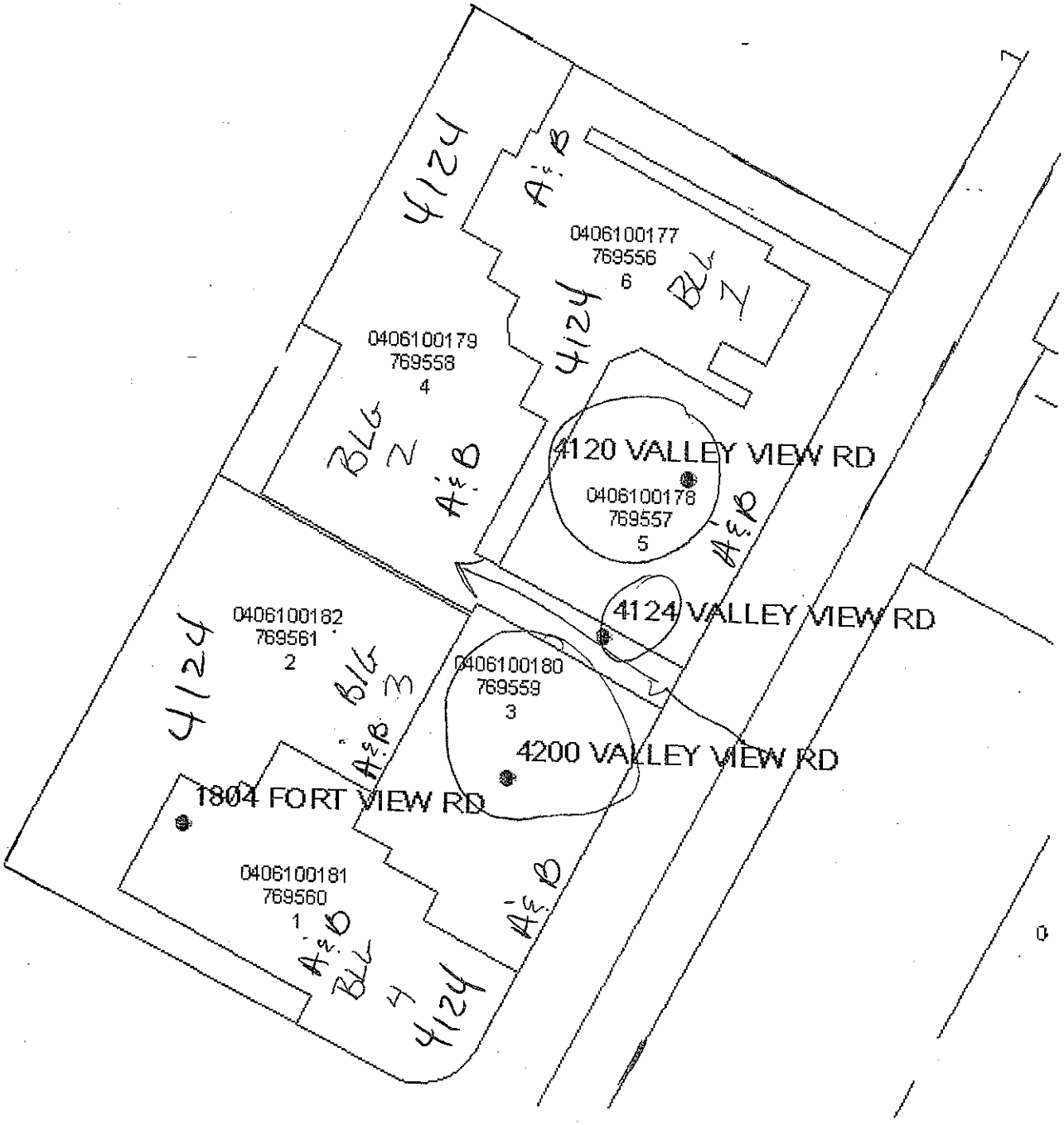
AREA TABULATIONS

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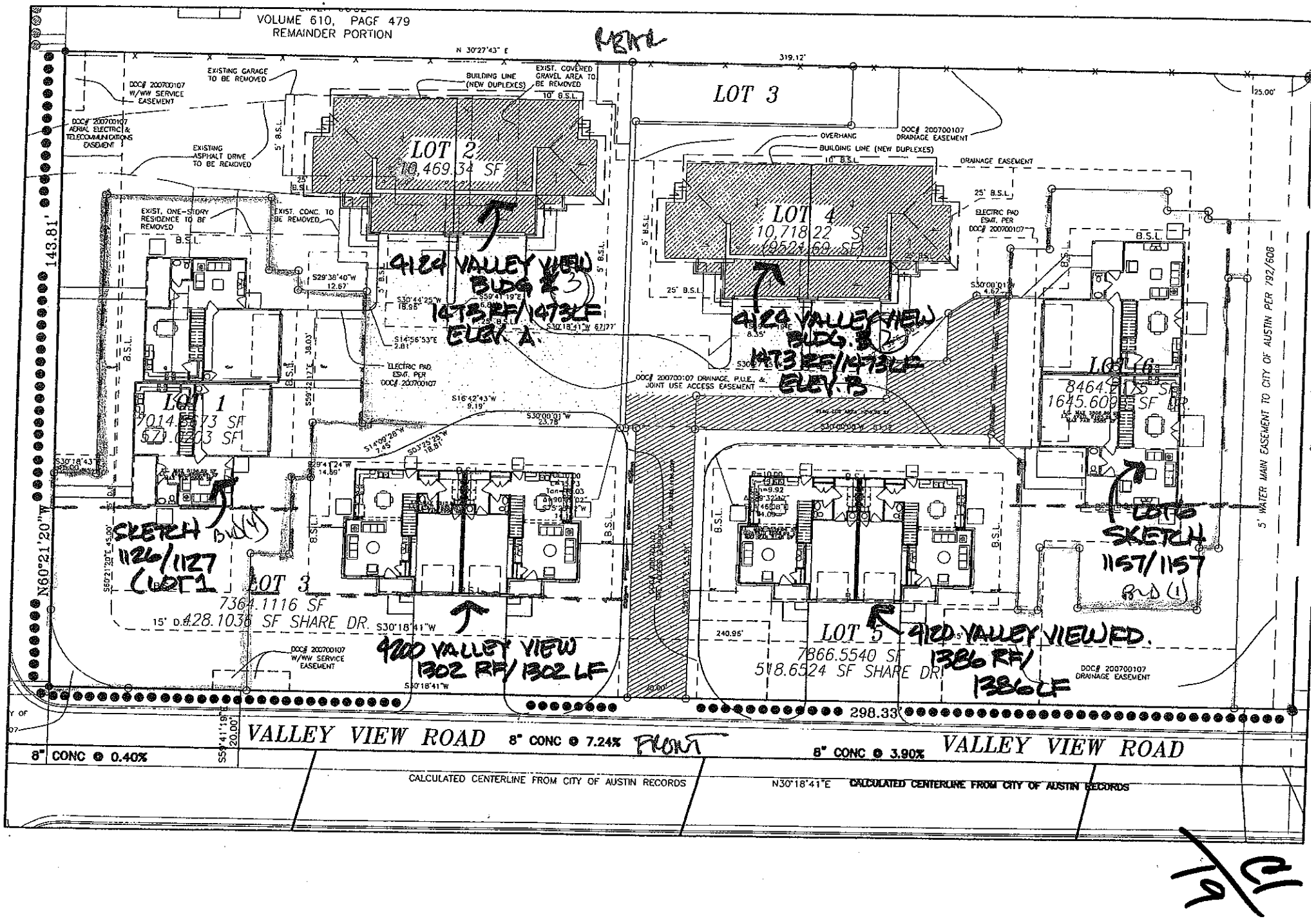
BUILDING AREA INCREASE = 24.68%

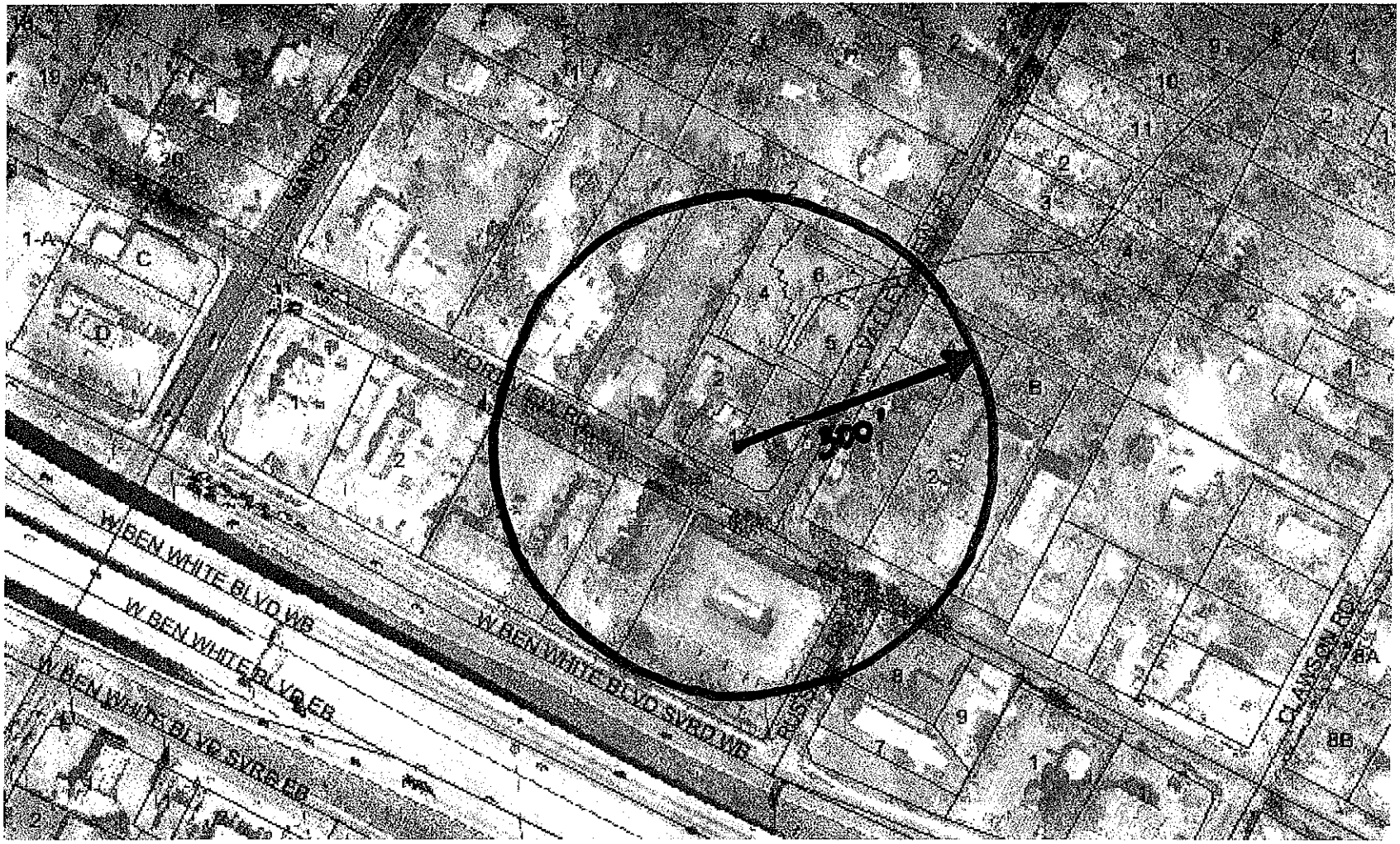
LOW HEIGHTS LP
Valley View Duplex Project
Austin, Texas

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18

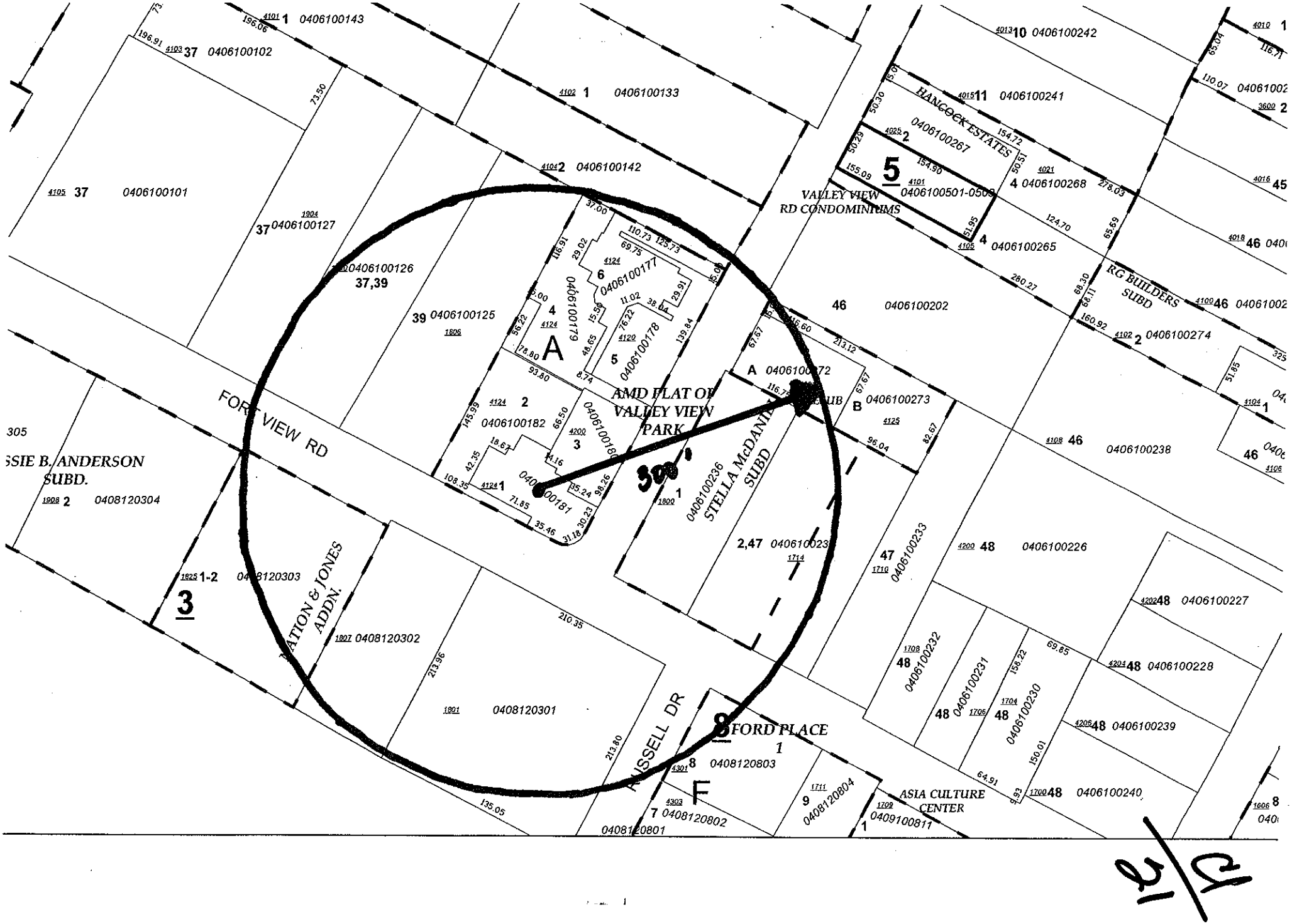


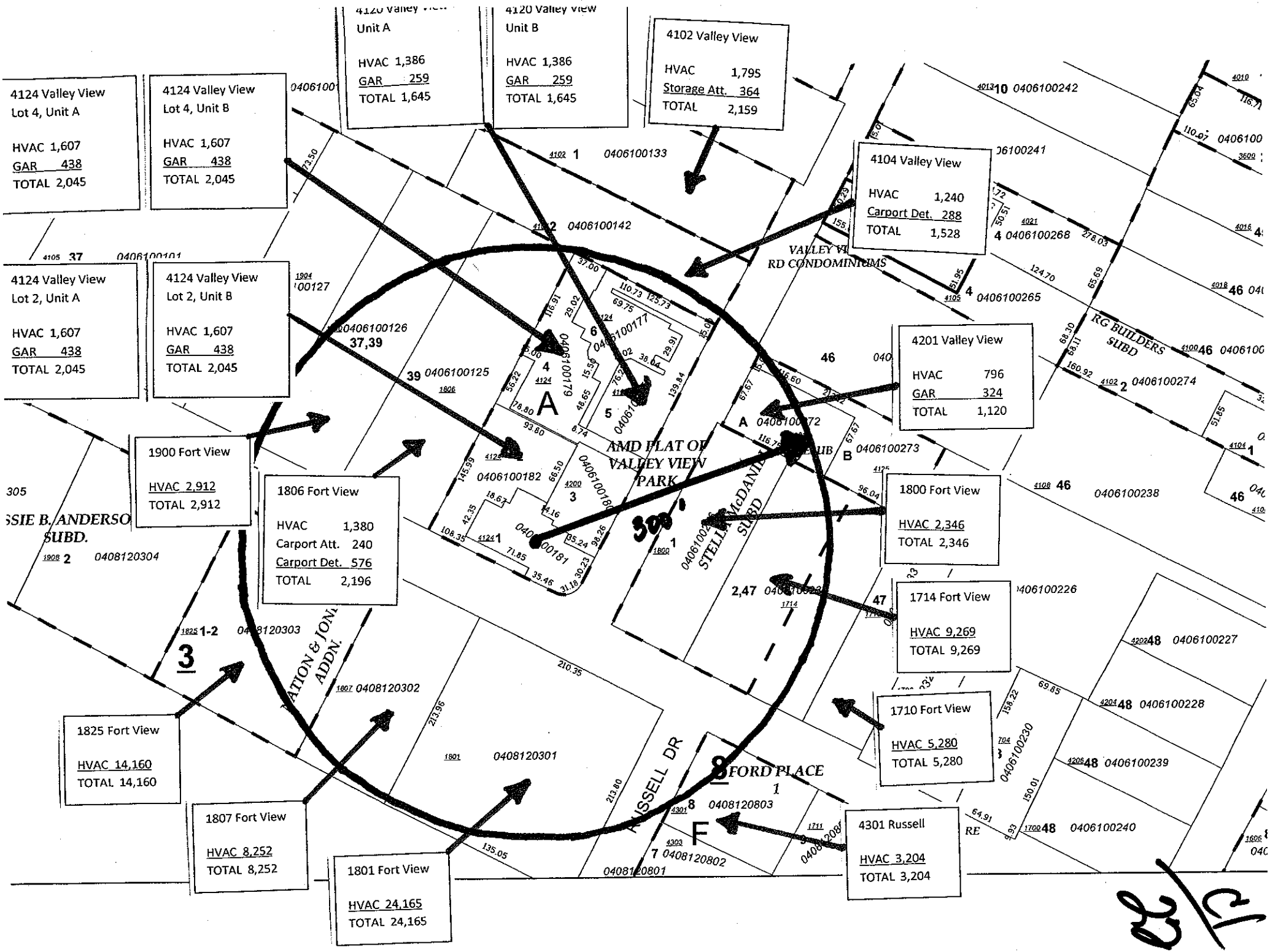
Wednesday, Apr 13, 2011 04:23 PM


VOLUME 610, PAGE 479
REMAINDER PORTION
N 30°27'43" E
319.12'
LOT 2
10,469.34 SF
LOT 3
LOT 4
10,718.22 SF
LOT 1
7014.5273 SF
LOT 3
7364.1116 SF
428.1036 SF SHARE DR.
LOT 5
7866.5540 SF
518.6524 SF SHARE DR.
LOT 6
8464.9165 SF
1645.6092 SF SHARE DR.
4124 VALLEY VIEW BLDG #3
1473 RF/1473 LF
ELEV. A
4124 VALLEY VIEW BLDG #2
1473 RF/1473 LF
ELEV. B
SKETCH BLDG 1126/1127 (LOT 1
LOT 6 SKETCH 1157/1157 BLD (1
9200 VALLEY VIEW 1302 RF/1302 LF
9120 VALLEY VIEW ELEV. D. 1386 RF/1386 LF
EXISTING GARAGE TO BE REMOVED
EXISTING ASPHALT DRIVE TO BE REMOVED
EXIST. ONE-STORY RESIDENCE TO BE REMOVED
EXIST. CONC. TO BE REMOVED
EXIST. COVERED GRAVEL AREA TO BE REMOVED
BUILDING LINE (NEW DUPLEXES)
OVERHANG
DRAINAGE EASEMENT
ELECTRIC PAD ESMT. PER DOC# 200700107
DOC# 200700107 W/WW SERVICE EASEMENT
DOC# 200700107 AERIAL ELECTRIC & TELECOMMUNICATIONS EASEMENT
DOC# 200700107 DRAINAGE, P.U.E., & JOINT USE ACCESS EASEMENT
5' WATER MAIN EASEMENT TO CITY OF AUSTIN PER 792/608
N60°21'20"W
143.81'
298.33'
VALLEY VIEW ROAD
8" CONC @ 0.40%
8" CONC @ 7.24%
8" CONC @ 3.90%
CALCULATED CENTERLINE FROM CITY OF AUSTIN RECORDS
N30°18'41"E
CALCULATED CENTERLINE FROM CITY OF AUSTIN RECORDS


300'
W BEN WHITE BLVD WB
W BEN WHITE BLVD EB
W BEN WHITE BLVD SVRD WB
W BEN WHITE BLVD SVRD EB
FORD
CLAWSON

LOT 1


FORT VIEW RD
AMD PLAT OF VALLEY VIEW PARK
HANCOCK ESTATES
VALLEY VIEW RD CONDOMINIUMS
RG BUILDERS SUBD
STELLA McDANIEL SUBD
ASIA CULTURE CENTER
RUSSELL DR
FORD PLACE
0406100126 37,39
0406100127
0406100125
0406100133
0406100142
0406100143
0406100101
0406100102
0406100177
0406100176
0406100178
0406100182
0406100181
0406100180
0406100202
0406100272
0406100273
0406100274
0406100238
0406100236
0406100233
0406100226
0406100227
0406100228
0406100239
0406100240
0406100230
0406100231
0406100232
0406100241
0406100242
0406100267
0406100268
0406100265
0406100501-0508
0408120304
0408120303
0408120302
0408120301
0408120803
0408120804
0408120802
0408120801
0409100811
300'


4120 Valley View
Unit A
HVAC 1,386
GAR 259
TOTAL 1,645
4120 Valley View
Unit B
HVAC 1,386
GAR 259
TOTAL 1,645
4102 Valley View
HVAC 1,795
Storage Att. 364
TOTAL 2,159
4124 Valley View
Lot 4, Unit A
HVAC 1,607
GAR 438
TOTAL 2,045
4124 Valley View
Lot 4, Unit B
HVAC 1,607
GAR 438
TOTAL 2,045
4124 Valley View
Lot 2, Unit A
HVAC 1,607
GAR 438
TOTAL 2,045
4124 Valley View
Lot 2, Unit B
HVAC 1,607
GAR 438
TOTAL 2,045
4104 Valley View
HVAC 1,240
Carport Det. 288
TOTAL 1,528
4201 Valley View
HVAC 796
GAR 324
TOTAL 1,120
1900 Fort View
HVAC 2,912
TOTAL 2,912
1806 Fort View
HVAC 1,380
Carport Att. 240
Carport Det. 576
TOTAL 2,196
1800 Fort View
HVAC 2,346
TOTAL 2,346
1714 Fort View
HVAC 9,269
TOTAL 9,269
1710 Fort View
HVAC 5,280
TOTAL 5,280
1825 Fort View
HVAC 14,160
TOTAL 14,160
1807 Fort View
HVAC 8,252
TOTAL 8,252
1801 Fort View
HVAC 24,165
TOTAL 24,165
4301 Russell
HVAC 3,204
TOTAL 3,204
AMD PLAT OF VALLEY VIEW PARK
STELLA McDANIEL SUBD
RG BUILDERS SUBD
VALLEY VIEW RD CONDOMINIUMS
FORD PLACE
RUSSELL DR
300'
0406100126
37,39
0406100125
0406100182
0406100181
0406100179
0406100177
0406100178
0406100272
0406100273
0406100274
0406100238
0406100242
0406100241
0406100268
0406100265
0406100142
0406100133
0406100127
0406100101
0408120304
0408120303
0408120302
0408120301
0408120803
0408120802
0408120801
0406100227
0406100228
0406100239
0406100240
0406100230
0406100226

1714. FV

CL 23

TaxNetUSA: Travis County Property Information

Property ID Number: 308147 Ref ID2 Number: 0406100230000

Owner's Name: NIKOS PROPERTIES LTD

Mailing Address: 5514 LA CONCHA PASS
AUSTIN, TX 78749-1715

Location: 1714 FORT VIEW RD 78704

Legal: LOT 2 *LESS W 1.5AV MCDANIEL STELLA SUBD ACR .329 *OF LOT 47 LOW THEODORE HEIGHTS

Value Information

	2010 Certified
Land Value	78,445.00
Improvement Value	698,332.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	776,777.00
10% Cap Value	0.00
Total Value	776,777.00

Property Details

Deed Date	05282002
Deed Volume	00000
Deed Page	00000
Exemptions	
Freeze Exempt	
ARB Protest	F
Agent Code	F
Land Acres	0
Block	0.7203
Tract or Lot	
Docket No.	2002050647TR
Abstract Code	S08718
Neighborhood Code	SSSCN

Data up to date as of 2011-04-01

- 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	2010 Tax Rate	Appraised Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		776,777.00	776,777.00	776,777.00	776,777.00
01	AUSTIN ISD	1.227000	776,777.00	776,777.00	776,777.00	776,777.00
02	CITY OF AUSTIN	0.467100	776,777.00	776,777.00	776,777.00	776,777.00
03	TRAVIS COUNTY	0.468800	776,777.00	776,777.00	776,777.00	776,777.00
ZJ	TRAVIS CO HEALTHCARE DIST	0.071650	776,777.00	776,777.00	776,777.00	776,777.00
68	AUSTIN COMM COLL DIST	0.095100	776,777.00	776,777.00	776,777.00	776,777.00

Improvement Information

Improvement ID	State Category	Description
256444	F1	OFFICE (SMALL)

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
256444	256357	1ST	1st Floor	D4	1985	7,175
256444	256358	2ND	2nd Floor	D4	1985	2,094
256444	1356879	04	GARAGE ATT (ST)	WWS-	1985	647
256444	1356880	415	STAIRWAY EXT	A*	1985	1
256444	1356881	467	PARKING UNDER	A*	1985	759
256444	1356882	541	FENCE CHAIN LF	WB*	1985	200
256444	1356883	551	PAVED AREA	AA*	1985	12,600

Total Living Area: 9,269

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
260843	LAND	F1	F	0.720	0	0	31,375

show history

C1
24

TaxNetUSA: Travis County Property Information

Property ID Number: 308146 Ref ID1 Number: 0401010234

Owner's Name: PSYCHONOMIC SOCIETY INC

Mailing Address: 1710 FORTVIEW RD AUSTIN, TX 78704-7021

Location: 1710 FORT VIEW RD 78704

Legal: .48 ACR OF LOT 47 LOW THEODORE HEIGHTS

Property Details

Deed Date	03/26/1963
Deed Volume	1819
Deed Page	0596
Exemptions	
Primary Exempt	
Abst Exempt	
Agent Code	
Land Acres	0.4600
Block	
Lot	47
Neighborhood	
Map Facet	

Data up to date as of 2011-04-01

Value Information

	2010 Certified
Land Value	52,272.00
Improvement Value	245,401.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Appraised Value	297,674.00
10% Cap Value	0.00
Total Value	297,674.00

- 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	2010 Tax Rate	Assessed Value	Taxable Value	Market Value	Improvement Value
0A	TRAVIS CENTRAL APP DIST		297,674.00	297,674.00	297,674.00	297,674.00
01	AUSTIN ISD	1.227600	297,674.00	297,674.00	297,674.00	297,674.00
02	CITY OF AUSTIN	0.457100	297,674.00	297,674.00	297,674.00	297,674.00
03	TRAVIS COUNTY	0.465800	297,674.00	297,674.00	297,674.00	297,674.00
2J	TRAVIS CO HEALTHCARE DIST	0.071000	297,674.00	297,674.00	297,674.00	297,674.00
68	AUSTIN COMM COLL DIST	0.098100	297,674.00	297,674.00	297,674.00	297,674.00

Improvement Information

Improvement ID	State Category	Description
256443	F1	WAREHOUSE >20000

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
256443	289366	1ST	1st Floor	S4	1963	4,000
256443	1358669	641	FENCE COMM LF	C6	1982	250
256443	1358670	551	PAVED AREA	AA	1963	19,170
256443	1358671	881	COMMCL FINISHOUT	A	1963	1,719
256443	3627691	6822	Mezzanine	S4	2004	1,262
256443	3627694	591	MASONRY TRIM SF	A	2004	750
256443	3627695	033	HVAC COMMERCIAL SF	A	2004	2,281
256443	3627696	501	CANOPY	A	2004	16
256443	3627697	501	CANOPY	A	2004	28
256443	3627698	501	CANOPY	A	2004	40
256443	4053937	881	CANOPY	A	2004	25
			COMMCL FINISHOUT	A	0	1,280

Total Living Area: 5,280

Land Information

Land ID	Type Code	DOR Code	Homesite	Size-Acres	Front	Depth	Size Units
289364	LAND	F1	-	0.460	0	0	20,038

show history

1800 FV

C1
25

TaxNetUSA: Travis County Property Information

Property ID Number: 308148 Ref ID2 Number: 0406160236

Owner's Name: NIKOS PROPERTIES

Mailing Address: STE 810
611 S CONGRESS AVE
AUSTIN, TX 78704-1753

Location: 1800 FORT VIEW RD 78704

Legal: LOT 1 MCDANIEL STELLA SUBD

Property Details

Deed Date	
Deed Volume	0000000
Deed Page	
Exemptions	
Freeze Percent	
ARB Protest	F
Appeal Code	F
Land Acres	0
Block	0.6426
Tract or Lot	
Divided Int.	
Attribute Code	2005011111279
Neighborhood Code	5087T8
	503800

Value Information

	2010 Certified
Land Value	57,854.00
Improvement Value	176,804.00
AG Value	0.00
AG 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

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

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	1.227700	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	0.405800	234,658.00	234,658.00	234,658.00	234,658.00
2J	TRAVIS CO HEALTHCARE DIST	0.071600	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	State Category	Description
597407	F1	OFFICE (SMALL)

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
597407	3820052	1ST	1st Floor	C4	1965	2,346
597407	3820053	501	CANOPY	A*	1965	114
597407	3820054	551	PAVED AREA	AA*	1965	4,305

Total Living Area: 2,346

Land Information

Land ID	Type Code	State Code	Homesite	Site Acres	Front	Depth	Site Sqft
295088	LAND	F1	F	0.443	0	0	19,279

show history

807 FV

CL 26

TaxNetUSA: Travis County Property Information

Property ID Number: 509273 Ref ID2 Number: 0408120502

Owner's Name: EICHELMANN RAQUEL G

Mailing Address: 5807 SIENNA BAY CT HOUSTON, TX 77041-5087

Location: 1807 FORT VIEW RD 78704

Legal: ABS 9 SUR 20 DECKER 1 103X215FT

Property Details

Geo Data	
Deed Volume	2012020
Deed Page	
Subdivision	
Condo Number	
HMS Access	F
Agent Code	F
Land Acres	0
Block	0.5094
Tract or Lot	
Deed Date	
Assessed Code	20120220077NV
Neighborhood Code	A0808
	6230GN

Value Information

	2010 Certified
Land Value	221,450.00
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

- AGRICULTURE (1-D-1)
- APPOINTMENT OF AGENT FORM
- FREEPORT EXEMPTION
- HOMESTEAD EXEMPTION APPL
- PRORATED REFUNDS REPORT
- PROTEST FORM
- RELIGIOUS EXEMPTION FORM
- PLAT MAP (TIFF)
- PLAT MAP (PDF)

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 ISD	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	0.465800	733,836.00	733,836.00	733,836.00	733,836.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	733,836.00	733,836.00	733,836.00	733,836.00
68	AUSTIN COMM COLL DIST	0.096100	733,836.00	733,836.00	733,836.00	733,836.00

Improvement Information

Improvement ID	State Category	Description
380928	F1	OFFICE (SMALL)

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
380928	2156683	1ST	1st Floor	D4	1985	6,729
380928	2156684	2ND	2nd Floor	D4	1985	4,128
380928	2267883	4FA	STAIRWAY EXT	A*	1985	-
380928	2267884	SS1	PAVED AREA	DA*	1985	11,455
380928	2670043	SO	Sketch Only	SO*	0	170

Total Living Area 9,257

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
426888	LAND	F1	F	0.508	0	0	22,146

show history

TaxNetUSA: Travis County Property Information

Property ID Number: 308110 Ref ID2 Number: 0106081260

Owner's Name: LOPEZ FELICIANO & JOSEFINA L

Mailing Address: 1900 FORTVIEW RD AUSTIN, TX 78704-7825

Location: 1900 FORT VIEW RD 78704

Legal: .690 ACR OF LOT 37&39 LOW THEODORE HEIGHTS

Property Details

AW 0

Deed Date	11/21/1997
Deed Volume	13070
Deed Page	01736
Plat Number	
Exempt Codes	
ARB Protest	N
ARB Date	
Land Segs	1
Bldgs	0.690
Land Acres	
Division No	0.Non
Abstract Code	
Neighborhood Code	R06340
	835CH

Value Information

	2010 Certified
Land Value	60,606.00
Improvement Value	130,923.00
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-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	2010 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised 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	0.457400	191,529.00	191,529.00	191,529.00	191,529.00
03	TRAVIS COUNTY	0.465800	191,529.00	191,529.00	191,529.00	191,529.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	191,529.00	191,529.00	191,529.00	191,529.00
08	AUSTIN COMM COLL DIST	0.085100	191,529.00	191,529.00	191,529.00	191,529.00

Improvement Information

Improvement ID	State Category	Description
258404	F1	
316713	A1	SVC/REPAIR GARG
		1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
258404	1760795	1ST	1st Floor	C4	1985	1,912
258404	1854041	551	PAVED AREA	A4*	1985	2,560
258404	1854042	351	COMMCL FINISHOUT	4*	1985	256
316713	295344	1ST	1st Floor	WW3*	1935	840
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	WW3*	1935	160
316713	1358811	251	BATHROOM	**	1935	1
316713	1358812	531	OBS FENCE	CA4*	1935	1
316713	1358813	012	TERRACE UNCOVERD	*3*	1935	48
316713	1358814	812	OBS FLOOR FURN	**	1935	20

Total Living Area: 1,912

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
295928	LAND	F1	F	0.700	0	0	30,488

show history

C1
28

TaxNetUSA: Travis County Property Information

Property ID Number: 308119 Set ID? Number: 0400061430

Owner's Name: CLARK MARIA ROSA

Mailing Address: 4104 VALLEY VIEW RD
AUSTIN, TX 78704-7857

Location: 4104 VALLEY VIEW RD 78704

Legal: LOT 2 NORRIS ADDN

Value Information

	2010 Certified
Land Value	132,000.00
Improvement Value	80,500.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	216,194.00
10% Cap Value	6,306.00
Total Value	222,500.00

Property Details

Land State Code	A1
Deed Date	6/7/1...
Deed Page	70214
Deed Volume	13 Ov...
Freeze Ceiling	0
ARB Protest	1
Agent Code	0
GIS Area	0.5042
Block	
Tract or Lot	2
Exemptions	
Mapsco	506415
Neighborhood Code	Y1200

Data up to date as of 2011-04-01

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

PROTEST RESULTS REPORT | PROTEST FORM | RENDITION EXEMPTION FORM | PLAT MAP (TIFF) | PLAT MAP (PDF)

Value By Jurisdiction

Entity Code	Entity Name	2010 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		216,194.00	216,194.00	222,500.00	222,500.00
01	AUSTIN ISD	1.237000	216,194.00	186,194.00	222,500.00	222,500.00
02	CITY OF AUSTIN	0.467100	216,194.00	186,194.00	222,500.00	222,500.00
03	TRAVIS COUNTY	0.463800	216,194.00	107,955.00	222,500.00	222,500.00
2J	TRAVIS CO HEALTHCARE DIST	0.071800	216,194.00	107,955.00	222,500.00	222,500.00
68	AUSTIN COMM COLL DIST	0.096100	216,194.00	86,194.00	222,500.00	222,500.00

Improvement Information

Improvement ID	State Category	Description
256414	A1	1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
256414	269354	1ST	1st Floor	WW3+	1947	1,240
256414	1358852	011	PORCH OPEN 1ST F	*3+	1947	40
256414	1358863	051	CARPORT DET 1ST	*3+	1947	288
256414	1358864	095	HVAC RESIDENTIAL	**	1947	1,240
256414	1358865	251	BATHROOM	**	1947	1
256414	1358866	320	OBS DRIVEWAY	USA*	1947	1
256414	1358867	A31	OBS FENCE	GAS*	1947	1

Total Living Area: 1,240

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
269835	LAND	A1	T	0.504	0	0	21,962

show history

C1
29

TaxNetUSA: Travis County Property Information

Property ID Number: 308116 Ref ID2 Number: 04061001[illegible]

Owner's Name	COLEMAN NED & CHARYL DEA
Mailing Address	4102 VALLEY VIEW RD AUSTIN, TX 78704-7637
Location	4102 VALLEY VIEW RD 78704
Legal	LOT 1 GROVES-HAYNES SUBD

Value Information

	2010 Certified
Land Value	100,000.00
Improvement Value	132,625.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	307,214.00
10% Cap Value	25,411.00
Total Value	332,625.00

Property Details

Deed Date	
Deed Volume	07022331
Deed Page	00000
Exemptions	00000
Freeze Exempt	HS
ARB Protest	N
Abstract Code	F
Land Acres	0
Block	0.0728
Tract or Lot	
Division No	1
Abstract Code	20011334107R
Neighborhood Code	S05410
	K1200

Data up to date as of 2011-04-01

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

INVITE FRIENDLY REPORT | PROTEST FORM | RELIGIOUS 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	307,214.00	332,625.00	332,625.00
01	AUSTIN ISD	1.227000	307,214.00	282,214.00	332,625.00	332,625.00
02	CITY OF AUSTIN	0.457100	307,214.00	307,214.00	332,625.00	332,625.00
03	TRAVIS COUNTY	0.465800	307,214.00	243,771.00	332,625.00	332,625.00
2J	TRAVIS CO HEALTHCARE DIST	0.077600	307,214.00	245,771.00	332,625.00	332,625.00
68	AUSTIN COMM COLL DIST	0.095100	307,214.00	307,214.00	332,625.00	332,625.00

Improvement Information

Improvement ID	State Category	Description
256412	A1	1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
256412	2956302	1ST	1st Floor	WS4	1940	1,794
256412	1358846	511	PORCH OPEN 1ST F	--	1940	60
256412	1358850	511	PORCH OPEN 1ST F	--	1940	108
256412	1358851	SHI	STORAGE ATT	WS4	1940	364
256412	1358852	595	HVAC RESIDENTIAL	--	1940	1,794
256412	1358853	251	BATHROOM	--	1940	1
256412	1358854	527	FIREPLACE	--	1940	1
256412	4254952	612	TERRACE UNCOVERD	--	2008	288

Total Living Area 1,794

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
799634	LAND	A1	Y	0.673	0	0	29,305

show history

1806 FV

C1 38

TaxNetUSA: Travis County Property Information

Property ID Number: 308109 Ref ID2 Number: 0406100123000

Owner's Name: MAXA L A

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

Location: 1806 FORTVIEW RD 78704

Legal: .65 ACR OF LOT 39 LOW THEODORE HEIGHTS

Value Information

	2010 Certified
Land Value	97,500.00
Improvement Value	36,484.00
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 Value	0.00
Total Value	133,984.00

Property Details

Deed Date	
Deed Volume	
Deed Page	
Exemptions	
Freeze Exempt	
ARB Protest	
Appr Date	
Land Acres	0.6500
State	
Land Sz Val	
Deed Id No	39
Mailing Chgs	
Neighborhood Code	305345

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KIMAN

Data up to date as of 2011-04-01

AGRICULTURAL (1-d-1) | APPORTIONMENT OF ABBEY FORM | FREEPORT EXEMPTION | HOMESTEAD EXEMPTION FORM

FARMER FRIENDLY REPORT | FOREST FORM | RELIGIOUS EXEMPTION FORM | (TIFF) FLAT MAP | (PDF) FLAT 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	1.227000	133,984.00	83,984.00	133,984.00	133,984.00
02	CITY OF AUSTIN	0.457100	133,984.00	92,984.00	133,984.00	133,984.00
03	TRAVIS COUNTY	0.455600	133,984.00	42,187.00	133,984.00	133,984.00
2J	TRAVIS CO HEALTHCARE DIST	0.071200	133,984.00	42,187.00	133,984.00	133,984.00
68	AUSTIN COMM COLL DIST	0.095100	133,984.00	42,984.00	133,984.00	133,984.00

Improvement Information

Improvement ID	Imp Value Category	Description
256403	A1	1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
256403	290543	1ST	1st Floor	M3+	1948	1,380
256403	1358604	911	PORCH OPEN 1ST F	*3+	1948	112
256403	1358605	061	CARPORT ATT 1ST	*3+	1948	240
256403	1358606	251	BATHROOM	--	1948	1
256403	4253875	051	CARPORT DET 1ST	*3+	2008	576

Total Living Area: 1,380

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
288025	LAND	A1	Y	0.650	0	0	28,350

Show history

TaxNetUSA: Travis County Property Information

Property ID Number: 509272 Ref ID2 Number: 0-0831-2030-0000

Owner's Name: FORTWOOD APARTMENTS LLC

Mailing Address: 501 BUCKEYE TRL WEST LAKE HILLS, TX 78746-4425

Situs: 1801 FORT VIEW RD 78705

Legal: ABS 8 SUR 20 DECKER 1 ACR 1.0310

Property Details

Deed Date	
Deed Volume	12102009
Deed Page	
Exemption	
Freeze Ceiling	
ARB Protest	F
Agent Code	
Land Acres	0
Block	1.0310
Acres of Unit	
Deed ID	
Prop-ID Code	2009204359TR
Transportation Code	A0008
	08801

Data up to date as of 2011-04-01

Value Information

	2010 Certified
Land Value	448,104.00
Ag/Wildlife Value	1,121,621.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Appraised Value	1,570,725.00
10% Cap Value	0.00
Total Value	1,570,725.00

- AGRICULTURAL (1-d-1)
- APPOINTMENT OF AGENT FORM
- FREEPORT EXEMPTION
- HOMESTEAD EXCEPTION FORM
- PENALTY REMOVAL REPORT
- PROTEST FORM
- VETERANS EXEMPTION FORM
- PLAT MAP (TIFF)
- PLAT MAP (PDF)

Value By Jurisdiction

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 ISD	1.207000	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	0.405600	1,570,725.00	1,570,725.00	1,570,725.00	1,570,725.00
2J	TRAVIS CO HEALTHCARE DIST	0.071000	1,570,725.00	1,570,725.00	1,570,725.00	1,570,725.00
68	AUSTIN COMM COLL DIST	0.095100	1,570,725.00	1,570,725.00	1,570,725.00	1,570,725.00

Improvement Information

Improvement ID	State Category	Description
360926	B1	APARTMENT 5-25
360927	B1	APARTMENT 26-49

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
360926	2158559	1ST	1st Floor	WFK	1973	5,675
360926	2158560	2ND	2nd Floor	WW	1973	5,675
360926	2267870	611	PORCH OPEN 1ST F	*4	1973	1,324
360926	2267871	612	PORCH OPEN 2ND F	*4	1970	1,324
360926	2267872	132	FLSG 5-PAT AVG	AVG*	1975	1
360926	2267873	286	OBS RANGE DRP-IN	**	1970	1
360926	2267874	551	PAVED AREA	AA*	1970	5,599
360926	2267875	561	MASONRY TRIM SF	AVG*	1970	3,400
360926	2267876	631	POOL COMM	CA*	1975	512
360927	2158561	1ST	1st Floor	WW	1971	8,240
360927	2158562	2ND	2nd Floor	WW	1971	8,575
360927	2267877	611	PORCH OPEN 1ST F	*4	1971	1,140
360927	2267878	612	PORCH OPEN 2ND F	*4	1971	1,140
360927	2267879	132	FLSG 5-PAT AVG	AVG*	1971	1
360927	2267880	286	OBS RANGE DRP-IN	**	1971	1
360927	2267881	551	PAVED AREA	AF	1971	6,000
360927	2267882	561	MASONRY TRIM SF	AVG*	1971	3,200

Total Living Area: 34,165

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
425587	LAND	01	F	1.031	0	0	44,910

Show history

C1/32

TaxNetUSA: Travis County Property Information

Property ID Number: 509274 Ref ID2 Number: 0402120303000

Owner's Name: FORTIS VENTURE LLC

Mailing Address: 5625 WAGON TRAIN RD AUSTIN, TX 78749-2157

Location: 1925 FORT VIEW RD 78704

Legal: LOT 1&2 NATIONS A JONES ADDN

Value Information

	2010 Certified
Land Value	343,740.00
Improvement Value	500,460.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	844,200.00
10% Cap Value	0.00
Total Value	844,200.00

Property Details

Deed Date	07012006
Deed Volume	
Deed Page	
Exemptions	
Freeze Exempt	
ARB Protest	F
Agent Code	F
Land Acres	0
Sqft	8.7691
Year of Lot	
Docket No	142
Historical Code	20081875017R
Neighborhood Code	509500
	620Ds

Data up to date as of 2011-04-01

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

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

Value By Jurisdiction

Entity Code	Entity Name	2010 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
06	TRAVIS CENTRAL APP DIST		844,200.00	844,200.00	844,200.00	844,200.00
01	AUSTIN ISD	1.227000	844,200.00	844,200.00	844,200.00	844,200.00
02	CITY OF AUSTIN	0.457100	844,200.00	844,200.00	844,200.00	844,200.00
03	TRAVIS COUNTY	0.445020	844,200.00	844,200.00	844,200.00	844,200.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	844,200.00	844,200.00	844,200.00	844,200.00
68	AUSTIN COMM COLL DIST	0.095100	844,200.00	844,200.00	844,200.00	844,200.00

Improvement Information

Improvement ID	State Category	Description
380929	F1	OFFICE MED 10-25

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
380929	2158685	1ST	1st Floor	D4	1982	9,850
380929	2158686	2ND	2nd Floor	D4	1982	4,500
380929	2257359	412	STAIRWAY EXT	A*	1982	1
380929	2257360	501	PAVED AREA	AA*	1982	18,855
380929	2258490	561	MASONRY TRIM 8F	AVG*	1982	1,050
380929	3156115	6O	Sketch Only	SO*	0	5,150
380929	3156116	6O	Sketch Only	SO*	0	110
380929	3156117	6O	Sketch Only	SO*	0	110
380929	3156118	6O	Sketch Only	SO*	0	4,500
380929	3156119	6O	Sketch Only	SO*	0	110
380929	3156120	6O	Sketch Only	SO*	0	110
380929	3607349	501	CANOPY	A*	1982	420
380929	3607350	561	CANOPY	A*	1982	700
380929	3607351	561	CANOPY	A*	1982	480

Total Living Area 14,160

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
425889	LAND	F1	F	0.788	0	0	34,374

Show history

Google maps

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



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21/33

CI/34

Google maps

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4201 VALLEY VIEW

C1
35

Google maps

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1800 Fort View

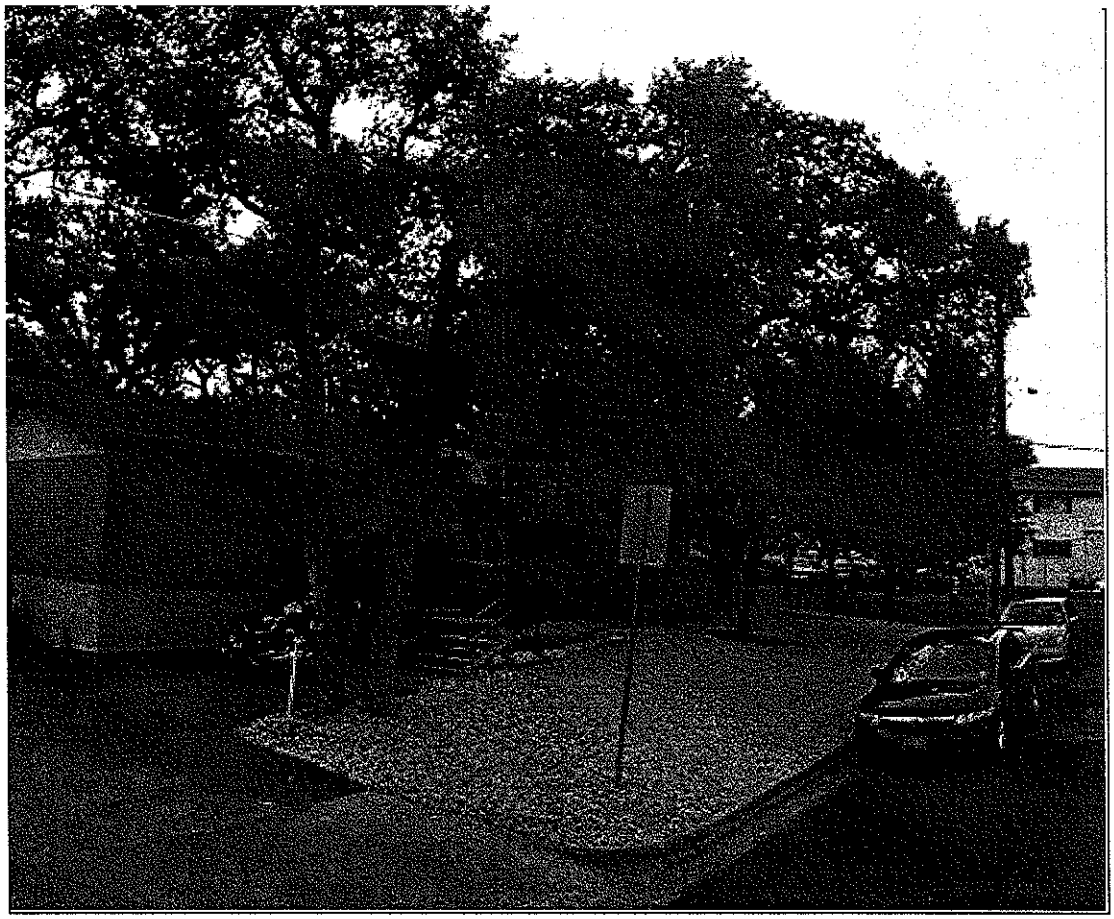
C1/36

Google maps

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1800 Fort View

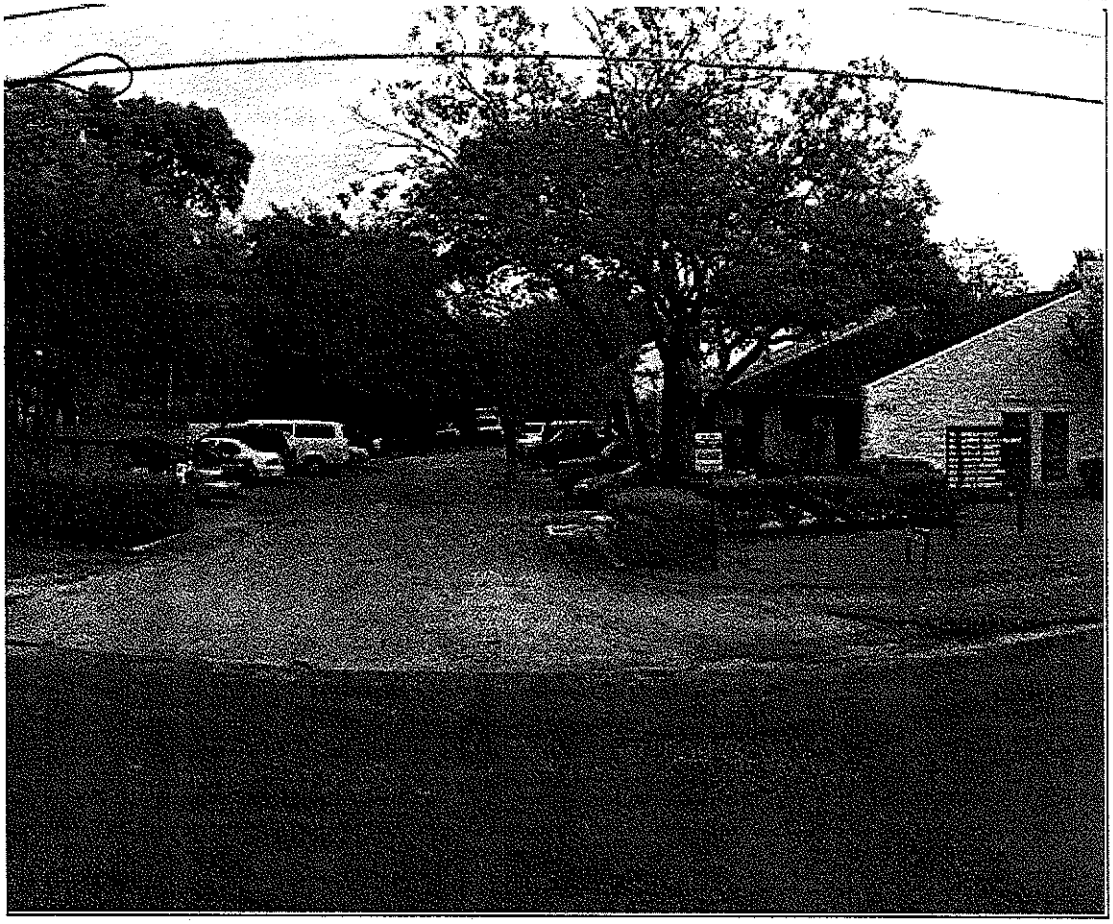
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Google maps

Address **Fortview Road / Russell Drive**

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1714 Fort View

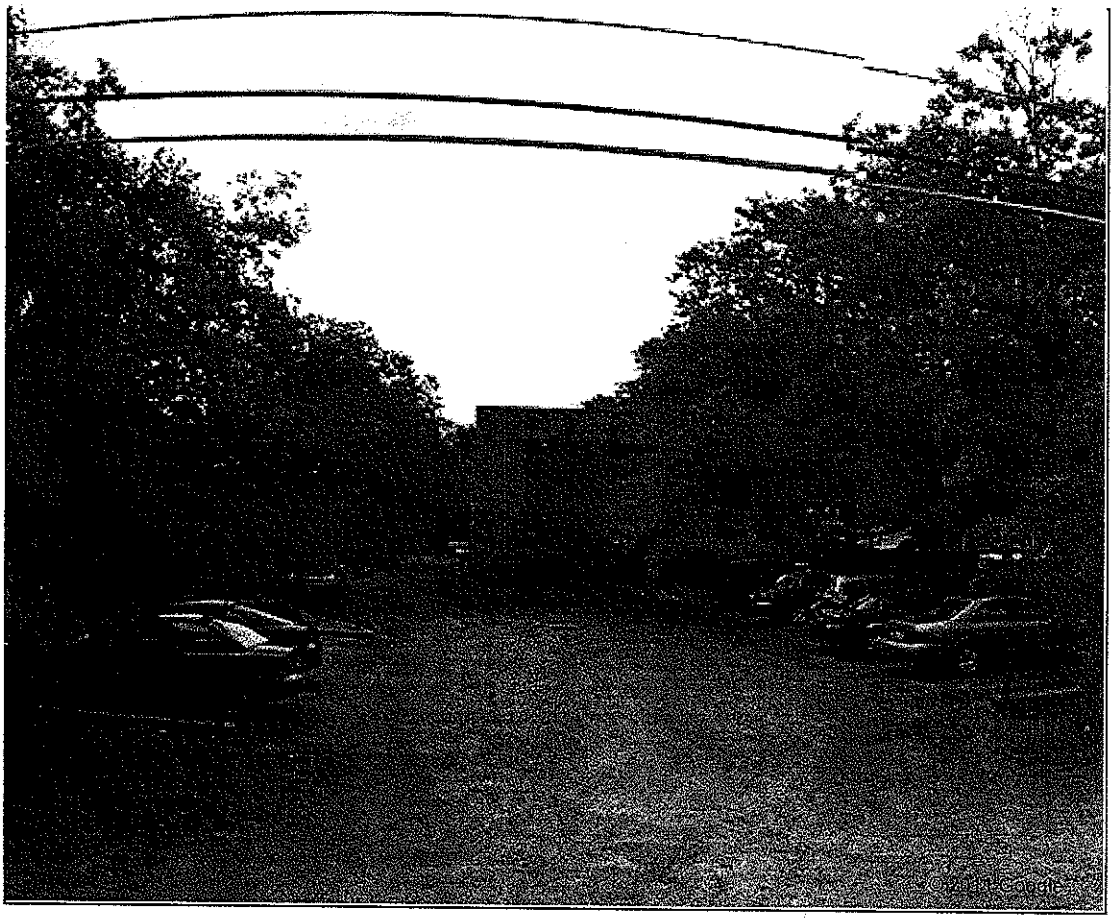
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Google maps

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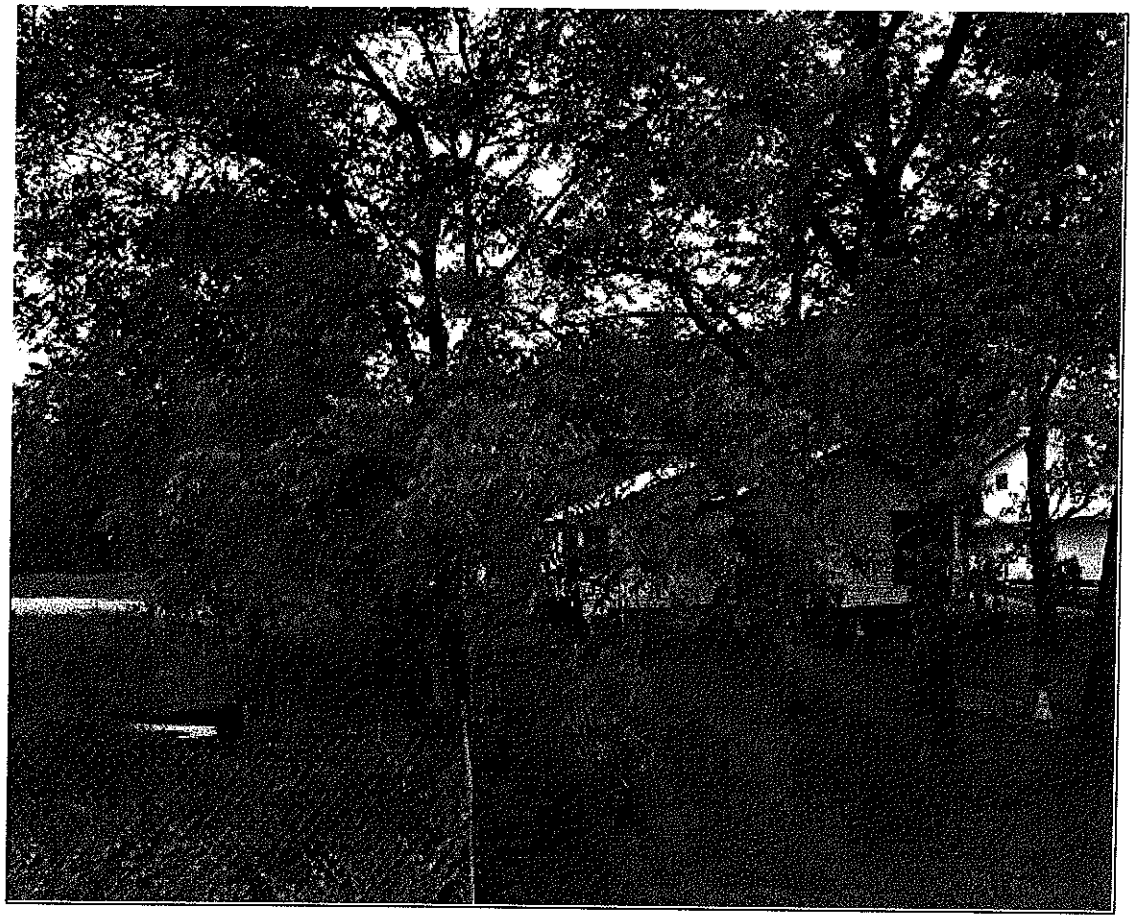
1710 Fort View

Google maps

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4104 VALLEY VIEW

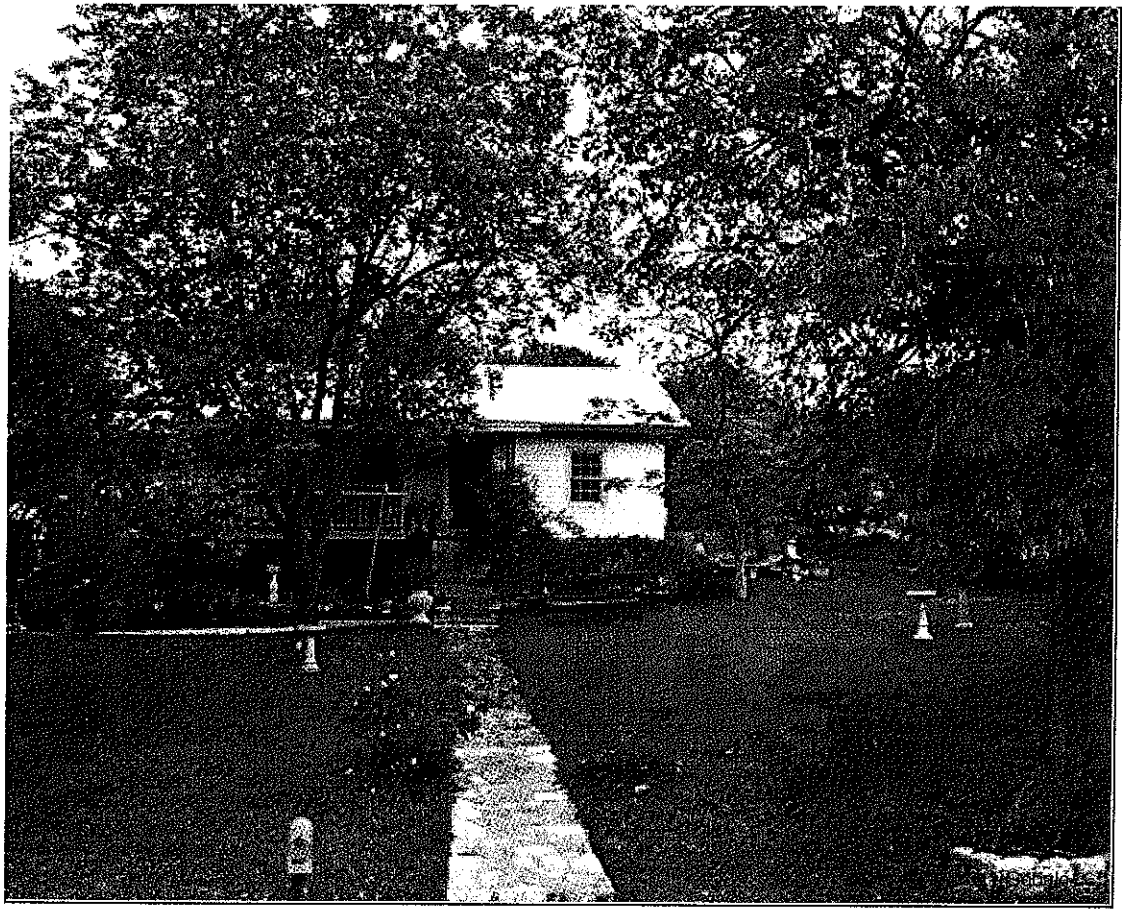
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Google maps

Address **4181 Valley View Road**

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4102 Valley View

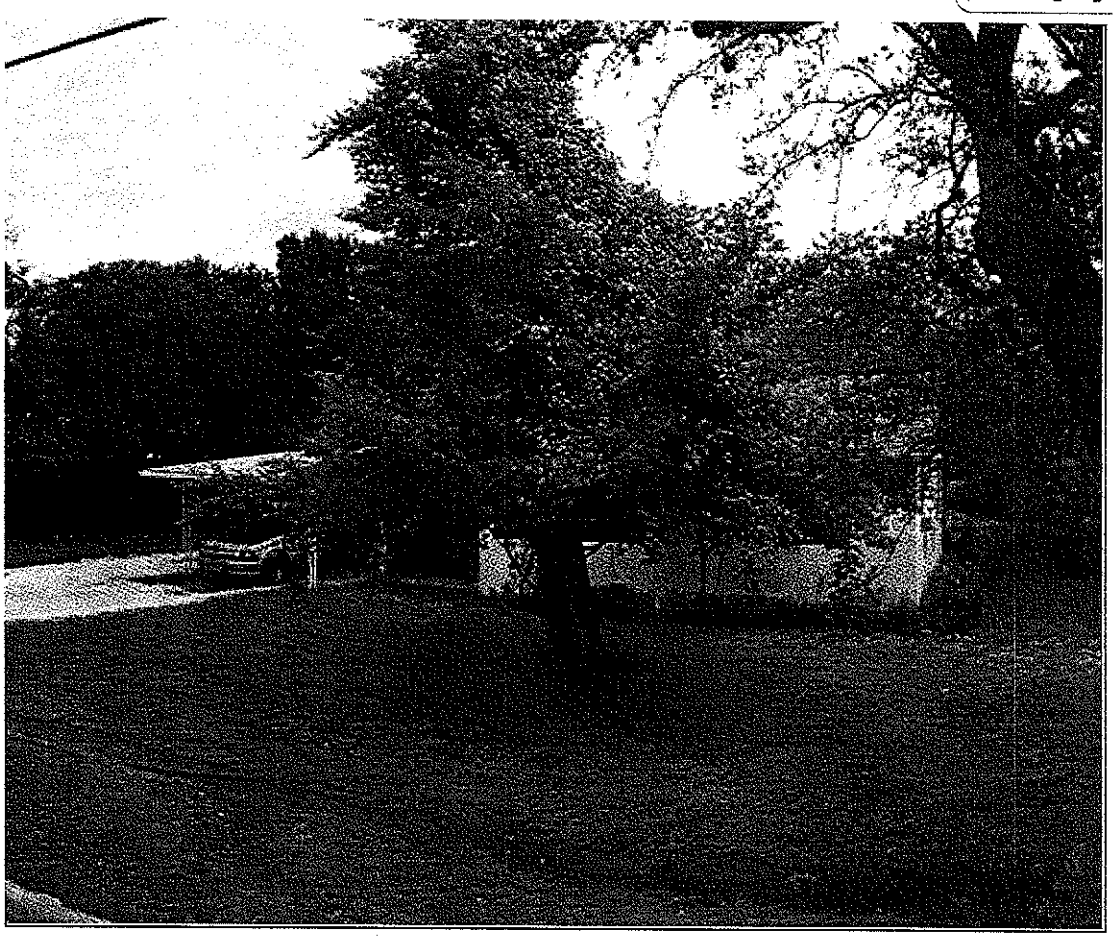
CI 41

Google maps

Address **1902 Fortview Road**

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1806 Fort View

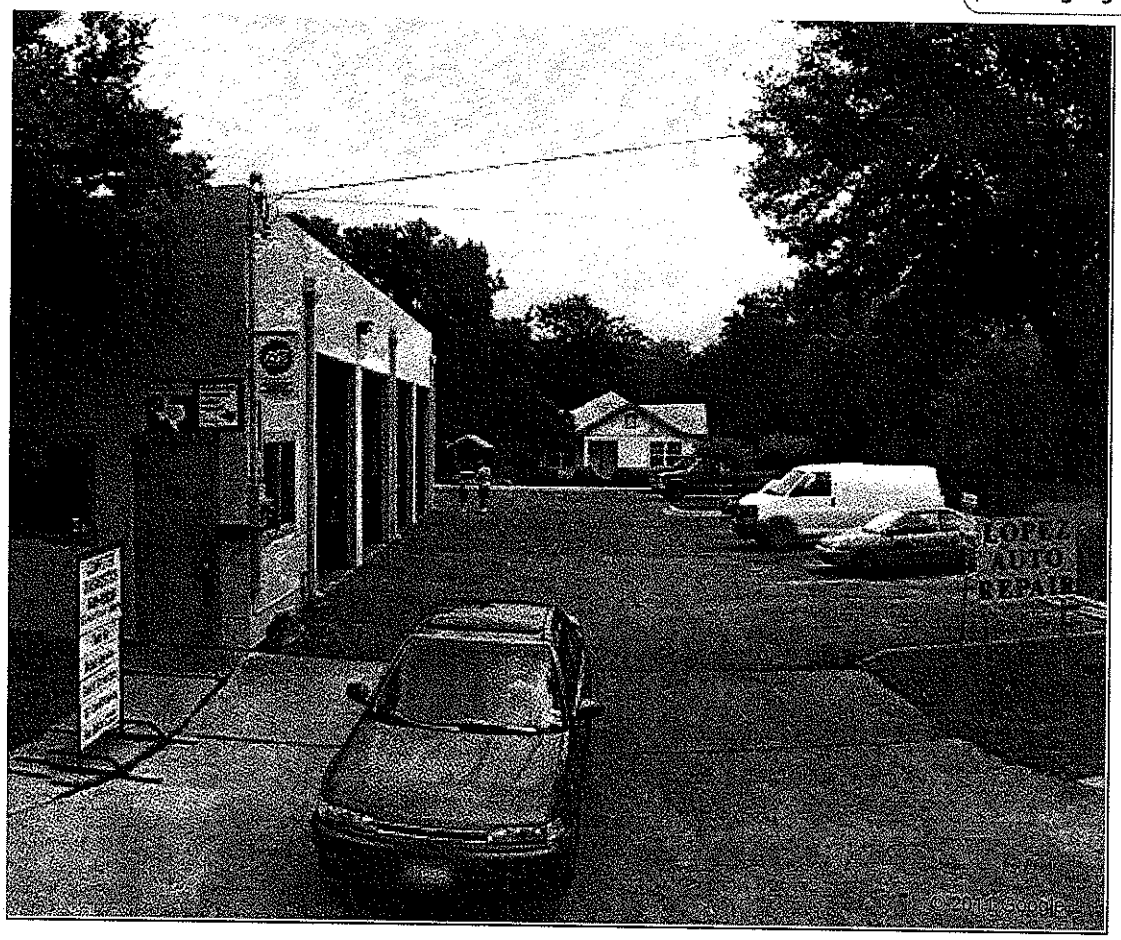
CJ 42

Google maps

Address **1902 Fortview Road**

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1900 FORT VIEW

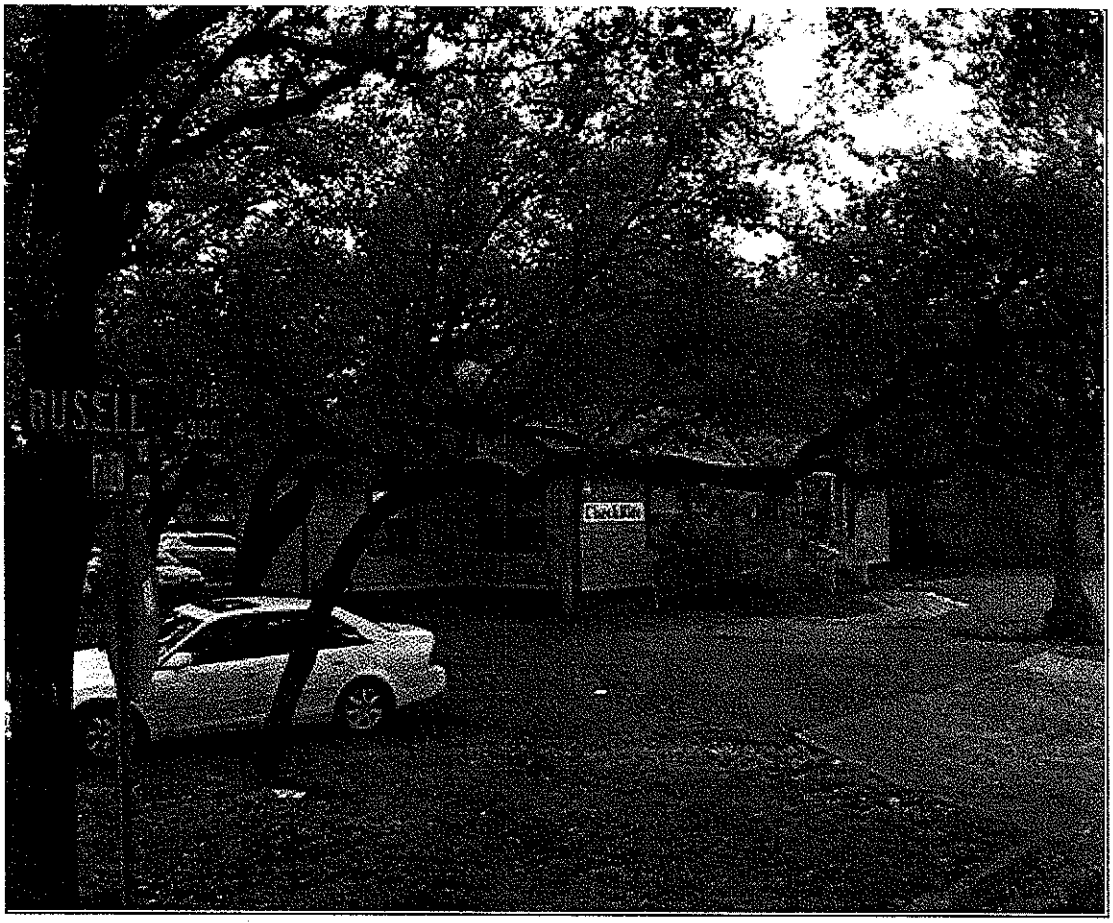
C1/43

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1801 FORT VIEW

CI/45

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1807 Fort View

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1825 FORT VIEW