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CITY OF AUSTIN
ROW # 10799357

CASE # 2012-071875 RA
TCAD # 0115040727

APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION (RDCC)

GENERAL MODIFICATION WAIVER

STREET ADDRESS: 2205 FOREST TRAIL

LEGAL DESCRIPTION: Subdivision - TERRY TOWN PLACE

Lot(s) 2 Block _____ Outlot _____ Division _____

LAND STATUS DETERMINATION CASE NUMBER (if applicable) _____

I/We JAMES SCOTT
JAMES REMORE on behalf of myself/ourselves as authorized agent for

JAMES & JESSICA SCOTT affirm that on _____, _____,

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 request we be allowed to increase the FAR @
2205 Forest from the required max of 40% to 49%
due to the requirements of our 6 person family.
We request we be allowed to build a 3120 sq.
total living area home to accommodate 4 modest
bedrooms & 3 baths. We intend to add a second flr.
to the existing home allowing 4 bedroom all together
on the second floor. We are also adding a single car garage
and demolishing approximately 260 sq ft of existing downstairs
in a SE-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.

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CITY OF AUSTIN
APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION

GENERAL MODIFICATION WAIVER

REASONABLE USE:

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

Our family of 6 needs additional space to accommodate our growth. The exist home (1956) has 3 small bedrooms & 2 small bathr. With 4 children we need to be able to sleep & study comfortably and stay together in the same floor. We are not trying to outbuild the neighborhood but simply provide for the modest needs of our family.

REQUEST:

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

1) with large trees on the lot and the size of the lot (7000sq) it wasn't reasonable to try and add another room down.
2) the size of the lot is one of the smallest lots in the neighborhood (avg lot size 9626).
3) existing conditions and the desire to maintain as much as possible of the existing family residence (this property was inherited)

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:

this neighborhood is an area with many differing styles from 40's to modern. Our desire to keep the traditional styling will blend with the existing homes and help to stay in touch with its roots by maintaining the elevated front porches and Craftsman style. The size is not going to be apparent because of the scaling of the exterior to blend with its neighbors. The exist home to the left (3007 Ag B) Windsor dominates the corner of Windsor and Forest leaving our house looking unusually small.

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CITY OF AUSTIN
APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION

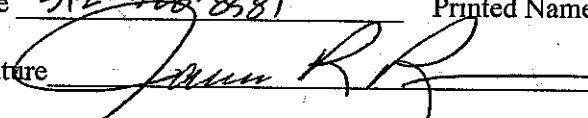
GENERAL MODIFICATION WAIVER

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 731 CEDAR ROCK CT.

City, State LAKEWAY TX Zip 78734

Phone 512-328-8581 Printed Name JAMES REMORE

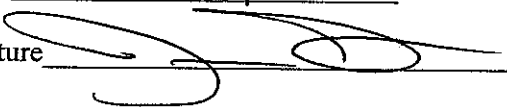
Signature  Date 10/14/12

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 2205 Forest Tr.

City, State Austin TX Zip 78703

Phone 228-0375
512-472-4495 Printed Name James Scott

Signature  Date 10/14/12

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GENERAL INFORMATION FOR SUBMITTAL OF A MODIFICATION REQUEST TO THE RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION

(The following is intended to provide assistance in explaining the modification process. These suggestions are not intended to be a complete or exhaustive guide in assisting you through this process).

SUBMITTAL DEADLINE IS THE 2ND TUESDAY OF EACH MONTH FOR A COMPLETENESS CHECK

Must be submitted in person

An approved submittal will be scheduled for the next available RDCC hearing date

Confirm with City Staff sylvia.benavidez@ci.austin.tx.us for any scheduled changes

SUBMITTAL REQUIREMENTS: (Failure to complete the application or to submit all the required materials will result in non-acceptance of the application).

1. A completed waiver application indicating all modifications being requested and a completed and reviewed residential application (initial fee \$100.00). An application must include all required information.
2. A tax plat map with subject property clearly marked indicating property within a 300-foot radius. This is available from the Travis Central Appraisal District at 8314 Cross Park Drive (834-9138).
3. Check made payable to the City of Austin for the Residential Design and Compatibility Commission notification/sign fee - \$220.00.
4. Other Information – Although the following is not a requirement of submittal you may wish to include additional information that may assist the Commission in making an informed decision regarding your request, such as: visual aids to support the request, letters from the neighborhood association(s), etc. Any additional information you wish to submit must be in our office one week prior to the meeting. The Commission will receive a packet with all information that has been submitted on the Monday prior to the meeting.

Modifications approved by the Commission are limited to and conditioned upon the plans and specifications presented by the applicants, except as modified by the Commission.

Reasonable Use:

Application must demonstrate to the Commission how the Residential Design and Compatibility Standards regulations applicable to the property do not allow for a reasonable use of the property. [Note: The Commission cannot approve modifications that are not stated in the Residential Design and Compatibility Standards Ordinance, Subchapter F - 2.8.1].

- a. Application must demonstrate to the Commission how the alteration for which the modification is requested is unique to the property.

Area Character:

Application must demonstrate to the Commission how 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 zoning regulations of the zoning district in which the property is located.

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Residential Design and Compatibility Commission Staff:

Sylvia Benavidez
sylvia.benavidez@ci.austin.tx.us

974-2522 office 974-6536 fax

Watershed Protection and Development Review Department
One Texas Center
505 Barton Springs Road, 2nd Floor

Mailing Address:
P. O. Box 1088
Austin, TX 78767-1088

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City of Austin
Residential Permit Application
Residential Review, 2nd floor, One Texas Center 505 Barton Springs, Austin, TX 78704 (512) 974-2747

Project Address: 2205 Forest Trail	Tax Parcel ID: 114579 Ref ID2 Number: 01150407270000
Legal Description: Lot 2 Tarry Town Place	
Zoning: SF-3	Lot Size (square feet): 7000
Neighborhood Plan Area (if applicable):	Historic District (if applicable):
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? Y ☒ N ☐	
Note: Boundaries are defined under Title 25-2 Subchapter F of the Land Development Code.	
Does this site currently have water availability? Y ☐ N ☒ wastewater availability? Y ☒ N ☐	
Note: If no, contact Austin Water Utility to apply for water/wastewater taps and/or service extension request.	
Does this site have a septic system? Y ☐ N ☒ If yes, submit a copy of approved septic permit to construct	
Does this site require a cut or fill in excess of four (4) feet? Y ☐ N ☒ If yes, contact the Development Assistance Center for a Site Plan Exemption.	
Does this site front a paved street? Y ☐ N ☐ Is this site adjacent to a paved alley? Y ☐ N ☒	
Does this site have a Board of Adjustment (BOA) variance? Y ☐ N ☐ Case # _____ (if applicable)	
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? Y ☐ N ☒	
If yes, provide a copy of decision sheet. Note: A permit cannot be approved within 10 days of approval of a variance from BOA.	
Does the project impact a tree protected by ordinance? This would include canopy and/or critical root zone? Y ☐ N ☒	
Note: If yes, application for a tree permit with the City Arborist may be required.	
Is this site within one hundred-fifty (150) feet of the one hundred (100) year floodplain? Y ☐ N ☒	
Note: Proximity to a floodplain may require additional review time.	

Existing Use: vacant ☐ single-family residential ☒ duplex residential ☐ two-family residential ☐ other ☐
Proposed Use: vacant ☐ single-family residential ☒ duplex residential ☐ two-family residential ☐ other ☐
Project Type: new construction ☐ addition ☐ addition/remodel ☒ remodel/repair ☐ other ☐
of bedrooms existing: _____ # of bedrooms proposed: _____ # of baths existing: <u>2</u> # of baths proposed: <u>4.5</u>
Will all or part of an existing exterior wall be removed as part of the project? Y ☒ N ☐
Note: Removal of all or part of a structure requires a demolition permit. <u>see demo permit</u>
Project Description (Note: Please provide thorough description of project. Attach additional pages as necessary)
Remove existing roof and Add second floor with new enclosed garage. <u>New 2nd floor to include new master bath, bedroom. 3 bedrooms w/ 2 new baths & closet. new stair well. entire second floor is new.</u>
<u>1st floor demo exist bedrooms and add new stairwell & garage</u>
<u>remove existing bath to create new family room & rear porch.</u>
<u>new driveway and sidewalks to replace existing to be removed.</u>
Trades Permits Required: electric ☒ plumbing ☒ mechanical (HVAC) ☒ concrete (right-of-way) ☒

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Building Coverage Information Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21) Existing Building Coverage (sq ft): <u>2348</u> % of lot size: <u>33.5</u> Proposed Building Coverage (sq ft): 2393 <u>2001</u> % of lot size: 34.2 <u>28.5</u> <i>net 2800 sq</i>	
Impervious Cover Information Note: Impervious cover is the total horizontal area of covered spaces, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. (LDC 25-1-23) Existing Impervious Cover (sq ft): <u>3126</u> % of lot size: <u>44.6</u> Proposed Impervious Cover (sq ft): 3063 <u>3042</u> % of lot size: 43.7 <u>43.4</u> <i>net 3150 sq</i>	
Setbacks Are any existing structures on this site a non-compliant structure based on a yard setback requirement? Y ☐ N ☒ (LDC 25-2-513) Does any structure (or an element of a structure) extend over or beyond a required yard? Y ☐ N ☒ (LDC 25-2-513) Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3) Y ☐ N ☒	
Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4) Parking (LDC 25-6 Appendix A & 25-6-478) Building Height: <u>25.2</u> ft Number of Floors: <u>2</u> # of spaces required: <u>2</u> # of spaces provided: <u>2</u>	
Right-of-Way Information Is a sidewalk required for the proposed construction? (LDC 6-353) Y ☐ N ☒ *Sidewalks are to be installed on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more. Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project? Y ☒ N ☐ Width of approach (measured at property line): <u>20</u> ft. Distance from intersection (for corner lots only): _____ ft. Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? Y ☐ N ☒	

Job Valuation	
Total Job Valuation: \$ <u>140,000</u> Note: The total job valuation should be the sum total of all valuations noted to the right. Labor and materials only, rounded to nearest dollar. Permit fees are based on adopted fee schedule.	Portion of Total Job Valuation Dedicated to Addition/New Construction: \$ <u>120,000</u> Primary Structure: \$ <u>120,000</u> Accessory Structure: \$ _____
	Portion of Total Job Valuation Dedicated to Remodel/Repair: \$ <u>20,000</u> Bldg: \$ <u>15,000</u> Elec: \$ <u>5,000</u> Plmbg: \$ _____ Mech: \$ _____

*includes plumbing
electrical & mechanical.*

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		Building and Site Area		
Area Description	Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
1st floor conditioned area		1956	238	4718
2nd floor conditioned area		0	4328 1410	4328
3rd floor conditioned area				
Basement				
Covered Parking (garage or carport)		220	283 285	503
Covered Patio, Deck or Porch	/ /	172	0	472
Balcony				
Other				
Total Building Coverage		2348	1276	3624
Driveway		400	187	587
Sidewalks		92	0	92
Uncovered Patio	/			
Uncovered Wood Deck (counts at 50%)				
AC pads		9	0	9
Other (Pool Coping, Retaining Walls)				
Total Site Coverage		501	187	688
Pool				
Spa				

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Gross Floor Area This section is only required for projects located within the Residential Design and Compatibility Standards Ordinance Boundaries as defined and illustrated in Title 25-2 Subchapter F of the Land Development Code. The Gross Floor Area of each floor is measured as the area contained within the outside edge of the exterior walls.

	Existing	New	Exemption	Total
1st Floor	1716 1956	1718		1716 1716
2nd Floor		1328	1410	1328 1410
3rd Floor				
Basement				
Attic		285	200	
Garage (attached)		503	200	303
(detached)				0
Carport (attached)	220			220
(detached)				
Accessory building(s)				
(detached)				

TOTAL GROSS FLOOR AREA 3348

(Total Gross Floor Area /lot size) x 100 = 47.8 Floor-To-Area Ratio (FAR)

- Is this project claiming a "parking area" exemption as described under Article 3? Y ☒ N ☐
- Is this project claiming a "ground floor porch" exemption as described under Article 3? Y ☒ N ☐
- Is this project claiming a "basement" exemption as described under Article 3? Y ☐ N ☒
- Is this project claiming a "habitable attic" exemption as described under Article 3? Y ☐ N ☒
- Is a sidewall articulation required for this project? Y ☒ N ☐
- Does any portion of the structure extend beyond a setback plane? Y ☐ N ☒

may
4000
2800

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Parking Area exemption: Up to 450 square feet of a parking area may be deducted if it is a detached rear parking area that is separated from the principal structure by not less than 10 feet; or attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width; or a parking area that is open on two or more sides, if: it does not have habitable space above it; and the open sides are clear and unobstructed for at least 80% of the area measured below the top of the wall plate to the finished floor of the carport. Up to 200 square feet may be deducted if it is an attached parking area used to meet the minimum parking requirement; or a garage that is less than 10 feet from the rear of the principal structure, provided that the garage is either detached from the principal structure; or attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width. An applicant may receive only one 450-square foot exemption per site under Article 3. An applicant who receives a 450-square foot exemption may receive an additional 200-foot exemption for the same site under Article 3, but only for an attached parking area used to meet minimum parking requirements.

Ground Floor Porch exemption: A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobile and is not connected to a driveway; and the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

Basement exemption: A habitable portion of a building that is below grade may be exempted if the habitable portion does not extend beyond the first-story footprint and is below natural or finished grade, whichever is lower; and it is surrounded by natural grade for at least 50% of its perimeter wall area and the finished floor of the first story is not more than three feet above the average elevation at the intersections of the minimum front yard setback line and the side property lines.

Habitable Attic exemption: A habitable portion of an attic may be exempted if: 1. The roof above it is not a flat or mansard roof and has a slope of 3 to 12 or greater; 2. It

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Owner	Jessica & James Scott	Applicant or Agent	James Remore
Mailing Address	2205 Forest Trail	Mailing Address	731 Cedar Rock Ct Lakeway Texas 78734
Phone		Phone	512-328-8581
Email	james_scott@austin.rr.com	Email	remore@venturefour.com
Fax General Contractor	Venture Four Architects James Remore	Fax Design Professional	Venture Four Architects James Remore
Mailing Address	731 Cedar Rock Ct Lakeway Texas 78734	Mailing Address	731 Cedar Rock Ct Lakeway Texas 78734
Phone	512-328-8581	Phone	512-328-8581
Email	remore@venturefour.com	Email	remore@venturefour.com
Fax		Fax	512-261-86

Acknowledgments

Is this site registered as the owner's homestead for the current tax year with the appraisal district? Y ☒ N ☐

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 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 and compliance with current code may be required.** I hereby certify that to the best of my knowledge and ability, the information provided in this application is complete and accurate. I further acknowledge that, should any information contained herein prove incorrect, the building official may suspend or revoke any resulting permit and/or license. 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. Tree protection is required per Section 25-8-603. Erosion and Sedimentation Controls are required per Section 25-8-181. I acknowledge that a sidewalk will be required on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more. I acknowledge if my plans are subject to a technical review it will not be construed to be a permit for, or an approval of any violation of any of the provisions of the current adopted building codes or another ordinance of the City of Austin. Applicant's signature: _____ Date: 7/9/12



CITY OF AUSTIN
Neighborhood Planning and Zoning Department
RESIDENTIAL DEMOLITION PERMIT APPLICATION

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BP-12	PR-12	NRD-12	EDP-12
REFERRED BY			
☐ RELEASE PERMIT			
☐ DID NOT RELEASE PERMIT			
☐ PENDING HELD REVIEW			
Historic Preservation Officer			Date

A ☐ TOTAL or ☒ PARTIAL Demolition of the ☒ Single Family Residence, ☐ Duplex, ☐ Tri-plex
or ☐ Other located at: 2205 FOREST TRAIL 78703

PARTIAL DEMOLITION ONLY - Identify (specify location North, South, East West, etc.)
the exterior wall(s), roof or portion of wall(s) and roof to be demolished. (PARTIAL FRONT & PARTIAL RIGHT
WEST & SOUTH (FRONT & RIGHT) BEDROOM WALLS TO BE REMOVED)

Applicant: James Remore

Owner: James & Jessica Scott

Address: 731 Cedar Rock ct.

Address: 2205 FOREST TRAIL

City: LAKELAND

City: AUSTIN

State: TX ZIP: 78734

State: TX ZIP: 78703

Phone: (512) 328-8881 Fax: (512) 261-8881

Phone: (512) 228-0375 Fax: ()

E-mail: remore@venturefour.com

E-mail: james-scott@austin.tx.com

Please submit the following to complete this application:

- ☒ Site Plan or Survey showing the street address, location of structure on site and dimensions of the structure. Clearly identify the structure(s) or portion of the structure(s) to be demolished.
Plan not to exceed 8 1/2" x 14"
- ☒ Certified Tax Certificates-Travis Co. Tax Assessor's Office-5501 Airport Boulevard, 854-9473
Copies will NOT be accepted - If Tax Certificate is in a name other than the current owner, proof of ownership must be shown through connecting documents
- ☒ Photographs - showing the structure(s) or portion of the structure(s) proposed for demolition.
Digital photographs are acceptable
- ☐ \$25 Fee per application made to the City of Austin

IMPORTANT: Verify with Watershed Protection and Development Review Department (Development Assistance Center) that new construction will be permitted at this location before filing for a Residential Demolition Permit.

Once the Historic Preservation Office has reviewed the property for historic significance, a demolition permit may be obtained from the Permit Center, 2nd Floor, One Texas Center, 505 Barton Springs Road. Additional fees will be assessed at that time.

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RESIDENTIAL DEMOLITION PERMIT APPLICATION

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1. ☒ No ☐ Yes - Will the proposed work require the use of City right-of-way? *If "Yes" a Right of Way Management (Rowman) Application must be approved prior to any such activity. Applications may be obtained in the Watershed Protection and Development Review located on the 8th floor at One Texas Center 974-7180, or at <http://www.ci.austin.tx.us/rowman/index.cfm>*
2. ☐ No ☒ Yes - Is the structure currently tied onto water and/or sewer services provided by the City of Austin? *Please contact 494-9400 for water and sewer service information.*
3. ☒ No ☐ Yes - Will the proposed work require the removal of a protected size tree or impact the critical root zone as defined within the City of Austin tree protection ordinance? *If "Yes" a Tree Ordinance Review Application must be approved by the City Arborist prior to any such activity. Applications may be obtained in the Development Assistance Center, One Texas Center 974-6370. Any demolition or relocation work, which results in damage or destruction of a protected tree without authorization is a City ordinance violation. Additional information may be obtained from the City Arborist, 974-1876, or at <http://www.ci.austin.tx.us/trees/>*

CERTIFICATION

I hereby certify that I am the owner of the above described property. I am respectfully requesting processing and approval of the above referenced permit(s) review.

☒ I hereby authorize the Applicant listed on this application to act on my behalf during the processing and presentation of this request. They shall be the principal contact with the City in processing this application, OR

☐ As owner of the above described property, I hereby file as the Applicant for the processing and presentation of this request. I shall be the principal contact with the City in processing this application.

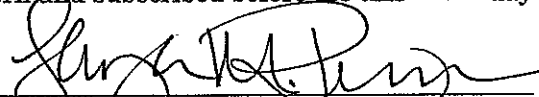


Owner's Signature

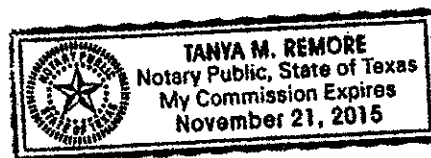
7/9/12

Date

Sworn and subscribed before me this 9 day of July, 2012



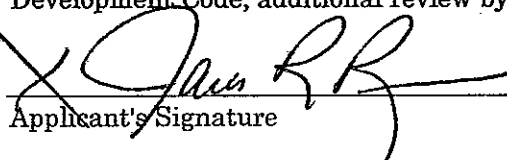
Notary Public in and for the State of Texas



My commission expires on: 11/21/15

I certify that the information provided is true and correct to the best of my knowledge and is an accurate reflection of my intentions for the property. I understand that any omission or incorrect information herein will render this application and any permit obtained invalid. I agree to comply with the requirements in all applicable codes. I understand that any substantial modifications or additions to this application can mean the requirement of an additional review.

I understand that no work may begin prior to review by the Historic Preservation Office and issuance of the demolition permit by the Permit Center. I understand that the Historic Preservation Office review does not imply approval of the demolition permit, and that if the structure(s) is determined to be potentially historic as defined by §25-11-214 of the City of Austin Land Development Code, additional review by the Historic Landmark Commission may be required.



Applicant's Signature

7/18/12

Date

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RESIDENTIAL DEMOLITION PERMIT APPLICATION

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1. ☐ No ☐ Yes - Will the proposed work require the use of City right-of-way? *If "Yes" a Right of Way Management (Rowman) Application must be approved prior to any such activity. Applications may be obtained in the Planning and Development Review located on the 8th floor at One Texas Center 974-7180, or at <http://www.ci.austin.tx.us/rowman/index.cfm>*
2. ☐ No ☐ Yes - Is the structure currently tied onto water and/or sewer services provided by the City of Austin? *Please contact 494-9400 for water and sewer service information.*
3. ☐ No ☐ Yes - Will the proposed work require the removal of a protected size tree or impact the critical root zone as defined within the City of Austin tree protection ordinance? *If "Yes" a Tree Ordinance Review Application must be approved by the City Arborist prior to any such activity. Applications may be obtained in the Development Assistance Center, One Texas Center 974-6370. Any demolition or relocation work, which results in damage or destruction of a protected tree without authorization is a City ordinance violation. Additional information may be obtained from the City Arborist, 974-1876, or at <http://www.ci.austin.tx.us/trees/>*

CERTIFICATION

I/we hereby certify that I/we am/are the owner(s) of the above described property. I/we am/are respectfully requesting processing and approval of the above referenced permit(s) review.

☐ I/we hereby authorize the Applicant listed on this application to act on my/our behalf during the processing and presentation of this request. They shall be the principal contact with the City in processing this application, OR

☐ As owner(s) of the above described property, I/we hereby file as the Applicant for the processing and presentation of this request. I/we shall be the principal contact with the City in processing this application.

Owner's Signature

Date

Jessica Scott

7/17/12

Owner's Signature

Date

Jessica Scott

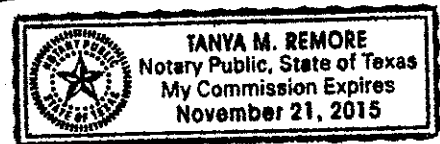
1st Owner's Printed Name

2nd Owner's Printed Name

Sworn and subscribed before me this 17 day of July, 2012

Notary Public in and for the State of Texas

My commission expires on: 11/21/15



I certify that the information provided is true and correct to the best of my knowledge and is an accurate reflection of my intentions for the property. I understand that any omission or incorrect information herein will render this application and any permit obtained invalid. I agree to comply with the requirements in all applicable codes. I understand that any substantial modifications or additions to this application can mean the requirement of an additional review.

I understand that no work may begin prior to review by the Historic Preservation Office and issuance of the demolition permit by the Permit Center. I understand that the Historic Preservation Office review does not imply approval of the demolition permit, and that if the structure(s) is determined to be potentially historic as defined by §25-11-214 of the City of Austin Land Development Code, additional review by the Historic Landmark Commission may be required.

Applicant's Signature

Date

7/18/12

B2
14

One Stop Shop
505 Barton Springs Rd
(512) 974-2632 – phone
(512) 974-9112 – phone
(512) 974-9109 – fax
(512) 974-9779 – fax



Austin Energy
Building Service Planning Application (BSPA)

*This form to be used for review of Building Permit only
For use in One Stop Shop Only*

Responsible Person for Service Request <u>RICK REMORE</u>		
Email <u>remore@venturefour.com</u>	Fax <u>512-241-8681</u>	Phone <u>512-328-8581</u>
☒ Residential	☐ Commercial	☐ New Construction ☒ Remodeling
Project Address <u>2205 BREST TRAIL</u> OR		
Legal Description <u>TARRY TOWN PLACE</u> Lot <u>2</u> Block _____		
Who is your electrical provider? ☒ AE ☐ Other _____		
☐ Overhead Service ☐ Underground Service ☐ Single-phase (1Ø) ☐ Three-phase (3Ø)		
Location of meter _____		
Number of existing meters on gutter _____ (show all existing meters on riser diagram)		
Expired permit # _____		
Comments <u>2nd Story Addition</u>		
BSPA Completed by (Signature & Print Name) _____ Date _____ Phone _____		
Approved ☐ Yes ☐ No _____		
AE Representative _____	Date _____	Phone _____

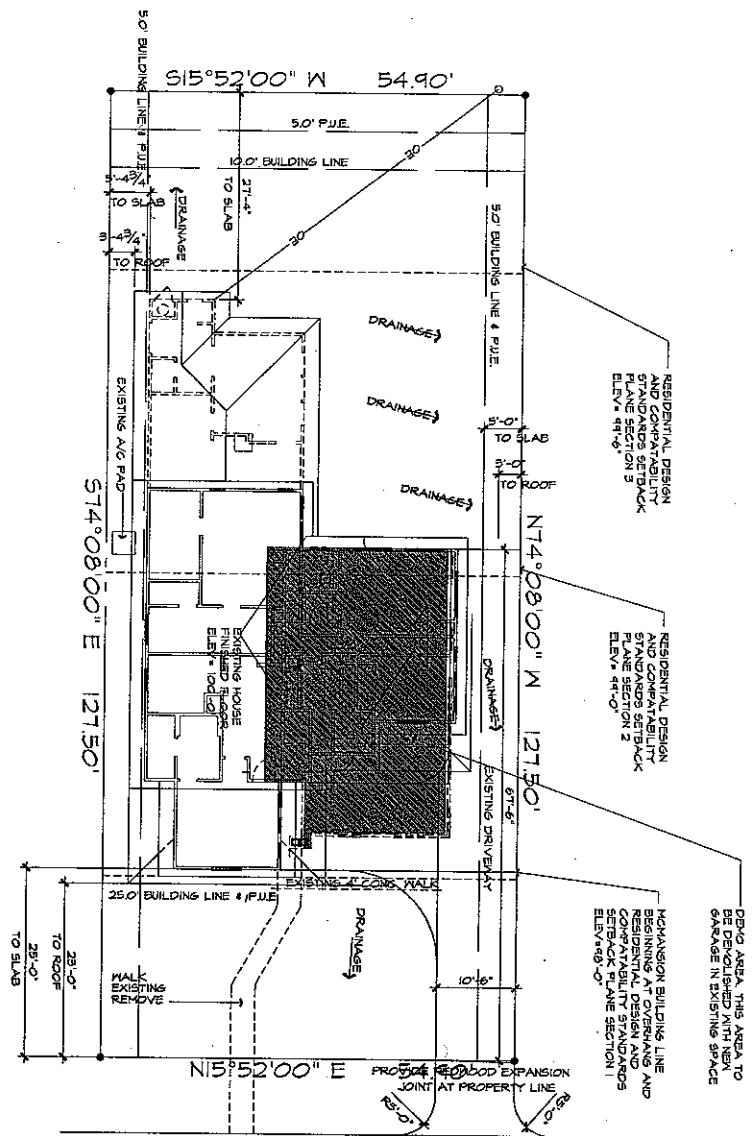
AE APPROVED
OCT 19 2012
293-219
JGM

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

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

AE APPROVED
JUL 03 2012
185-204
JGM

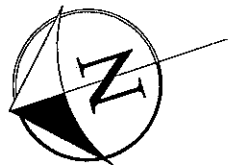
B2
15



2205 FOREST TRAIL

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

AE APPROVED
OCT 19 2012
293-219
JGM



SITE PLAN
SCALE: 1" = 20'-0"
SP-1.1

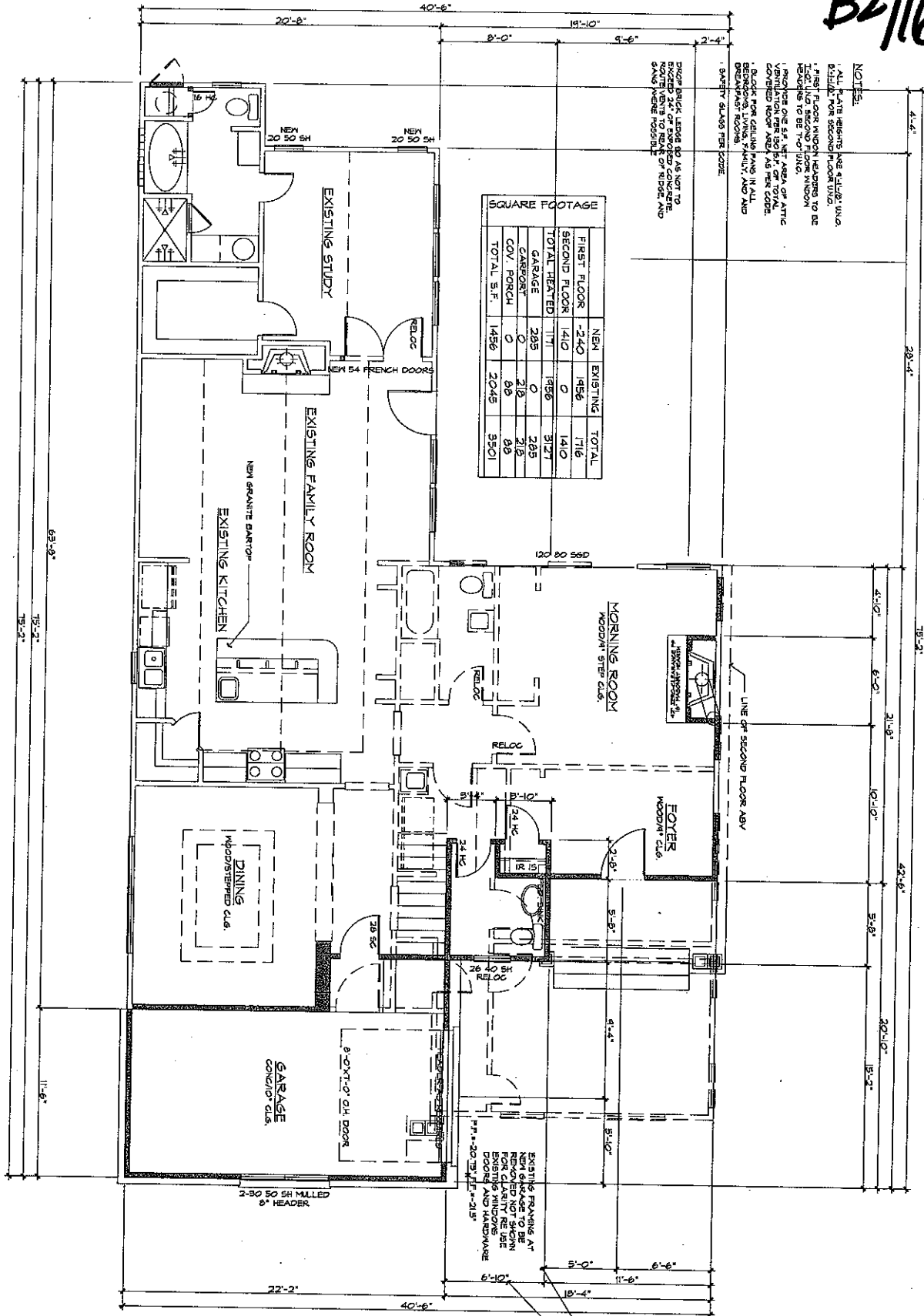
PROJECT:
A CUSTOM
RESIDENCE FOR:
JAMES & JESSICA
SCOTT
2205 FOREST TRAIL
AUSTIN, TEXAS
78703

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REGISTERED ARCHITECT
JAMES R. REMOND
STATE OF TEXAS
13860

VENTURE FOUR ARCHITECTS
731 Cedar Rock Court
Lakeway, Texas 78734
Phone: 512-328-8581
Fax: 512-261-8681
www.venturefour.com

B2/16



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PROJECT:
A CUSTOM
RESIDENCE FOR

JAMES & JESSICA
SCOTT
2205 FOREST TRAIL
AUSTIN, TEXAS
BUILDER:

V4-1116P
Oct 15, 2012 - 8:22am
JRR

FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

A-1.1

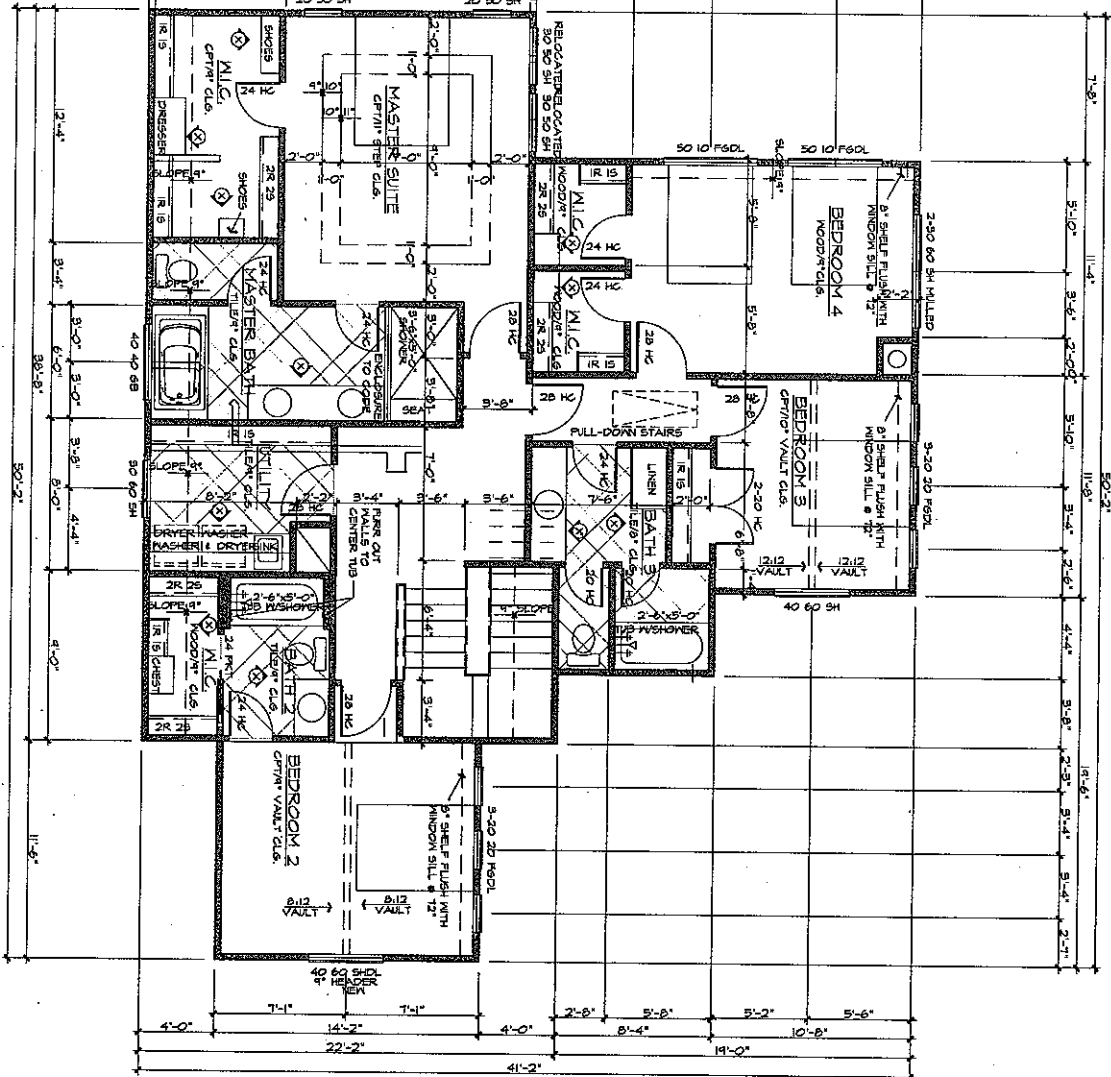
B2/17

SQUARE FOOTAGE			
	NEW	EXISTING	TOTAL
FIRST FLOOR	-240	1956	1716
SECOND FLOOR	1410	0	1410
TOTAL HEATED	1171	1956	3127
GARAGE	285	0	285
CARPORT	0	218	218
COV. PORCH	0	88	88
TOTAL S.F.	1456	20458	3501

NOTES:

- 1. ALL PLATE HEIGHTS ARE 9'-1 1/2" UNO.
- 2. 2 1/2" UNO FOR SECOND FLOOR UNO.
- 3. FIRST FLOOR WINDOW HEADERS TO BE 7'-0" UNO SECOND FLOOR WINDOW HEADERS TO BE 7'-0" UNO.
- 4. PROVIDE ONE 5 S.F. NET AREA OF ATTIC VENTILATION PER 150 S.F. OF TOTAL COVERED ROOF AREA AS PER CODE.
- 5. BLOCK FOR CEILING FAN IN ALL BEDROOMS, LIVING, FAMILY AND BREAKFAST ROOMS.
- 6. SAFETY GLASS PER CODE.

2ND FLOOR PLAN



VENTURE FOUR ARCHITECTS

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Lakeway, Texas 78734

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PROJECT:

A CUSTOM
RESIDENCE FOR

JAMES & JESSICA
SCOTT

2205 FOREST TRAIL
AUSTIN, TEXAS

BUILDER:

V4-1116P

Oct 18, 2012, 9:23am

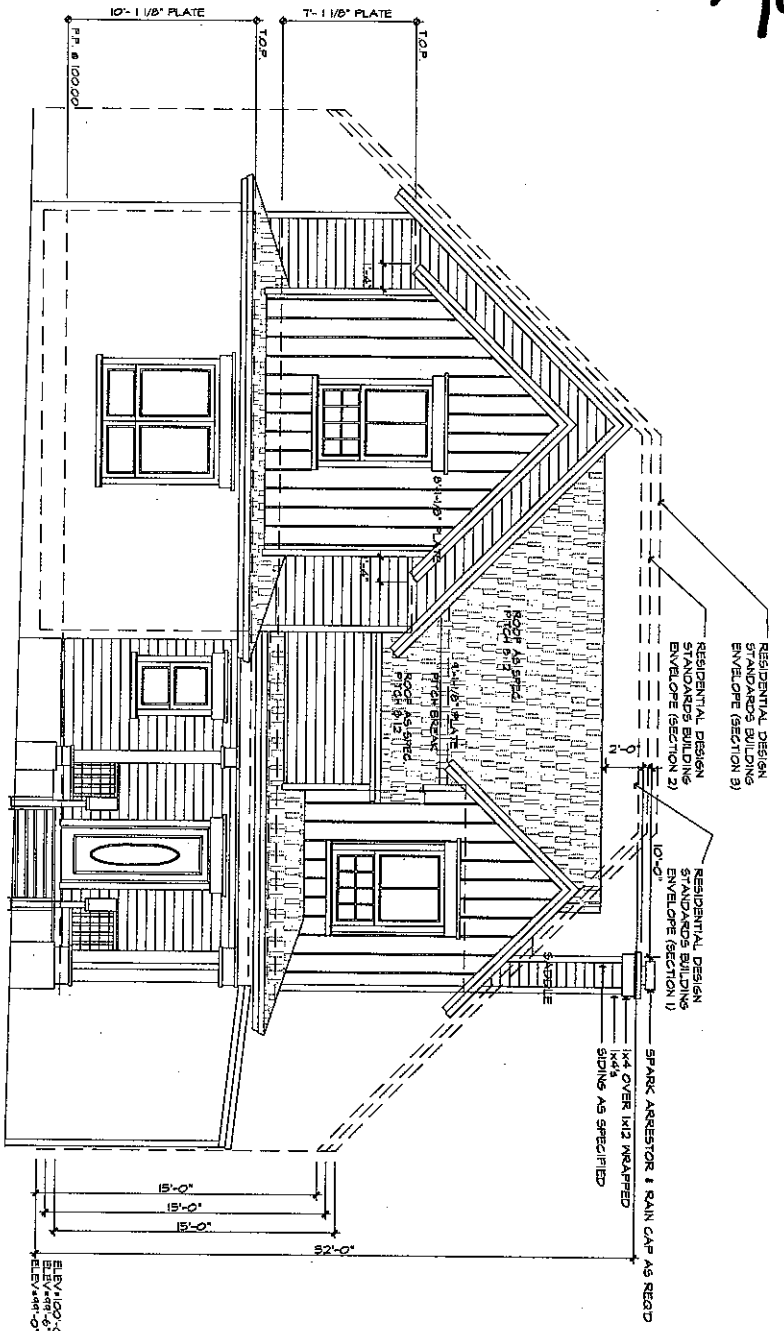
JBR

SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"

A-1.2

B2
18



FRONT ELEVATION

- NOTES:
- ALL PLATE HEIGHTS ARE 4'-1 1/8" UNO.
 - 2'-1 1/2" FOR SECOND FLOOR UNO.
 - FIRST FLOOR WINDOW HEADERS TO BE T-20 UNO. SECOND FLOOR WINDOW HEADERS TO BE T-10 UNO.
 - PROVIDE ONE 5" NET AREA OF ATTIC VENTILATION PER 150 S.F. OF TOTAL COVERED ROOF AREA AS PER CODE.
 - BLOCK FOR CEILING FANS IN ALL BEDROOMS, LIVING FAMILY, AND BREAKFAST ROOMS.
 - SAFETY GLASS PER CODE.

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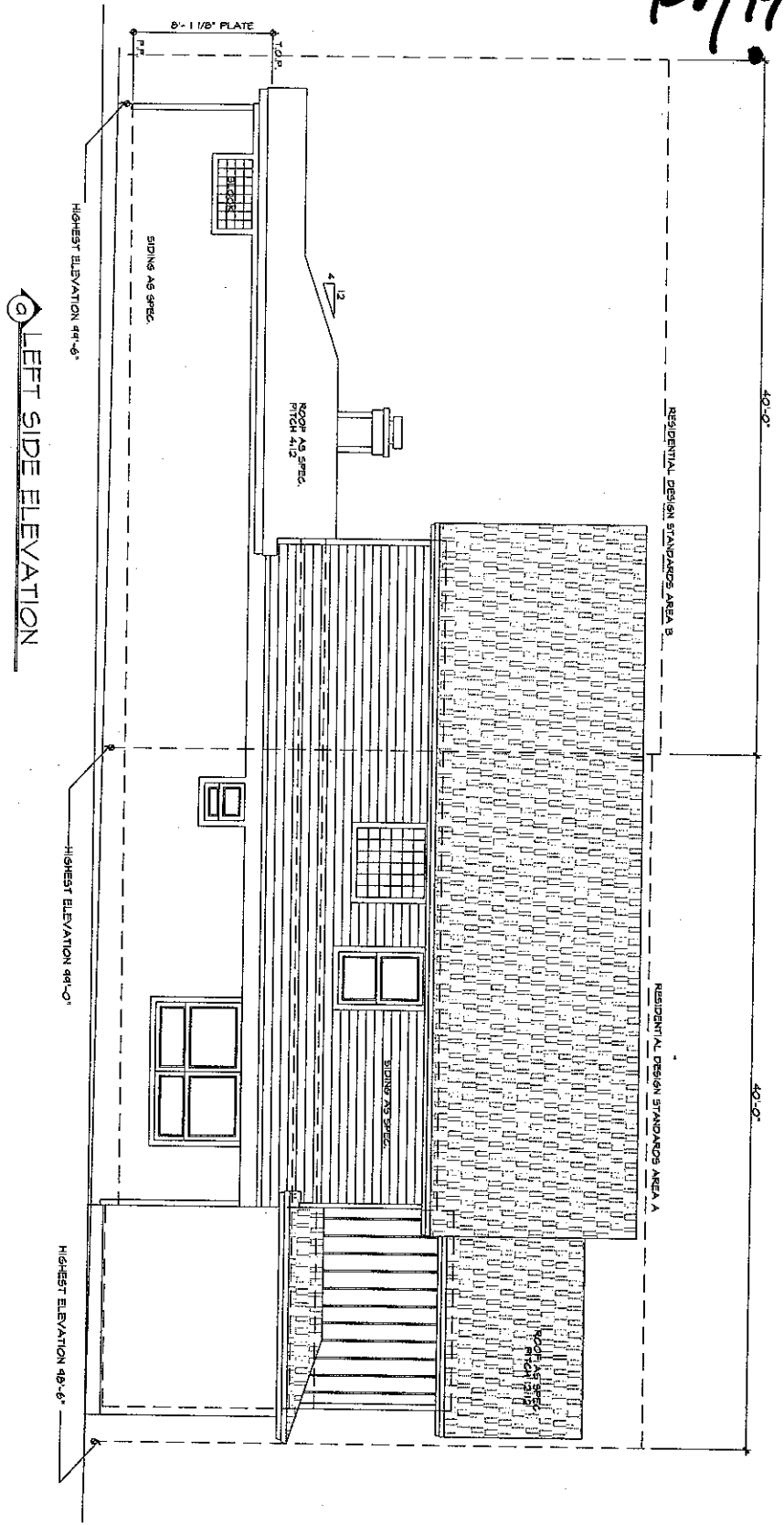
PROJECT:
 A CUSTOM
 RESIDENCE FOR
 JAMES & JESSICA
 SCOTT
 2205 FOREST TRAIL
 AUSTIN, TEXAS
 BUILDER:

V4-1116P
 Oct 15, 2012 - 8:23am
 JRR

EXTERIOR ELEVATIONS
 SCALE 1/8" = 1'-0"

A-2.1

BH 19



LEFT SIDE ELEVATION

NOTES:

- ALL PLATE HEIGHTS ARE 8'-1 1/8" UNO. & 11'-1 1/8" FOR SECOND FLOOR UNO.
- FIRST FLOOR WINDOW HEADERS TO BE 12" UNO. SECOND FLOOR WINDOW HEADERS TO BE 11'-0" UNO.
- PROVIDE ONE 8" NET AREA OF ATTIC VENTILATION PER 150 S.F. OF TOTAL COVERED ROOF AREA AS PER CODE.
- BLOCK FOR CEILING FANS IN ALL BEDROOMS, LIVING, FAMILY, AND AND BREAKFAST ROOMS.
- SAFETY GLASS PER CODE.



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PROJECT:
 A CUSTOM
 RESIDENCE FOR
**JAMES & JESSICA
 SCOTT**
 2205 FOREST TRAIL
 AUSTIN, TEXAS
BUILDER:

V4-1116P
 Oct 15, 2012 - 9:25am
 JKR
EXTERIOR ELEVATIONS
 SCALE: 1/8" = 1'-0"
A-2.1

B2/20



NOTES:

- ALL PLATE HEIGHTS ARE 4'-11 1/2" UNO. & 1'-11 1/2" FOR SECOND FLOOR UNO.
- FIRST FLOOR WINDOW HEADERS TO BE 7'-0" UNO. SECOND FLOOR WINDOW HEADERS TO BE 7'-0" UNO.
- PROVIDE ONE 5" X 5" NET AREA OF ATTIC VENTILATION PER 150 S.F. OF TOTAL COVERED ROOF AREA AS PER CODE.
- BLOCK FOR CEILING FANS IN ALL BEDROOMS, LIVING, FAMILY, AND AND BREAKFAST ROOMS.
- SAFETY GLASS PER CODE.



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PROJECT:
 A CUSTOM
 RESIDENCE FOR

**JAMES & JESSICA
 SCOTT**
 2205 FOREST TRAIL
 AUSTIN, TEXAS
 BUILDER:

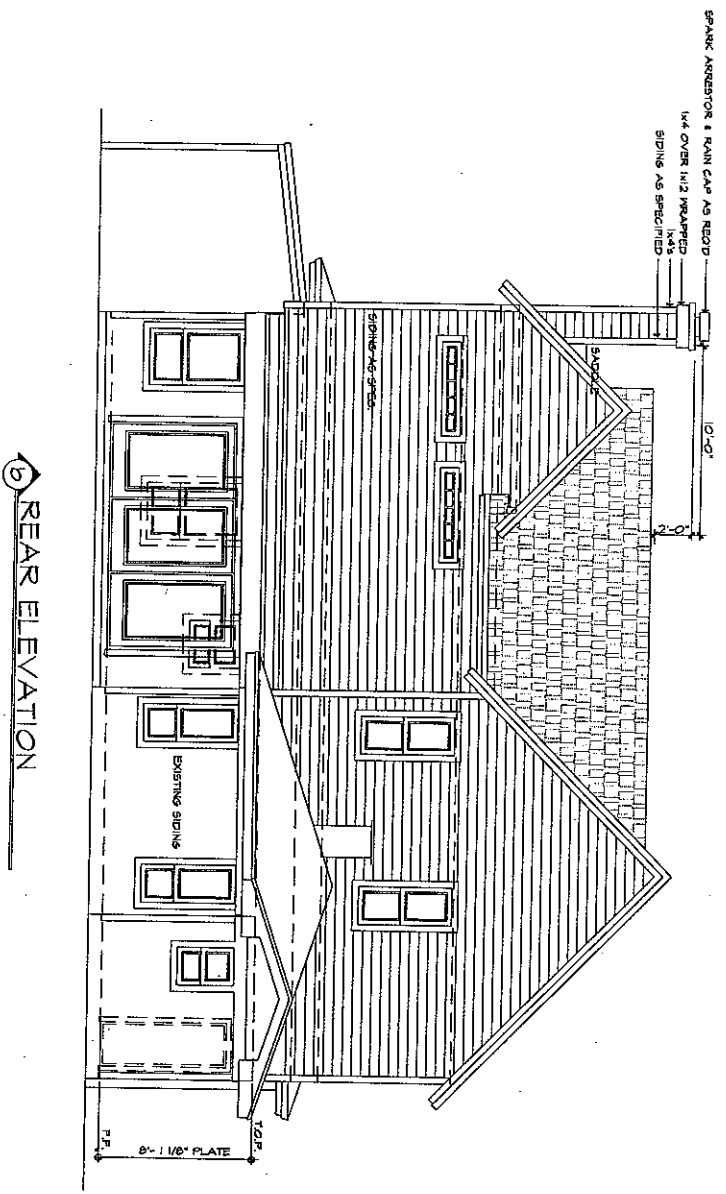
V4-1116P
 Oct 15, 2012 - 5:25am
 JKR

EXTERIOR ELEVATIONS

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

A-2.2

B2/21



REAR ELEVATION

- NOTES:
- ALL PLATE HEIGHTS ARE 4'-11 1/2" UNO.
 - 8 1/2" UNO. FOR SECOND FLOOR UNO.
 - FIRST FLOOR WINDOW HEADERS TO BE 1'-0" UNO. SECOND FLOOR WINDOW HEADERS TO BE 1'-0" UNO.
 - PROVIDE ONE 3" F. NET AREA OF ATTIC VENTILATION PER 50 S.F. OF TOTAL COVERED ROOF AREA AS PER CODE.
 - BLOCK FOR CEILING FANS IN ALL BEDROOMS, LIVING, FAMILY, AND AND BREAKFAST ROOMS.
 - SAFETY GLASS PER CODE.



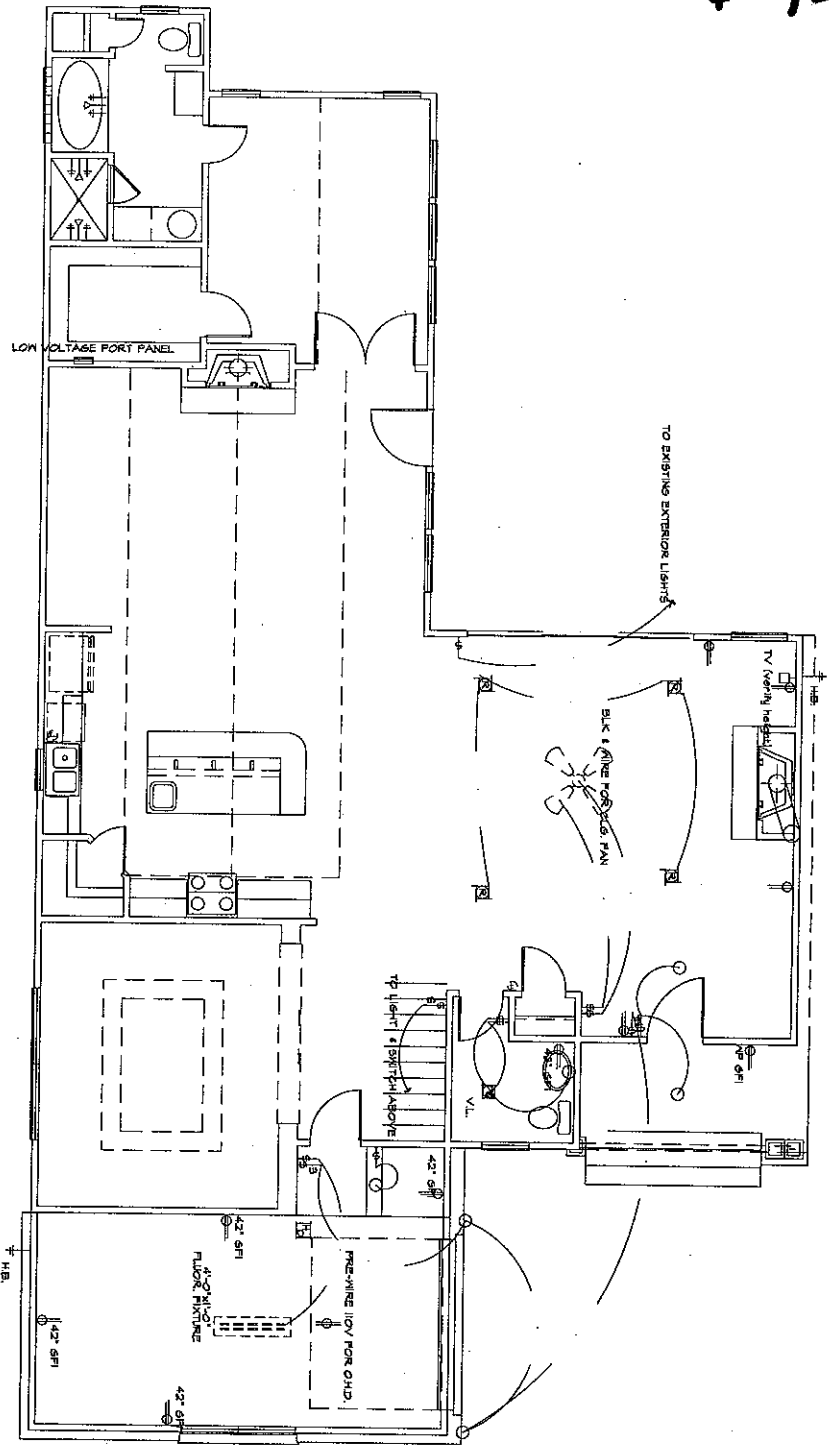
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PROJECT:
 A CUSTOM
 RESIDENCE FOR
 JAMES & JESSICA
 SCOTT
 2205 FOREST TRAIL
 AUSTIN, TEXAS
BUILDER:

V4-1116P
 Oct 15, 2012 - 9:27am
 JRR
EXTERIOR ELEVATIONS
 SCALE: 1/8" = 1'-0"
A-2.2

B2/22

ELECTRICAL SYMBOL CHART			
	CABLE/TV OUTLET		10A VOLTAGE PORT PANEL
	VOLUME CONTROL		220V HORIZONTAL OUTLET
	SPEAKER		4 PLEX OUTLET
	PHONE		FLOOD LIGHT
	SMOKE DETECTOR		RECESSED FIXTURE ON SLOPED SURFACE
	HEAT DETECTOR		EYEBALL FIXTURE
	SWITCH		RECESSED FIXTURE
	THREE-WAY SWITCH		VENT/LITE



NOTES:

- 1. SUPPLY 220V OR 6AS TO HVAC UNITS IN ATTIC (SEE SPECS) INCLUDE 110V OUTLET FOR SERVICE.
- 2. PROVIDE LIGHT AT HVAC UNITS IN ATTIC.
- 3. ALL VENTS TO REAR OF HOUSE PAINTED TO MATCH ROOF COLOR.
- 4. ALL BRANCH CIRCUITS THAT SUPPLY RECEPTACLE OUTLETS IN BEDROOMS ARE TO BE PROVIDED WITH AFCI FAULT PROTECTIONS.
- 5. SMOKE DETECTORS TO BE 110V W/ BATTERY BACKUP AND 110V SMOKE DETECTORS TO HAVE ONE SMOKE DETECTOR TO EACH ROOM.
- 6. ALL WILL SOUND.
- 7. COORDINATE LOW VOLTAGE PRE-WIRING WITH OWNER PRIOR TO SHEET ROCK INSTALLATION.



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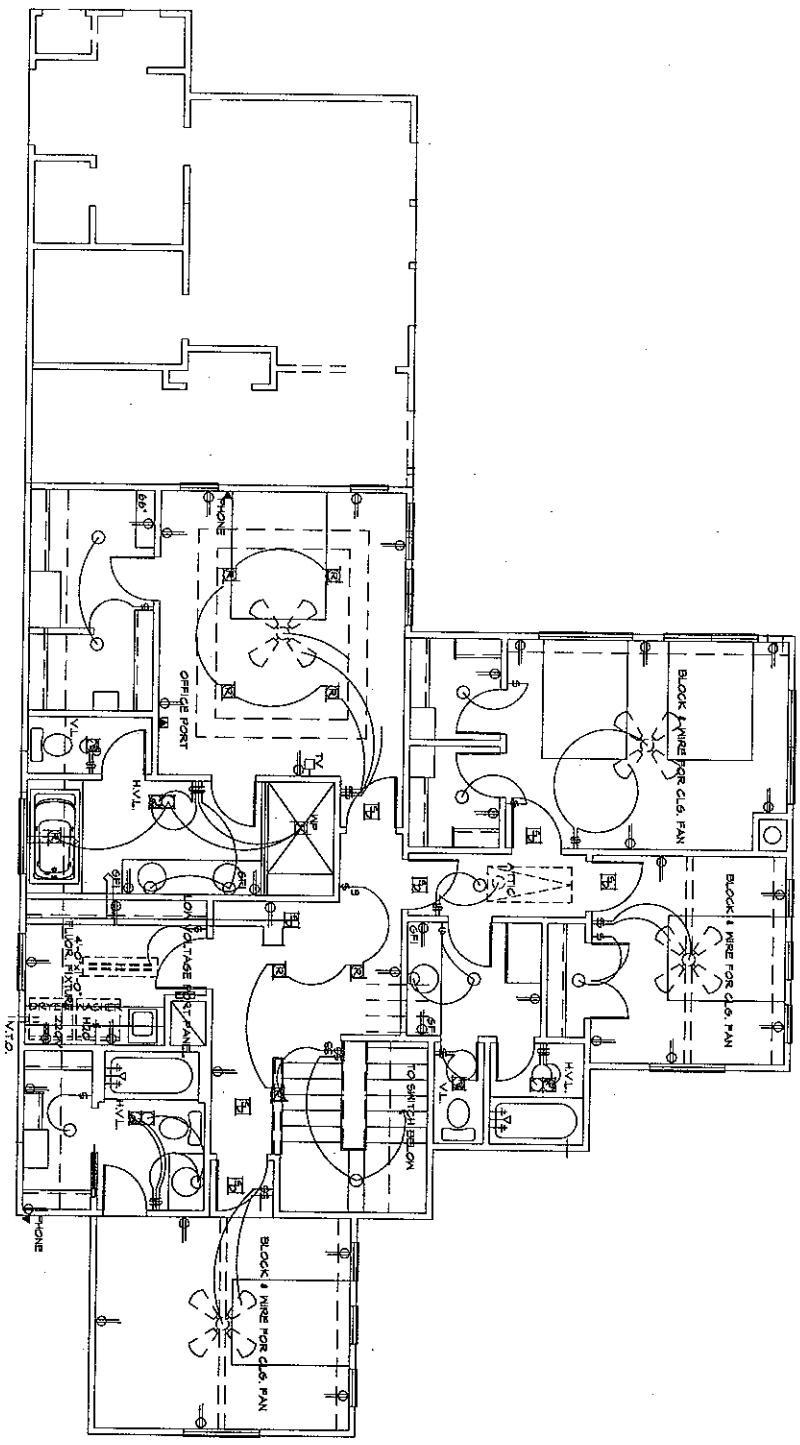
PROJECT:
 A CUSTOM
 RESIDENCE FOR
**JAMES & JESSICA
 SCOTT**
 2205 FOREST TRAIL
 AUSTIN, TEXAS
BUILDER:

V4-1116P
 Oct 15, 2012 - 8:25am
 JRR

FIRST FLOOR MEP
 SCALE: 1/8" = 1'-0"
M-1.1

B2/23

ELECTRICAL SYMBOL CHART			
	CABLE/V OUTLET		LOW VOLTAGE PORT PANEL
	VOLUME CONTROL		220V
	SPEAKER		HORIZONTAL OUTLET
	PHONE		FLOOR OUTLET
	SMOKE DETECTOR		WATER PROOF
	HEAT DETECTOR		VENT/LITE
	SWITCH		4 FLEX OUTLET
	THREE-WAY SWITCH		LIGHT
	HALOGEN		FLOOD LIGHT
	BLOCK & WIRE FOR C.G. FAN		RECESSED FIXTURE ON SLOPED SURFACE
	OFFICE PORT		EYEBALL FIXTURE
	FLOOR RECENT		RECESSED FIXTURE
	THREE-WAY SWITCH		HEAT/VENT/LITE



NOTES:

- 1. SUPPLY 220V OR 545 TO HVAC UNITS IN ATTIC (SEE SPECS) INCLUDE HOV OUTLET FOR SERVICE.
- 2. PROVIDE LIGHT AT HVAC UNITS IN ATTIC.
- 3. ALL VENTS TO REAR OF HOUSE PAINTED TO MATCH ROOF COLOR.
- 4. ALL BRANCH CIRCUITS THAT SUPPLY RECEPTACLE OUTLETS IN BEDROOMS ARE TO BE PROVIDED WITH AFCI FAULT PROTECTORS.
- 5. SMOKE DETECTORS TO BE 100 W BATTERY BACKUP. WIRE SMOKE DETECTORS SO THAT WHEN ONE SOUNDS, ALL WILL SOUND.
- 6. COORDINATE LOW VOLTAGE REMAINING WITH OWNER PRIOR TO SHEET ROOF INSTALLATION.



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 Fax: 512-261-8681
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PROJECT:
 A CUSTOM
 RESIDENCE FOR
 JAMES & JESSICA
 SCOTT
 2205 FOREST TRAIL
 AUSTIN, TEXAS
 BUILDER:

V4-1116P
 Oct 14, 2012 - 8:31am
 JRR

SECOND FLOOR MEP
 SCALE: 1/8" = 1'-0"
M-1.2

B2/24



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

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

(Please Print or Type)

Customer Name: JAMES SCOTT Phone: 058-0811 Alternate Phone: _____

Service Address: 2205 FOREST TRAIL

Lot: 2 Block: _____ Subdivision/Land Status: _____ Tax Parcel ID No.: 114579

Existing Use: vacant single-family res. duplex garage apartment other _____
(Circle one)

Proposed Use: vacant single-family res. duplex garage apartment other _____
(Circle one)

Number of existing bathrooms: 2 Number of proposed bathrooms: 4

Use of a pressurized auxiliary water system (i.e. rainwater harvesting, well water, lake/river water, etc.) Yes _____ No ☒

City of Austin Office Use

Water Main size: 8" Service stub size: 1" Service stub upgrade required? ☒ New stub size: _____

Existing Meter number: 177135 Existing Meter size: 3/4" Upgrade required? ☒ New size: _____

WW Service: Septic System/On-Site Sewage Facility (OSSF) _____ or WW Collection System ☒ WW Main size: _____

If a pressurized auxiliary water system is or will be installed, please contact the Utility's Special Services Division (SSD) at 972-1060, 3907 South Industrial Blvd., Suite 100 for consultation and approval.

Auxiliary Water (if applicable) Approved by SSD (Signature & Print name) _____ Date _____ Phone _____

Approved: ☐ Yes (see attached approved documents) ☐ No

If the site has an OSSF, please contact Utility Development Services (UDS) at 972-0210 or 972-0211, Waller Creek Center, 625 E. 10th Street, Suite 715 for consultation and approval.

W&WWSPV Completed by (Signature & Print name) _____ Date _____ Phone _____

OSSF (if applicable) Approved by UDS (Signature & Print name) _____ Date 7/3/12 Phone 972-0210

AWU Representative _____ Date _____ Phone _____

Approved: ☐ Yes (see attached approved documents) ☐ No

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

Verification expires 180 days after date of Submittal

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

REVIEWED

JUL 03 2012

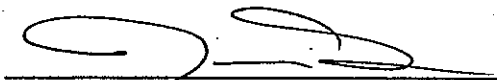
B2/25

OWNER'S AUTHORIZATION LETTER

I/we hereby certify that I/we am/are the owner(s) of the property referenced below. I/we am/are respectfully requesting processing and approval of the below referenced permit(s) review. I/we hereby authorize the Applicant listed on this application to act on my/our behalf during the processing and presentation of this request. They shall be the principal contact with the City in processing this application.

Property Address: 2205 Forest Tr Austin, TX 78703

PR#:



Owner's Signature

7/9/12

Date



Owner's Signature

7/9/12

Date

James Scott

1st Owner's Printed Name

Jessica Scott

2nd Owner's Printed Name

TAX CERTIFICATE
Tina Morton
Travis County Tax Assessor-Collector
P.O. Box 1748
Austin, Texas 78767
(512) 854-9473

NO 1065582

B2/20

ACCOUNT NUMBER: 01-1504-0727-0000

PROPERTY OWNER:

SCOTT JAMES & JESSICA SHIA SCO
JESSICA SHIA SCOTT
2205 FOREST TRL
AUSTIN, TX 78703-2933

PROPERTY DESCRIPTION:

LOT 2 TARRY TOWN PLACE

ACRES

.1617 MIN%

.000000000000 TYPE

SITUS INFORMATION: 2205 FOREST TRL

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY
2011	AUSTIN ISD
	CITY OF AUSTIN (TRAV)
	TRAVIS COUNTY
	TRAVIS CENTRAL HEALTH
	ACC (TRAVIS)

TOTAL
ALL PAID
ALL PAID
ALL PAID
ALL PAID
ALL PAID

TOTAL SEQUENCE 0

ALL PAID

TOTAL TAX:
UNPAID FEES:
INTEREST ON FEES:
COMMISSION:
TOTAL DUE ==>

ALL PAID
* NONE *
* NONE *
* NONE *
ALL PAID

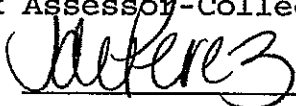
TAXES PAID FOR YEAR 2011 \$8,705.09

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2011 EXCEPT FOR UNPAID YEARS LISTED ABOVE.
The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).
Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 07/06/2012

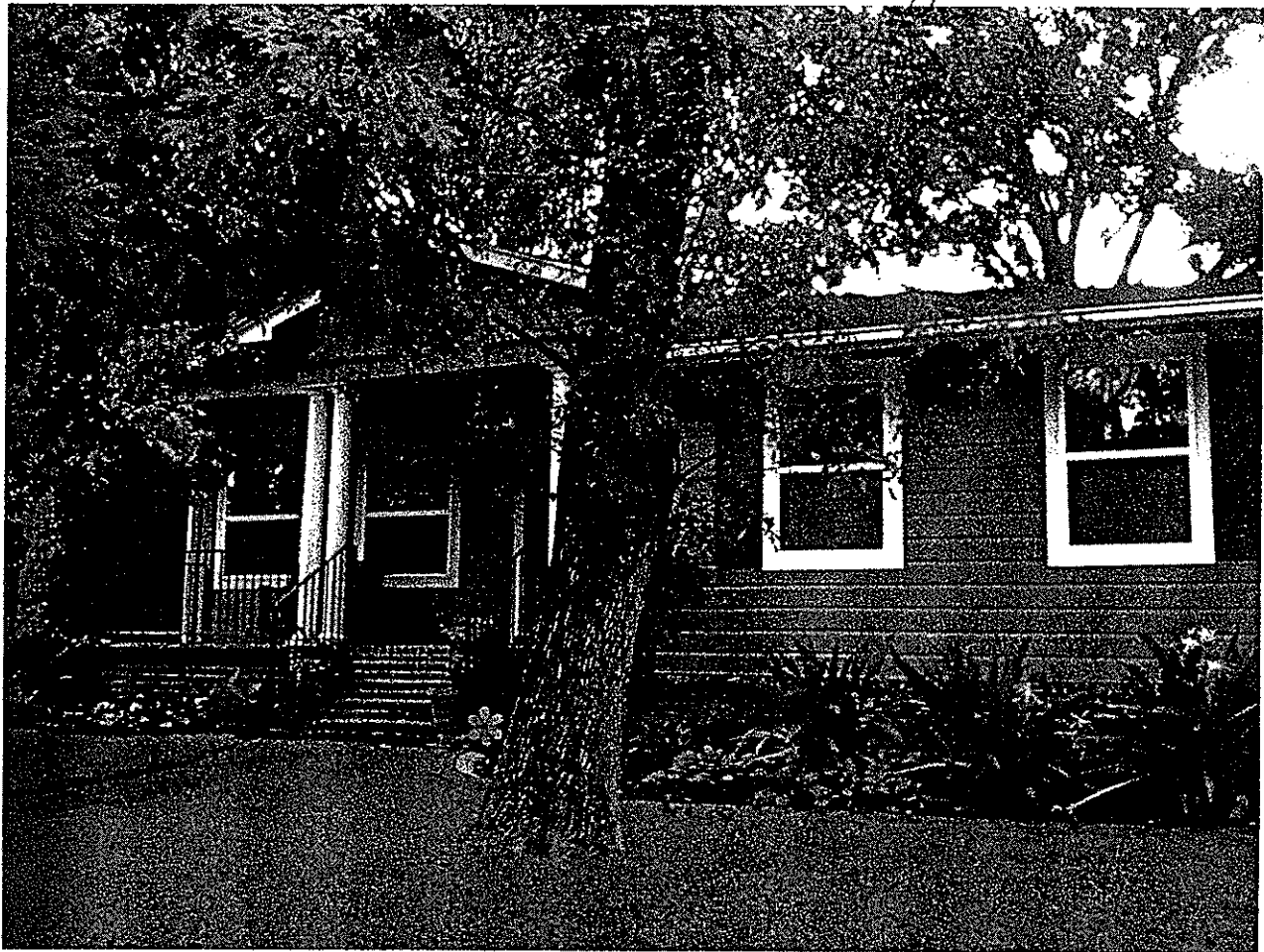
Fee Paid: \$10.00

Tina Morton
Tax Assessor-Collector

By: 

front

B2/27



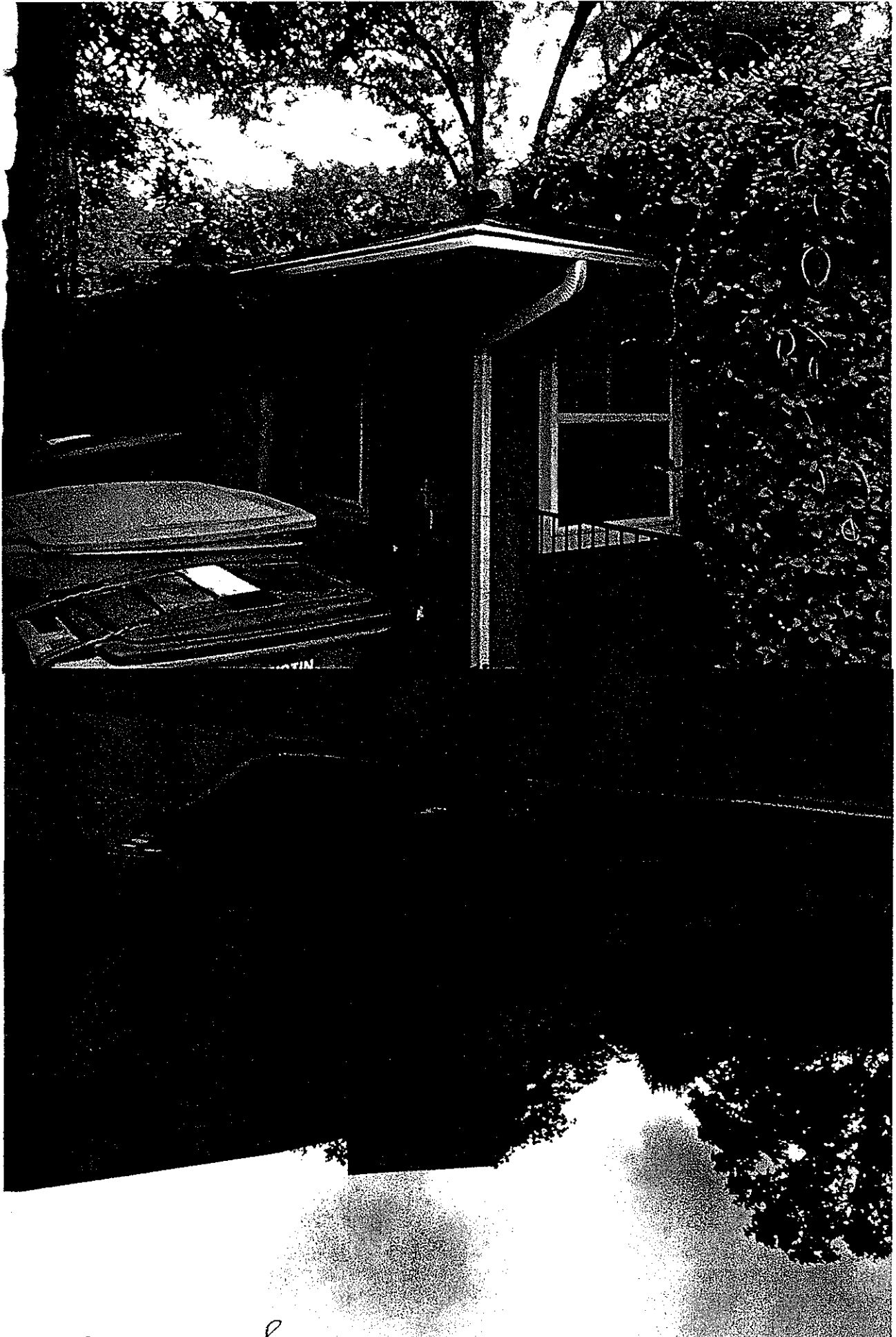
Right Side

B2
28



left side

B2
29



newly built

neighbor left B2
30



neighbor right

B2
31



neighbor left

B2
32



B2/34

St #	Street	Lot Size	Heated Footage	Attached Garage/ Carport	Detached Garage/ Carport	Base ment/ Attic	Covered Porches 1st Floor	Covered Porches 2nd Floor	Discount Attached Garage/ Carport	Discount Detached Garage/ Carport	Disc Base ment /Attic	Discount Porches	TOTAL	Total Discounts	Adjusted Total	FAR %
2001	Forrest	6941	1716		400					400			2116	400	1716	25%
2002	Forrest	12709	2747		405		405			400		200	3557	600	2957	23%
2004	Forrest	10783	3076	438			96		200			96	3610	296	3314	31%
2005	Forrest	7055	969		320		28			320		28	1317	348	969	14%
2007	Forrest	7074	3001	24			382		24			200	3407	224	3183	45%
2100	Forrest	11318	2850		500		350	100		400		200	3800	600	3200	28%
2102	Forrest	8020	2509	308			280		200			200	3097	400	2697	34%
2103	Forrest	6775	1314	240			144		200			144	1698	344	1354	20%
2105	Forrest	13762	1644		460					400			2104	400	1704	12%
2200	Forrest	13076	2097		508					400			2605	400	2205	17%
2201	Forrest	6696	1694		520					400			2214	400	1814	27%
2202	Forrest	9702	1688		324					324			2012	324	1688	17%
2203	Forrest	6882	2574		78					78			2652	78	2574	37%
2204	Forrest	8285	2130		270					270			2400	270	2130	26%
2205	Forrest	7043	1968	240					200				2208	200	2008	29%
2208	Forrest	8059	2606	580					200				3186	200	2986	37%
AVERAGE		9011	2161	305	379	0	241	100	171	339	0	153	2624	343	2281	26%
2003	Stamford	7601	1078		324		104			324		104	1506	428	1078	14%
2005	Stamford	6611	1939	294					200				2233	200	2033	31%
2007	Stamford	6172	1333		220		20			220		20	1573	240	1333	22%
2100	Stamford	20291	3521	261	525		381			400		200	4688	600	4088	20%
2101	Stamford	9596	2846		462		36			400		36	3344	436	2908	30%
2104	Stamford	9762	3615	754			889		200			200	5258	400	4858	50%
2105	Stamford	19531	4891	575			1447	78	200			200	6991	400	6591	34%
2106	Stamford	9451	3942	600			654	612	200			200	5808	400	5408	57%
2200	Stamford	8573	4370	644			283		200			200	5297	400	4897	57%
2201	Stamford	7481	2520	484			273		200			200	3277	400	2877	38%
2204	Stamford	7335	1280		240		200			240		200	1720	440	1280	17%
2206	Stamford	7071	1052		463		140			400		140	1655	540	1115	16%
2207	Stamford															
2208	Stamford															
2210	Stamford															
2211	Stamford	9605	2304	306			336		200			200	2946	400	2546	27%
AVERAGE		9929	2669	490	372	0	397	345	200	331	0	158	3561	406	3155	32%
2408	Keating	7939	2871				280					200	3151	200	2951	37%
2410	Keating	9832	4088	702			126		200			126	4916	326	4590	47%
2412	Keating	14675	3320				432					200	3752	200	3552	24%
AVERAGE		10815	3426	702	0	0	279	0	200	0	0	175	3940	242	3698	36%

B2/155

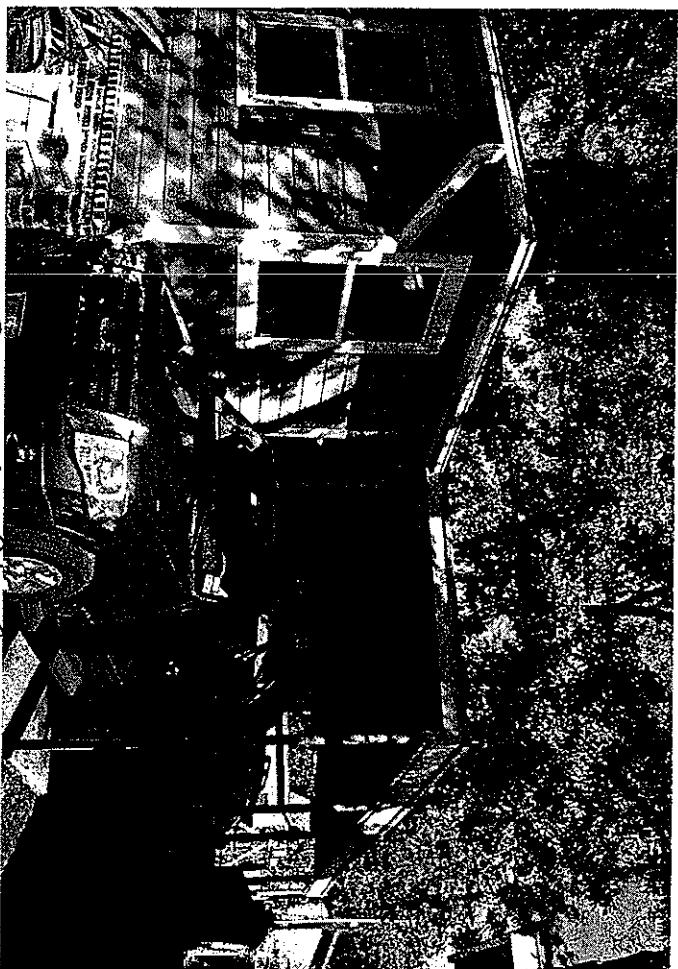
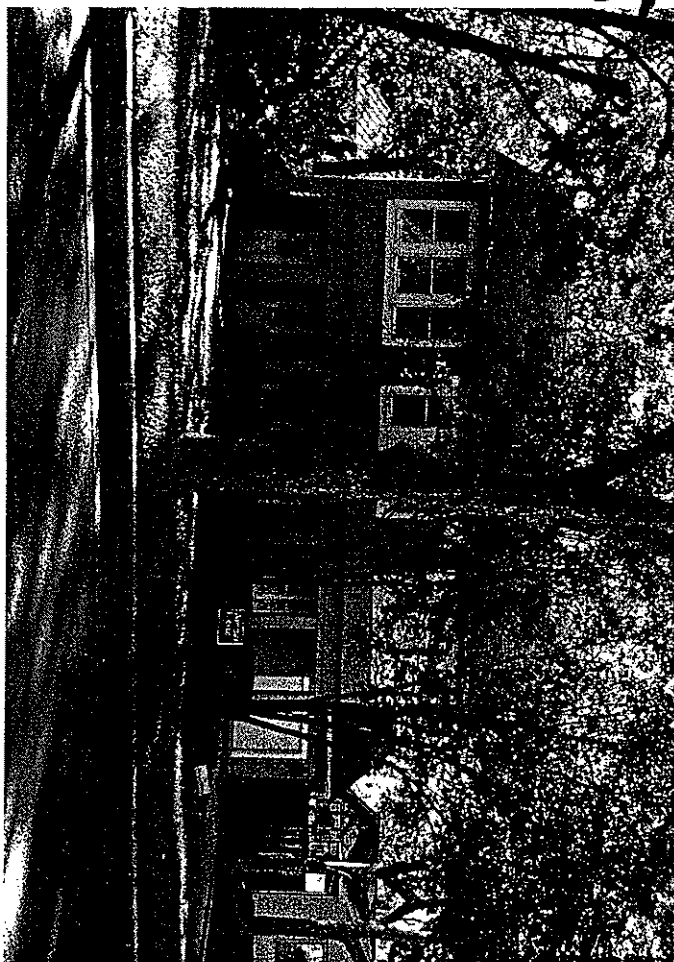
St #	Street	Lot Size	Heated Footage	Attached Garage/Carport	Detached Garage/Carport	Base ment/Attic	Covered Porches 1st Floor	Covered Porches 2nd Floor	Discount Attached Garage/Carport	Discount Detached Garage/Carport	Disc Base ment /Attic	Discount Porches	TOTAL	Total Discounts	Adjusted Total	FAR %
2006A	Vista	4428	1216	255					200				1471	200	1271	29%
2006B	Vista	4428	1575		436					400			2011	400	1611	36%
2408	Vista	18187	3533	564			340		200			200	4437	400	4037	22%
2412	Vista	18643	3562	516			10		200			10	4088	210	3878	21%
2416	Vista	10691	3169	418			91		200			91	3678	291	3387	32%
2420	Vista	9609	2398				176					176	2574	176	2398	25%
AVERAGE		10998	2576	438	436	0	154	0	200	400	0	119	3043	280	2764	27%
2919	Windsor	13910	1850	308			141		200			141	2299	341	1958	14%
2920	Windsor	9139	3288	262			84		200			84	3634	284	3350	37%
3000	Windsor	11315	3642		540		218			400		200	4400	600	3800	34%
3001	Windsor	10027	1665		540		143			400		143	2348	543	1805	18%
3002	Windsor	8039	2125	575					200				2700	200	2500	31%
3004	Windsor	7826	1120		432					400			1552	400	1152	15%
3007A	Windsor	3315	3181	465			16		200			16	3662	216	3446	104%
3007B	Windsor	3315	3000	484			208		200			200	3692	400	3292	99%
3010	Windsor															
3011	Windsor															
3012	Windsor	9904	1094		324					324			1418	324	1094	11%
3014	Windsor	8772	1273		324		93			324		93	1690	417	1273	15%
3016	Windsor	11918	2091	520			102		200			102	2713	302	2411	20%
3018	Windsor	7780	2528	528			316		200			200	3372	400	2972	38%
3020	Windsor	9133	1382		128		172			128		172	1682	300	1382	15%
3022	Windsor	6970	4790				253					200	5043	200	4843	69%
3024	Windsor	10167	2420	594			106		200			106	3120	306	2814	28%
3105	Windsor															
AVERAGE		8769	2363	467	381	0	154	0	200	329	0	138	2888	349	2539	37%
2002	Elton	7074	2156	72	264		16		72	264		16	2508	352	2156	30%
2003	Elton	11138	3551	351			655		200			200	4557	400	4157	37%
2004	Elton	7089	1524		500		140			400		140	2164	540	1624	23%
2006	Elton	8446	4226	418		829	787		200		829	200	6260	1229	5031	60%
2007	Elton	11941	2009		504		536			400		200	3049	600	2449	21%
2100	Elton	14316														
2101	Elton	7389	2674		506		96			400		96	3276	496	2780	38%
2103	Elton	7487	1969		264		140			264		140	2373	404	1969	26%
2104	Elton	7055	1829		312					312			2141	312	1829	26%
2105	Elton	8001	2145		400		100			400		100	2645	500	2145	27%
2106	Elton	10721	2101		400		214			400		200	2715	600	2115	20%
2108	Elton	7334	1478		394					394			1872	394	1478	20%
AVERAGE		8999	2333	280	394	829	298	0	157	359	829	144	3051	530	2521	30%

St #	Street	Lot Size	Heated Footage	Attached Garage/Carport	Detached Garage/Carport	Base ment/Attic	Covered Porches 1st Floor	Covered Porches 2nd Floor	Discount Attached Garage/Carport	Discount Detached Garage/Carport	Disc Base ment/Attic	Discount Porches	TOTAL	Total Discounts	Adjusted Total	FAR %
2313	Indian	8892	1878		820		48			400		48	2746	448	2298	26%
2401	Indian	11865	1406		414		168			400		168	1988	568	1420	12%
2403	Indian	10526	1724		360		84			360		84	2168	444	1724	16%
2405	Indian	11007	2501	528			646		200			200	3675	400	3275	30%
2407	Indian	17233	1987		600		144			400		144	2731	544	2187	13%
2411	Indian	10672	2098		400		340			400		200	2838	600	2238	21%
2413	Indian	10908	3633	559			198		200			198	4390	398	3992	37%
2501	Indian	7786	1439	72	360				40	360			1871	400	1471	19%
2503	Indian	7215	1657		410					400			2067	400	1667	23%
2505	Indian	10956	1464		320		448			320		200	2232	520	1712	16%
2509	Indian	13276	3958	563			328		200			200	4849	400	4449	34%
AVERAGE		10940	2159	431	461	0	267	0	160	380	0	160	2869	466	2403	22%

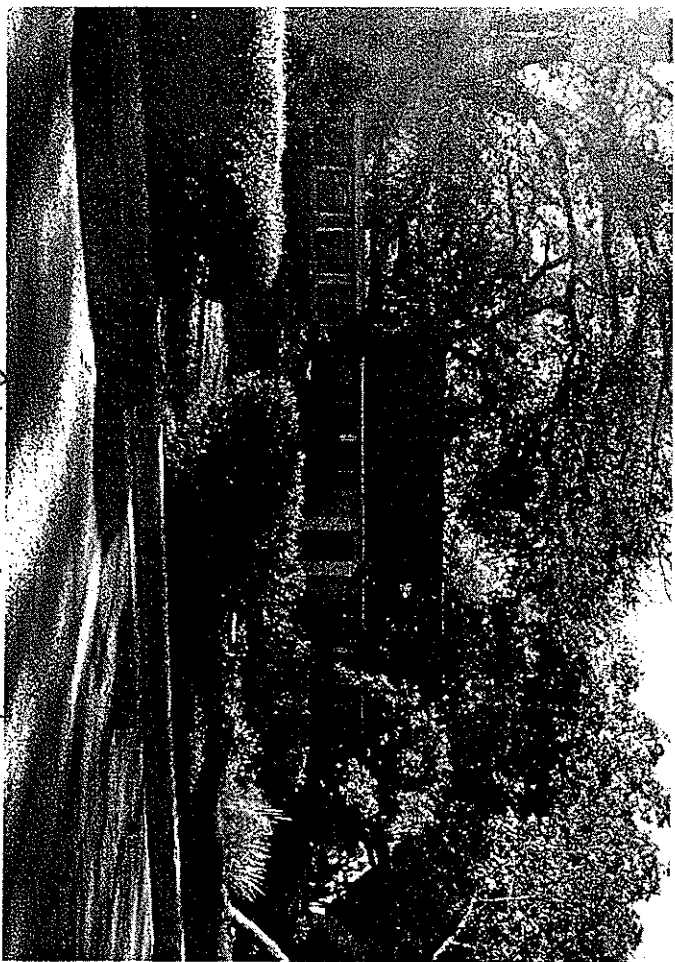
St #	Street	Lot Size	Heated Footage	Attached Garage/Carport	Detached Garage/Carport	Base ment/Attic	Covered Porches 1st Floor	Covered Porches 2nd Floor	Discount Attached Garage/Carport	Discount Detached Garage/Carport	Disc Base ment/Attic	Discount Porches	TOTAL	Total Discounts	Adjusted Total	FAR %
Total Average		9626	2398	427	399	829	265	263	186	351	829	149	3024	391	2633	30%

B2
36

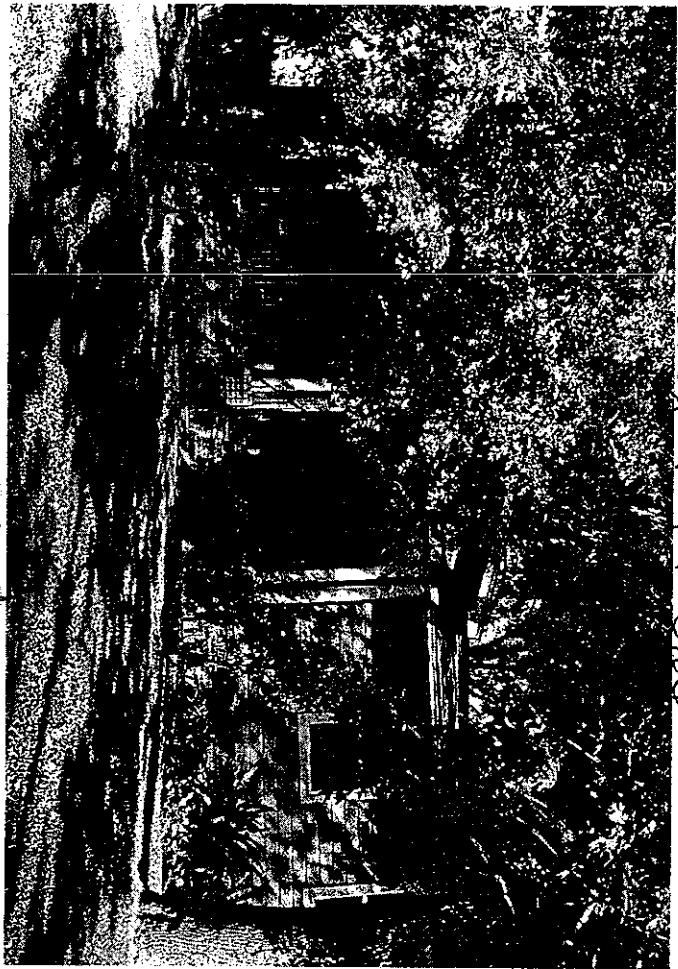
132-39



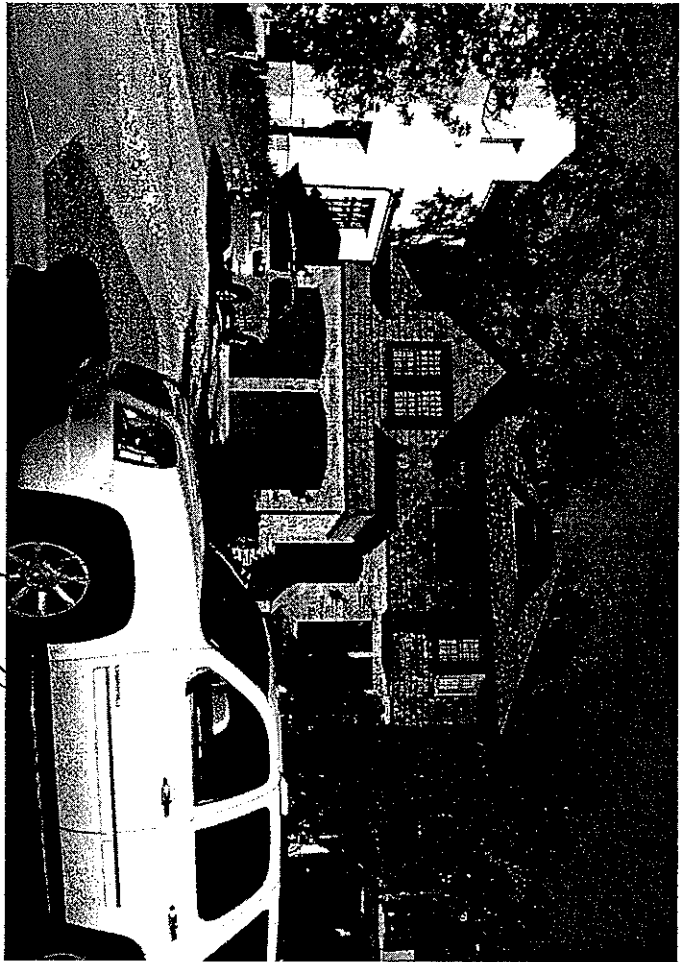
Subject Rt Side



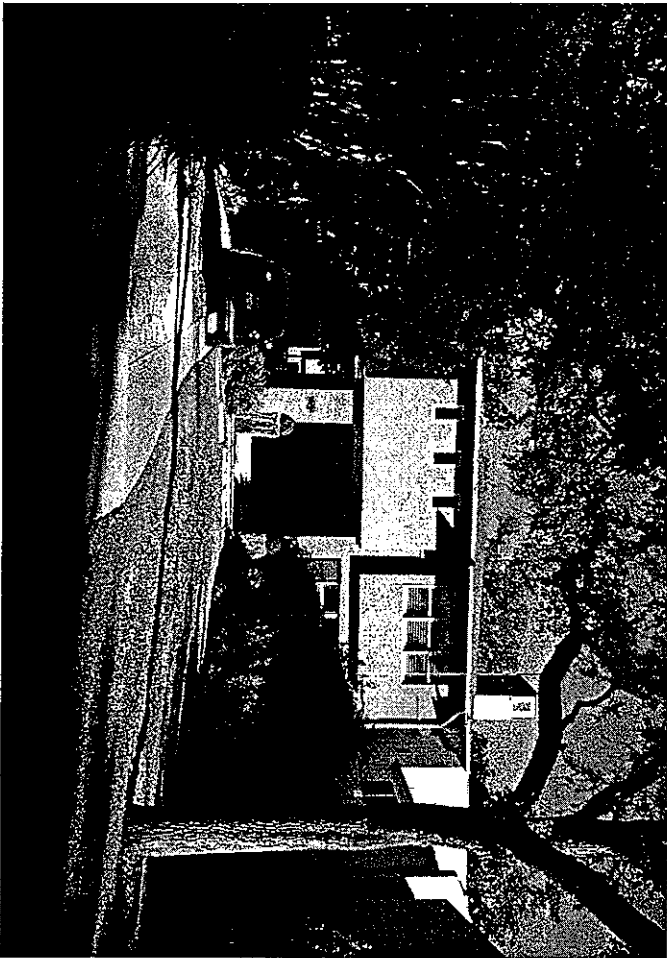
2102 Forest



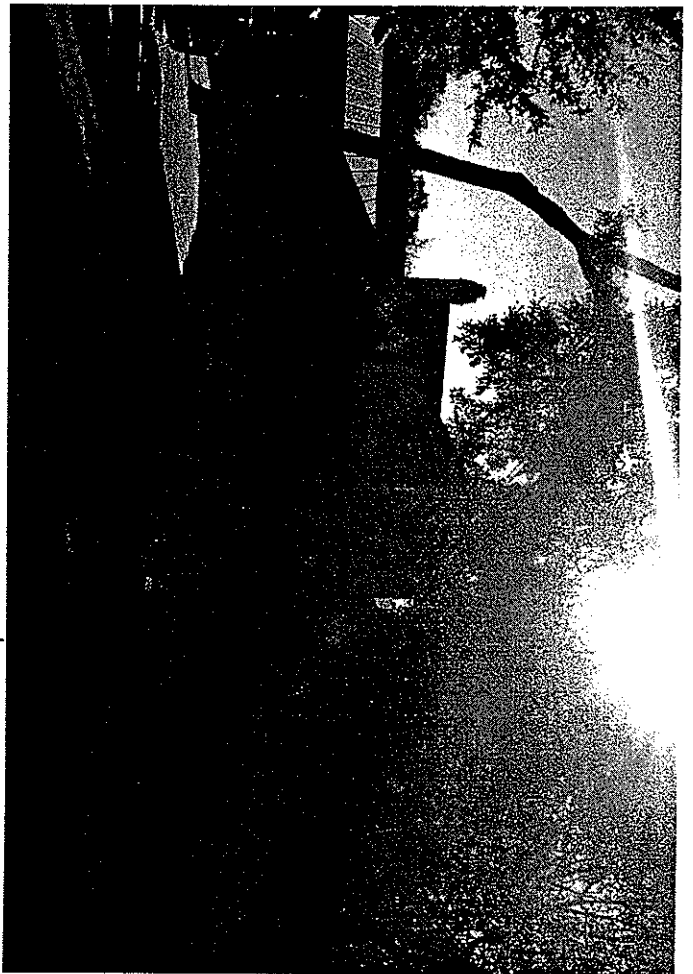
Subject Front



1801 Stamford



1805 Stamford

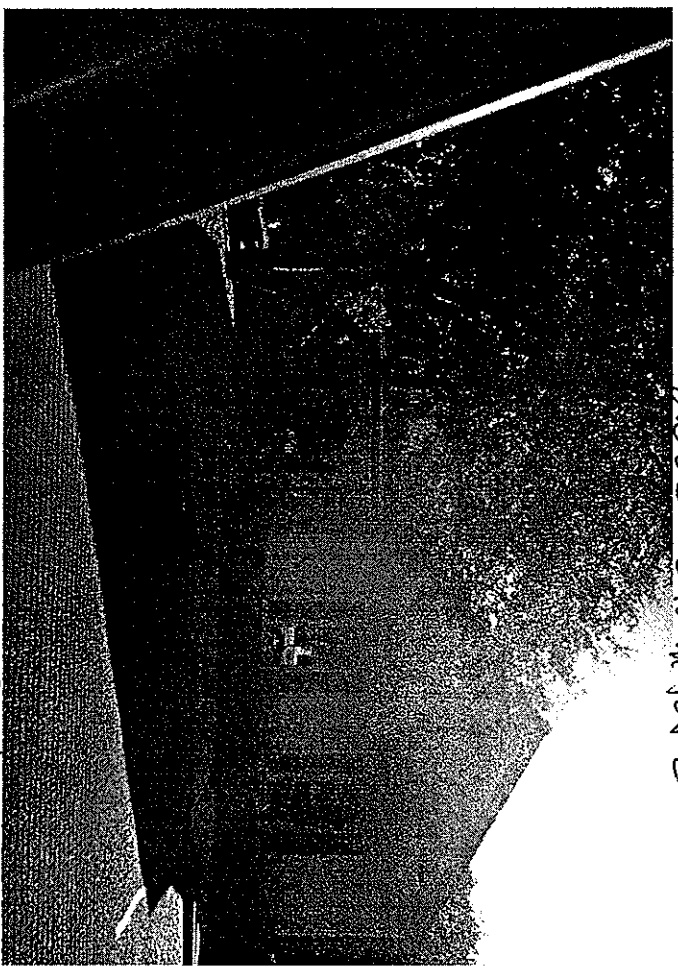


2000 Forest



1716 Forest

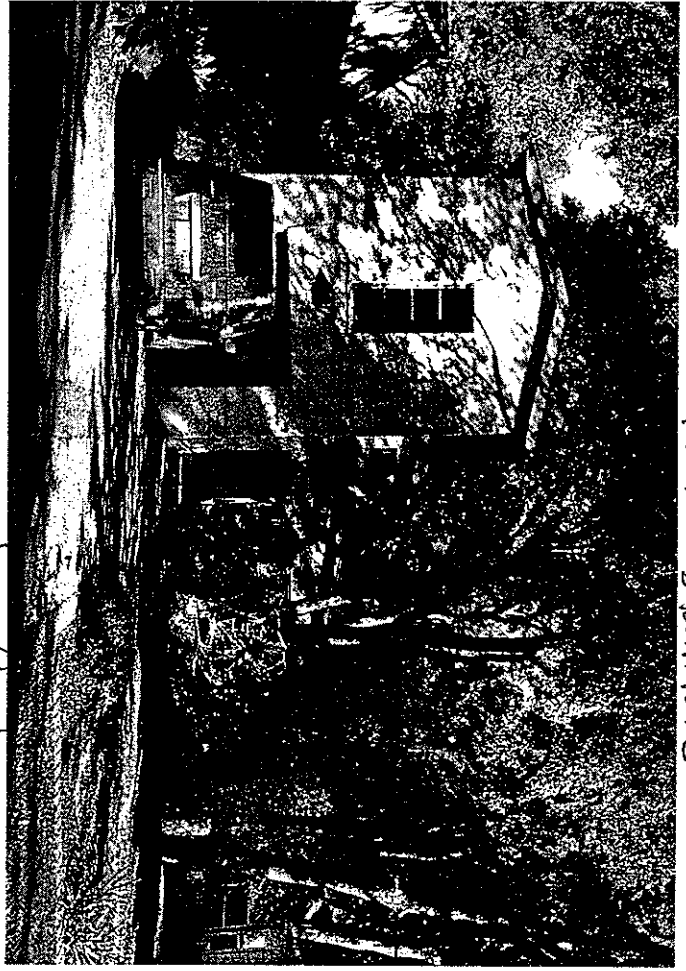
2105 Stamford



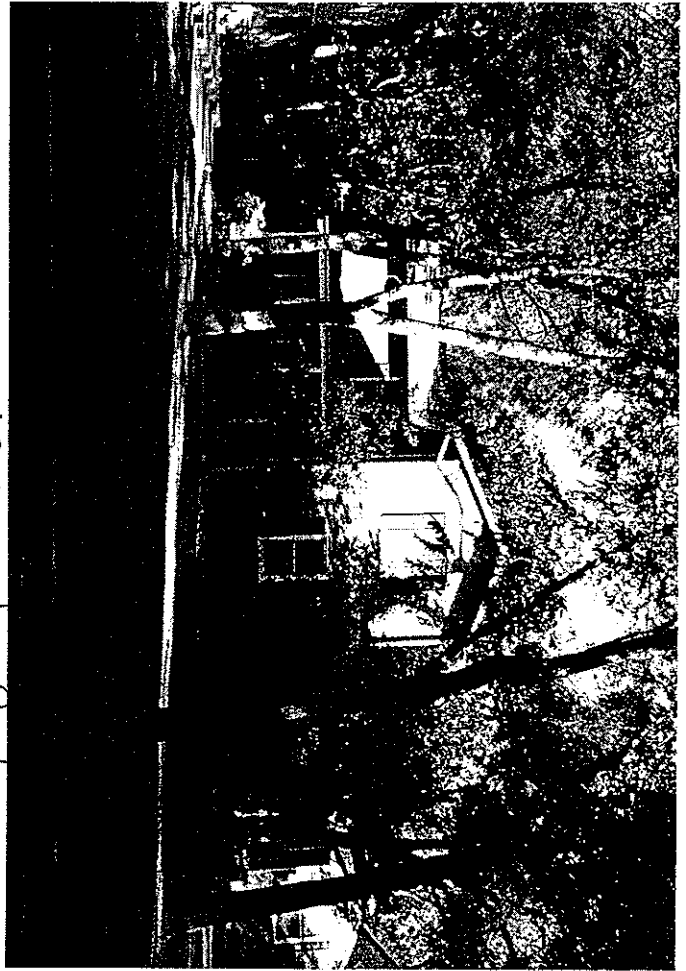
2005 Stamford



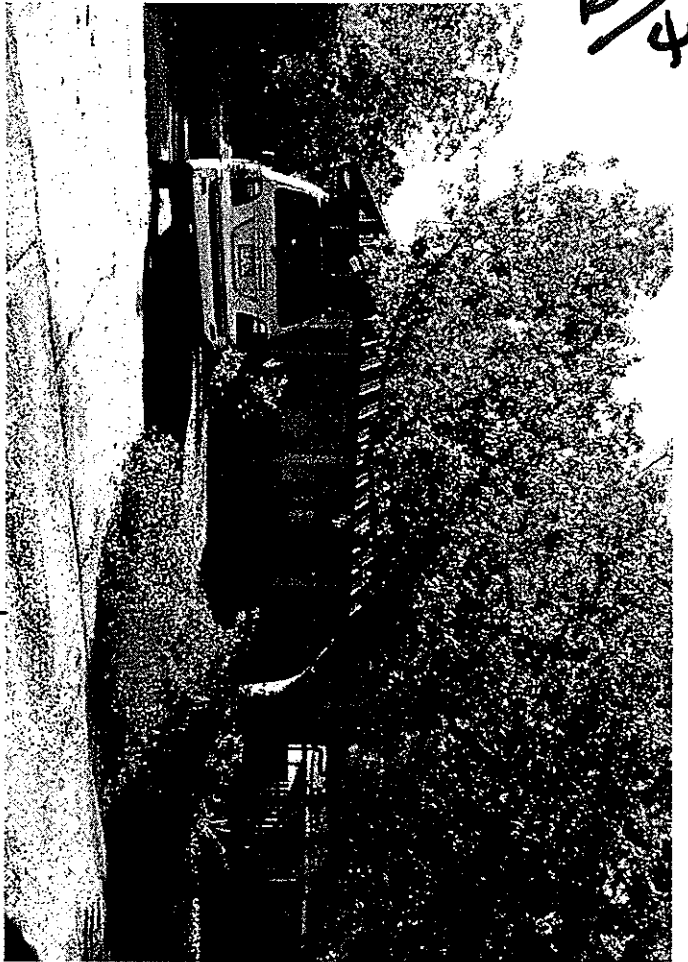
1907 Stamford



1901 Stamford



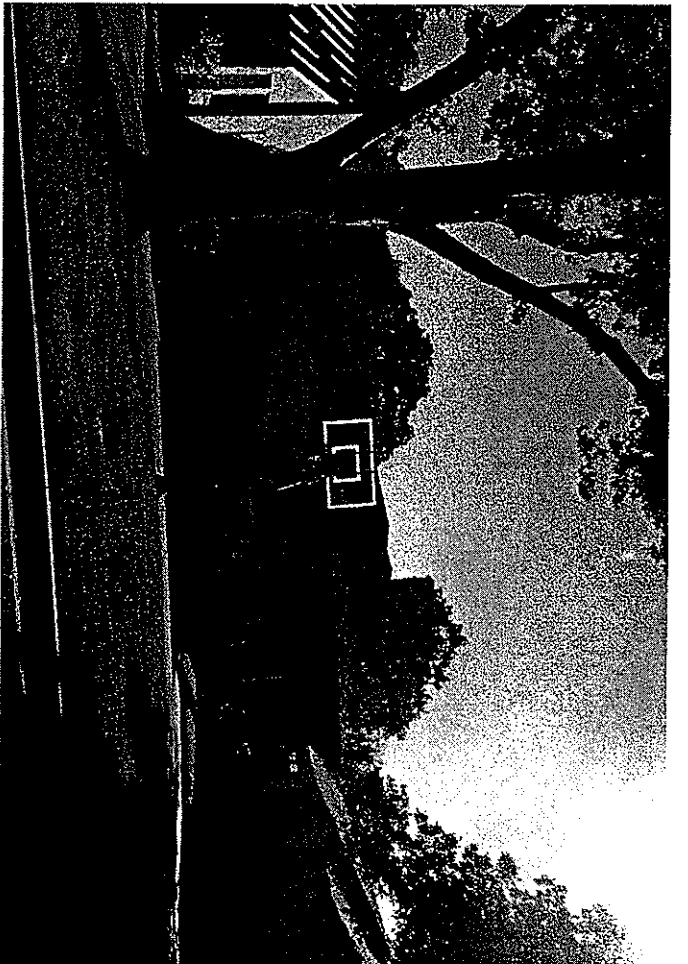
B2
40



2408 Kaatwig



2106 Upsm

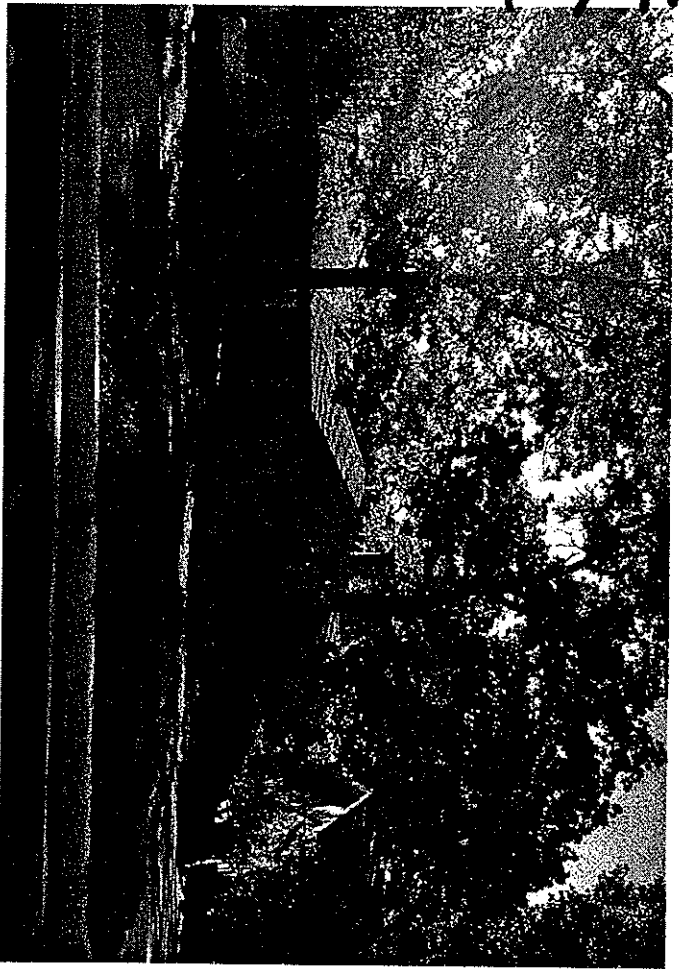


2413 Indian



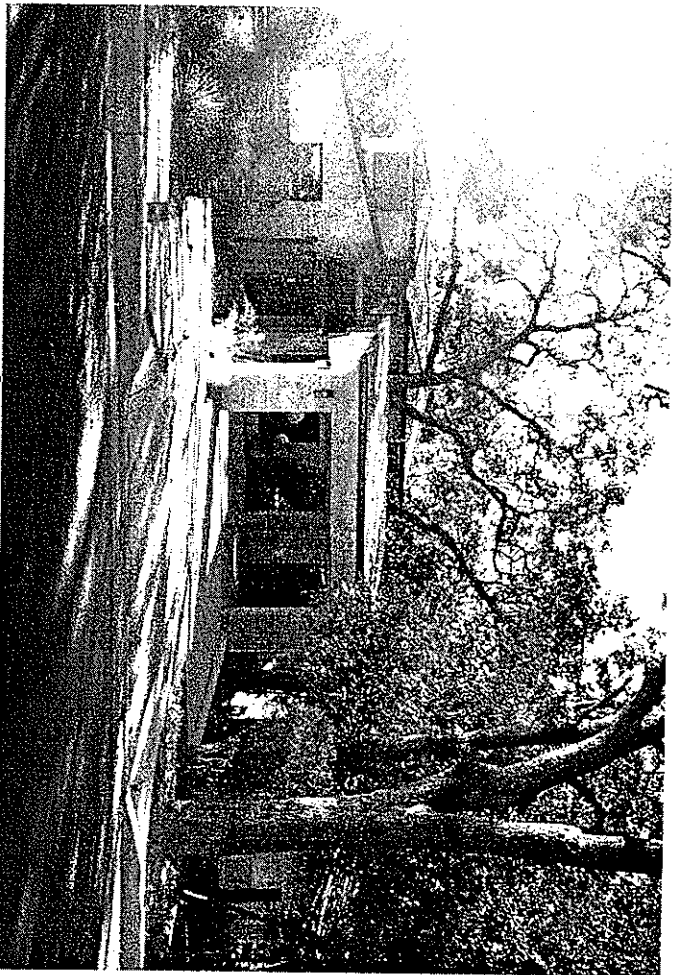
2412 Kaatwig

B2/41



2002 Upsan

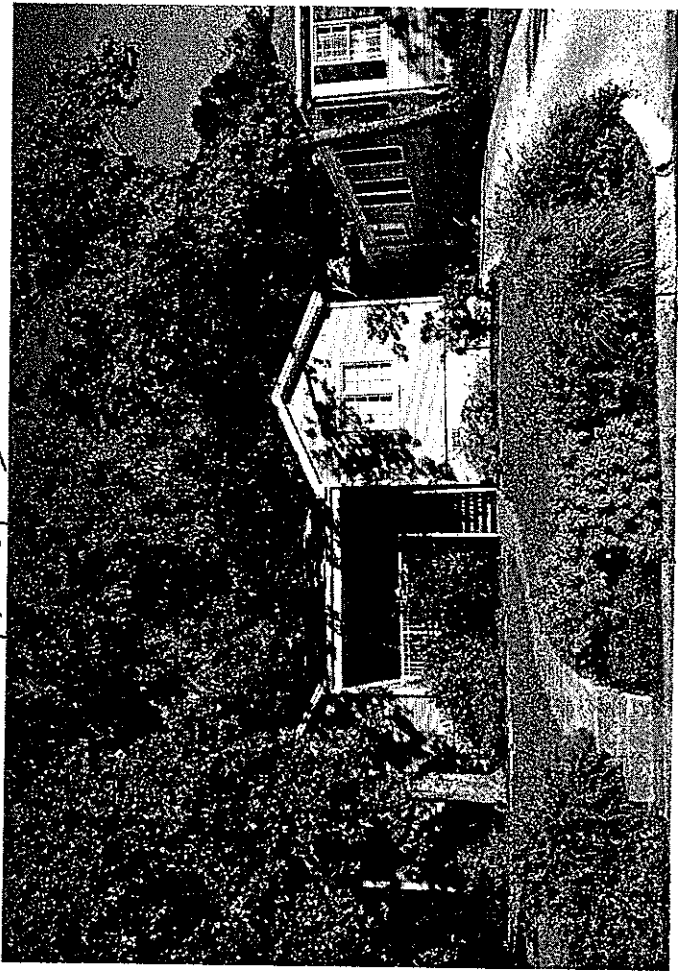
1907 Forest



2102 Upsan



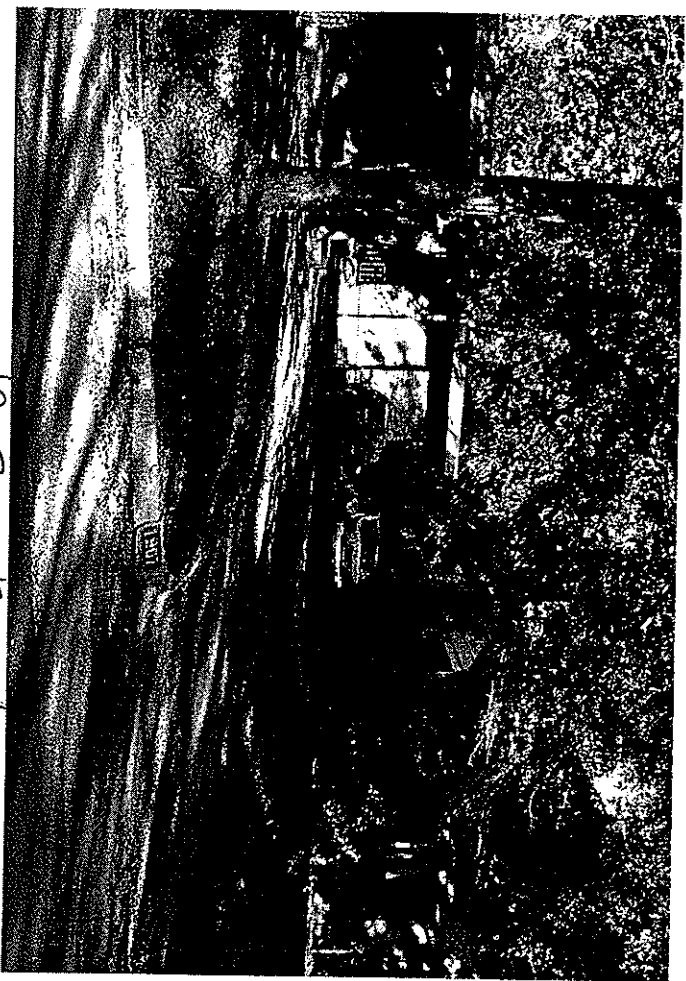
2006 Upsan



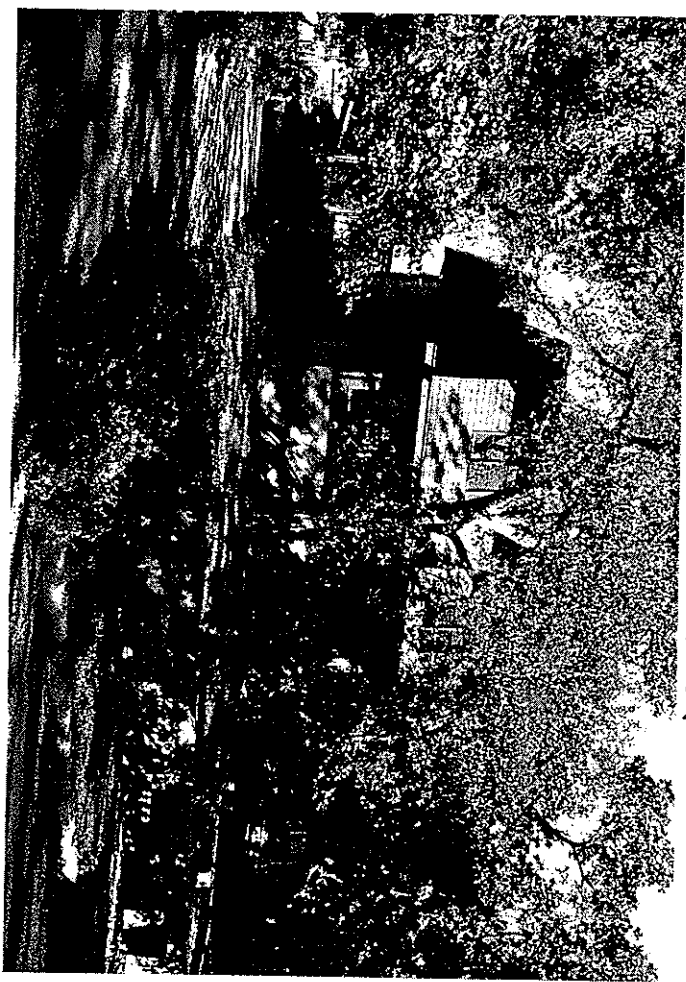
2105 forest



7007 A & B. Windsor



1907 forest

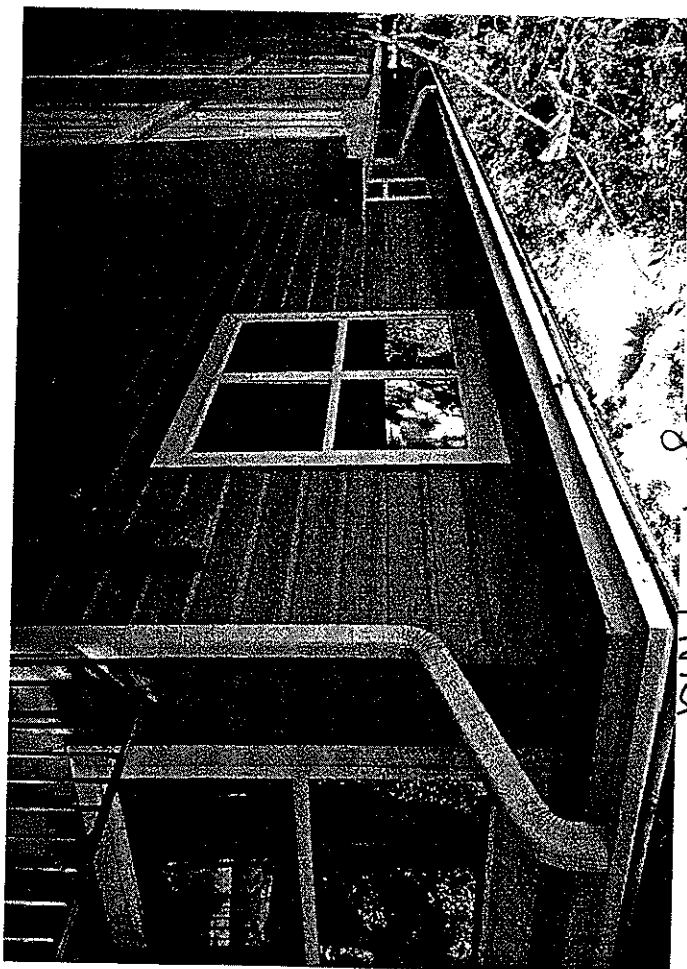


2007 forest

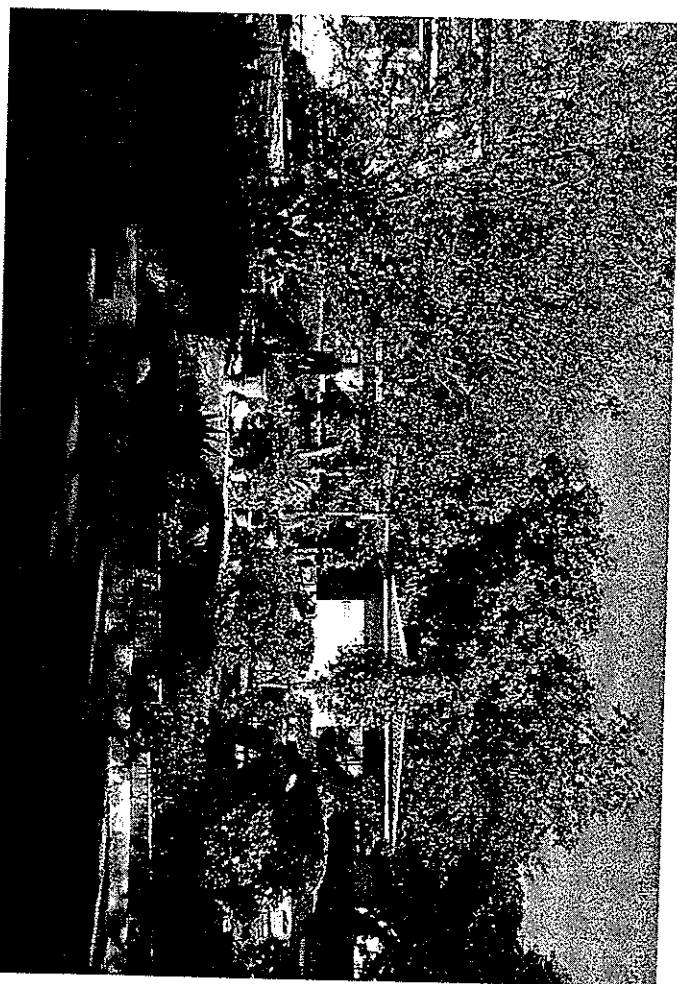
BL 43



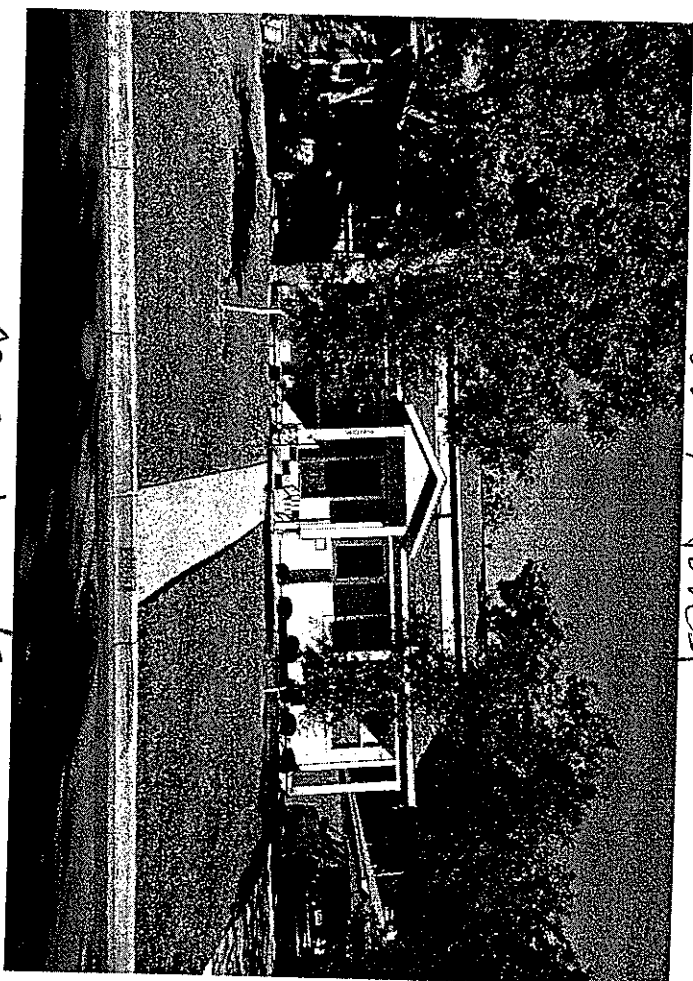
Subject Front



Subject Left side



2201 Forest

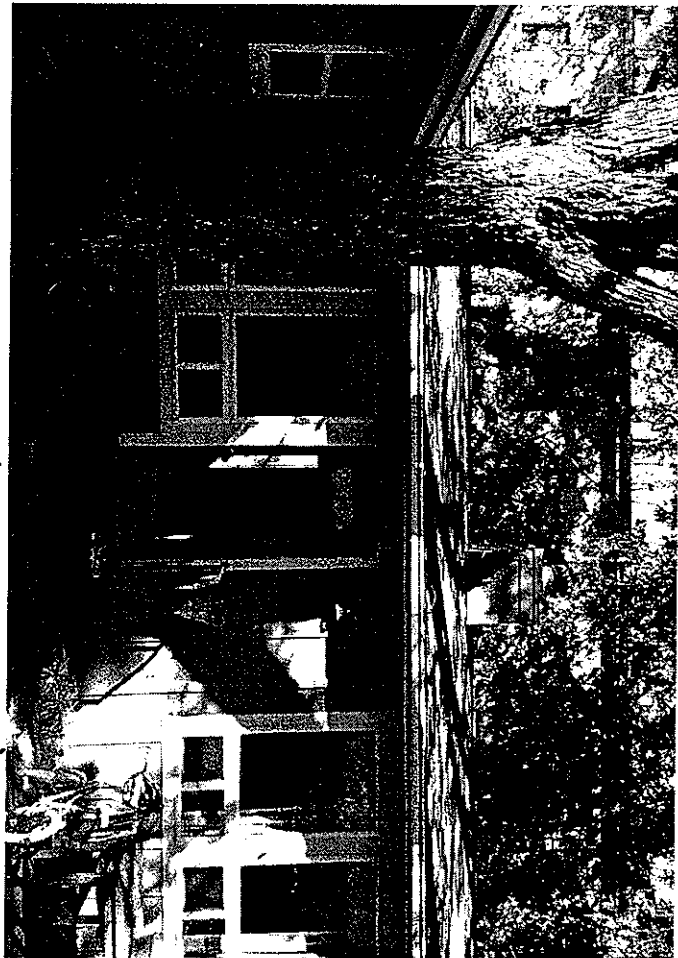


2203 Forest

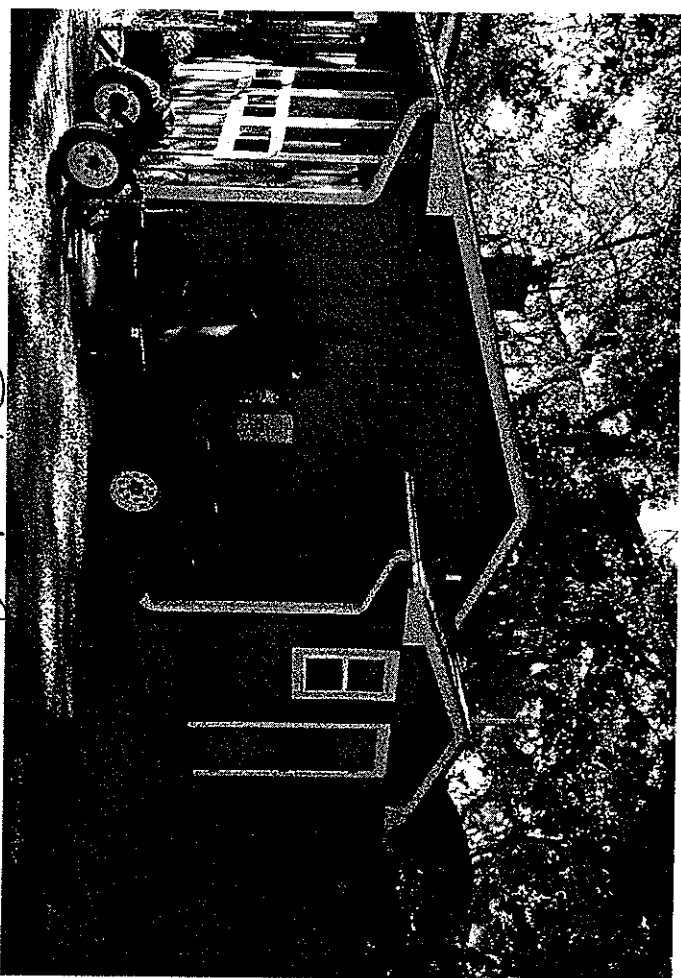
B2-44



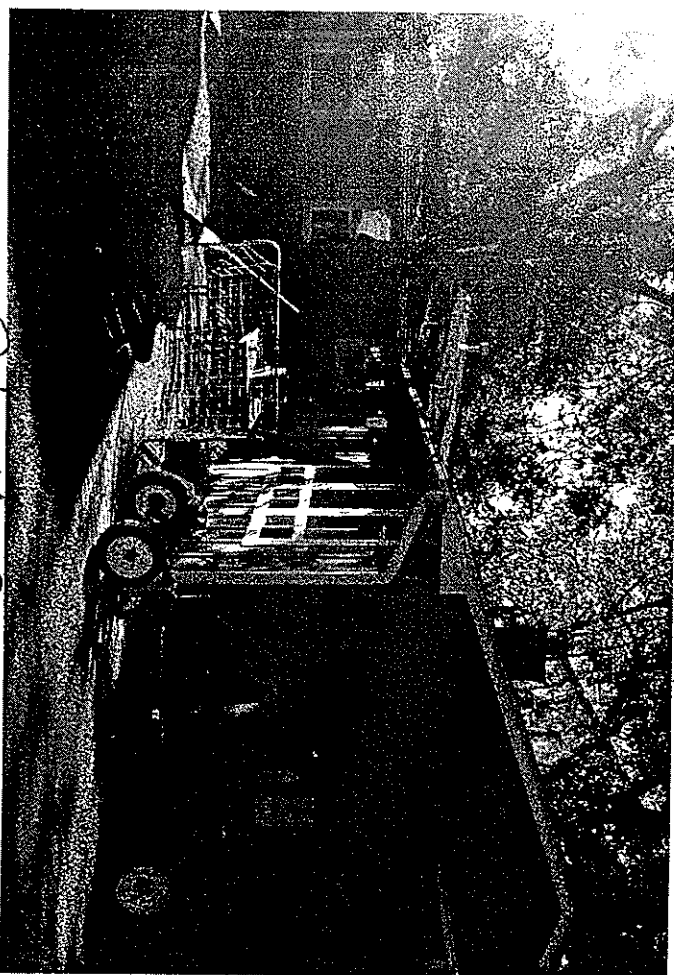
Subject Rear.



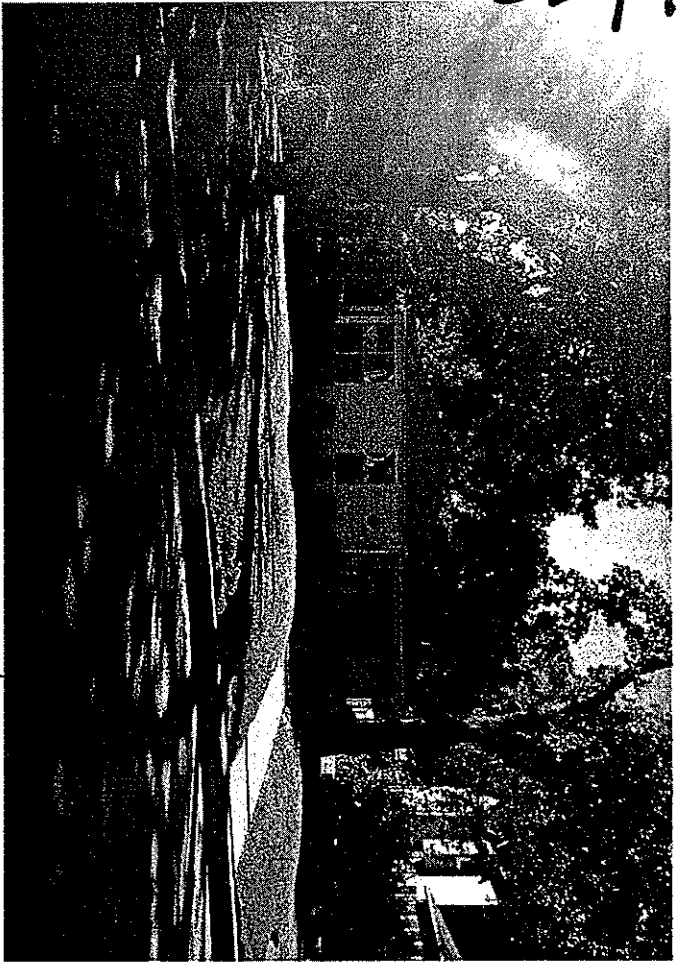
Subject Rt. Side



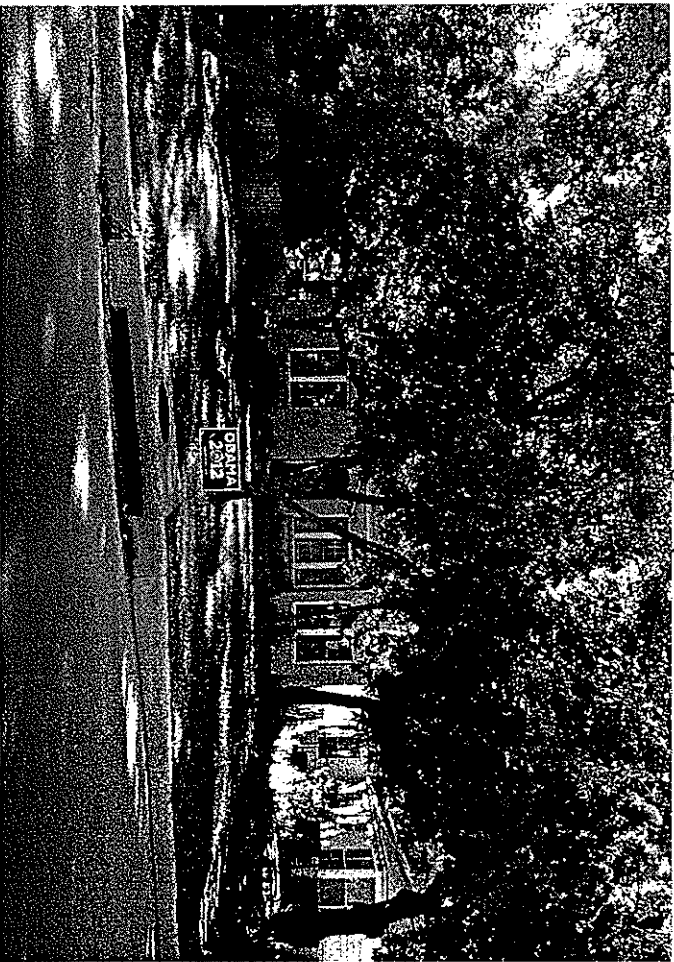
Subject Rear



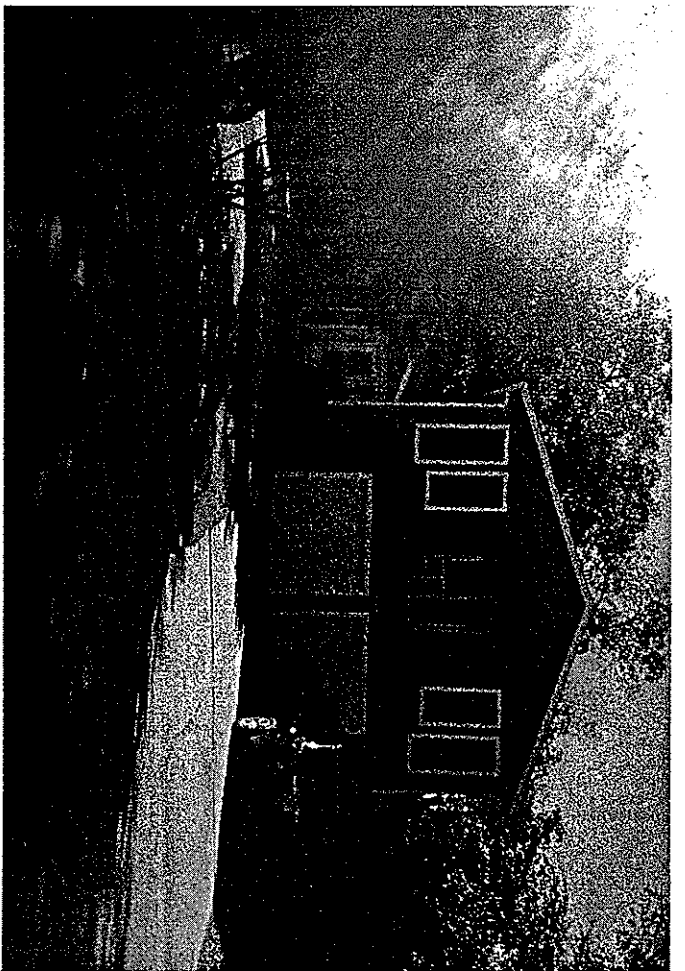
Subject Rear-



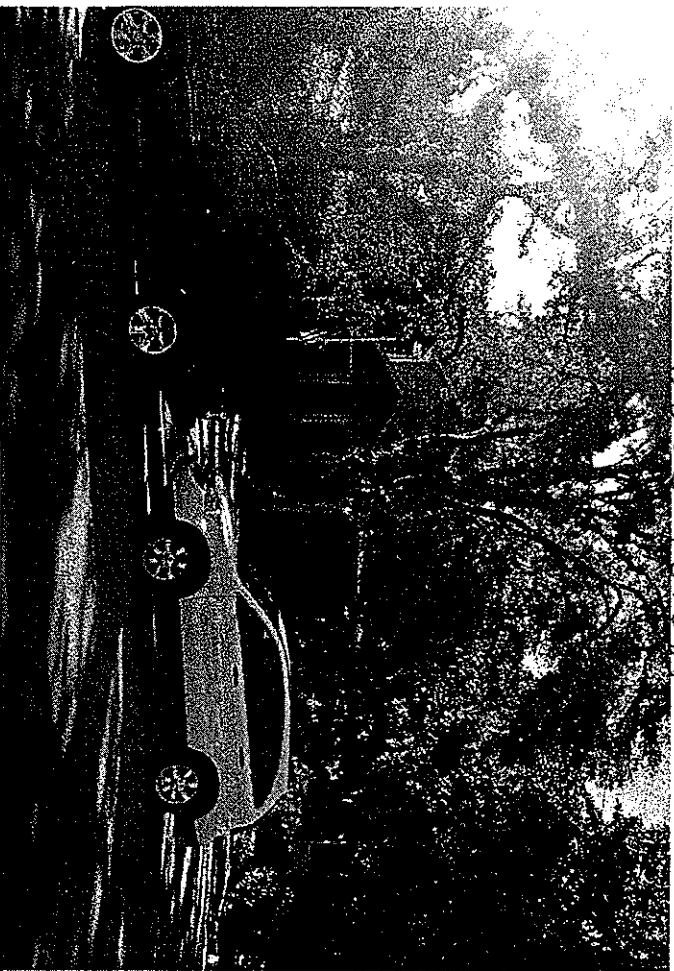
2202 Forest



2200 Forest



2208 Forest



2204 Forest

B2/46

TaxNetUSA: Travis County Property Information

Property ID Number: 114579 Ref ID2 Number: 01150407270000

Owner's Name **SCOTT JAMES & JESSICA SHIA SCO**

Mailing Address JESSICA SHIA SCOTT
2205 FOREST TRL
AUSTIN, TX 78703-2933

Location 2205 FOREST TRL 78703

Legal LOT 2 TARRY TOWN PLACE

Property Details

Deed Date 03212003
Deed Volume 00000
Deed Page 00000
Exemptions HS
Freeze Exempt F
ARB Protest F
Agent Code 2553
Land Acres 0.1617
Block
Tract or Lot 2
Docket No. 2003063475TR
Abstract Code S13601
Neighborhood Code X7140

Value Information

2012 Certified

Land Value 350,000.00
Improvement Value 80,538.00
AG Market Value 0.00
Timber Market Value 0.00
Market Value 430,538.00
AG Productivity Value 0.00
Timber Productivity Value 0.00
Appraised Value 430,538.00
10% Cap Loss 0.00
Assessed Value 430,538.00

Data up to date as of 2012-10-04

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

Value By Jurisdiction

Entity Code	Entity Name	2011 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		430,538.00	430,538.00	430,538.00	430,538.00
01	AUSTIN ISD	1.242000	430,538.00	415,538.00	430,538.00	430,538.00
02	CITY OF AUSTIN	0.481100	430,538.00	430,538.00	430,538.00	430,538.00
03	TRAVIS COUNTY	0.485500	430,538.00	344,430.00	430,538.00	430,538.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.078900	430,538.00	344,430.00	430,538.00	430,538.00
68	AUSTIN COMM COLL DIST	0.094800	430,538.00	425,538.00	430,538.00	430,538.00

Improvement Information

Improvement ID
112293

State Category

Description

1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
112293	117724	1ST	1st Floor	WW4+	1948	1,968
112293	430813	011	PORCH OPEN 1ST F	*4+	1948	70
112293	430814	061	CARPORT ATT 1ST	*4+	1948	240
112293	430815	095	HVAC RESIDENTIAL	**	1948	1,968
112293	430816	251	BATHROOM	**	1948	2
112293	430817	581	STORAGE ATT	WW4+	1948	36
112293	430818	612	TERRACE UNCOVERED	*4+	1948	70
112293	3109626	SO	Sketch Only	SO*	0	2,073
112293	3109627	SO	Sketch Only	SO*	0	310
112293	3109628	SO	Sketch Only	SO*	0	200

Total Living Area 1,968

B2
47**Land Information**

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
114291	LAND	A1	T	0.162	0	0	7,043

[show history](#)

B2
48

TaxNetUSA: Travis County Property Information

Property ID Number: 114578 Ref ID2 Number: 01150407260000

Owner's Name **BROADDUS SCOTT W JR**Mailing Address
2710 BEE CAVE RD
AUSTIN, TX 78746-5642

Location 2203 FOREST TRL 78703

Legal LOT 3 TARRY TOWN PLACE

Property Details

Deed Date 04212008
 Deed Volume
 Deed Page
 Exemptions
 Freeze Exempt F
 ARB Protest F
 Agent Code 0
 Land Acres 0.1580
 Block
 Tract or Lot 3
 Docket No. 2008067837TR
 Abstract Code S13601
 Neighborhood Code X7150

Value Information

2012 Certified

Land Value 350,000.00
 Improvement Value 277,859.00
 AG Market Value 0.00
 Timber Market Value 0.00
 Market Value 627,859.00
 AG Productivity Value 0.00
 Timber Productivity Value 0.00
 Appraised Value 627,859.00
 10% Cap Loss 0.00
 Assessed Value 627,859.00

Data up to date as of 2012-10-04

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

Value By Jurisdiction

Entity Code	Entity Name	2011 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		627,859.00	627,859.00	627,859.00	627,859.00
01	AUSTIN ISD	1.242000	627,859.00	627,859.00	627,859.00	627,859.00
02	CITY OF AUSTIN	0.481100	627,859.00	627,859.00	627,859.00	627,859.00
03	TRAVIS COUNTY	0.485500	627,859.00	627,859.00	627,859.00	627,859.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.078900	627,859.00	627,859.00	627,859.00	627,859.00
68	AUSTIN COMM COLL DIST	0.094800	627,859.00	627,859.00	627,859.00	627,859.00

Improvement Information

Improvement ID
112292

State Category

Description

1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
112292	117723	1ST	1st Floor	WS5	1949	1,833
112292	4278233	2ND	2nd Floor	WS5	2009	741
112292	4278237	011	PORCH OPEN 1ST F	*5	1949	235
112292	4278238	011	PORCH OPEN 1ST F	*5	2009	180
112292	4278239	571	STORAGE DET	WW3+	1949	78
112292	4278240	251	BATHROOM	**	1949	3
112292	4278241	095	HVAC RESIDENTIAL	**	2009	2,574

Total Living Area 2,574

Land Information

B2
49

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
114290	LAND	A1	T	0.158	0	0	6,882

[show history](#)

B2/50

TaxNetUSA: Travis County Property Information

Property ID Number: 114577 Ref ID2 Number: 01150407250000

Owner's Name **TANNERT ROBERT C**Mailing Address 2201 FOREST TRL
AUSTIN, TX 78703-2933

Location 2201 FOREST TRL 78703

Legal LOT 4 TARRY TOWN PLACE

Property Details

Deed Date 02181971
 Deed Volume 04012
 Deed Page 00069
 Exemptions HS, OA
 Freeze Exempt F
 ARB Protest F
 Agent Code 0
 Land Acres 0.1537
 Block
 Tract or Lot 4
 Docket No.
 Abstract Code S13601
 Neighborhood Code X7140

Value Information

2012 Certified

Land Value 350,000.00
 Improvement Value 112,854.00
 AG Market Value 0.00
 Timber Market Value 0.00
 Market Value 462,854.00
 AG Productivity Value 0.00
 Timber Productivity Value 0.00
 Appraised Value 462,854.00
 10% Cap Loss 0.00
 Assessed Value 462,854.00

Data up to date as of 2012-10-04

AGRICULTURAL (1-D-1)

APPOINTMENT OF AGENT FORM

FREEPORT EXEMPTION

HOMESTEAD EXEMPTION FORM

PRINTER FRIENDLY REPORT

PROTEST FORM

RELIGIOUS EXEMPTION FORM

PLAY MAP

Value By Jurisdiction

Entity Code	Entity Name	2011 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		462,854.00	462,854.00	462,854.00	462,854.00
01	AUSTIN ISD	1.242000	462,854.00	412,854.00	462,854.00	462,854.00
02	CITY OF AUSTIN	0.481100	462,854.00	411,854.00	462,854.00	462,854.00
03	TRAVIS COUNTY	0.485500	462,854.00	300,283.00	462,854.00	462,854.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.078900	462,854.00	300,283.00	462,854.00	462,854.00
68	AUSTIN COMM COLL DIST	0.094800	462,854.00	342,854.00	462,854.00	462,854.00

Improvement Information

Improvement ID

State Category

Description

112291

1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
112291	117722	1ST	1st Floor	WP4+	1948	1,694
112291	430799	011	PORCH OPEN 1ST F	*4+	1948	96
112291	430800	031	GARAGE DET 1ST F	WP4+	1948	322
112291	430801	051	CARPORT DET 1ST	*4+	1948	198
112291	430802	095	HVAC RESIDENTIAL	**	1948	1,694
112291	430803	251	BATHROOM	**	1948	2
112291	430804	320	OBS DRIVEWAY	LSA*	1948	1
112291	430805	531	OBS FENCE	CAL*	1948	1
112291	430806	630	PORCH CLOS FIN	*4+	1948	120

Total Living Area 1,694

B2
51**Land Information**

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
114289	LAND	A1	T	0.154	0	0	6,696

[show history](#)

B2
152

TaxNetUSA: Travis County Property Information

Property ID Number: 114575 Ref ID2 Number: 01150407230000

Owner's Name **STEWART BRETT B & RITA M**

Property Details

Mailing Address 2105 FOREST TRL
AUSTIN, TX 78703-2931

Location 2105 FOREST TRL 78703

Legal LOT 5&6 TARRY TOWN PLACE

Deed Date 09221989

Deed Volume 11029

Deed Page 00900

Exemptions HS

Freeze Exempt F

ARB Protest F

Agent Code 2553

Land Acres 0.3159

Block

Tract or Lot 5&6

Docket No.

Abstract Code S13601

Neighborhood Code X7140

Value Information

2012 Certified

Land Value 525,000.00

Improvement Value 71,958.00

AG Market Value 0.00

Timber Market Value 0.00

Market Value 596,958.00

AG Productivity Value 0.00

Timber Productivity Value 0.00

Appraised Value 596,958.00

10% Cap Loss 0.00

Assessed Value 596,958.00

Data up to date as of 2012-10-04

AGRICULTURAL (1-D-1)

APPOINTMENT OF AGENT FORM

FREEPORT EXEMPTION

HOMESTEAD EXEMPTION FORM

PRINTER FRIENDLY REPORT

PROTEST FORM

RELIGIOUS EXEMPTION FORM

PLAY MAP

Value By Jurisdiction

Entity Code	Entity Name	2011 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		596,958.00	596,958.00	596,958.00	596,958.00
01	AUSTIN ISD	1.242000	596,958.00	581,958.00	596,958.00	596,958.00
02	CITY OF AUSTIN	0.481100	596,958.00	596,958.00	596,958.00	596,958.00
03	TRAVIS COUNTY	0.485500	596,958.00	477,566.00	596,958.00	596,958.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.078900	596,958.00	477,566.00	596,958.00	596,958.00
68	AUSTIN COMM COLL DIST	0.094800	596,958.00	590,988.00	596,958.00	596,958.00

Improvement Information

Improvement ID

State Category

Description

112289

1 FAM DWELLING

310689

GARAGE APARTMENT

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
112289	117720	1ST	1st Floor	WW4+	1941	1,644
112289	430787	011	PORCH OPEN 1ST F	*4+	1941	64
112289	430788	095	HVAC RESIDENTIAL	**	1941	1,644
112289	430789	251	BATHROOM	**	1941	2
112289	430791	435	FENCE IRON LF	A*	1941	120
112289	430792	512	DECK UNCOVERED	*4+	1941	42
112289	2061805	512	DECK UNCOVERED	*4+	1941	144
310689	1756673	2ND	2nd Floor	WW4-	1941	460
310689	1772678	031	GARAGE DET 1ST F	WW4-	1941	460
310689	2061806	413	STAIRWAY EXT	G*	1941	1

B2
53

Total Living Area 2,104

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
114287	LAND	A1	T	0.316	0	0	13,762

[show history](#)

B2
54**TaxNetUSA: Travis County Property Information**

Property ID Number: 116082 Ref ID2 Number: 01160606020000

Owner's Name **TOWNSEND THOMAS C &**Mailing Address CASSANDRA G TOWNSEND
2519 MCCALLUM DR
AUSTIN, TX 78703-2520

Location 2208 FOREST TRL

Legal N CEN94.10 AV OF E88.20 AV LOT 6 BLK 18
WESTFIELD A**Property Details**

Deed Date 01112006

Deed Volume

Deed Page

Exemptions

Freeze Exempt F

ARB Protest F

Agent Code 0

Land Acres 0.1850

Block 18

Tract or Lot 6

Docket No. 2006006723TR

Abstract Code S15132

Neighborhood Code X7105

Value Information**2012 Certified**

Land Value	420,000.00
Improvement Value	35,417.00
AG Market Value	0.00
Timber Market Value	0.00
Market Value	455,417.00
AG Productivity Value	0.00
Timber Productivity Value	0.00
Appraised Value	455,417.00
10% Cap Loss	0.00
Assessed Value	455,417.00

Data up to date as of 2012-10-04

☒ AGRICULTURAL (1-B-1)☒ APPOINTMENT OF AGENT FORM☒ FREEPORT EXEMPTION☒ HOMESTEAD EXEMPTION FORM☒ PRINTER FRIENDLY REPORT☒ PROTEST FORM☒ RELIGIOUS EXEMPTION FORM☒ PLAT MAP**Value By Jurisdiction**

Entity Code	Entity Name	2011 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		455,417.00	455,417.00	455,417.00	455,417.00
01	AUSTIN ISD	1.242000	455,417.00	455,417.00	455,417.00	455,417.00
02	CITY OF AUSTIN	0.481100	455,417.00	455,417.00	455,417.00	455,417.00
03	TRAVIS COUNTY	0.485500	455,417.00	455,417.00	455,417.00	455,417.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.078900	455,417.00	455,417.00	455,417.00	455,417.00
68	AUSTIN COMM COLL DIST	0.094800	455,417.00	455,417.00	455,417.00	455,417.00

Improvement InformationImprovement ID
113628

State Category

Description

2 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
113628	119770	1ST	1st Floor	WW4+	1950	2,056
113628	119771	2ND	2nd Floor	WW4+	1950	550
113628	440739	011	PORCH OPEN 1ST F	*4+	1950	30
113628	440740	041	GARAGE ATT 1ST F	WW4+	1950	580
113628	440741	095	HVAC RESIDENTIAL	**	1950	2,606
113628	440742	251	BATHROOM	**	1950	2
113628	440743	522	FIREPLACE	*4+	1950	1
113628	440744	591	MASONRY TRIM SF	AVG*	1950	90

Total Living Area 2,606

B2
55**Land Information**

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
115778	LAND	B2	F	0.185	0	0	8,059

[show history](#)

132
56**TaxNetUSA: Travis County Property Information**

Property ID Number: 116084 Ref ID2 Number: 01160606030000

Owner's Name **RALLS ANGEL MACHELLE****Property Details**Mailing Address 2920 WESSEX DR UNIT 275
AMES, IA 50014-

Deed Date 07062007

Location 2204 FOREST TRL AUSTIN 78703

Deed Volume

Deed Page

Legal CEN 60.07 AV OF E127.82 AV LOT 6 BLK 18
WESTFIELD A

Exemptions

HS

Freeze Exempt

F

ARB Protest

F

Agent Code

0

Land Acres

0.1902

Block

18

Tract or Lot

6

Docket No.

2007124564TR

Abstract Code

S15132

Neighborhood Code

X7154

Value Information**2012 Certified**

Land Value	350,000.00
Improvement Value	217,519.00
AG Market Value	0.00
Timber Market Value	0.00
Market Value	567,519.00
AG Productivity Value	0.00
Timber Productivity Value	0.00
Appraised Value	567,519.00
10% Cap Loss	0.00
Assessed Value	567,519.00

Data up to date as of 2012-10-04

☐ AGRICULTURAL (1-B-1)☐ APPOINTMENT OF AGENT FORM☐ FREEPORT EXEMPTION☐ HOMESTEAD EXEMPTION FORM☐ PRINTER FRIENDLY REPORT☐ PROTEST FORM☐ RELIGIOUS EXEMPTION FORM☐ PLAT MAP**Value By Jurisdiction**

Entity Code	Entity Name	2011 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		567,519.00	567,519.00	567,519.00	567,519.00
01	AUSTIN ISD	1.242000	567,519.00	552,519.00	567,519.00	567,519.00
02	CITY OF AUSTIN	0.481100	567,519.00	567,519.00	567,519.00	567,519.00
03	TRAVIS COUNTY	0.485500	567,519.00	454,015.00	567,519.00	567,519.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.078900	567,519.00	454,015.00	567,519.00	567,519.00
68	AUSTIN COMM COLL DIST	0.094800	567,519.00	561,844.00	567,519.00	567,519.00

Improvement InformationImprovement ID
113629

State Category

Description

1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
113629	119772	1ST	1st Floor	WW5	1933	1,332
113629	440747	2ND	2nd Floor	WW5	1933	798
113629	440748	011	PORCH OPEN 1ST F	*5	1933	8
113629	440749	031	GARAGE DET 1ST F	WW5	1933	270
113629	440750	251	BATHROOM	**	1933	1
113629	440751	320	OBS DRIVEWAY	MSC*	1933	1
113629	1756697	011	PORCH OPEN 1ST F	*5	1933	108
113629	1772808	435	FENCE IRON LF	S*	1933	85
113629	1772809	512	DECK UNCOVERED	*5	1933	64
113629	2062015	522	FIREPLACE	*5	1933	1

~~82~~
67

Total Living Area 2,130

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
115779	LAND	A1	T	0.190	0	0	8,285

[show history](#)

B2
58

TaxNetUSA: Travis County Property Information

Property ID Number: 116085 Ref ID2 Number: 01160606040000

Owner's Name **BROADDUS SCOTT W JR**

Property Details

Mailing Address
8514 LIME CREEK RD
VOLENTE, TX 78641-9107Deed Date 04042003
Deed Volume 00000
Deed Page 00000

Location 2202 FOREST TRL

Exemptions

Legal S60 OF E157.4 AV LOT 6 BLK 18 WESTFIELD A

Freeze Exempt F
ARB Protest F
Agent Code 2553

Value Information

2012 Certified

Land Value	385,000.00
Improvement Value	53,483.00
AG Market Value	0.00
Timber Market Value	0.00
Market Value	438,483.00
AG Productivity Value	0.00
Timber Productivity Value	0.00
Appraised Value	438,483.00
10% Cap Loss	0.00
Assessed Value	438,483.00

Land Acres 0.2227
Block 18
Tract or Lot 6
Docket No. 2003084214TR
Abstract Code S15132
Neighborhood Code X7140

Data up to date as of 2012-10-04

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

Value By Jurisdiction

Entity Code	Entity Name	2011 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		438,483.00	438,483.00	438,483.00	438,483.00
01	AUSTIN ISD	1.242000	438,483.00	438,483.00	438,483.00	438,483.00
02	CITY OF AUSTIN	0.481100	438,483.00	438,483.00	438,483.00	438,483.00
03	TRAVIS COUNTY	0.485500	438,483.00	438,483.00	438,483.00	438,483.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.078900	438,483.00	438,483.00	438,483.00	438,483.00
68	AUSTIN COMM COLL DIST	0.094800	438,483.00	438,483.00	438,483.00	438,483.00

Improvement Information

Improvement ID
113630

State Category

Description

1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
113630	119773	1ST	1st Floor	WW4+	1940	1,668
113630	440752	011	PORCH OPEN 1ST F	*4+	1940	70
113630	440753	031	GARAGE DET 1ST F	WW4+	1940	324
113630	440754	095	HVAC RESIDENTIAL	**	1940	1,668
113630	440755	251	BATHROOM	**	1940	2
113630	440756	612	TERRACE UNCOVERD	*4+	1940	240

Total Living Area 1,668

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
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B2
59

115780

LAND

A1

F

0.223

0

0

9,702

[show history](#)

B2
60

TaxNetUSA: Travis County Property Information

Property ID Number: 116086 Ref ID2 Number: 01160606050000

Owner's Name **SMITH MARK C & GEORGIA XYDES**

Property Details

Mailing Address 2200 FOREST TRL
AUSTIN, TX 78703-2934

Location 2200 FOREST TRL

Legal S79 AV OF E172.06 AV LOT 6 BLK 18 WESTFIELD A

Deed Date	06211988
Deed Volume	10718
Deed Page	00711
Exemptions	HS
Freeze Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	0.3002
Block	18
Tract or Lot	6
Docket No.	
Abstract Code	S15132
Neighborhood Code	X7140

Value Information

2012 Certified

Land Value	455,000.00
Improvement Value	126,624.00
AG Market Value	0.00
Timber Market Value	0.00
Market Value	581,624.00
AG Productivity Value	0.00
Timber Productivity Value	0.00
Appraised Value	581,624.00
10% Cap Loss	0.00
Assessed Value	581,624.00

Data up to date as of 2012-10-04

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

Value By Jurisdiction

Entity Code	Entity Name	2011 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		581,624.00	581,624.00	581,624.00	581,624.00
01	AUSTIN ISD	1.242000	581,624.00	568,624.00	581,624.00	581,624.00
02	CITY OF AUSTIN	0.481100	581,624.00	581,624.00	581,624.00	581,624.00
03	TRAVIS COUNTY	0.485500	581,624.00	465,299.00	581,624.00	581,624.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.078900	581,624.00	465,299.00	581,624.00	581,624.00
68	AUSTIN COMM COLL DIST	0.094800	581,624.00	575,808.00	581,624.00	581,624.00

Improvement Information

Improvement ID

State Category

Description

113631

1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
113631	119774	1ST	1st Floor	WV4+	1937	1,495
113631	119775	1/2	Half Floor	WV4+	1937	602
113631	440758	031	GARAGE DET 1ST F	WV4+	1937	506
113631	440759	095	HVAC RESIDENTIAL	**	1937	2,097
113631	440760	251	BATHROOM	**	1937	2
113631	440761	320	OBS DRIVEWAY	SDC*	1937	1
113631	440762	512	DECK UNCOVERED	*4+	1937	66
113631	440763	522	FIREPLACE	*4+	1937	1
113631	440764	531	OBS FENCE	WAA*	1937	1
113631	440765	612	TERRACE UNCOVERD	*4+	1937	266

Total Living Area 2,097

B2
61

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
115781	LAND	A1	T	0.300	0	0	13,076

[show history](#)

B2/61

TaxNetUSA: Travis County Property Information

Property ID Number: 583387 Ref ID2 Number: 01150417020000

Owner's Name **MCKOWEN HENRY CARSON & MICHELE F**

Property Details

Mailing Address
38 SUNDOWN PKWY
AUSTIN, TX 78746-5258

Deed Date 12192008

Location 3007 WINDSOR RD A 78703

Deed Volume

Deed Page

Exemptions

Legal UNT A BLD 1 WINDSOR ROAD/FOREST TRAIL CONDOMINIUMS
AMENDED PLUS 50.0 % INT IN COM AREA

Freeze Exempt

ARB Protest

Agent Code

Land Acres

Block

Tract or Lot

Docket No.

Abstract Code

Neighborhood Code

F

F

0

0.0761

1

A

2006250043TR

C00980

X71A0

Value Information

2012 Certified

Land Value	125,000.00
Improvement Value	511,442.00
AG Market Value	0.00
Timber Market Value	0.00
Market Value	636,442.00
AG Productivity Value	0.00
Timber Productivity Value	0.00
Appraised Value	636,442.00
10% Cap Loss	0.00
Assessed Value	636,442.00

Data up to date as of 2012-10-04

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

Value By Jurisdiction

Entity Code	Entity Name	2011 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		636,442.00	636,442.00	636,442.00	636,442.00
01	AUSTIN ISD	1.242000	636,442.00	636,442.00	636,442.00	636,442.00
02	CITY OF AUSTIN	0.481100	636,442.00	636,442.00	636,442.00	636,442.00
03	TRAVIS COUNTY	0.485500	636,442.00	636,442.00	636,442.00	636,442.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.078900	636,442.00	636,442.00	636,442.00	636,442.00
68	AUSTIN COMM COLL DIST	0.094800	636,442.00	636,442.00	636,442.00	636,442.00

Improvement Information

Improvement ID
636199

State Category

Description

TOWNHOMES/CONDOS

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
636199	4094670	1ST	1st Floor	WV6+	2005	1,630
636199	4094671	2ND	2nd Floor	WP6+	2005	1,552
636199	4094672	011	PORCH OPEN 1ST F	*6+	2005	16
636199	4094673	041	GARAGE ATT 1ST F	WV6+	2005	465
636199	4094674	612	TERRACE UNCOVERD	*6+	2005	281
636199	4094675	251	BATHROOM	**	2005	2
636199	4094676	522	FIREPLACE	*6+	2005	1
636199	4094677	095	HVAC RESIDENTIAL	**	2005	3,181

Total Living Area 3,181

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
471338	LAND	A4	T	0.076	0	0	3,315

show history

B2
62**TaxNetUSA: Travis County Property Information**

Property ID Number: 583388 Ref ID2 Number: 01150417030000

Owner's Name **BALDESCHWILER SHARON W**Mailing Address
2604 CHALK KNOLL CV
AUSTIN, TX 78735-1725

Location 3007 WINDSOR RD B 78703

Legal
UNT B BLD 1 WINDSOR ROAD/FOREST TRAIL
CONDOMINIUMS AMENDED PLUS 50.0 % INT IN COM
AREA**Property Details**

Deed Date 11032005
 Deed Volume
 Deed Page
 Exemptions
 Freeze Exempt F
 ARB Protest F
 Agent Code 2094
 Land Acres 0.0761
 Block 1
 Tract or Lot B
 Docket No. 2005217160TR
 Abstract Code C00960
 Neighborhood Code X71A0

Value Information**2012 Certified**

Land Value 125,000.00
 Improvement Value 467,834.00
 AG Market Value 0.00
 Timber Market Value 0.00
 Market Value 592,834.00
 AG Productivity Value 0.00
 Timber Productivity Value 0.00
 Appraised Value 592,834.00
 10% Cap Loss 0.00
 Assessed Value 592,834.00

Data up to date as of 2012-10-04

☒ AGRICULTURAL (1-D-1)☒ APPOINTMENT OF AGENT FORM☒ FREEPORT EXEMPTION☒ HOMESTEAD EXEMPTION FORM☒ PRINTER FRIENDLY REPORT☒ PROTEST FORM☒ RELIGIOUS EXEMPTION FORM☒ PLAY MAP**Value By Jurisdiction**

Entity Code	Entity Name	2011 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		592,834.00	592,834.00	592,834.00	592,834.00
01	AUSTIN ISD	1.242000	592,834.00	592,834.00	592,834.00	592,834.00
02	CITY OF AUSTIN	0.481100	592,834.00	592,834.00	592,834.00	592,834.00
03	TRAVIS COUNTY	0.485500	592,834.00	592,834.00	592,834.00	592,834.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.078900	592,834.00	592,834.00	592,834.00	592,834.00
68	AUSTIN COMM COLL DIST	0.094800	592,834.00	592,834.00	592,834.00	592,834.00

Improvement Information

Improvement ID

State Category

Description

636202

TOWNHOMES/CONDOS

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
636202	4094683	1ST	1st Floor	WV6+	2005	1,214
636202	4094684	2ND	2nd Floor	WP6+	2005	1,786
636202	4094685	011	PORCH OPEN 1ST F	*6+	2005	65
636202	4094686	011	PORCH OPEN 1ST F	*6+	2005	143
636202	4094687	041	GARAGE ATT 1ST F	WV6+	2005	484
636202	4094688	612	TERRACE UNCOVERD	*6+	2005	120
636202	4094689	251	BATHROOM	**	2005	2
636202	4094690	522	FIREPLACE	*6+	2005	1
636202	4094691	095	HVAC RESIDENTIAL	**	2005	3,000

b2
63

Total Living Area 3,000

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
471339	LAND	A4	T	0.076	0	0	3,315

[show history](#)

TaxNetUSA: Travis County Property Information

Property ID Number: 114560 Ref ID2 Number: 01150407080000

Owner's Name **GIORDANI WILLIAM**Mailing Address 2006 ELTON LN
AUSTIN, TX 78703-2920

Location 2006 ELTON LN 78703

Legal LOT 32 TARRY TOWN PLACE

Property Details

Deed Date
Deed Volume
Deed Page
Exemptions
Freeze Exempt
ARB Protest
Agent Code
Land Acres
Block
Tract or Lot
Docket No.
Abstract Code
Neighborhood Code

HS
F
F
0
0.1939
32
S13601
X7164

Value Information

2012 Certified

Land Value 350,000.00
Improvement Value 1,072,430.00
AG Market Value 0.00
Timber Market Value 0.00
Market Value 1,422,430.00
AG Productivity Value 0.00
Timber Productivity Value 0.00
Appraised Value 1,422,430.00
10% Cap Loss 0.00
Assessed Value 1,422,430.00

Data up to date as of 2012-10-04

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

Value By Jurisdiction

Entity Code	Entity Name	2011 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		1,422,430.00	1,422,430.00	1,422,430.00	1,422,430.00
01	AUSTIN ISD	1.242000	1,422,430.00	1,407,430.00	1,422,430.00	1,422,430.00
02	CITY OF AUSTIN	0.481100	1,422,430.00	1,422,430.00	1,422,430.00	1,422,430.00
03	TRAVIS COUNTY	0.485500	1,422,430.00	1,137,944.00	1,422,430.00	1,422,430.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.078900	1,422,430.00	1,137,944.00	1,422,430.00	1,422,430.00
68	AUSTIN COMM COLL DIST	0.094800	1,422,430.00	1,408,206.00	1,422,430.00	1,422,430.00

Improvement Information

Improvement ID
789165

State Category

Description

1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
789165	4120149	1ST	1st Floor	WW7	2007	1,804
789165	4120150	2ND	2nd Floor	WW7	2007	1,593
789165	4120151	FBSMT	Finished Basement	WW7	2007	829
789165	4120153	011	PORCH OPEN 1ST F	*7	2007	369
789165	4120155	061	CARPORT ATT 1ST	*7	2007	418
789165	4120156	251	BATHROOM	**	2007	4
789165	4120157	522	FIREPLACE	*7	2007	1
789165	4120158	095	HVAC RESIDENTIAL	**	2007	4,226
789165	4165484	630	PORCH CLOS FIN	*7	2007	418
789165	4259942	581	STORAGE ATT	WW7	2007	306
789165	4397095	252	BEDROOMS	**	2007	5

B2
65

Total Living Area 4,226

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
114272	LAND	A1	T	0.194	0	0	8,446

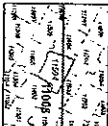
[show history](#)



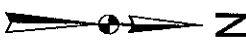
11504

Revision Date
6/7/2012

0 120 Fee



NAD_1983_StatePlane_
Texas_Central_FIPS_4203_Feet
Projection: Lambert_Conformal_Conic

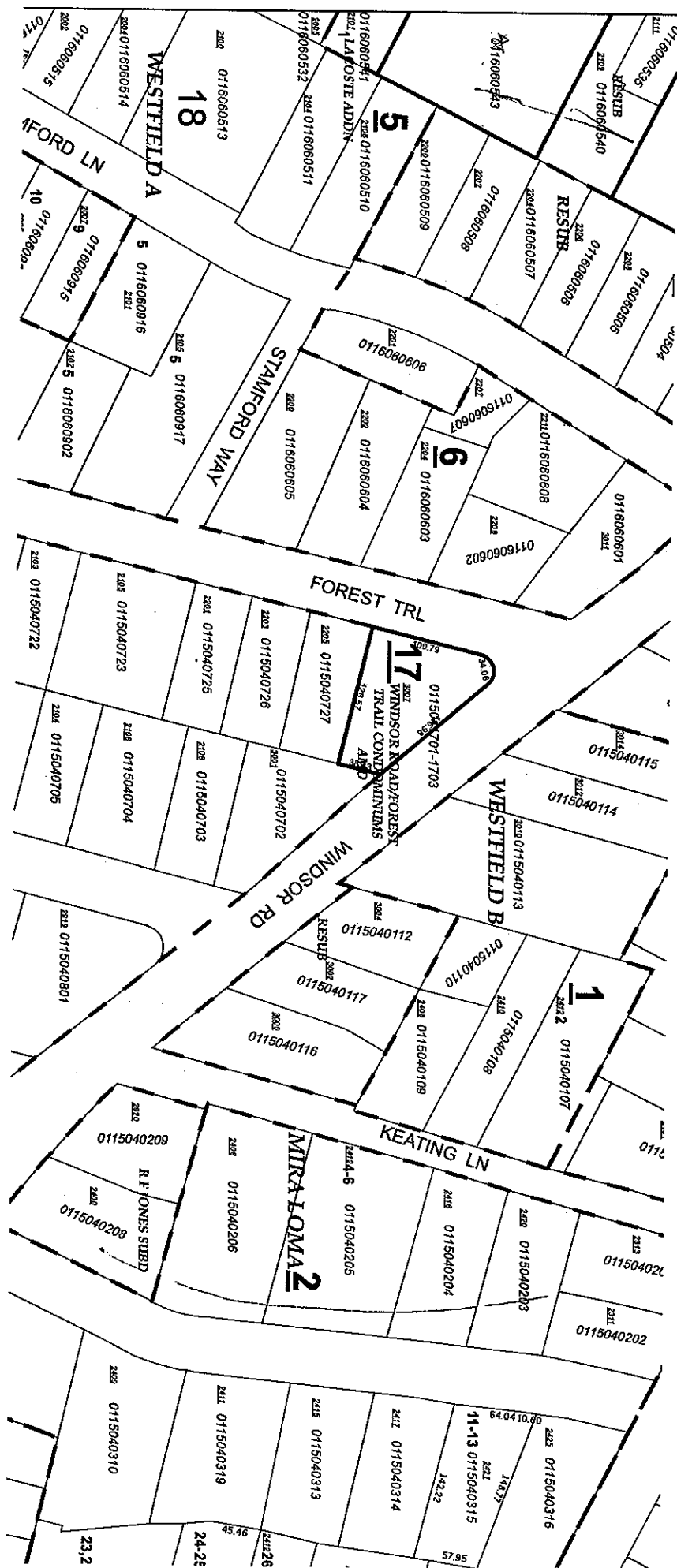


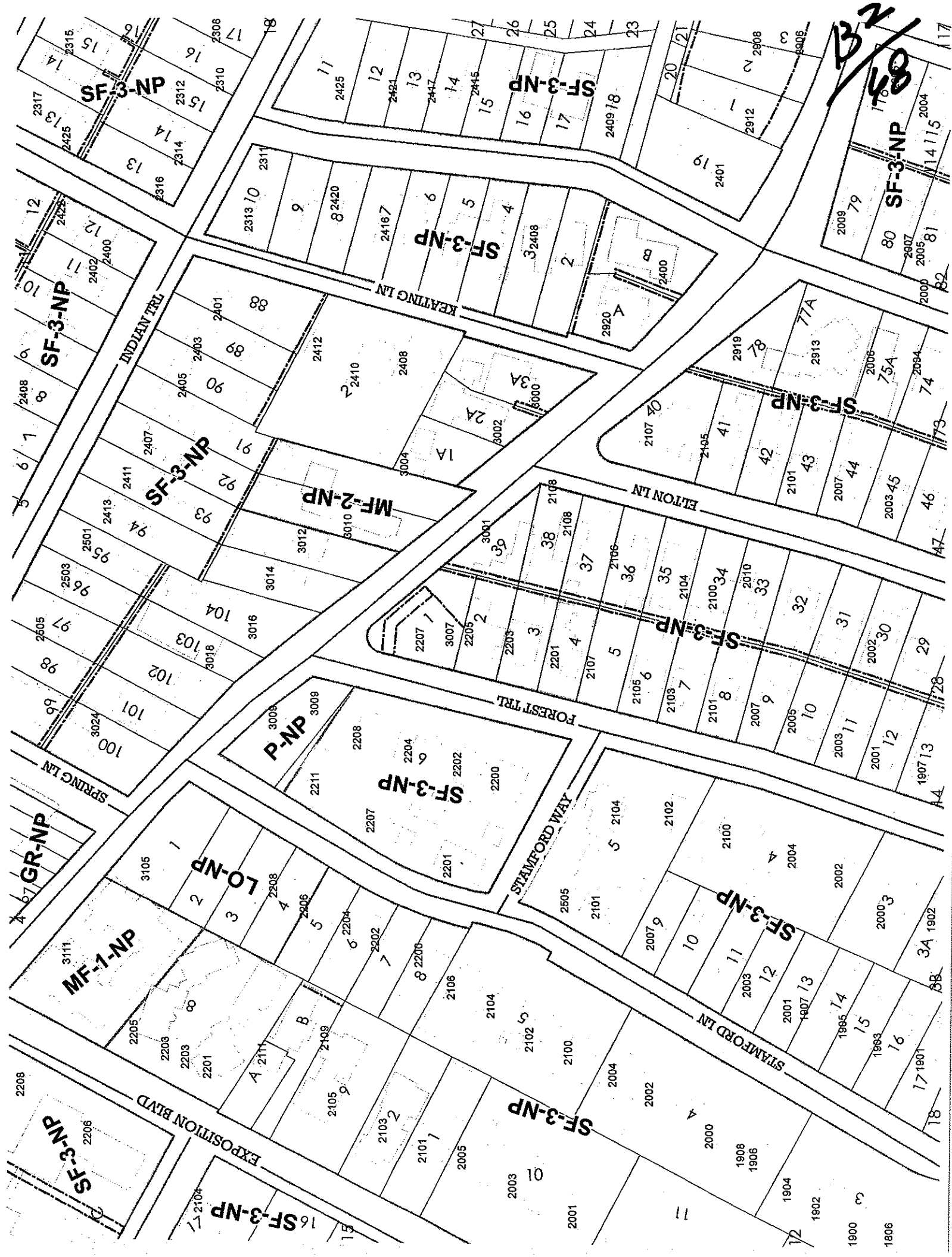
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Travis Central Appraisal District
8314 Cross Park Drive P.O. Box 149012
Austin, Texas 78754 Austin, Texas 78714

Internet Address: www.traviscad.org
Main Telephone Number (512) 834-3317
Appraisal Information (512) 834-9318
TDD (512) 836-3328

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B2



B2
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Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: 2012-071875RA

ADDRESS: 2205 Forest Trail

Contact: Sylvia Benavidez, 974-2522

Public Hearing: November 7, 2012

Residential Design and Compatibility Commission

☐ I am in favor
☒ I object

ANDY ELLINGTON

Your Name (please print)

2106 ELTON LANE

Your address(es) affected by this application

my cja

Signature

Date

Comments:

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

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810

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Residential Design and Compatibility Commission

☐ I am in favor
☒ I object

HEATHER DEIDERICK

Your Name (please print)

2106 ELTON LN

Your address(es) affected by this application

Heather Deiderick

Signature

10/28/12

Date

Comments: I opposed variances to increase the
size of houses on the lots in our neighborhood.
This is the exact type of redevelopment that
lead to the McMansion rules in the first
place.

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

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810

B2
72

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Residential Design and Compatibility Commission

☒ I am in favor
☐ I object

Scott Duncway

Your Name (please print)

2104 Forest Trail Austin TX 78703

Your address(es) affected by this application

[Signature]

Signature

10.29.12

Date

Comments:

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

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810

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73

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Contact: Sylvia Benavidez, 974-2522
Public Hearing: November 7, 2012
Residential Design and Compatibility Commission

☒ I am in favor
☐ I object

Ben H. Caudle
Your Name (please print)

2000 Elton Lane 78703
Your address(es) affected by this application

Ben H. Caudle 10/27/12
Signature Date

Comments: Given the fact that this house is already
surrounded by two story homes, ~~where~~ I am in
favor of adding a 2nd story to the house
noted above.

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