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CITY OF AUSTIN

ROW # 10926026

CASE # 2013-034970PR

TCAD # 0223121019
221904

APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION (RDCC)

GENERAL MODIFICATION WAIVER

STREET ADDRESS: 948 E. 53rd Street

LEGAL DESCRIPTION: Subdivision – Lot 11 Blk H Ridgetop Subd

Lot(s) 11 Block H Outlot _____ Division _____

LAND STATUS DETERMINATION CASE NUMBER (if applicable) _____

I/We Geraldine Rosa Henderson on behalf of myself/ourselves as authorized agent for

_____ affirm that on April 8, 2013,

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).

The proposed detached accessory structure with bath would be used as a storage
and tool shed. The bath would be to wash off tools in the mop sink and to keep
from getting dirt/mud in the house when working in the yard. The shed would
cause the entire property to exceed the 2300 sq ft limit by 10 sq ft.

in a SF-3-NP 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:

The property was purchased in 2005 before the 2300 sq ft limitation was established.

This shed was always intended. Unfortunately, I did not realize that by building it that would put me out of compliance with the FAR limitation by 10 sq ft.

REQUEST:

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

The only way to access my garage is using the abandoned easement access off of Harmon Avenue. As the only person with this issue, I have been the only one to maintain this easement as well as my very large backyard. I need a storage/tool shed to help me maintain my yard and the easement that provides access to it.

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 storage/tool shed was always intended. Most other properties within a 500 sq ft radius of my house already have some type of detached shed and I didn't realize that this one would put me 10 sq ft over the 2300 sq ft limit. This shed, when completed, would be of the same look and character of others nearby.

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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 948 E. 53rd Street

City, State Austin, TX Zip 78751

Phone 512-743-2661 Printed Name Geraldine Rosa Henderson

Signature *Geraldine Rosa Henderson* Date 4/8/13

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 948 E. 53rd Street

City, State Austin, TX Zip 78751

Phone 512-743-2661 Printed Name Geraldine Rosa Henderson

Signature *Geraldine Rosa Henderson* Date 4/8/13

City of Austin Residential Permit Application

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

For Departmental Use Only	APR #	BP #
	Assigned	Dir. Date
	Reviewed	Issue Date
	Reviewed/Approved	Issued

APR # 2013-034970 PP
Assigned SLE - RH
Reviewed 4/8/13
Reviewed/Approved
BP #
Dir. Date
Issue Date
Issued

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Project Information	
Project Address: 948 E. 53 rd St.	Reference ID 2 (www.traviscad.org): 0223121019 - 221904
Legal Description: LOT 11 BLK H RIDGETOP SUBD	
Zoning District or PUD: SF3N1P	Lot Size (square feet): 5200
Neighborhood Plan Area (if applicable): NORTH LOOP	Historic District (if applicable):
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? Note: Boundaries are defined under Title 25-2 Subchapter F of the Land Development Code. <input checked="" type="radio"/> Y <input type="radio"/> N	
Does this site currently have water availability? <input checked="" type="radio"/> Y <input type="radio"/> N wastewater availability? <input checked="" type="radio"/> Y <input type="radio"/> N If no, contact Austin Water Utility to apply for water/wastewater taps and/or service extension request.	
Does this site have a septic system? <input type="radio"/> Y <input checked="" type="radio"/> 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? If yes, contact the Development Assistance Center for a Site Plan Exemption. <input type="radio"/> Y <input checked="" type="radio"/> N	
Does this site front a paved street? <input checked="" type="radio"/> Y <input type="radio"/> N Is this site adjacent to a paved alley? <input checked="" type="radio"/> Y <input checked="" type="radio"/> N	
Does this site have a Board of Adjustment (BOA) variance? <input type="radio"/> Y <input checked="" type="radio"/> N Case # (if applicable)	
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? If yes, provide a copy of decision sheet. Note: A permit cannot be approved within 10 days of approval of a variance from BOA. <input type="radio"/> Y <input checked="" type="radio"/> N	
Does the project impact a tree protected by ordinance? This includes canopy and/or critical root zone impacts to nearby trees. <input type="radio"/> Y <input checked="" type="radio"/> 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? Note: Proximity to a floodplain may require additional review time. <input type="radio"/> Y <input checked="" type="radio"/> N	

Description of Work							
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 SHED Detached			
# of bedrooms existing:	3	# of bedrooms proposed:	3	# of baths existing:	3	# of baths proposed:	3.5
Will all or part of an existing exterior wall be removed as part of the project? <input type="radio"/> Y <input checked="" type="radio"/> N Note: Removal of all or part of a structure requires a demolition permit.							
Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary) DETACHED ACCESSORY STRUCTURE WITH BATH							
Trades Permits Required: <input checked="" type="radio"/> electric <input checked="" type="radio"/> plumbing mechanical (HVAC) concrete (right-of-way)							

Job Valuation			
Total Job Valuation: \$10,000 -	Portion of Total Job Valuation Dedicated to Addition/New Construction: \$	Portion of Total Job Valuation Dedicated to Remodel/Repair: \$	
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.	Bldg: \$ Elec: \$	Bldg: \$ Elec: \$	
	Plmbg: \$ Mech: \$	Plmbg: \$ Mech: \$	
	Primary Structure: \$		
	Accessory Structure: \$		

ROW # 10926026
TCAD - 0223121019

RDS -

RDCC paid ✓

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Area Description		Building and Site Area		
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
a)	1 st floor conditioned area	1106		1106
b)	2 nd floor conditioned area	964		964
c)	3 rd floor conditioned area			
d)	Basement			
e)	Covered Parking (garage or carport)	364		364
f)	Covered Patio, Deck or Porch 14 / 40 /	54	48	102
g)	Balcony			
h)	Other SHED		240	240
Total Building Coverage (exclude b, c & d from total)		1524		1812
i)	Driveway	418		418
j)	Sidewalks	75		75
k)	Uncovered Patio /	60		60
l)	Uncovered Wood Deck (counts at 50%)			
m)	AC pads	9		9
n)	Other (Pool Coping, Retaining Walls)			
Total Site Coverage		2086		2086
o)	Pool			
p)	Spa			

Building Coverage Information		Site Development 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):	1524	% of lot size:	29 $\div 5200 = 0.0056$
Proposed Building Coverage (sq ft):	1812	% of lot size:	35 $\div 5200 = 0.0067$
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):	2086	% of lot size:	40 $\div 5200 = 0.0077$
Proposed Impervious Cover (sq ft):	2086	% of lot size:	40 $\div 5200 = 0.0077$
Setbacks			
Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-513)		Y	(N)
Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513)		Y	(N)
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: _____ ft	Number of Floors: _____	# of spaces required: 2	# of spaces provided: 2
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): _____ 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

Ceiling Height of 5'

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Subchapter F - "Mansion"

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
1 st Floor	1106			1106
2 nd Floor	964			964
3 rd Floor				
Basement				
Attic				
Garage (attached)	364		364	0
(detached)				
Carport (attached)				
(detached)				
Accessory building(s) (detached)		240		240
TOTAL GROSS FLOOR AREA				2310

Max 2300

(Total Gross Floor Area /lot size) x 100 = _____ 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

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 is fully contained within the roof structure; 3. It has only one floor; 4. It does not extend beyond the footprint of the floors below; 5. It is the highest habitable portion of the building, or a section of the building, and adds no additional mass to the structure; and 6. Fifty percent or more of the area has a ceiling height of seven feet or less.

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Contact Information			
Owner	GERAULDINE ROSA HENDERSON	Applicant or Agent	same
Mailing Address	940 E. 53rd, AUSTIN TX 78751	Mailing Address	
Phone	512-743-2661	Phone	
Email	grhcomse@gmail.com	Email	
Fax	512-532-6028	Fax	
General Contractor	same	Design Professional	n/a
Mailing Address		Mailing Address	
Phone		Phone	
Email		Email	
Fax		Fax	

Acknowledgments	
Is this site registered as the owner's homestead for the current tax year with the appraisal district?	<input checked="" type="radio"/> Y <input type="radio"/> N
<p>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.</p> <p>I understand that I am responsible for complying with any subdivision notes, 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.</p> <p>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, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>I hereby certify that to the best of my knowledge and ability, the information provided in this application is complete and accurate.</p> <p>I further acknowledge that, should any information contained herein prove incorrect, the building official may suspend or revoke any resulting permit and/or license.</p> <p>I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the site, I am required to complete a Tree Ordinance Review Application by contacting (512) 974-1876 or cityarborist@austintexas.gov. This initiates the tree permitting requirement needed to proceed with the development review process.</p> <p>Erosion and Sedimentation Controls are required per Section 25-8-181.</p> <p>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.</p> <p>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.</p>	
Applicant's signature: <u>Geraldine R. Henderson</u>	Date: <u>MARCH 22, 2013</u>



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

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PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

(Please Print or Type)

Customer Name: GERALDINE ROSA HENDERSON Phone: 512 743 2661 Alternate Phone: _____
Service Address: 948 E. 53rd Street
Lot: 11 Block: H Subdivision/Land Status: _____ Tax Parcel ID No.: _____
Existing Use: vacant single-family res. duplex garage apartment other _____
(Circle one)
Proposed Use: vacant single-family res. duplex garage apartment other DETACHED SHED
(Circle one)
Number of existing bathrooms: 3 Number of proposed bathrooms: 3.5
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: 6" Service stub size: 3/4" Service stub upgrade required? No New stub size: _____
Existing Meter number: 120037 Existing Meter size: 5/8" Upgrade required? No New size: 3/4"
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 4-8-13 Phone 974-9722
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

APR 08 2013

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

AUSTIN WATER & WASTEWATER UTILITY
CONSUMER SERVICES DIVISION

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)

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

Responsible Person for Service Request GERALDINE ROSA HENDERSON

Email grhcomse@gmail.com Fax _____ Phone 512 743 2661

☒ Residential ☐ Commercial ☐ New Construction ☒ Remodeling

Project Address 940 E. 53rd OR

Legal Description DETACHED SHED Lot 11 Block H

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 Shed (Detached)

BSPA Completed by (Signature & Print Name) _____ Date _____ Phone _____

Approved ☐ Yes ☐ No
AE Representative _____ Date _____ Phone _____

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

APR 08 2013

98-215

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87/14/2005 12:10 5123315217

ALLSTARLANDSURVEYING

PAGE 02

Scale 1"=20'

RECEIVED
APR 08 2013

WATER & WASTEWATER UTILITY
CONSUMER SERVICES DIVISION

AE APPROVED

APR 08 2013

93-215

JGM

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

LEGEND

- PUNCH HOLE FOUND
- 12" IRON PIPE FOUND
- 12" REBAR FOUND
- 12" REBAR SET
- CHAIN LINK FENCE
- () RECORD INFORMATION
- WATER METER

ALLSTAR
Land Surveying

12731 Research Blvd.
Building A, Suite 106
Austin, TX 78759
(512) 249-8149 phone
(512) 331-5217 fax

GERALDINE ROSA
HENDERSON

943 EAST 53RD STREET
LOT ELEVEN (11) BLOCK H,
OF RIDGETOP
AUSTIN, TRAVIS CO., TEXAS
VOLUME 2, PAGE 200

SURVEY DATE: 07/14/2005
Title Co.: Alamo Title Co.
G.P. # 05-7044540
JOB No. A0711705

FIELD WORK	Gilbert/Inc	7/13/2005
DRAFTING	Scotchy Brothers	7/14/2005
FINAL CHECK	E Rumsey	7/14/2005
UP DATE	-	-

FLOOD NOTE:

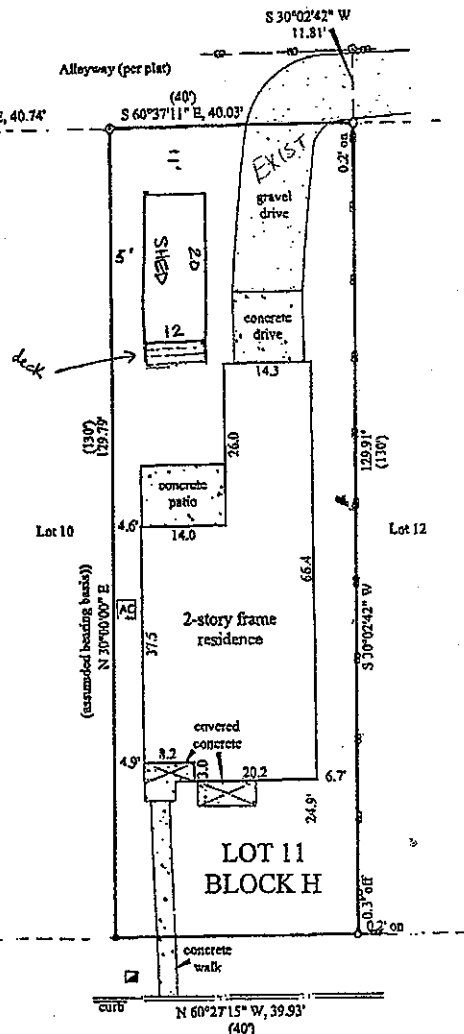
THIS PROPERTY DOES NOT LIE
WITHIN THE 100 YEAR FLOODPLAIN,
AND HAS A ZONE X RATING AS
SHOWN ON THE FLOOD INSURANCE
RATE MAPS

F.I.R.M. MAP No. 48453C0165 E
PANEL: 0165 E
DATED: 6-16-1993

This certification is for insurance purposes
only and is not a guarantee that this
property will or will not flood. Contact
your local floodplain administrator for the
current status of this tract.

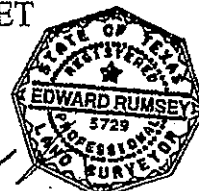
RESTRICTIONS:

Subject to restrictions in Vol. 244, Pg. 533
& Vol. 853, Pg. 33.



EAST 53RD STREET
(50' R.O.W.)

SIGNED BY: _____

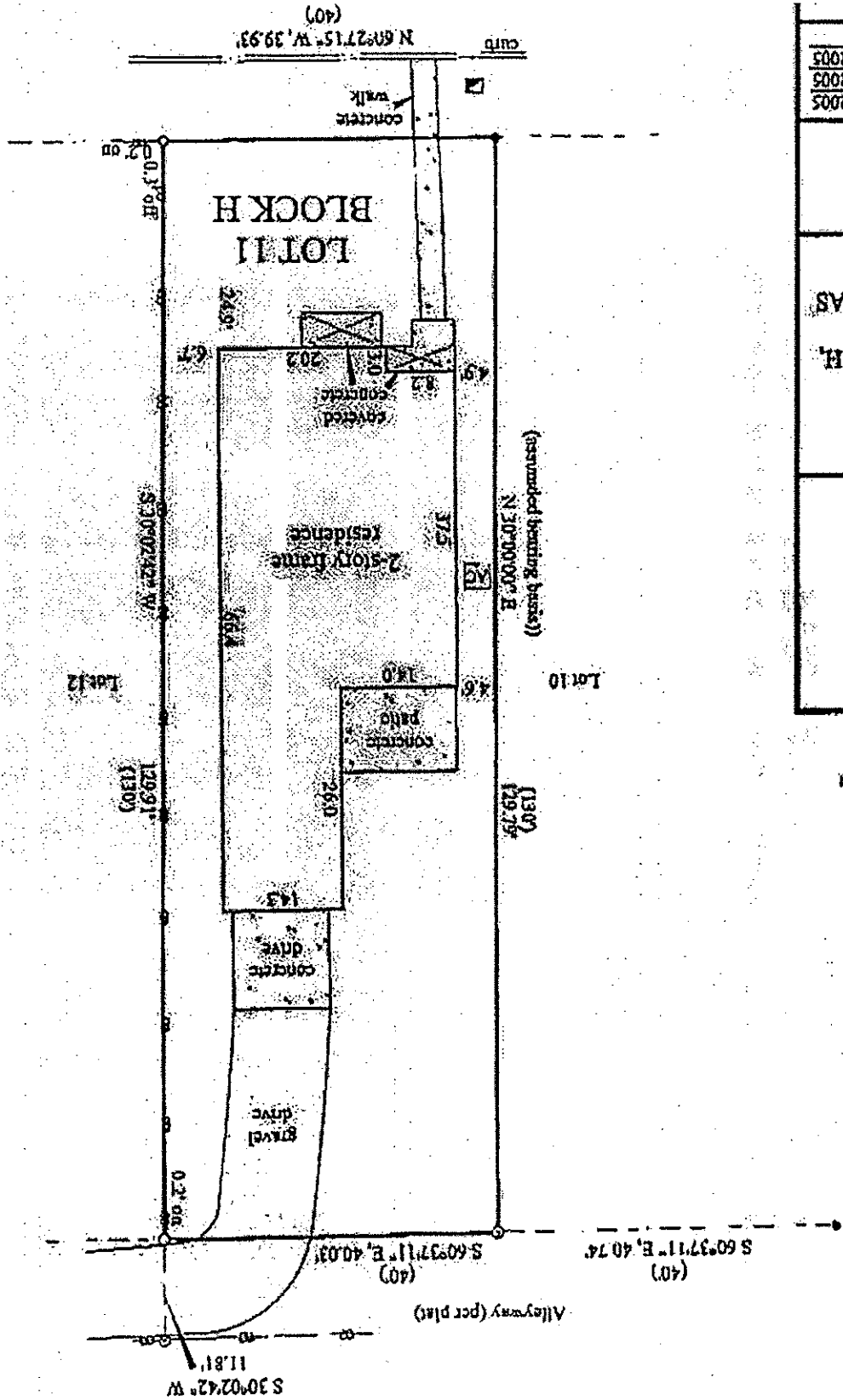


TO THE LIEN HOLDER AND/OR OWNERS OF THE PREMISES SURVEYED AND TO

ALAMO TITLE COMPANY

I do hereby certify that this survey was this day made on the ground under my
supervision and to the best of my knowledge of the property legally described
hereon and that there are no boundary line conflicts, encroachments overlapping
of improvements, or roads in place, except as shown hereon, and certifies only to
the legal description and easements shown on the referenced title commitment.

Site Plan



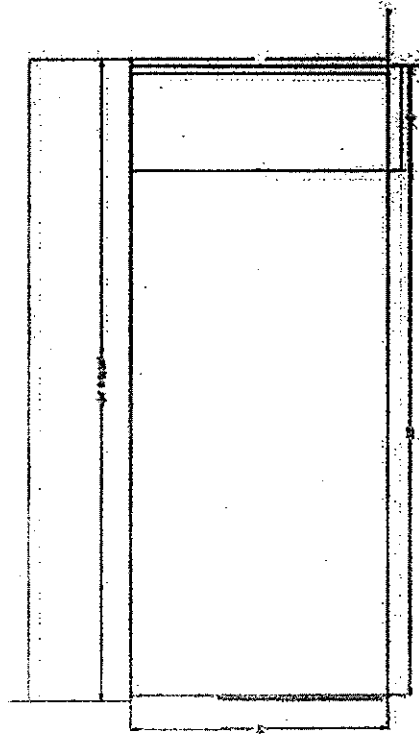
7/13/2005	2.005	TEXAS	SET	A	6	1	1	1
7/14/2005		200	CK H.					
7/14/2005								

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11

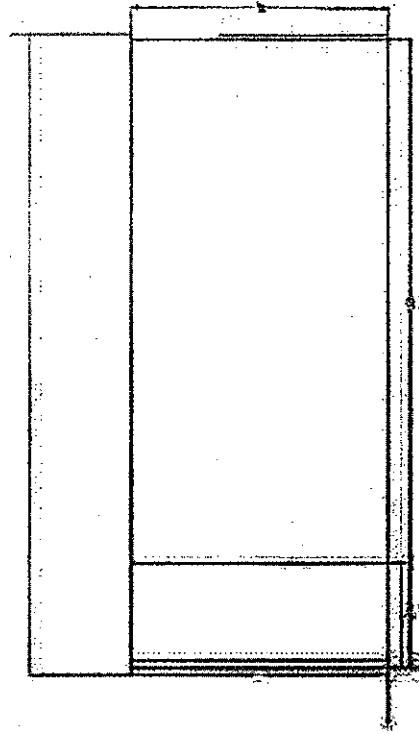
Elevations

Left (West)



Detached Assembly Building - West Elevation
1910 East 31st Street
Austin, TX
Left (West) Elevation

Right (East)

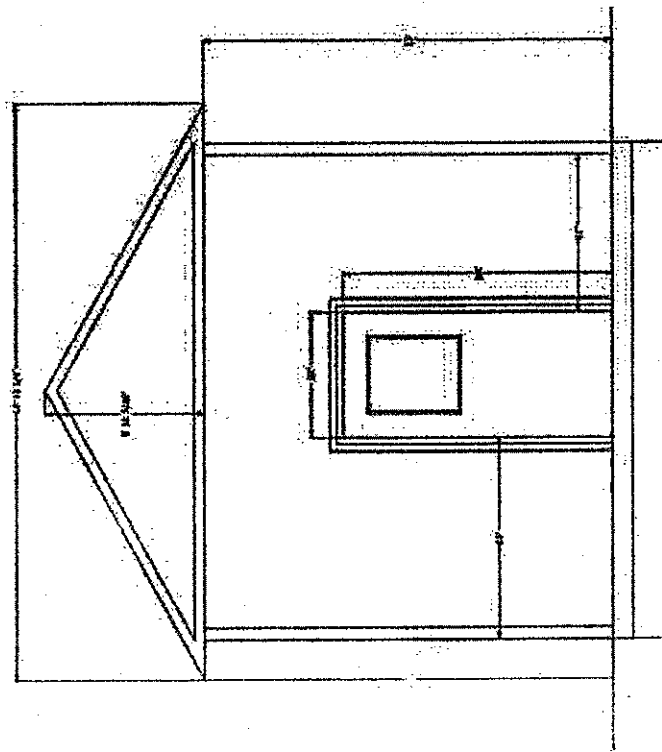


Detached Assembly Building - East Elevation
1910 East 31st Street
Austin, TX
Right (East) Elevation

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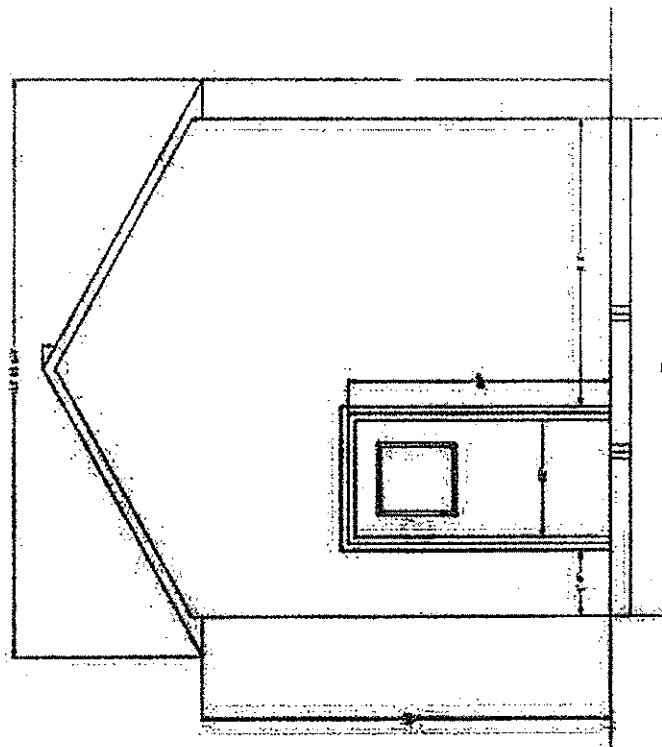
Elevations

Front (South)



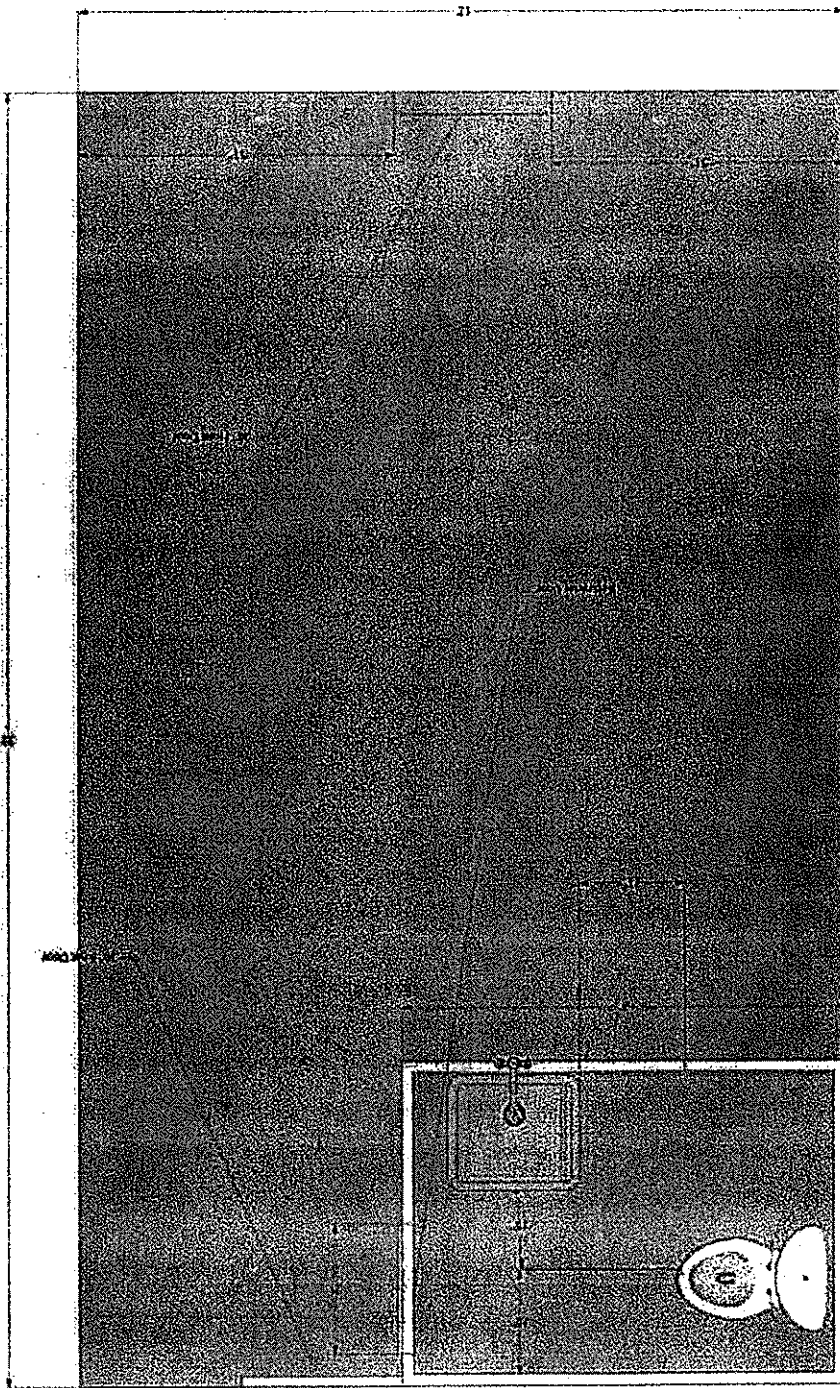
Detached Accessory Storage Structure
948 East 51st Street
Austin, TX
Rear (North) Elevation

Rear (North)



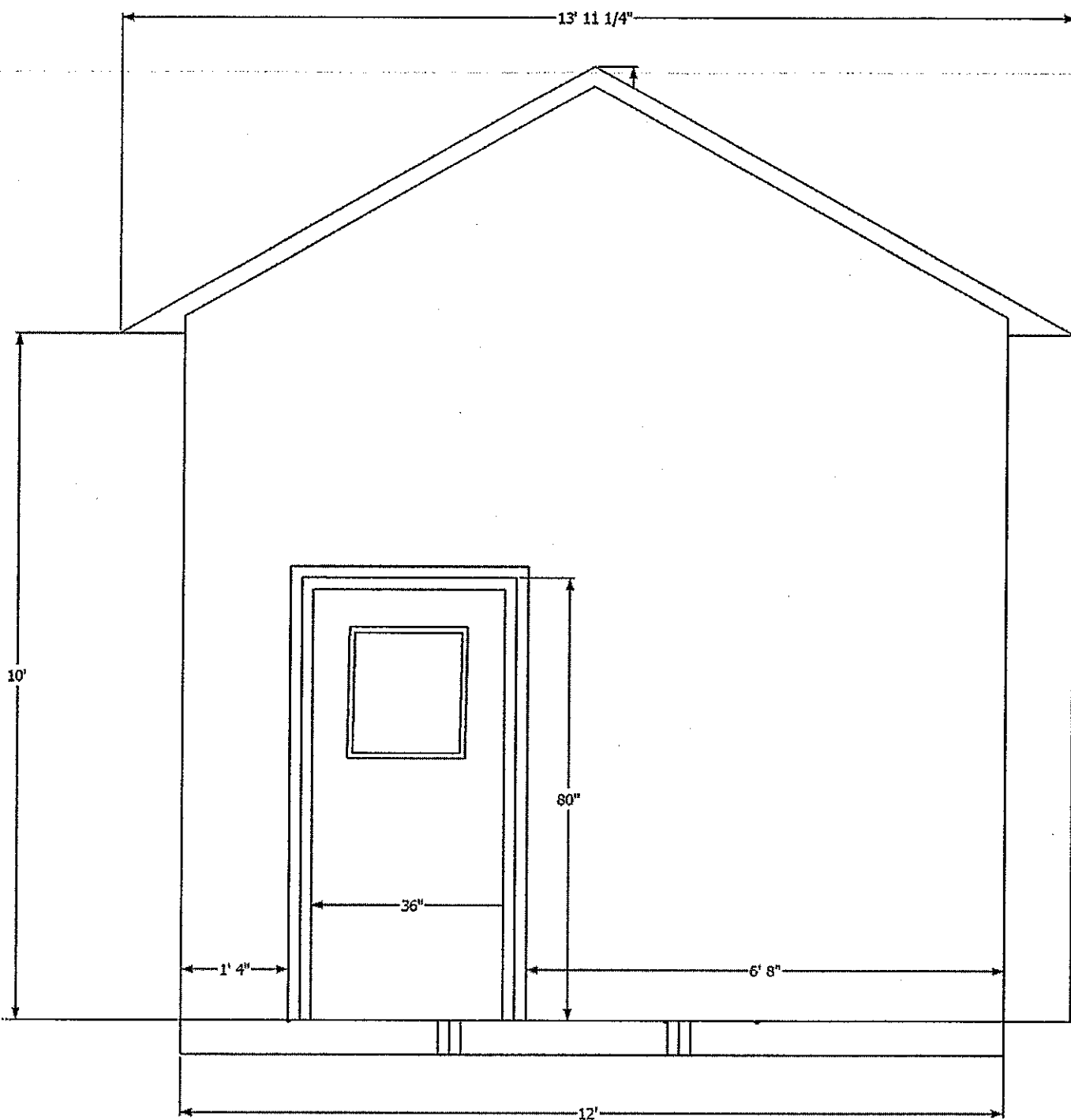
Detached Accessory Storage Structure
948 East 51st Street
Austin, TX
Rear (North) Elevation

Proposed Floorplan



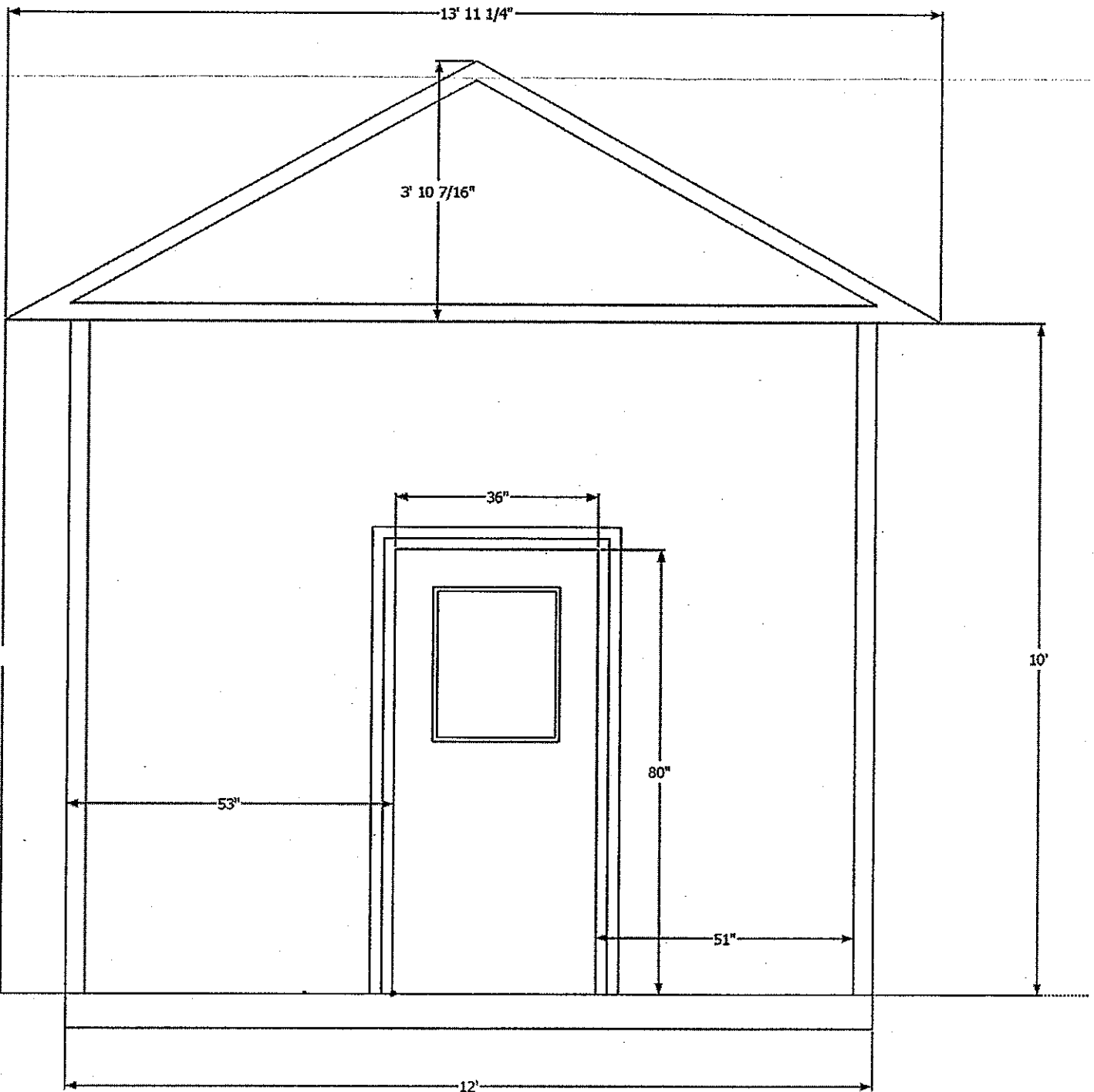
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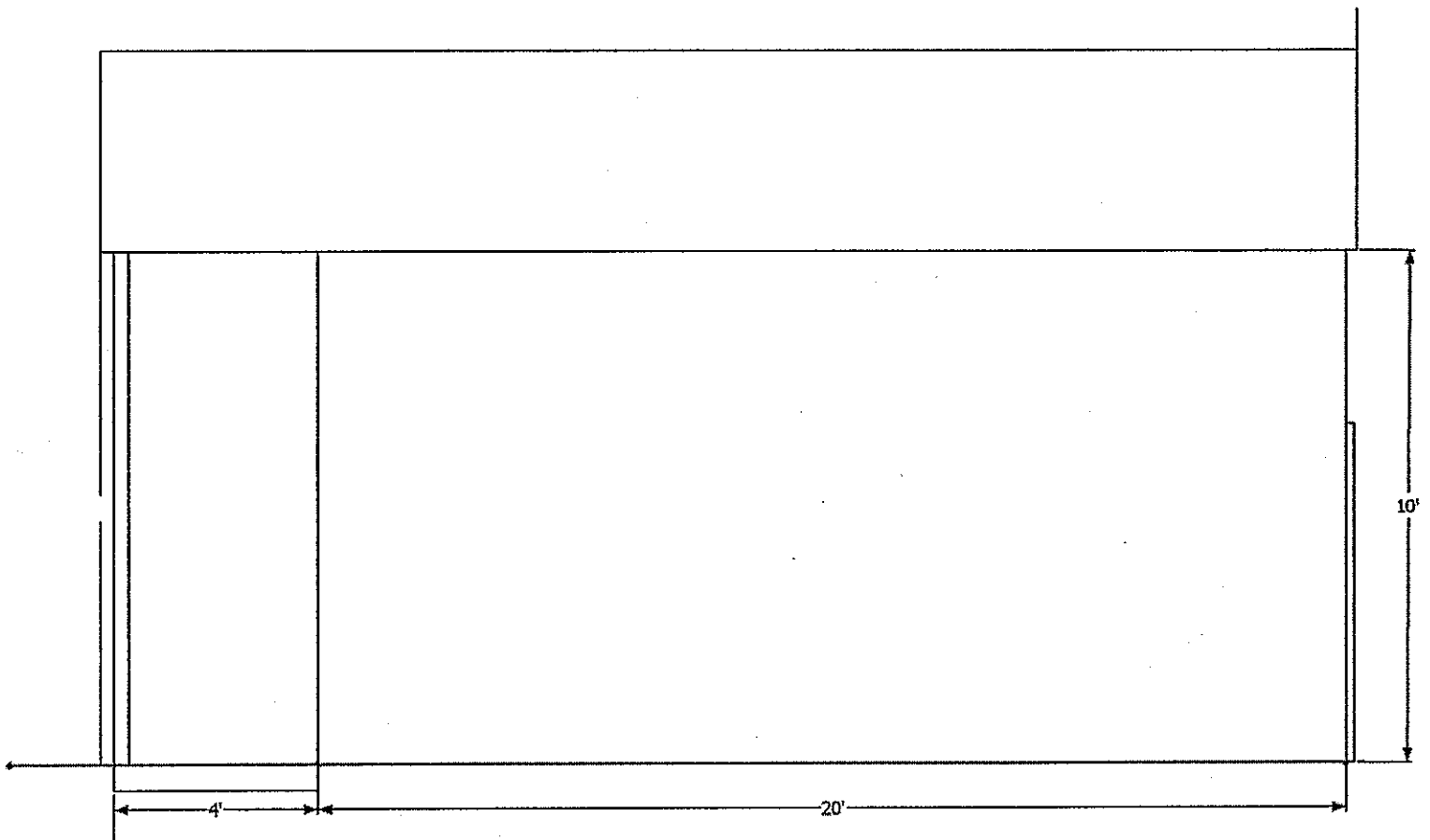
Detached Accessory Storage Structure
948 East 53rd Street
Austin, TX
Rear (North) Elevation

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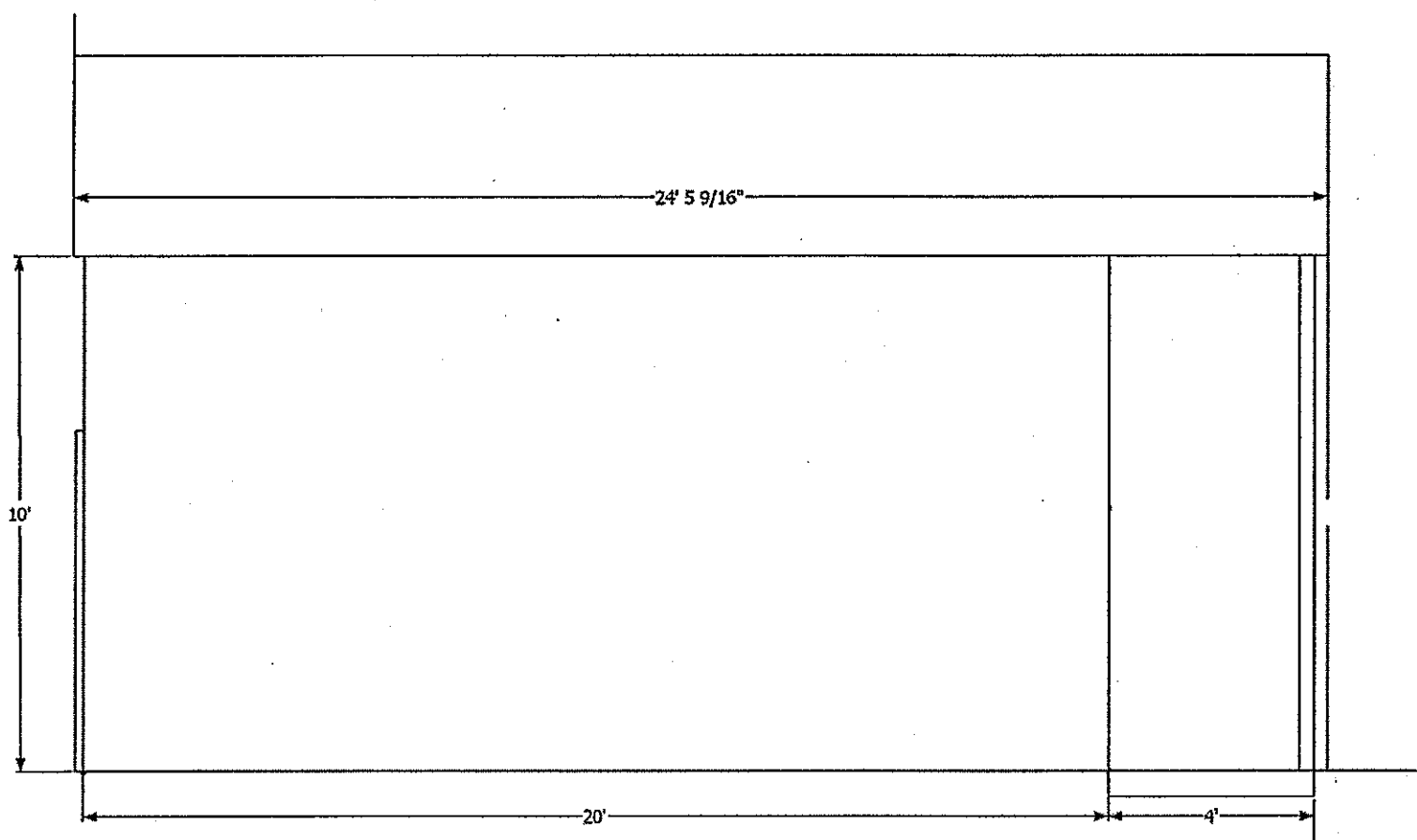
Detached Accessory Storage Structure
948 East 53rd Street
Austin, TX
Front (South) Elevation

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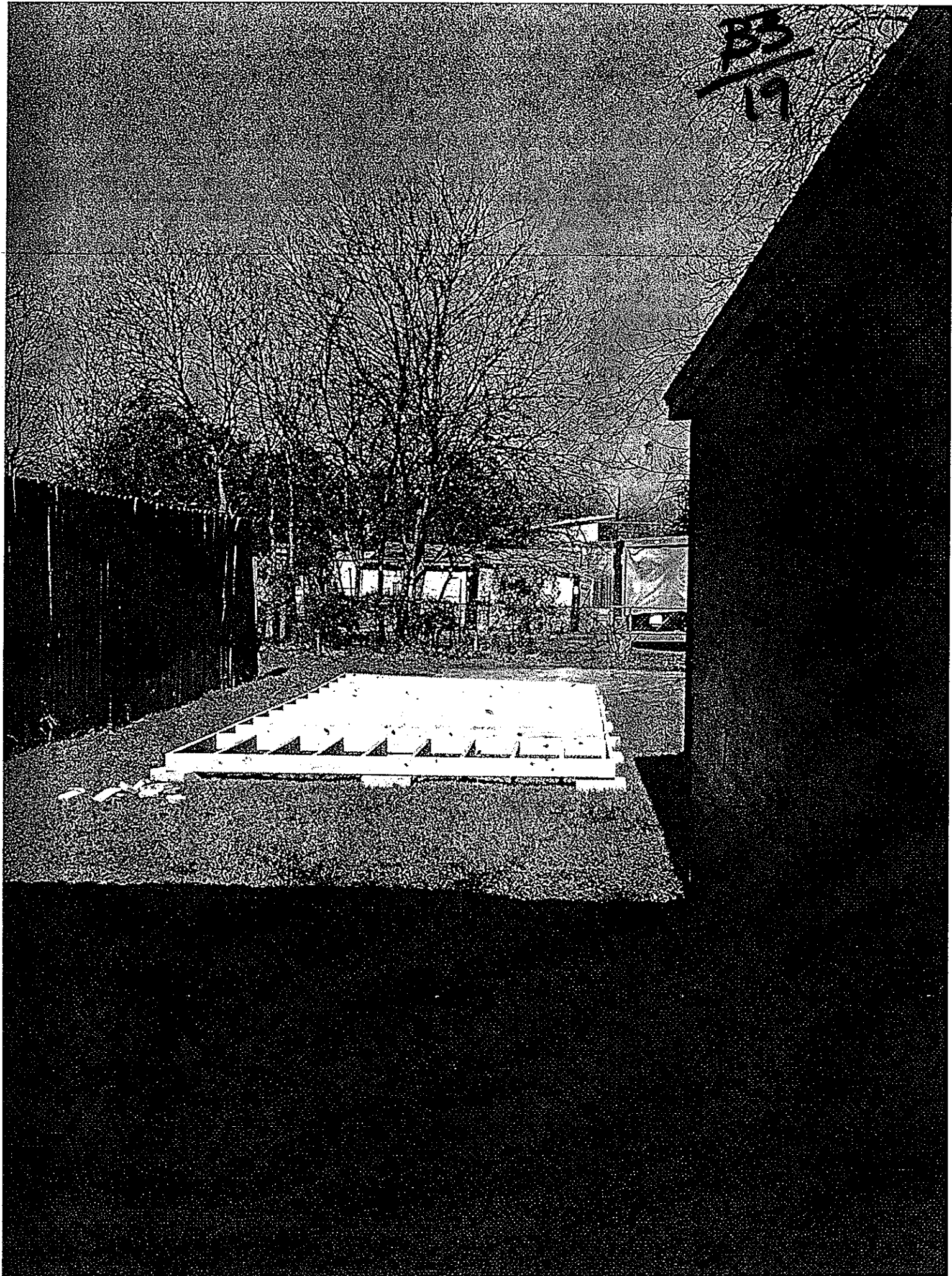
Detached Accessory Storage Structure
948 East 53rd Street
Austin, TX
Right (East) Elevation

B3
18



Detached Accessory Storage Structure
948 East 53rd Street
Austin, TX
Left (West) Elevation

B3
19



**B3**
20**NAME AND ADDRESS OF OWNER(S) OF THE PROPERTY**

Name	Geraldine Rosa Henderson
Address	948 E. 53 rd Street
City/State/Zip Code	Austin, TX 78751
Telephone	512-743-2661

To whom it may concern:

As owner(s) of the property located at __948 E. 53rd Street, Austin, TX78751_____ I/we authorize myself and EricaGuin (housesitter)_____ to act as

Agent for permits for my backyard shed project.

Sincerely,

Geraldine Rosa Henderson

Owner's Printed Name

Owner's signature

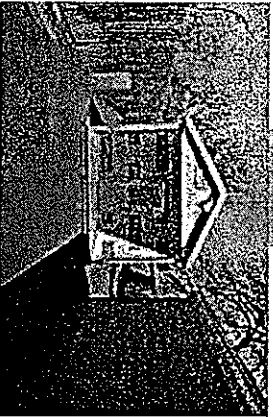
March 22, 2013

Date

B3
21

FAR Variance Request

Henderson Residence

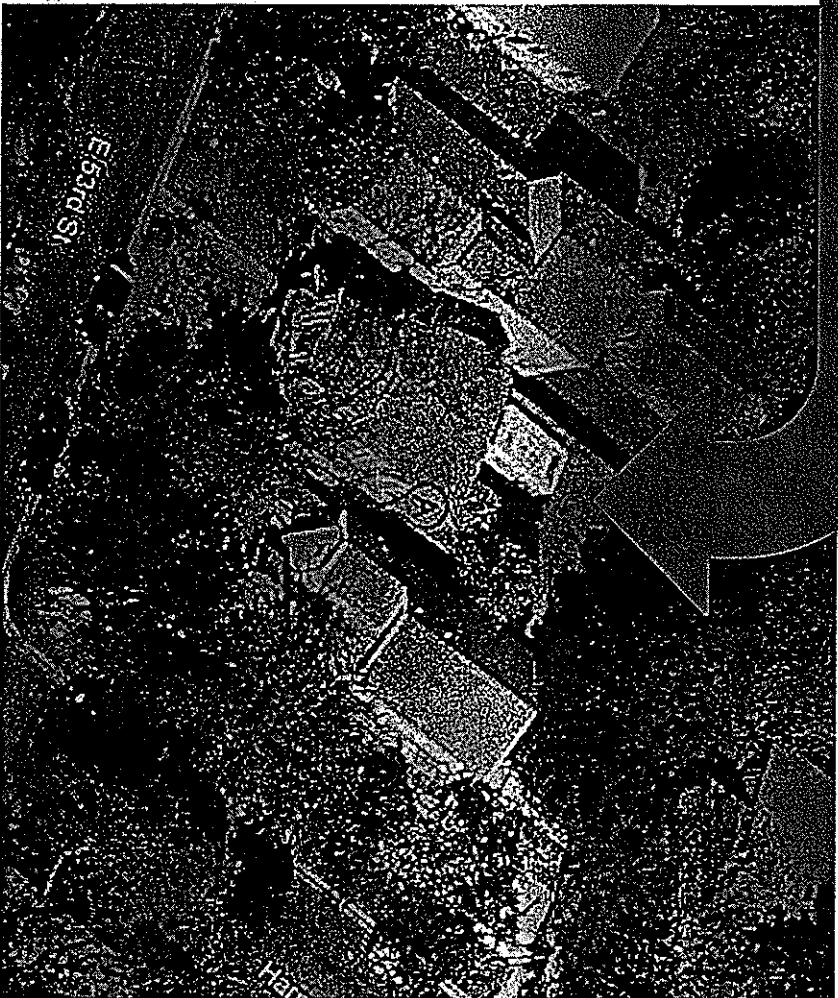


Shed Addition

Case Number: 2013-034970PR

948 East 53rd Street

Austin, TX 78751

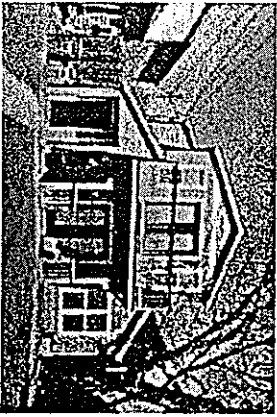


Lot 11 Blk H Ridgetop Subdivision

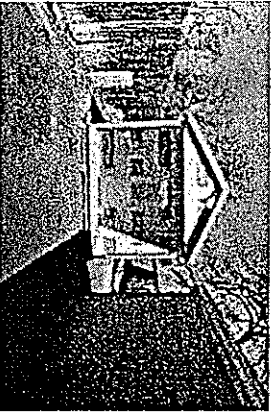
B3
22

Aerial View

Front of House



Front of Shed



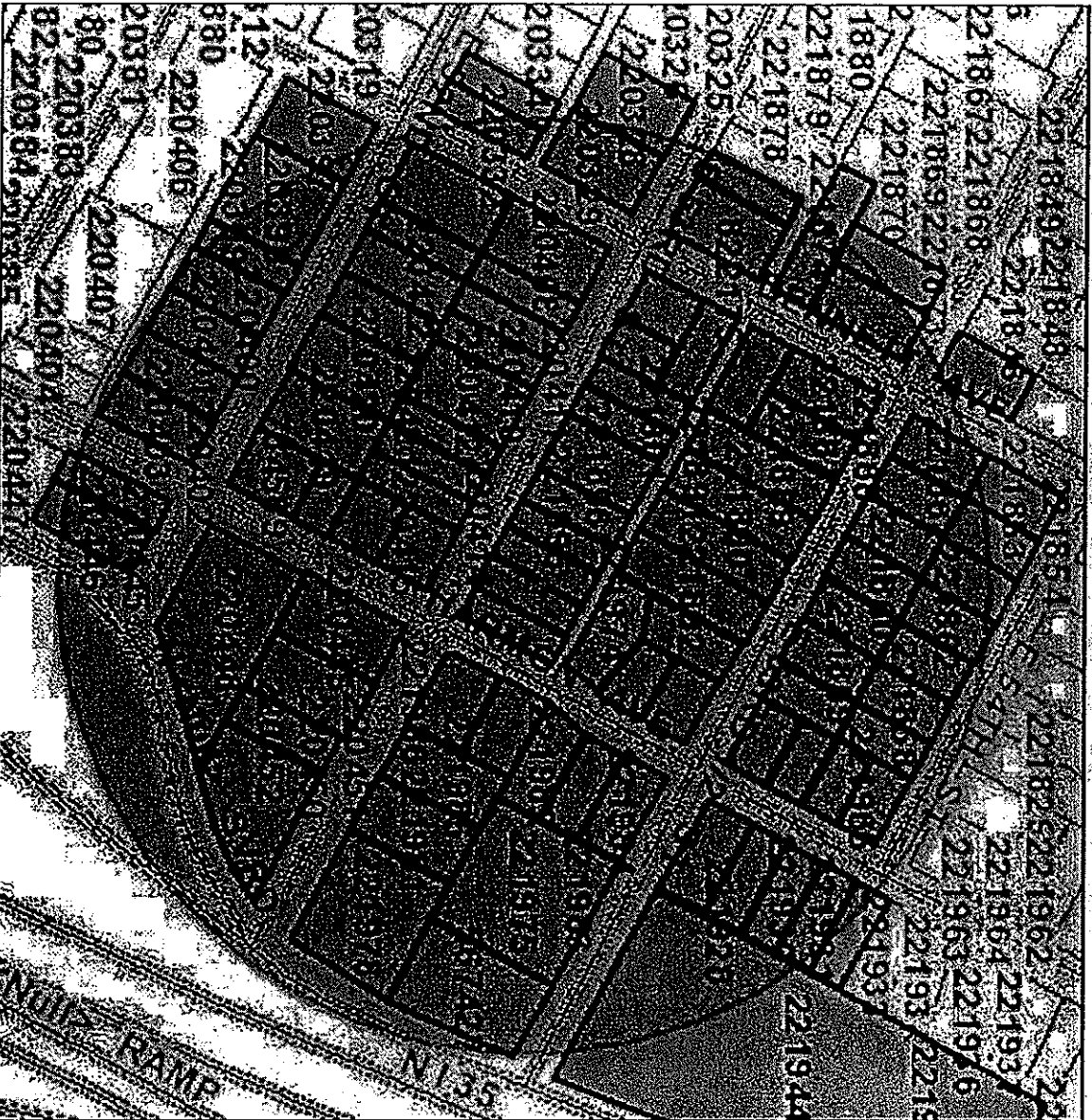
Adjacent Properties

Aerial view of Adjacent Properties within 500 ft Radius from Google Maps



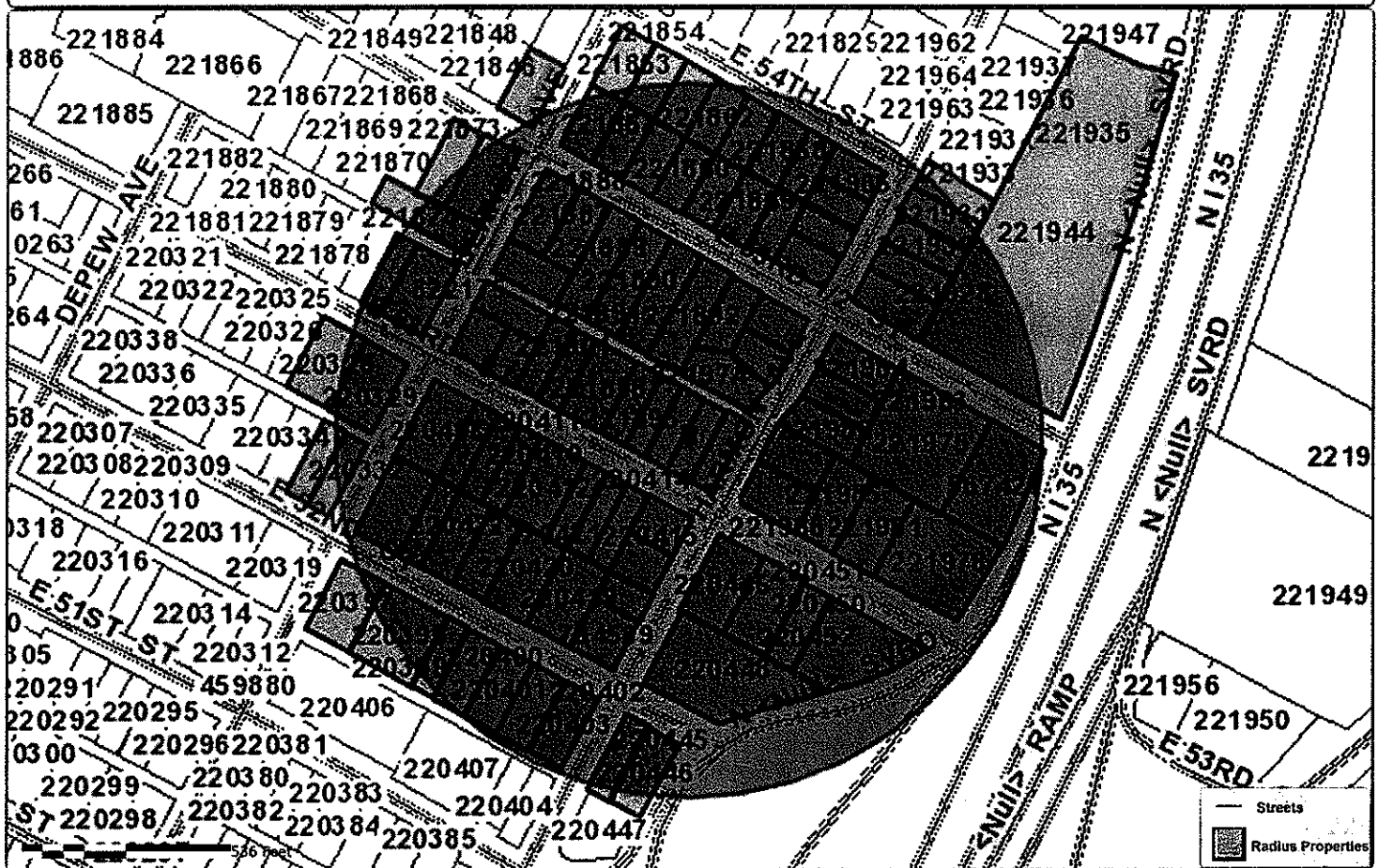
Adjacent Properties

500 ft Radius
as per TCAD



B3
25.

Travis CAD - Map of Property ID 221904 for Year 2013



Property Details

Account

Property ID: 221904

Geo ID: 0223121019

Type: Real

Legal Description: LOT 11 BLK H RIDGETOP SUBD

Location

Situs Address: 948 E 53 ST TX

Neighborhood: Y1200

Mapsco: 555R

Jurisdictions: 0A, 01, 02, 03, 21, 68

Owner

Owner Name: HENDERSON GERALDINE ROSA

Mailing Address: , 948 E 53RD ST, , AUSTIN, TX 78751-2246

Property

Appraised Value: N/A

<http://propaccess.traviscad.org/Map/View/Map/1/221904/2013>

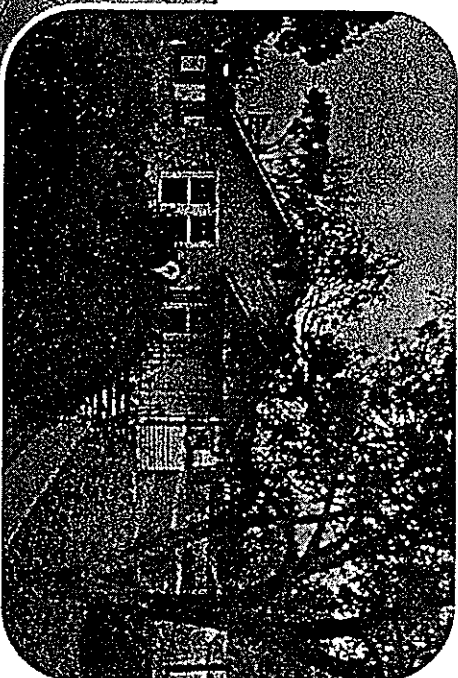
powered by
PropertyACCESS
www.truautomation.com

Map Disclaimer: This tax map was compiled solely for the use of TCAD. Areas depicted by these digital products are approximate, and are not necessarily accurate to mapping, surveying or engineering standards. Conclusions drawn from this information are the responsibility of the user. The TCAD makes no claims, promises or guarantees about the accuracy, completeness or adequacy of this information and expressly disclaims liability for any errors and omissions. The mapped data does not constitute a legal document.

A black and white photograph of a small, single-story cottage with a gabled roof and a chimney, nestled among trees. The house has a small dormer window and a front porch. The image is framed by a dark, textured border.

[illegible]

921 E 53rd



1001 E52nd

A black and white photograph of a two-story house. The house has a prominent chimney on the right side. A small porch is visible on the left side of the house. A sign on the porch reads "WINTER". The house is surrounded by trees and a lawn. The photograph is oriented horizontally on the page.

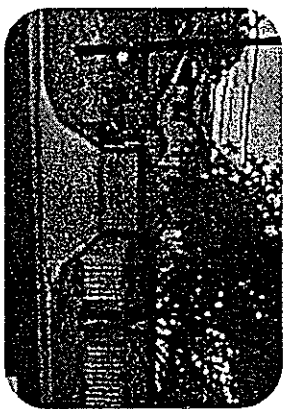
1003 E52nd

[illegible]

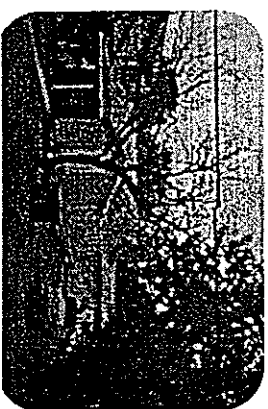
943 E52nd



928 E52nd



924 E52nd



930 E52nd



5207 Bennett



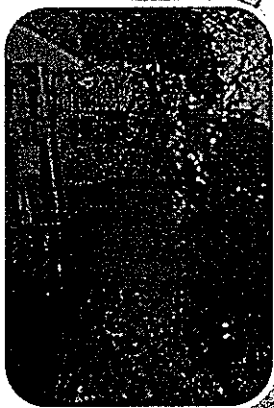
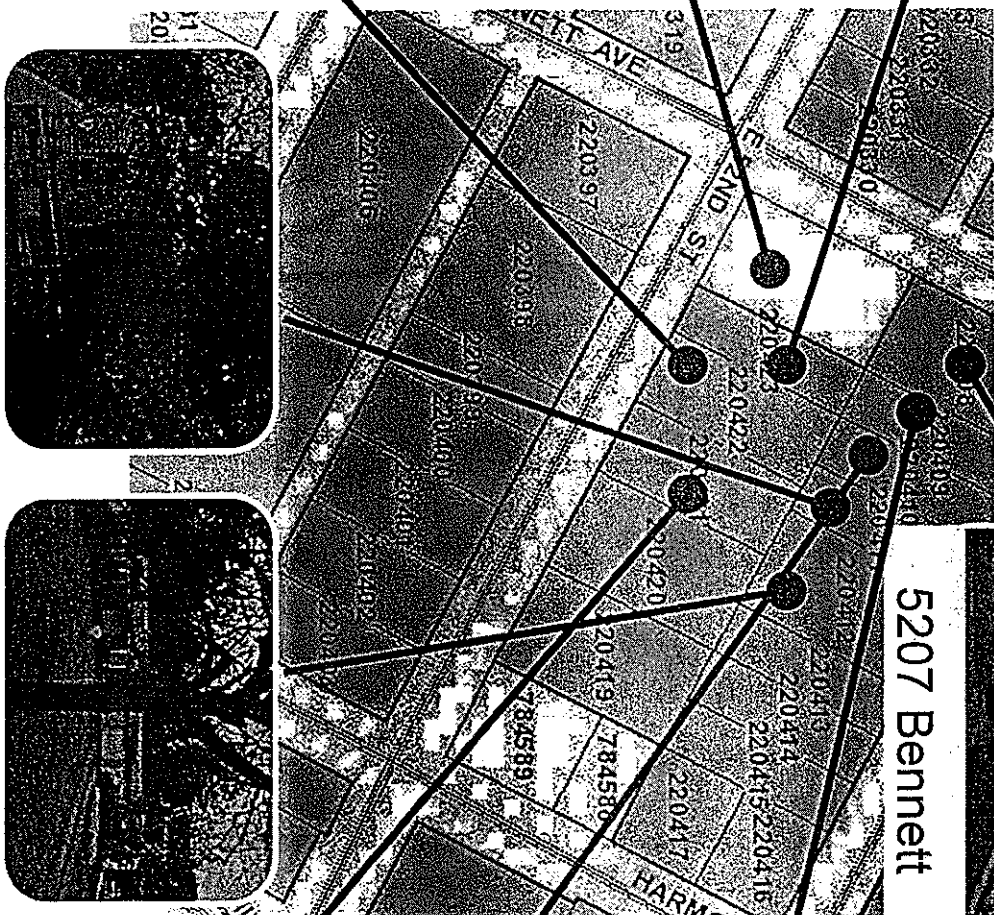
929 E53rd



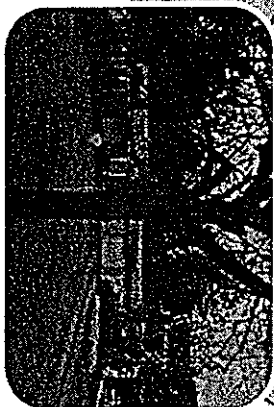
931 E53rd



934 E52nd

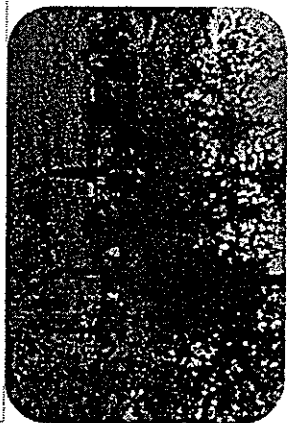


933 E53rd



937 E53rd

B3
30



936 E52nd

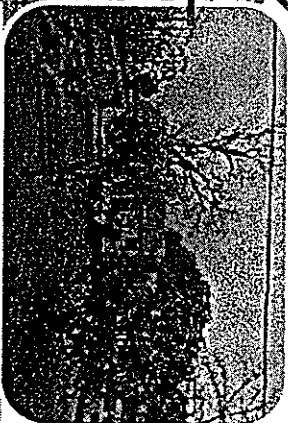
940 E52nd

946B E52nd

5204 Harmon



939 E53rd



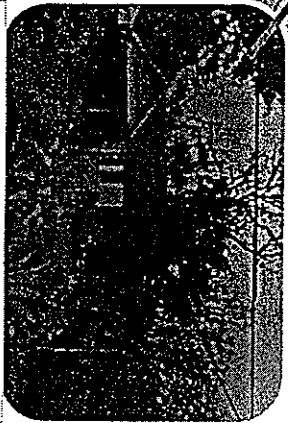
945 E53rd



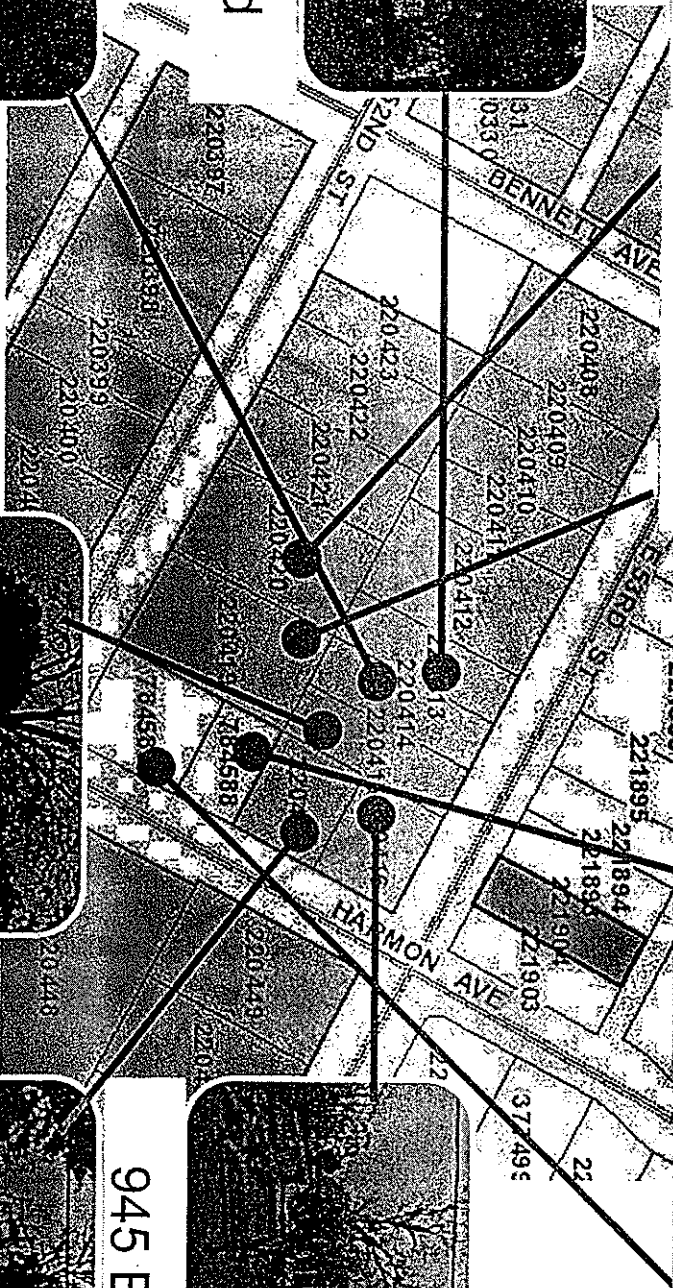
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943 E53rd

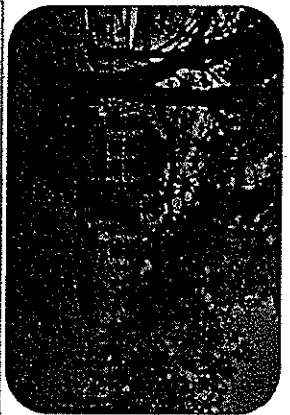


946A E52nd

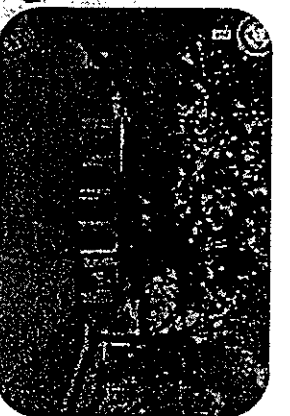




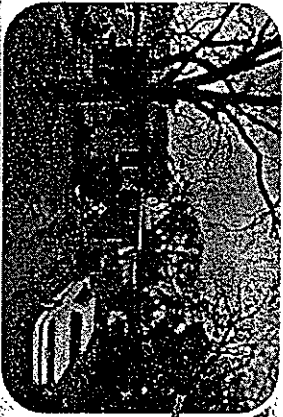
925 E54th



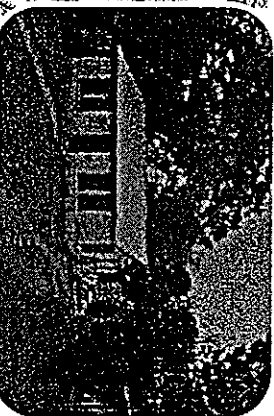
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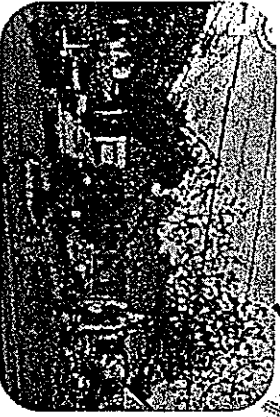
929 E54th



5310 Bennett



931 E54th



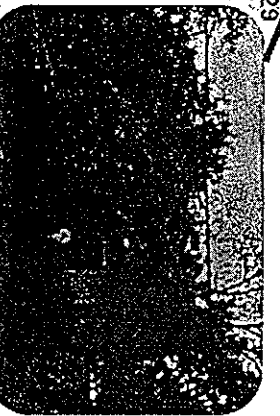
924 E53 1/2



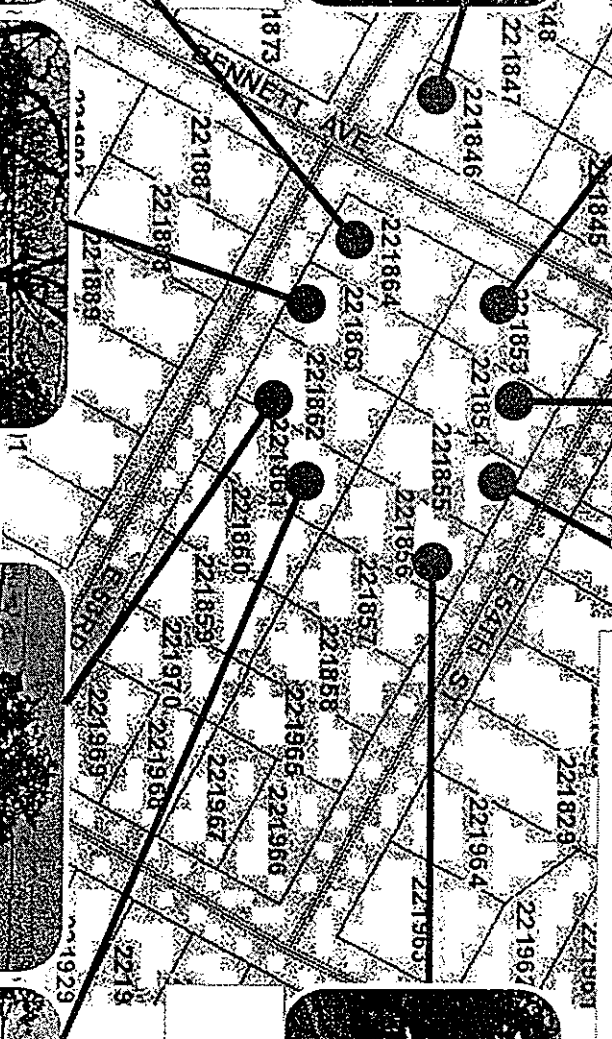
926 E53 1/2



928 E53 1/2



930 E53 1/2



133
33



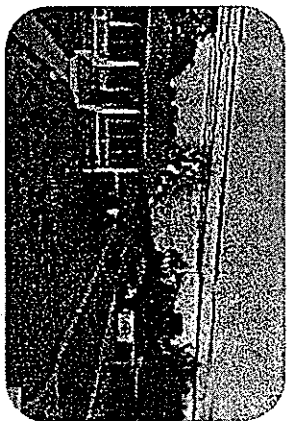
933 E54th



935 E54th



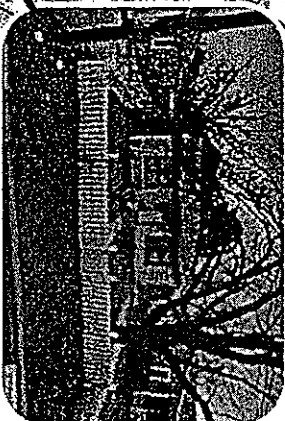
937 E54th



5316 Harmon



5312 Harmon



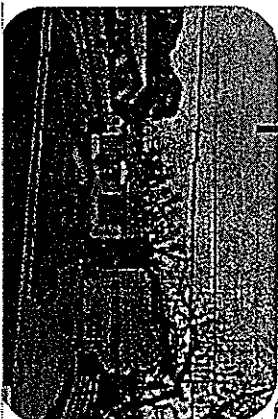
5314 Harmon



932 E53 1/2



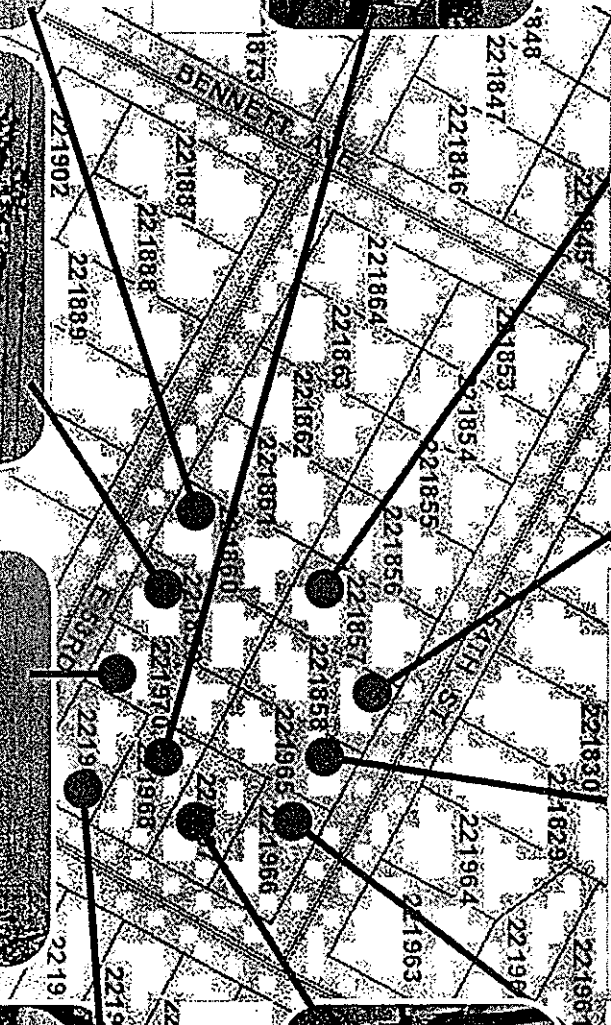
934 E53 1/2



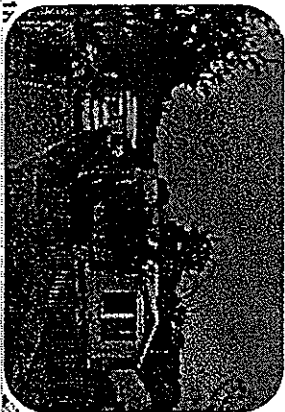
936 E53 1/2



5310 Harmon



B3
3/5



933 E53 1/2

221874

221887

221888



935 E53 1/2

221889

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944 E53rd

220408

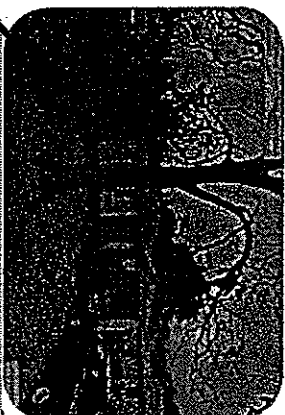
220409



940 E53rd



942 E53rd



937 E53 1/2

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221886



5306 Harmon



5304 Harmon

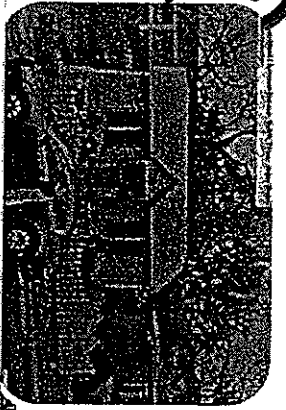


946 E53rd

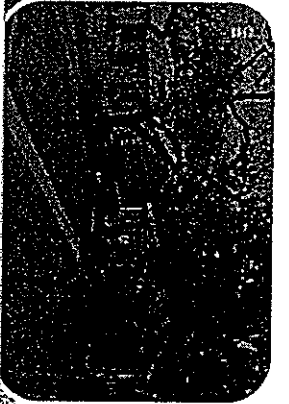


950 E53rd

B3
250



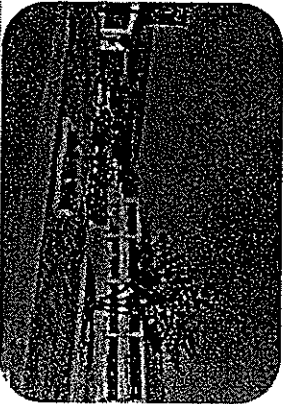
5319 Harmon



5317 Harmon



5315 Harmon



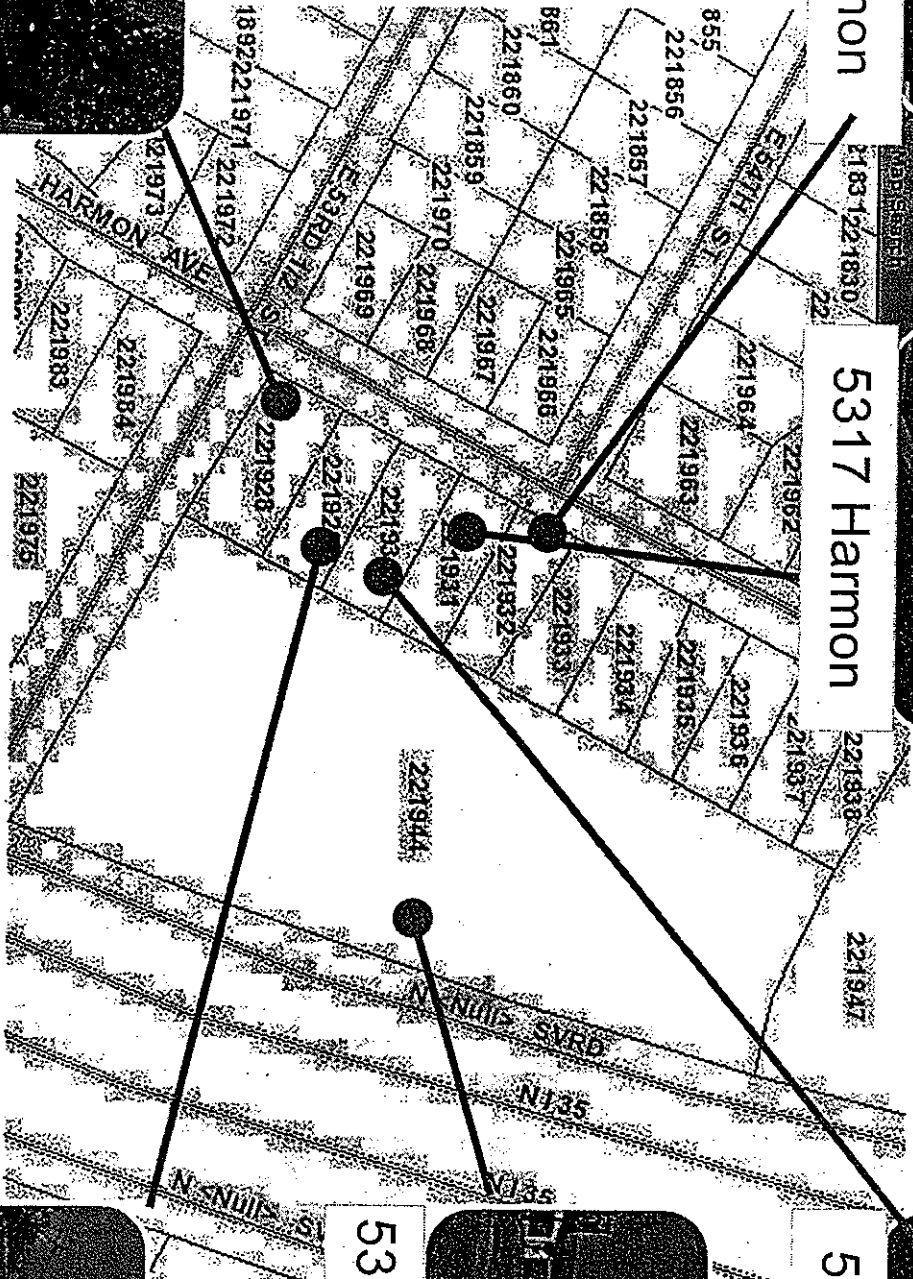
5330 N. Hwy 35



5311 Harmon



5313 Harmon



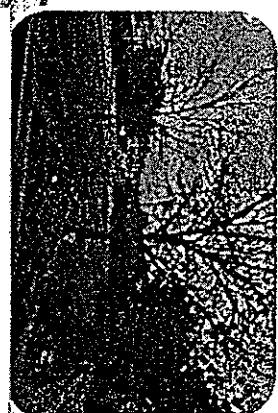
B3
37



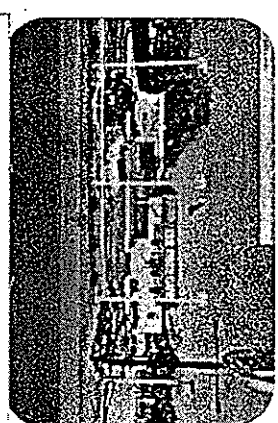
5305 Harmon



5307 Harmon



5309 Harmon



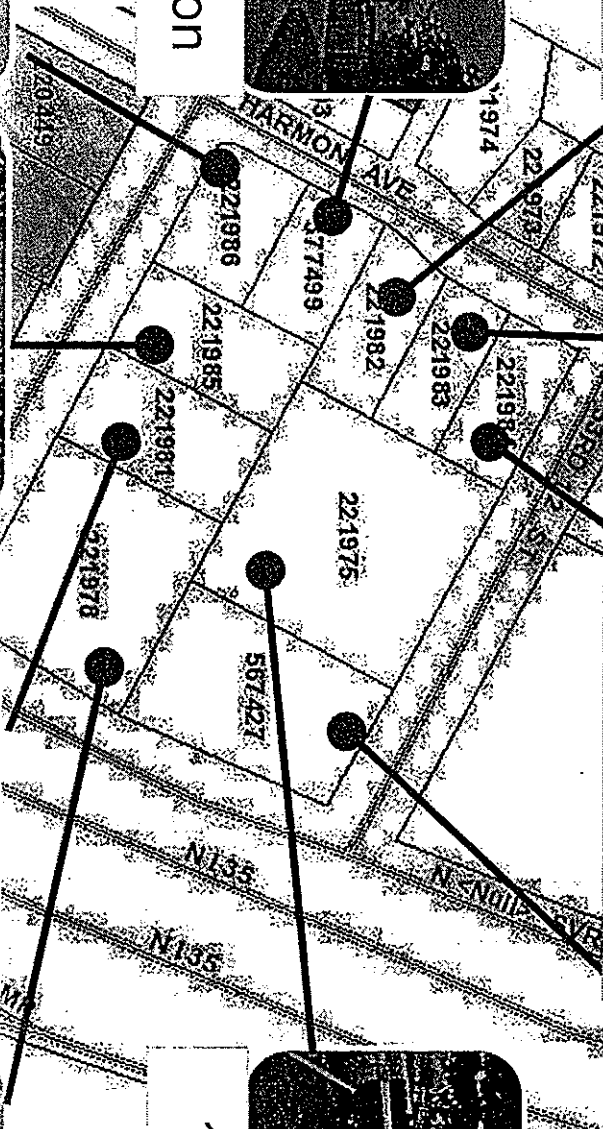
5300 N. Hwy 35



5303 Harmon



1011 E53rd



1000 E53rd



1004 E53rd



1008 E53rd



1014 E53rd

133
38

Adjacent Properties

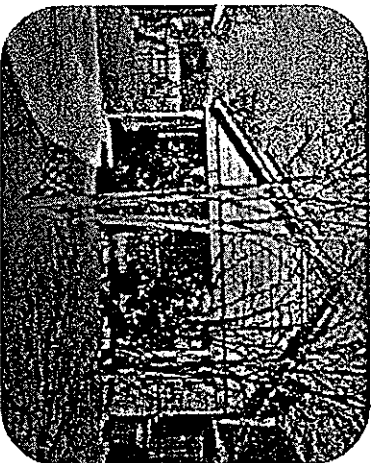
F.A.R. > 40%

Address	Land	HVAC	GAR	Storage	Total FAR
924 E52	11200	4616		4616	41%
946 E53	5314	1931		324	2255 42%
932 E53	5201	1564	576	2140	41%
950 E53	5044	1550		594	2144 43%
5303 Harmon	7013	2880		2880	41%
946B E52	3963	1600		1600	40%

B3
39

Adjacent Properties

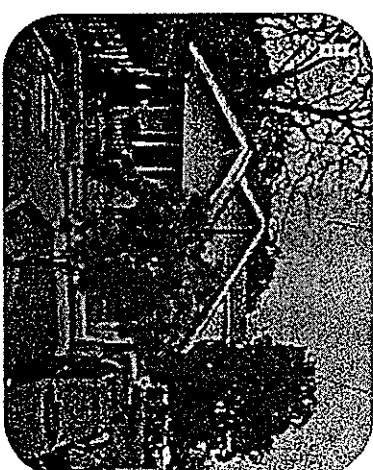
F.A.R. > 40%



946 E53rd



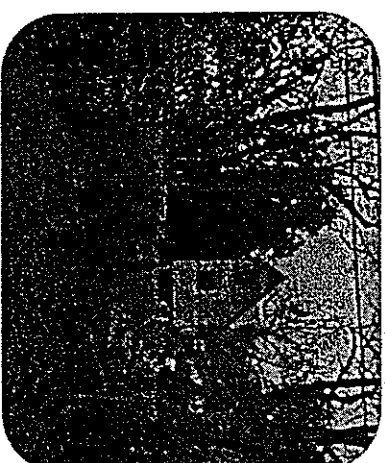
950 E53rd



932 E53rd



924 E52nd



946B E52nd



5303 Harmon

State Certificate

Borrower/Client Henderson			
Property Address 948 East 53rd Street			
City Austin	County Travis	State Texas	Zip Code 78751
Lender Clayton Mortgage			

B3
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TEXAS APPRAISER LICENSING AND CERTIFICATION BOARD

BEFORE YOU

MARSHALL EARLY KUYKENDALL JR

HAVING PROVIDED SATISFACTORY EVIDENCE OF THE QUALIFICATIONS
REQUIRED BY THE TEXAS APPRAISER LICENSING AND CERTIFICATION ACT,
TEXAS OCCUPATIONS CODE, CHAPTER
103, IS AUTHORIZED TO ASSUME THE TITLE

STATE CERTIFIED
RESIDENTIAL REAL ESTATE APPRAISER

Number: TX-1330160-JR

Date of Issue: April 26, 2005
Date of Expiration: May 31, 2007

In Witness Whereof


Shirley D. Ward, Chair


Wayne Thorburn, Commissioner



Shirley D. Ward, Chair Larry D. Kohn, Vice-Chair Don S. Scurry, Secretary
 Elroy Carson Malcolm J. Denison William A. Faulk, Jr.
 L. W. (Wayne) Mayo Paul E. Mboen Clinton P. Sayers

B3
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APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: 948 East 53rd Street, Austin, Texas 78751

APPRAISER:

Signature: M. Kuykendall, Jr.
 Name: M. Kuykendall, Jr.
 Date Signed: July 12, 2005
 State Certification #: TX-1330160-R
 or State License #: _____
 State: TX
 Expiration Date of Certification or License: 5/31/2007

SUPERVISORY APPRAISER (only if required):

Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____

☐ Did ☐ Did Not Inspect Property

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DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

* Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgement.

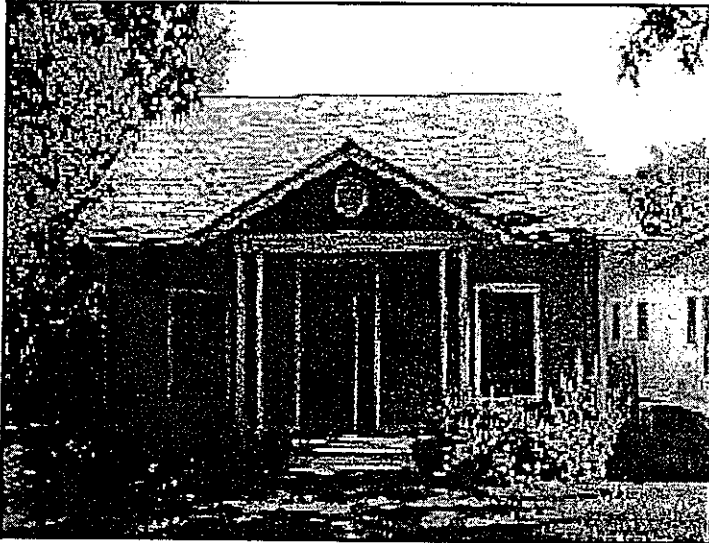
STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

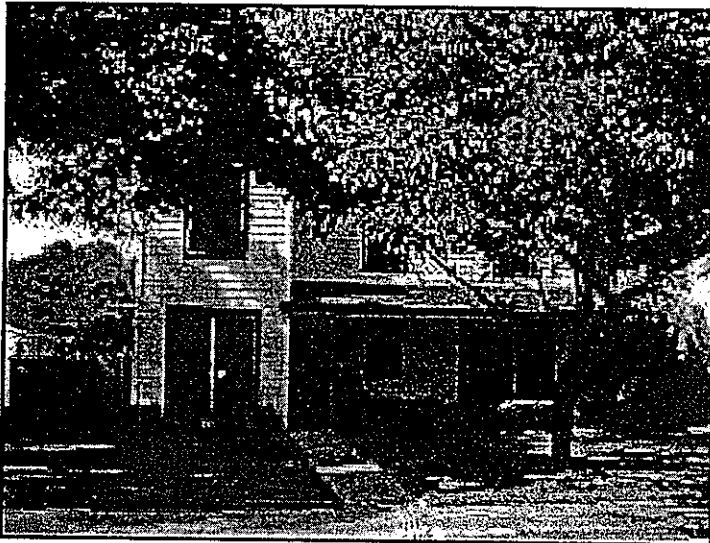
1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower, the mortgagee or its successors and assigns; the mortgage insurer, consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

Comparable Photo Page

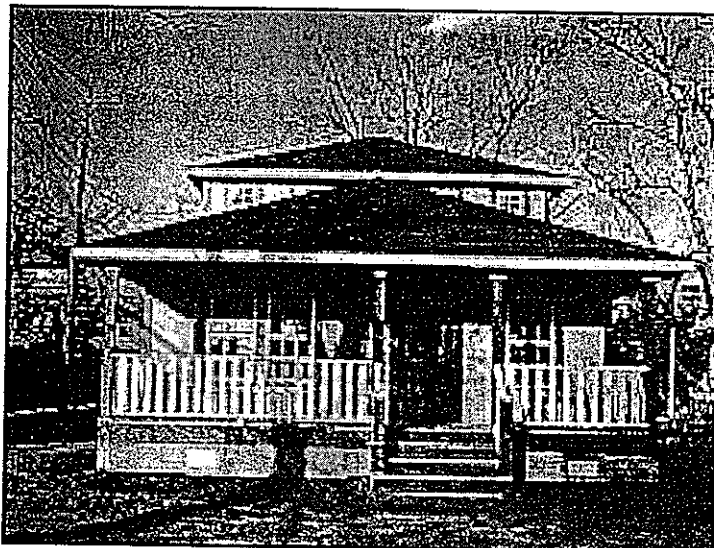
Borrower/Client	Henderson		
Property Address	948 East 53rd Street		
City	Austin	County	Travis
		State	Texas
Lender	Clayton Mortgage	Zip Code	78751

B3
43**Comparable 1**

4719 Red River Street
 Prox. to Subject 0.46 miles
 Sale Price 321,000
 Gross Living Area 1,584
 Total Rooms 8
 Total Bedrooms 3
 Total Bathrooms 2.5
 Location Ridgeway
 View Avg/Typ/SFR
 Site 5200 FS
 Quality Frame/Avg
 Age 3 Years

**Comparable 2**

5106 Duval Street
 Prox. to Subject 0.58 miles
 Sale Price 310,000
 Gross Living Area 1,946
 Total Rooms 9
 Total Bedrooms 3
 Total Bathrooms 3
 Location Highlands
 View Avg/Typ/SFR
 Site 6250 SF
 Quality Frame/Avg
 Age 7 Years

**Comparable 3**

504 West 43rd Street
 Prox. to Subject 1.40 miles
 Sale Price 302,000
 Gross Living Area 1,700
 Total Rooms 9
 Total Bedrooms 4
 Total Bathrooms 3
 Location Hyde Park
 View Avg/Typ/SFR
 Site 3075 SF
 Quality Frame/Avg
 Age New

Subject Photo Page

Borrower/Client Henderson			
Property Address 948 East 53rd Street			
City Austin	County Travis	State Texas	Zip Code 78751
Lender Clayton Mortgage			

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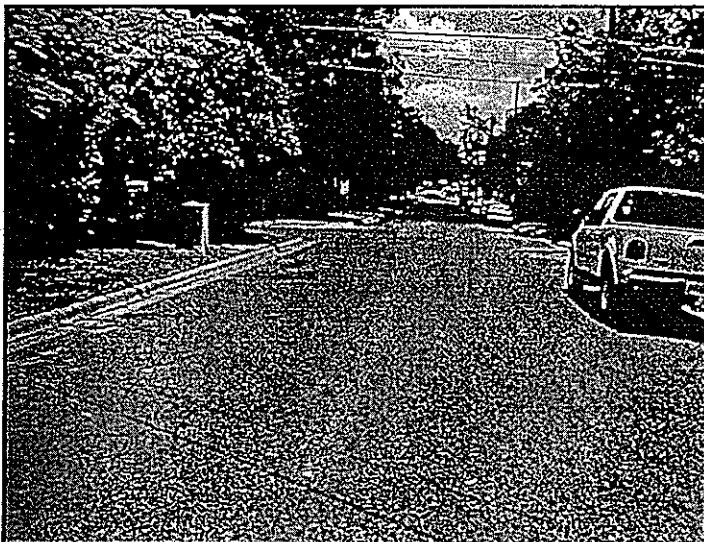


Subject Front

948 East 53rd Street
 Sales Price 312,000
 Gross Living Area 2,068
 Total Rooms 8
 Total Bedrooms 2
 Total Bathrooms 3
 Location Ridgeway
 View Avg/Typ/SFR
 Site 5,200 SF
 Quality Frame/Avg
 Age New



Subject Rear

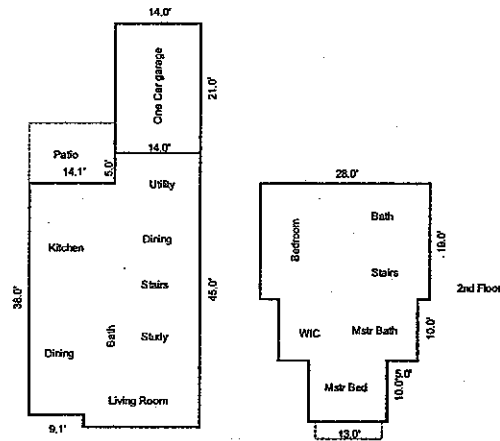


Subject Street

Building Sketch (Page - 1)

Borrower/Client Henderson				
Property Address 948 East 53rd Street				
City Austin	County Travis	State Texas	Zip Code 78751	
Lender Clayton Mortgage				

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Sketch by Apex IV™

Comments:

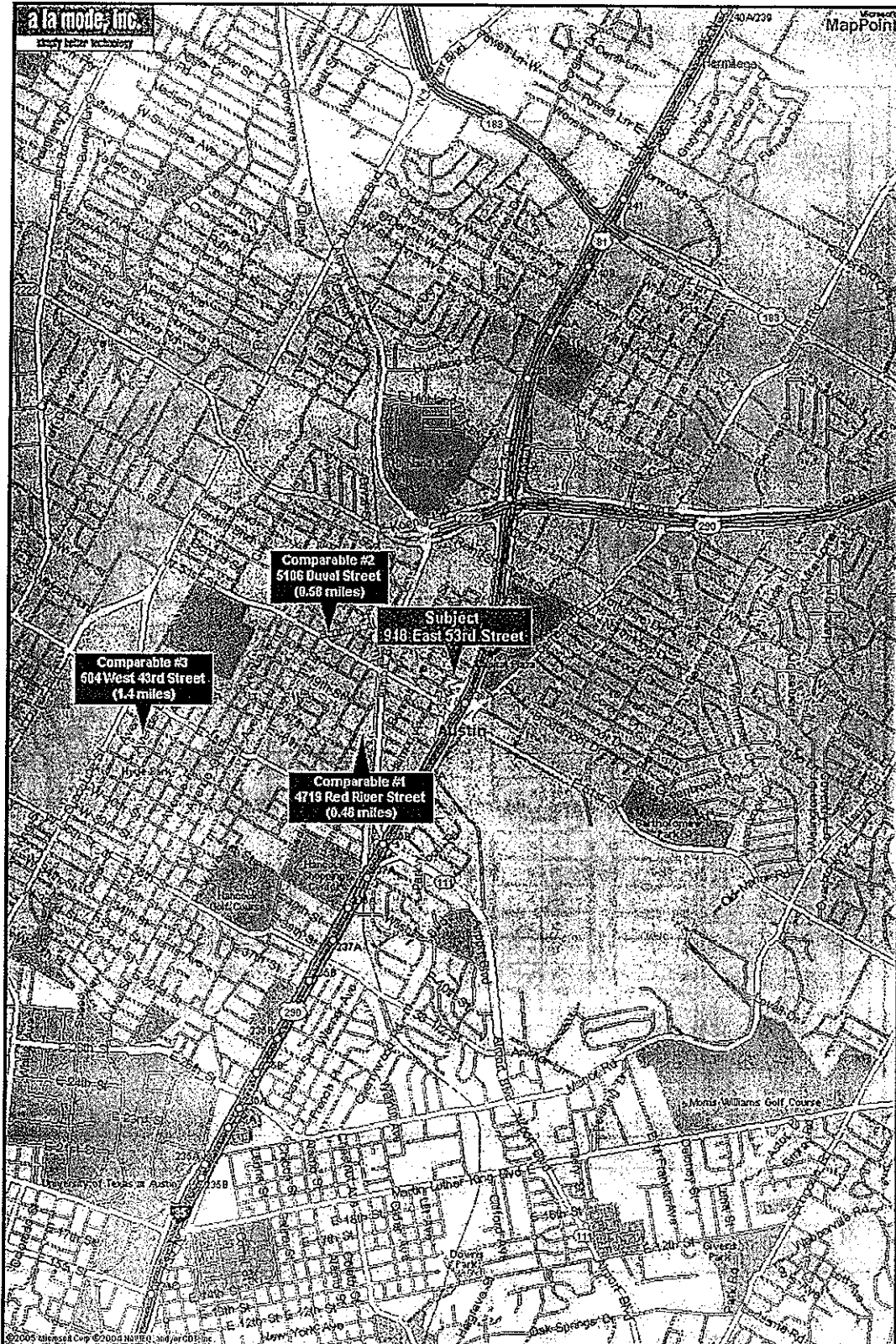
AREA CALCULATIONS SUMMARY			
Code	Description	Size	Net Totals
GLA1	First Floor	1175.80	1175.80
GLA2	Second Floor	892.00	892.00
P/P	Patio	141.00	
	Upper Deck	33.00	174.00
GAR	One Car Garage	294.00	294.00
TOTAL LIVABLE (rounded)			2068

LIVING AREA BREAKDOWN		
Breakdown		Subtotals
First Floor		
28.1 x	38.0	1067.80
2.0 x	19.0	38.00
5.0 x	14.0	70.00
Second Floor		
10.0 x	13.0	130.00
10.0 x	23.0	230.00
19.0 x	28.0	532.00
6 Calculations Total (rounded)		2068

Comparable Sales Map

Borrower/Client Henderson			
Property Address 948 East 53rd Street			
City Austin	County Travis	State Texas	Zip Code 78751
Lender Clayton Mortgage			

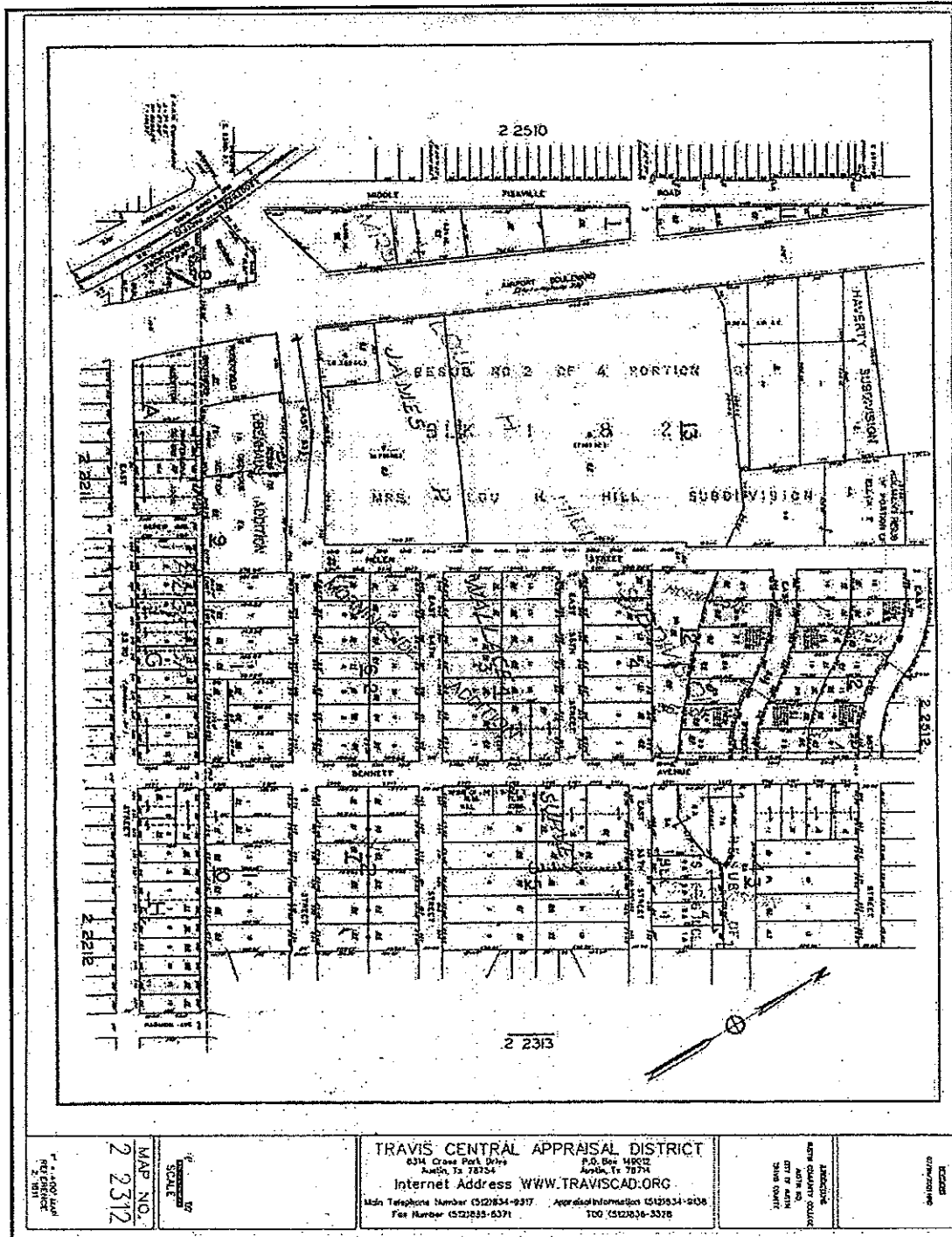
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Plat Map

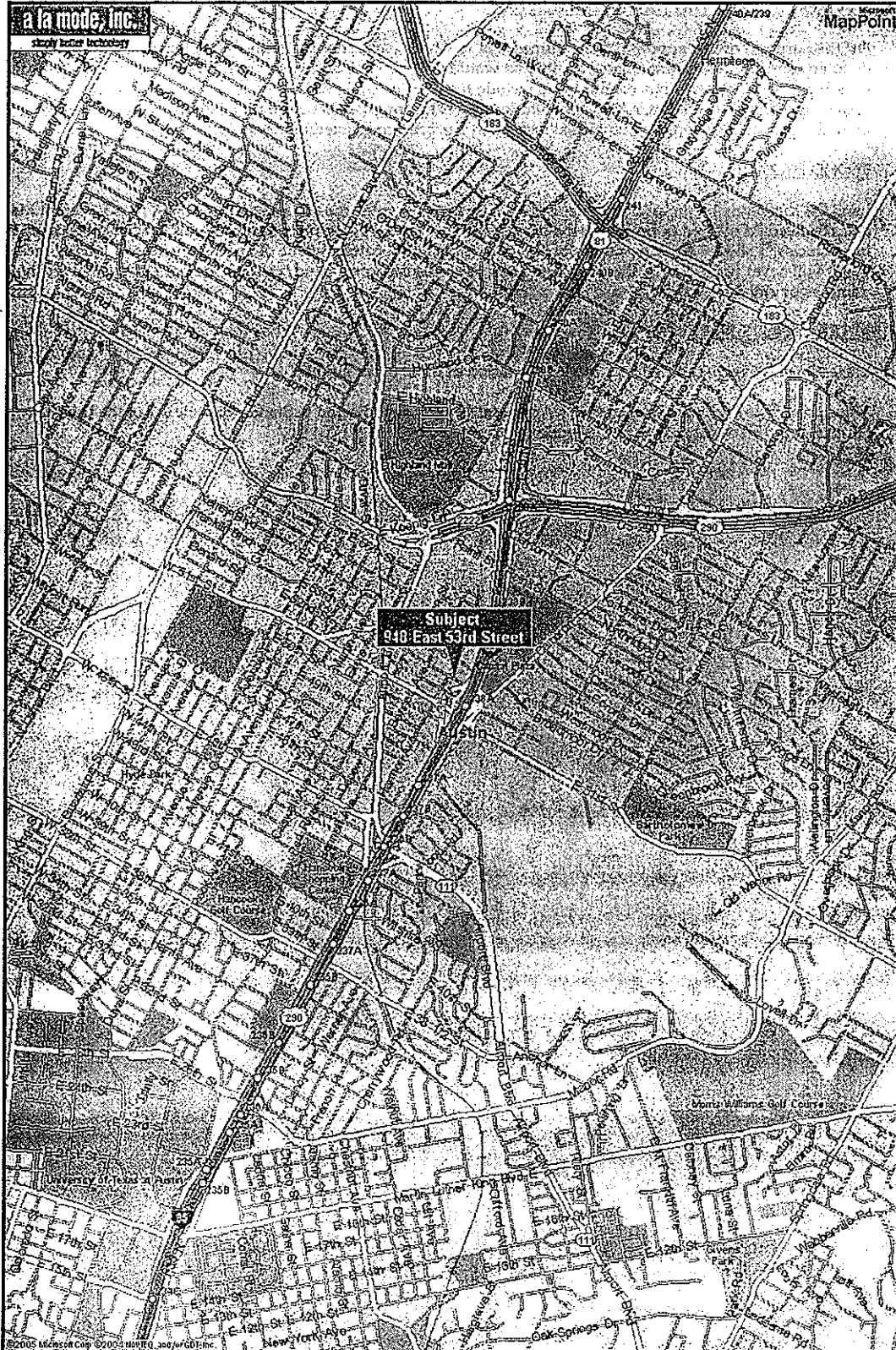
Borrower/Client Henderson			
Property Address 948 East 53rd Street			
City Austin	County Travis	State Texas	Zip Code 78751
Lender Clayton Mortgage			

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Location Map

Borrower/Client Henderson				
Property Address 948 East 53rd Street				
City Austin	County Travis	State Texas	Zip Code 78751	
Lender Clayton Mortgage				

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Supplemental Addendum

File No. k-227-05 Page #6

File No. k-227-05

Borrower/Cient	Henderson				
Property Address	948 East 53rd Street				
City	Austin	County	Travis	State	Texas
				Zip Code	78751
Lender	Clayton Mortgage				

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SCOPE OF THE APPRAISAL

The appraisal analysis consisted of gathering and collecting current data from various information sources. The neighborhood analysis was based upon an inspection of the subject neighborhood, review of Travis/Williamson County plat, flood, topographical, and area maps, and a review of recent sales activity and current listings within the subject's market area. The site analysis was based upon information obtained from the client, the Travis/Williamson County tax records, and a physical inspection of the subject property. Highest and best use was determined using the following considerations: 1). Legally permissible use, 1). Physically possible use, 3). Financially feasible use, and 4). Maximally productive use. All comparable sales data was obtained from the Austin MLS, the Travis/Williamson County tax records, local builders, and real estate agents familiar with the subject's market area. The sales price, financing concessions, and physical characteristics of the comparable sales used were verified by the previously mentioned data sources. Further, the appraiser has physically inspected all of the comparable sales utilized in this analysis. The sales data was organized, analyzed, and adjusted for dissimilar characteristics and then reconciled into a final estimate of value. In arriving at the estimated market value for the subject property, the appraisers have analyzed, as applicable, past sales and current offerings of available properties in the subject's area and also areas which are felt to be similar to the subject's. In addition, consultation with builders, brokers, and investors active in the subject area further support the estimated market value for the subject property.

PROPERTY RIGHTS APPRAISED

The property rights being appraised in the report consist of a fee simple estate. Fee simple is defined by The Dictionary of Real Estate Appraisal 1989, Page 120, by the Appraisal Institute, as: "Absolute ownership unencumbered by any other interest or estate subject only to the four powers of government." The property is appraised subject to existing easements for public roads and highways, public utilities, railroads, and pipelines. No consideration is given to any liens, title defects, or other legal or financial encumbrances which may or may not exist. The mineral interests, if any, have not been appraised herein and have been considered only to the extent they may affect the value of the fee property.

MARKET CONDITIONS

Property values are stable in most parts of the Austin area including the subject neighborhood. None of the comparable sales were adjusted for date of sale/time due to the limited amount of market data in the immediate neighborhood. The subject neighborhood is made up of single family units which are typically owned for long periods of time and not often placed on the market. Quantifying a market extracted adjustment was considered difficult to determine for purposes of this report. It is our opinion that real estate values during 2001-2002 were actually decreasing slightly in the Austin SMSA area as evidenced by a slight decline in home prices and a higher supply of units in inventory. Various sources such as the Austin MLS Service, The Lindley Group, Inc. report, studies prepared by the Real Estate Center at Texas A&M, and various home builders in the Austin area all have reported positive data on the residential home market.

Buydowns and excessive seller financing concessions are not prevalent in the current Austin market. Current mortgage interest rates range from 6.0% to 7.5% with seller points being predominantly 0 to 2.0.

COMMENTS ON SALES COMPARISON APPROACH

All of the comparables utilized are recently closed transactions of homes within the subject market area. After adjustments, all of the sales provide a good indication of value. Sale Three is located greater than one mile from the subject but was used due to its similarity to the subject. Although the comparable sales utilized were similar to the subject, several adjustments were necessary.

Age: The subject is new. Sales One and Two were adjusted accordingly for age. Sale Three was new at the time of sale and required no adjustment.

Room Count/Gross Living Area: The subject property is a two story home with 2 bedrooms and 3.0 baths (the study on the 1st floor could be a bedroom too), totaling approximately 2068 square feet. Sale One was adjusted up for inferior bathroom configuration. Sales One and Three were adjusted up for size.

Garage: The subject has a one car garage. All three sales were adjusted for car storage.

No other adjustments were necessary.

FINAL RECONCILIATION

All the comparable sales are considered the best available sales for comparison with the subject and are located within the subject market area. The indicated values are \$353,900, \$312,500, and \$335,220. The Sales Comparison Approach has been correlated to \$335,000. The Cost Approach indicated a value of \$337,850 and is given supportive consideration.

Supplemental Addendum

File No. k-227-05 Page #7

File No. k-227-05

Borrower/Client Henderson			
Property Address 948 East 53rd Street			
City Austin	County Travis	State Texas	Zip Code 78751
Lender Clayton Mortgage			

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Based on the reconciled values, the final indicated value for the subject as of July 8, 2005 is \$335,000.

ENVIRONMENTAL HAZARDS/COMMENTS

For the purposes of this appraisal it is assumed that no known hazardous conditions exist on the subject property or on any site within the immediate vicinity that would adversely affect the value and/or marketability of the subject property. *Hazardous conditions to include the presence of toxic wastes, asbestos-containing materials, ureaformaldehyde insulation, radon, air pollution, etc. The appraiser is not qualified to inspect for the aforementioned conditions and no formal inspection has been conducted by the appraiser.

FLOOD HAZARD

I and/or Kuykendall Appraisal Associates (KAA) do not guarantee the accuracy of the FEMA Flood Hazard Maps and /or the data utilized in preparing the maps, and I and/or KAA are not responsible and/or liable for mapping inaccuracies. I and/or KAA do not claim that if a property is located outside of an identified flood hazard area, that it will never flood, and in the event that flood damages do occur, I and/or KAA are not responsible for those damages or any other damages.

MARKETING PERIOD

The estimate of value is based on a marketing period of three to six months.

This appraisal is designated a "Summary Appraisal Report" as indicated in Standards Rule 2-2 of the Uniform Standards of Professional Appraisal Practice Guidelines.

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<input checked="" type="checkbox"/> CURRENT SALES CONTRACT									
<input type="checkbox"/> The subject property is <u>currently not under contract</u> . <input checked="" type="checkbox"/> The contract and/or escrow instructions <u>were not available for review</u> . The unavailability of the contract is explained later in the addenda section. <input type="checkbox"/> The contract and/or escrow instructions <u>were reviewed</u> . The following summarizes the contract:									
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Contract Date</th> <th style="text-align: left;">Amendment Date</th> <th style="text-align: left;">Contract Price</th> <th style="text-align: left;">Seller</th> </tr> </thead> <tbody> <tr> <td colspan="4" style="height: 20px;"> </td> </tr> </tbody> </table>		Contract Date	Amendment Date	Contract Price	Seller				
Contract Date	Amendment Date	Contract Price	Seller						
<input type="checkbox"/> The contract indicated that personal property <u>was not included</u> in the sale. <input type="checkbox"/> The contract indicated that personal property <u>was included</u> . It consisted of _____ Estimated contributory value is \$ _____ <input type="checkbox"/> Personal property <u>was not included</u> in the final value estimate. <input type="checkbox"/> Personal property <u>was included</u> in the final value estimate. <input type="checkbox"/> The contract indicated <u>no financing concessions</u> or other incentives. <input type="checkbox"/> The contract indicated <u>the following concessions</u> or incentives: _____ <input type="checkbox"/> If concessions or incentives exist, the comparables were checked for similar concessions and appropriate adjustments were made, if applicable, so that the final value conclusion is in compliance with the Market Value defined herein.									
<input type="checkbox"/> MARKET OVERVIEW Include an explanation of current market conditions and trends.									
_____ months is considered a reasonable marketing period for the subject property based on _____									
<input checked="" type="checkbox"/> ADDITIONAL CERTIFICATION									
The Appraiser certifies and agrees that: (1) The analyses, opinions and conclusions were developed, and this report was prepared, in conformity with the Uniform Standards of Professional Appraisal Practice ("USPAP"), except that the Departure Provision of the USPAP does not apply. (2) Their compensation is not contingent upon the reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event. (3) This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.									
<input checked="" type="checkbox"/> ADDITIONAL (ENVIRONMENTAL) LIMITING CONDITIONS									
The value estimated is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions unless otherwise stated in this report. The appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. The appraiser's routine inspection of and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively unless otherwise stated in this report. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous substances or detrimental environmental conditions on or around the property that would negatively affect its value.									
<input type="checkbox"/> ADDITIONAL COMMENTS									
<input checked="" type="checkbox"/> APPRAISER'S SIGNATURE & LICENSE/CERTIFICATION									
<table style="width: 100%;"> <tr> <td style="width: 60%;">Appraiser's Signature <u>M. Kuykendall, Jr.</u></td> <td style="width: 40%;">Effective Date <u>July 12, 2005</u></td> </tr> <tr> <td>Appraiser's Name (print) <u>M. Kuykendall, Jr.</u></td> <td>Phone # <u>512/452-0595</u></td> </tr> <tr> <td>State <u>TX</u> <input type="checkbox"/> License <input checked="" type="checkbox"/> Certification # <u>TX-1330160-R</u></td> <td>Tax ID # _____</td> </tr> </table>		Appraiser's Signature <u>M. Kuykendall, Jr.</u>	Effective Date <u>July 12, 2005</u>	Appraiser's Name (print) <u>M. Kuykendall, Jr.</u>	Phone # <u>512/452-0595</u>	State <u>TX</u> <input type="checkbox"/> License <input checked="" type="checkbox"/> Certification # <u>TX-1330160-R</u>	Tax ID # _____		
Appraiser's Signature <u>M. Kuykendall, Jr.</u>	Effective Date <u>July 12, 2005</u>								
Appraiser's Name (print) <u>M. Kuykendall, Jr.</u>	Phone # <u>512/452-0595</u>								
State <u>TX</u> <input type="checkbox"/> License <input checked="" type="checkbox"/> Certification # <u>TX-1330160-R</u>	Tax ID # _____								
<input type="checkbox"/> CO-SIGNING APPRAISER'S CERTIFICATION									
<input type="checkbox"/> The co-signing appraiser <u>has personally inspected</u> the subject property, both inside and out, and has made an exterior inspection of all comparable sales listed in the report. The report was prepared by the appraiser under direct supervision of the co-signing appraiser. The co-signing appraiser accepts responsibility for the contents of the report including the value conclusions and the limiting conditions, and confirms that the certifications apply fully to the co-signing appraiser. <input type="checkbox"/> The co-signing appraiser <u>has not personally inspected</u> the interior of the subject property and: <input type="checkbox"/> <u>has not inspected</u> the exterior of the subject property and all comparable sales listed in the report. <input type="checkbox"/> <u>has inspected</u> the exterior of the subject property and all comparable sales listed in the report. <input type="checkbox"/> The report was prepared by the appraiser under direct supervision of the co-signing appraiser. The co-signing appraiser accepts responsibility for the contents of the report, including the value conclusions and the limiting conditions, and confirms that the certifications apply fully to the co-signing appraiser with the exception of the certification regarding physical inspections. The above describes the level of inspection performed by the co-signing appraiser. <input type="checkbox"/> The co-signing appraiser's level of inspection, involvement in the appraisal process and certification are covered elsewhere in the addenda section of this appraisal.									
<input type="checkbox"/> CO-SIGNING APPRAISER'S SIGNATURE & LICENSE/CERTIFICATION									
<table style="width: 100%;"> <tr> <td style="width: 60%;">Co-Signing Appraiser's Signature _____</td> <td style="width: 40%;">Effective Date _____</td> </tr> <tr> <td>Co-Signing Appraiser's Name (print) _____</td> <td>Phone # _____</td> </tr> <tr> <td>State _____ <input type="checkbox"/> License <input type="checkbox"/> Certification # _____</td> <td>Tax ID # _____</td> </tr> </table>		Co-Signing Appraiser's Signature _____	Effective Date _____	Co-Signing Appraiser's Name (print) _____	Phone # _____	State _____ <input type="checkbox"/> License <input type="checkbox"/> Certification # _____	Tax ID # _____		
Co-Signing Appraiser's Signature _____	Effective Date _____								
Co-Signing Appraiser's Name (print) _____	Phone # _____								
State _____ <input type="checkbox"/> License <input type="checkbox"/> Certification # _____	Tax ID # _____								

MULTI-PURPOSE SUPPLEMENTAL ADDENDUM FOR FEDERALLY RELATED TRANSACTIONS

Kuykendall Appraisal Associates

Borrower/Client Henderson			
Property Address 948 East 53rd Street			
City Austin	County Travis	State Texas	Zip Code 78751
Lender Clayton Mortgage			

This Multi-Purpose Supplemental Addendum for Federally Related Transactions was designed to provide the appraiser with a convenient way to comply with the current appraisal standards and requirements of the Federal Deposit Insurance Corporation (FDIC), the Office of the Comptroller of Currency (OCC), The Office of Thrift Supervision (OTS), the Resolution Trust Corporation (RTC), and the Federal Reserve.

This Multi-Purpose Supplemental Addendum is for use with any appraisal. Only those statements which have been checked by the appraiser apply to the property being appraised.

☒ **PURPOSE & FUNCTION OF APPRAISAL**

The purpose of the appraisal is to estimate the market value of the subject property as defined herein. The function of the appraisal is to assist the above-named Lender in evaluating the subject property for lending purposes. This is a federally related transaction.

☒ **EXTENT OF APPRAISAL PROCESS**

- ☒ The appraisal is based on the information gathered by the appraiser from public records, other identified sources, inspection of the subject property and neighborhood, and selection of comparable sales within the subject market area. The original source of the comparables is shown in the Data Source section of the market grid along with the source of confirmation, if available. The original source is presented first. The sources and data are considered reliable. When conflicting information was provided, the source deemed most reliable has been used. Data believed to be unreliable was not included in the report nor used as a basis for the value conclusion.
- ☒ The Reproduction Cost is based on Marshall + Swift in conversations with area builders supplemented by the appraiser's knowledge of the local market.
- ☒ Physical depreciation is based on the estimated effective age of the subject property. Functional and/or external depreciation, if present, is specifically addressed in the appraisal report or other addenda. In estimating the site value, the appraiser has relied on personal knowledge of the local market. This knowledge is based on prior and/or current analysis of site sales and/or abstraction of site values from sales of improved properties.
- ☒ The subject property is located in an area of primarily owner-occupied single family residences and the Income Approach is not considered to be meaningful. For this reason, the Income Approach was not used.
- ☐ The Estimated Market Rent and Gross Rent Multiplier utilized in the Income Approach are based on the appraiser's knowledge of the subject market area. The rental knowledge is based on prior and/or current rental rate surveys of residential properties. The Gross Rent Multiplier is based on prior and/or current analysis of prices and market rates for residential properties.
- ☐ For income producing properties, actual rents, vacancies and expenses have been reported and analyzed. They have been used to project future rents, vacancies and expenses.

☒ **SUBJECT PROPERTY OFFERING INFORMATION**

- According to AMLS/TCAD the subject property:
- ☐ has not been offered for sale in the past: ☐ 30 days ☐ 1 year ☐ 3 years.
- ☐ is currently offered for sale for \$ 314,000
- ☒ was offered for sale within the past: ☐ 30 days ☒ 1 year ☐ 3 years for \$ 114,000
- ☐ Offering information was considered in the final reconciliation of value.
- ☐ Offering information was not considered in the final reconciliation of value.
- ☐ Offering information was not available. The reasons for unavailability and the steps taken by the appraiser are explained later in this addendum.

☒ **SALES HISTORY OF SUBJECT PROPERTY**

- According to AMLS/TCAD the subject property:
- ☐ Has not transferred ☐ in the past twelve months. ☐ in the past thirty-six months. ☐ in the past 5 years.
- ☒ Has transferred ☐ in the past twelve months. ☐ in the past thirty-six months. ☐ in the past 5 years.
- ☒ All prior sales which have occurred in the past 5 years are listed below and reconciled to the appraised value, either in the body of the report or in the addenda.

Date	Sales Price	Document #	Seller	Buyer
02/2001	110,000	MLS#565636	Harris	Cole

☒ **FEMA FLOOD HAZARD DATA**

- ☒ Subject property is not located in a FEMA Special Flood Hazard Area.
- ☐ Subject property is located in a FEMA Special Flood Hazard Area.

Zone	FEMA Map/Panel #	Map Date	Name of Community
X	48453C0180E	6/16/1993	

- ☐ The community does not participate in the National Flood Insurance Program.
- ☐ The community does participate in the National Flood Insurance Program.
- ☐ It is covered by a regular program.
- ☐ It is covered by an emergency program.

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UNIFORM RESIDENTIAL APPRAISAL REPORT										File No. k-227-05																																																																																	
Property Description		Property Address 948 East 53rd Street				City Austin		State Texas		Zip Code 78751																																																																																	
SUBJECT		Legal Description Lot 11, BLK H, Ridgeway Subd				County Travis		Assessor's Parcel No. 02231210190000		Tax Year 2004 R.E. Taxes \$ 3,054.82 Special Assessments \$ N/A																																																																																	
SUBJECT		Borrower Henderson				Current Owner Cole		Occupant <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant																																																																																			
SUBJECT		Property rights appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold				Project Type PUD		Condominium (HUD/VA only) <input type="checkbox"/>		HOA \$ N/A /Mo.																																																																																	
SUBJECT		Neighborhood or Project Name Ridgeway				Map Reference 555 R		Census Tract 0002.04																																																																																			
SUBJECT		Sale Price \$ 312,000				Date of Sale N/A		Description and \$ amount of loan charges/concessions to be paid by seller N/A																																																																																			
SUBJECT		Lender/Client Clayton Mortgage				Address 1927 Lohmans Crossing #203, Austin, TX 78734																																																																																					
SUBJECT		Appraiser M. Kuykendall, Jr.				Address 5025 Burnet Rd. Suite 101, Austin, TX 78756																																																																																					
SUBJECT		Location <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural		Predominant occupancy <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vac. (over 5%)		Single family housing PRICE \$(000) AGE (yrs) 175 Low New 475 High 100		Present land use % One family 65 2-4 family 10 Multi-family 10 Commercial 10 Vacant 5		Land use change <input checked="" type="checkbox"/> Not likely <input type="checkbox"/> Likely <input type="checkbox"/> In process To: Fully Developed																																																																																	
SUBJECT		Built up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%		Growth rate <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow		Property values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining		Demand/supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In balance <input type="checkbox"/> Over supply		Marketing time <input type="checkbox"/> Under 3 mos. <input checked="" type="checkbox"/> 3-6 mos. <input type="checkbox"/> Over 6 mos.																																																																																	
NEIGHBORHOOD		<p>Note: Race and the racial composition of the neighborhood are not appraisal factors.</p> <p>Neighborhood boundaries and characteristics: The subject is located approximately one mile northwest of the central business district. The neighborhood boundary is considered to be a mile radius around the subject.</p> <p>Factors that affect the marketability of the properties in the neighborhood (proximity to employment and amenities, employment stability, appeal to market, etc.): The subject is located in the desirable area which is characterized by older single family homes, many of which have been renovated or updated. Some new homes are being built in the area. The neighborhood is very popular due to the close proximity to downtown. The area has good access to support facilities including shopping, schools, parks, and employment centers. Maintenance of properties is considered to be good. The subject is located within the Austin ISD.</p> <p>Market conditions in the subject neighborhood (including support for the above conclusions related to the trend of property values, demand/supply, and marketing time -- such as data on competitive properties for sale in the neighborhood, description of the prevalence of sales and financing concessions, etc.): The market area has historically been a popular resell area with marketing periods under six months and often under three months. Data indicates property values are increasing and with the strong market, seller are not required to offer sales or financing concessions. Financing is readily available from a variety of sources. See addendum for supporting comments.</p>																																																																																									
PUD		<p>Project Information for PUDs (if applicable) -- Is the developer/builder in control of the Home Owners' Association (HOA)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Approximate total number of units in the subject project _____ Approximate total number of units for sale in the subject project _____</p> <p>Describe common elements and recreational facilities: N/A</p>																																																																																									
SITE		Dimensions 40x130 Feet Site area 5,200 SF Specific zoning classification and description SF3 - Residential Zoning compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (Grandfathered use) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning Highest & best use as improved: <input checked="" type="checkbox"/> Present use <input type="checkbox"/> Other use (explain) _____ Utilities Public <input checked="" type="checkbox"/> Other _____ Electricity <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sanitary sewer <input checked="" type="checkbox"/> Storm sewer <input checked="" type="checkbox"/> Off-site improvements Type Public Private Street Asphalt <input checked="" type="checkbox"/> Curb/gutter Yes <input checked="" type="checkbox"/> Sidewalk None <input type="checkbox"/> Street lights Wood Pole <input checked="" type="checkbox"/> Alley Yes <input checked="" type="checkbox"/>				Topography Mostly level Size Average/Typical Shape Rectangular Drainage Appears Adequate View Avg/Typ/SFR Landscaping Good/Typical Driveway Surface Concrete Apparent easements Typical PUE's FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Zone X Map Date 6/16/1993 FEMA Map No. 48453C0160E																																																																																					
COMMENTS		Comments (apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning use, etc.): Normal utility easements for electric, telephone, and other utilities are assumed. There are no apparent adverse easement, encroachments or other apparent adverse conditions.																																																																																									
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COMMENTS		Additional features (special energy efficient items, etc.): Ceiling fans, security system, garden tub and separate shower in the master bathroom.																																																																																									
COMMENTS		Condition of the improvements, depreciation (physical, functional, and external), repairs needed, quality of construction, remodeling/additions, etc.: The subject is newly completed and conforms well with the neighborhood. Physical depreciation was not calculated due to the age of the improvements.																																																																																									
COMMENTS		Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property: There are no known environmental conditions that would negatively impact on the value or marketability of the subject.																																																																																									

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Valuation Section

UNIFORM RESIDENTIAL APPRAISAL REPORT

File No. k-227-05

ESTIMATED SITE VALUE		= \$	115,000	Comments on Cost Approach (such as, source of cost estimate, site value, square foot calculation and for HUD, VA and FmHA, the estimated remaining economic life of the property): The Cost Approach was calculated using the Marshall & Swift Residential Cost Handbook, along with land sales analysis and conversations with real estate professionals familiar with the area. Estimated remaining economic life = 63 years.
ESTIMATED REPRODUCTION COST-NEW-OF IMPROVEMENTS:				
Dwelling	2,068 Sq. Ft. @ \$ 90.00	= \$	186,120	
	N/A Sq. Ft. @ \$	=		
Patio/Porch		=	8,500	
Garage/Carport	294 Sq. Ft. @ \$ 45.00	=	13,230	
Total Estimated Cost New		= \$	207,850	
Less	Physical Functional External			
Depreciation		= \$		
Depreciated Value of Improvements		= \$	207,850	
"As-is" Value of Site Improvements		= \$	15,000	
INDICATED VALUE BY COST APPROACH		= \$	337,850	

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	948 East 53rd Street Austin	4719 Red River Street Austin	5106 Duval Street Austin	504 West 43rd Street Austin
Proximity to Subject		0.46 miles	0.58 miles	1.40 miles
Sales Price	\$ 312,000	\$ 321,000	\$ 310,000	\$ 302,000
Price/Gross Living Area	\$ 150.87 /sf	\$ 202.65 /sf	\$ 159.30 /sf	\$ 177.65 /sf
Data and/or Verification Source	TCAD/Owner Inspection	MLS#3953449/TCAD/Agent Exterior Inspection	MLS#5704684/TCAD/Agent Exterior Inspection	MLS#2415199/TCAD/Agent Exterior Inspection
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION +(-)\$ Adjust.	DESCRIPTION +(-)\$ Adjust.	DESCRIPTION +(-)\$ Adjust.
Sales or Financing Concessions	None	None	None	None
Date of Sale/Time	11/04-01/05	02/05-03/05	04/05-06/05	
Location	Ridgetop	Ridgetop	Highlands	Hyde Park
Leasehold/Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Site	5,200 SF	5200 FS	6250 SF	3075 SF +15,000
View	Avg/Typ/SFR	Avg/Typ/SFR	Avg/Typ/SFR	Avg/Typ/SFR
Design and Appeal	2 Str/Traditional	2 Str/Trad	2 Str/Trad	2 Str/Trad
Quality of Construction	Frame/Avg	Frame/Avg	Frame/Avg	Frame/Avg
Age	New	3 Years +6,000	7 Years +6,000	New
Condition	New	Good	Good	New
Above Grade Room Count	Total : Bdrms : Baths 8 : 2 : 3	Total : Bdrms : Baths 8 : 3 : 2.5 +4,000	Total : Bdrms : Baths 9 : 3 : 3	Total : Bdrms : Baths 9 : 4 : 3
Gross Living Area	2,068 Sq. Ft.	1,584 Sq. Ft. +19,400	1,946 Sq. Ft. 0	1,700 Sq. Ft. 14,720
Basement & Finished Rooms Below Grade	N/A	N/A	N/A	N/A
Functional Utility	Average	Average	Average	Average
Heating/Cooling	CA/CH	CA/CH	CA/CH	CA/CH
Energy Efficient Items	Typical	Typical	Typical	Typical
Garage/Carport	1 Car garage	Open +3,500	2 Car Garage -3,500	Open +3,500
Porch, Patio, Deck, Fireplace(s), etc.	CvPorch	Similar	Similar	Similar
Fence, Pool, etc.	None	None	1 Fireplace	None
	Fence/None	Fence/None	Fence/None	Fence/None
Net Adj. (total)		⊗ + ⊠ - : \$ 32,900	⊗ + ⊠ - : \$ 2,500	⊗ + ⊠ - : \$ 33,220
Adjusted Sales Price of Comparable		\$ 353,900	\$ 312,500	\$ 335,220

Comments on Sales Comparison (including the subject property's compatibility to the neighborhood, etc.): The comparable sales shown above are considered the best available market sales at the time of the appraisal. See attached addenda for additional market comments.

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Date, Price and Data Source, for prior sales within year of appraisal	N/A TCAD	AMLS/TCAD No prior sales in 3 years	AMLS/TCAD No prior sales in 3 years	AMLS/TCAD Sold 7/2003 for \$223,500
Analysis of any current agreement of sale, option, or listing of subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal. See attached.				

INDICATED VALUE BY SALES COMPARISON APPROACH \$ 335,000

INDICATED VALUE BY INCOME APPROACH (if Applicable) Estimated Market Rent \$ N/A /Mo. x Gross Rent Multiplier N/A = \$

This appraisal is made ☒ "as is" ☐ subject to the repairs, alterations, inspections or conditions listed below ☐ subject to completion per plans & specifications.

Conditions of Appraisal: The Income Approach was not considered applicable due to the lack of available rental data, as this is primarily an owner occupied neighborhood.

Final Reconciliation: The Sales Comparison Approach was given the most weight in the valuation as it is considered to best reflect the actions of buyers and sellers in the market place.

The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification, contingent and limiting conditions, and market value definition that are stated in the attached Freddie Mac Form 439/FNMA form 1004B (Revised 6/93).

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF July 12, 2005

(WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE \$ 335,000

APPRaiser: Kuykendall Appraisal Associates

Signature: M. Kuykendall, Jr.

Name: M. Kuykendall, Jr.

Date Report Signed: July 12, 2005

State Certification # TX-1330160-R

Or State License #

State TX

State TX

SUPERVISORY APPRAISER (ONLY IF REQUIRED):

Signature

Name

Date Report Signed

State Certification #

Or State License #

☐ Did ☐ Did Not

Inspect Property

State

State

File No. k-227-05 Page #1

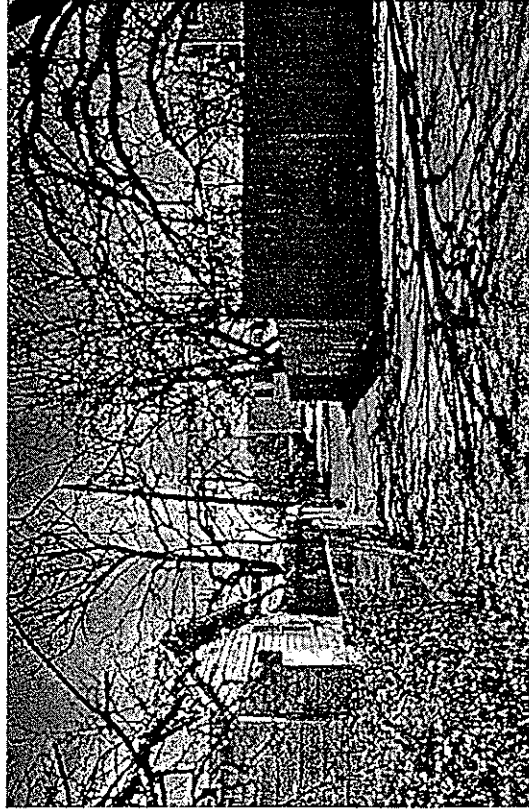
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SS

Attn: Tami

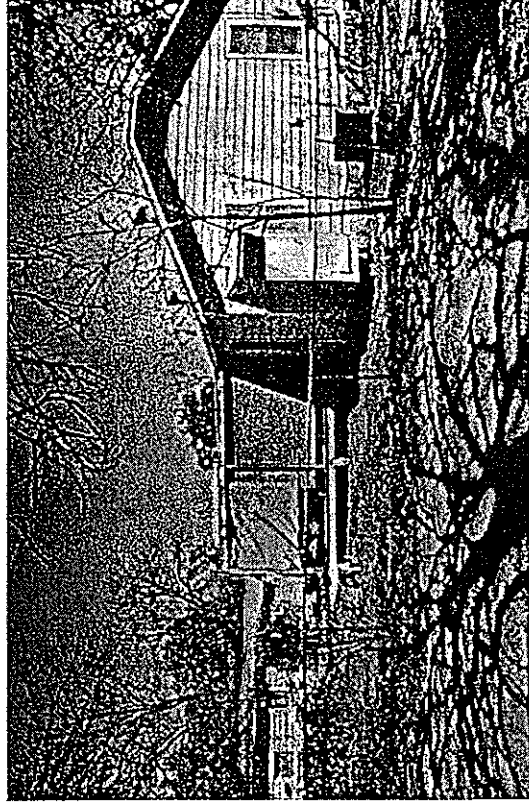
100-443888-100

Additional Photos

Access to Shed from
Harmon



5304 Harmon as seen from
Rear of Shed

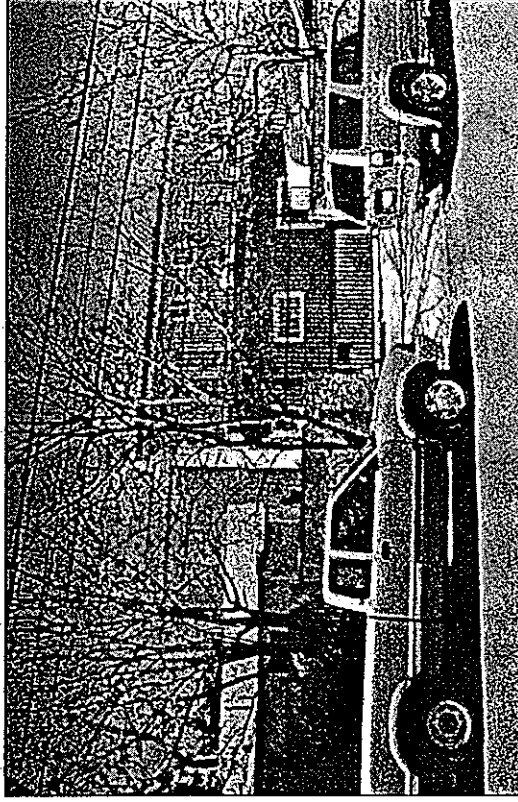


Additional Photos

950 E. 53rd as Seen from
Rear of Shed



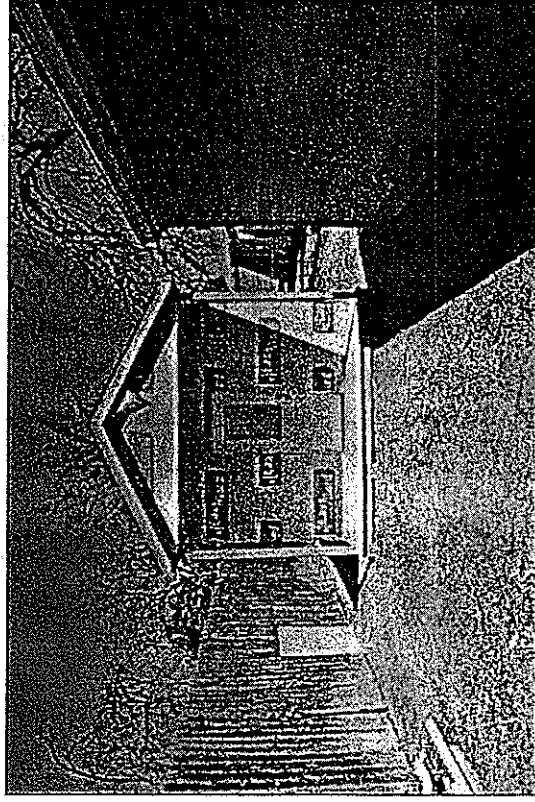
950 E. 53rd as Seen from
Harmon Avenue



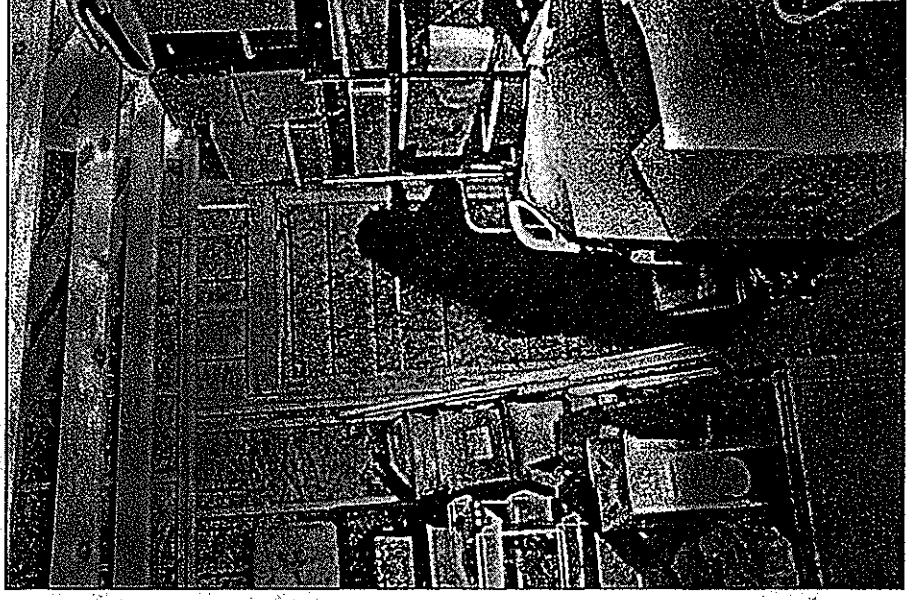
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Additional Photos

Front of Shed



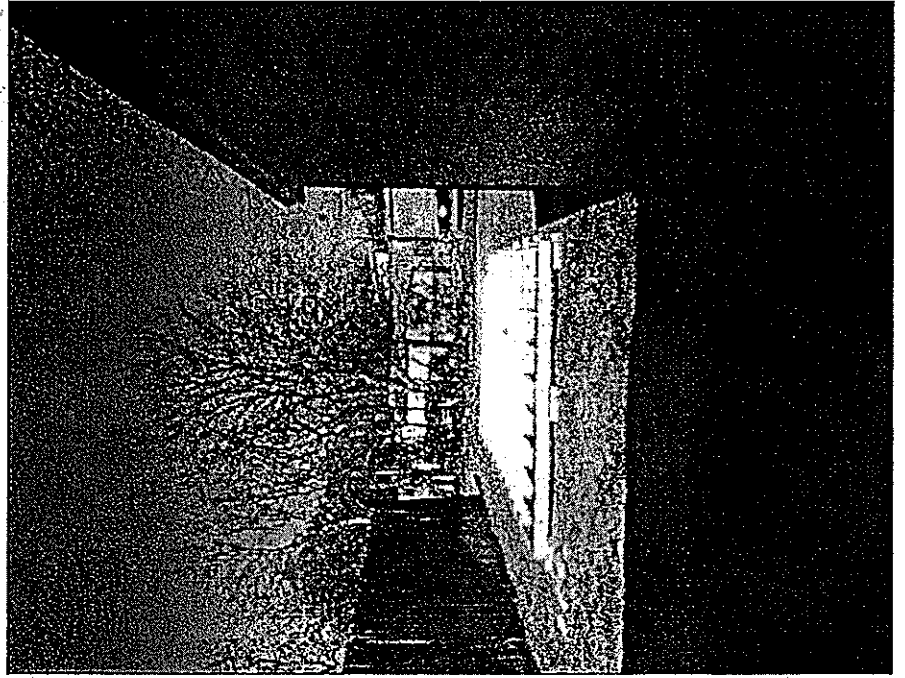
Inside Shed



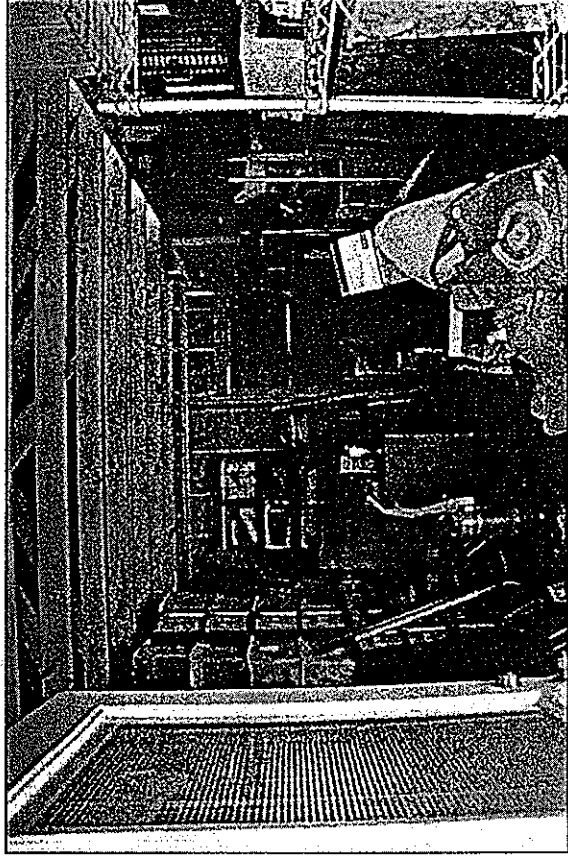
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Construction

Foundation



Framing



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Travis CAD

Property Search Results > 221904 HENDERSON GERALDINE ROSA for Year 2013

Property

Account

Property ID: 221904 Legal Description: LOT 11 BLK H RIDGETOP SUBD
 Geographic ID: 0223121019 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 948 E 53 ST TX Mapsco: 555R
 Neighborhood: Y1200 Map ID: 021811
 Neighborhood CD: Y1200

Owner

Name: HENDERSON GERALDINE ROSA Owner ID: 1295829
 Mailing Address: 948 E 53RD ST % Ownership: 100.000000000000%
 AUSTIN, TX 78751-2246

Exemptions: HS

Values

(+) Improvement Homesite Value: + N/A
 (+) Improvement Non-Homesite Value: + N/A
 (+) Land Homesite Value: + N/A
 (+) Land Non-Homesite Value: + N/A Ag / Timber Use Value
 (+) Agricultural Market Valuation: + N/A N/A
 (+) Timber Market Valuation: + N/A N/A
 (=) Market Value: = N/A
 (-) Ag or Timber Use Value Reduction: - N/A
 (=) Appraised Value: = N/A
 (-) HS Cap: - N/A
 (=) Assessed Value: = N/A

Taxing Jurisdiction

Owner: HENDERSON GERALDINE ROSA
 % Ownership: 100.000000000000%
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	N/A	N/A	N/A	N/A
02	CITY OF AUSTIN	N/A	N/A	N/A	N/A
03	TRAVIS COUNTY	N/A	N/A	N/A	N/A
0A	TRAVIS CENTRAL APP DIST	N/A	N/A	N/A	N/A
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	N/A	N/A	N/A	N/A
68	AUSTIN COMM COLL DIST	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			
Taxes w/Current Exemptions:					N/A
Taxes w/o Exemptions:					N/A

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Improvement / Building

Improvement #1:	1 FAM DWELLING	State Code:	A1	Living Area:	2070.0 sqft	Value:	N/A
Type	Description	Class CD	Exterior Wall	Year Built	SQFT		
1ST	1st Floor	WW		2004	1106.0		
2ND	2nd Floor	WW		2004	964.0		
041	GARAGE ATT 1ST F	WW		2004	364.0		
011	PORCH OPEN 1ST F	*		2004	14.0		
251	BATHROOM	*		2004	2.5		
095	HVAC RESIDENTIAL	*		2004	2070.0		
512	DECK UNCOVERED	*		2005	60.0		
011	PORCH OPEN 1ST F	*		2005	40.0		

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1220	5312.39	40.00	130.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2013	N/A	N/A	N/A	N/A	N/A	N/A
2012	\$160,197	\$100,000	0	260,197	\$11,498	\$248,699
2011	\$126,090	\$100,000	0	226,090	\$0	\$226,090
2010	\$143,690	\$150,000	0	293,690	\$0	\$293,690
2009	\$133,855	\$150,000	0	283,855	\$0	\$283,855
2008	\$156,957	\$150,000	0	306,957	\$0	\$306,957

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	8/18/2005 12:00:00 AM	WD	WARRANTY DEED	COLE TIM & REBEK	HENDERSON GER			2005154683TR
2	3/29/2004 12:00:00 AM	WD	WARRANTY DEED	SIZMUR DAVID R	COLE TIM & REBEK	00000	00000	2004060173TR
3	2/27/2001 12:00:00 AM	WD	WARRANTY DEED	BRADY LOIS & ELA	SIZMUR DAVID R	00000	00000	2001032897TR

Questions Please Call (512) 834-9317

This year is not certified and ALL values will be represented with "N/A".

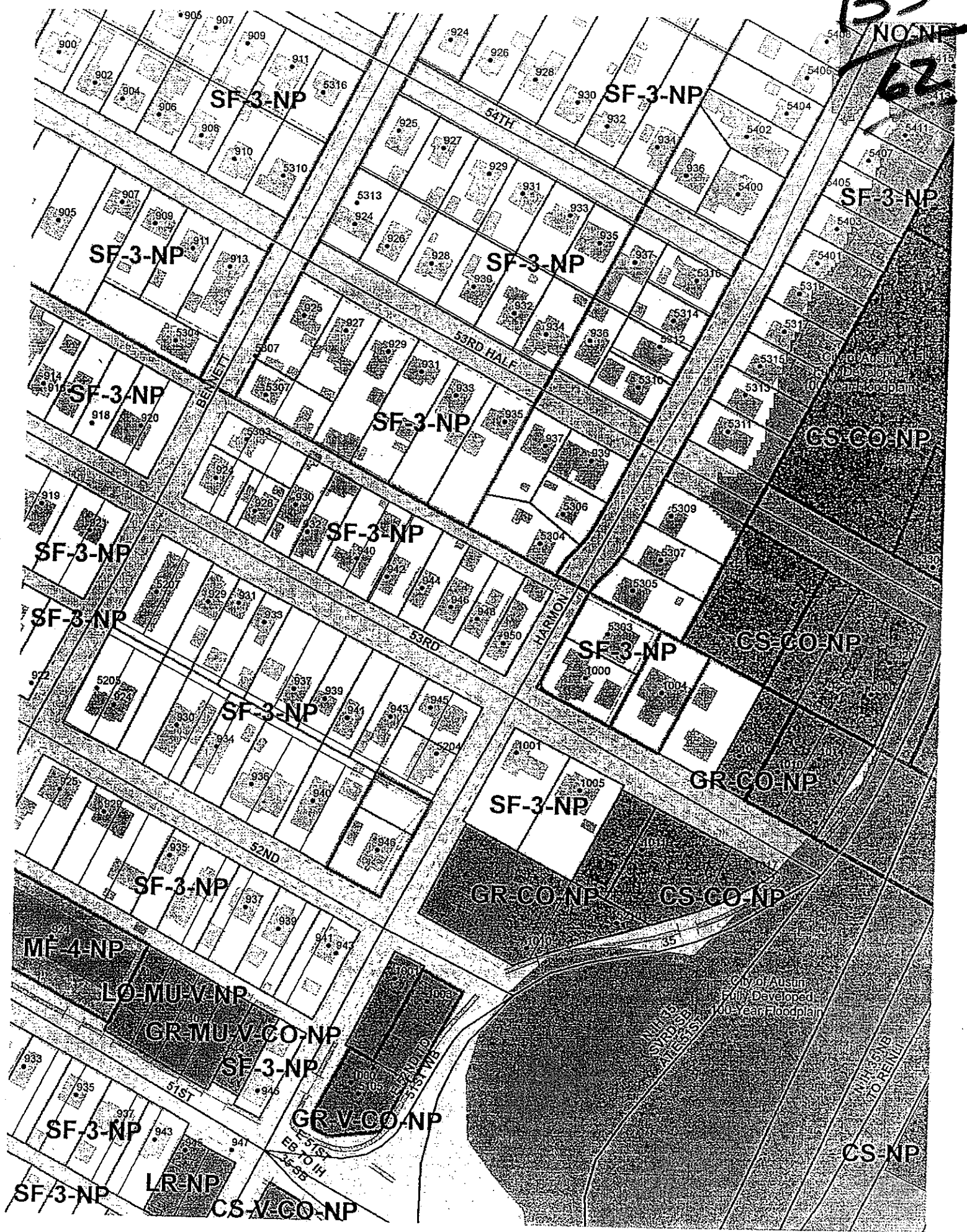
Website version: 1.2.2.2

Database last updated on: 4/7/2013 3:29 AM

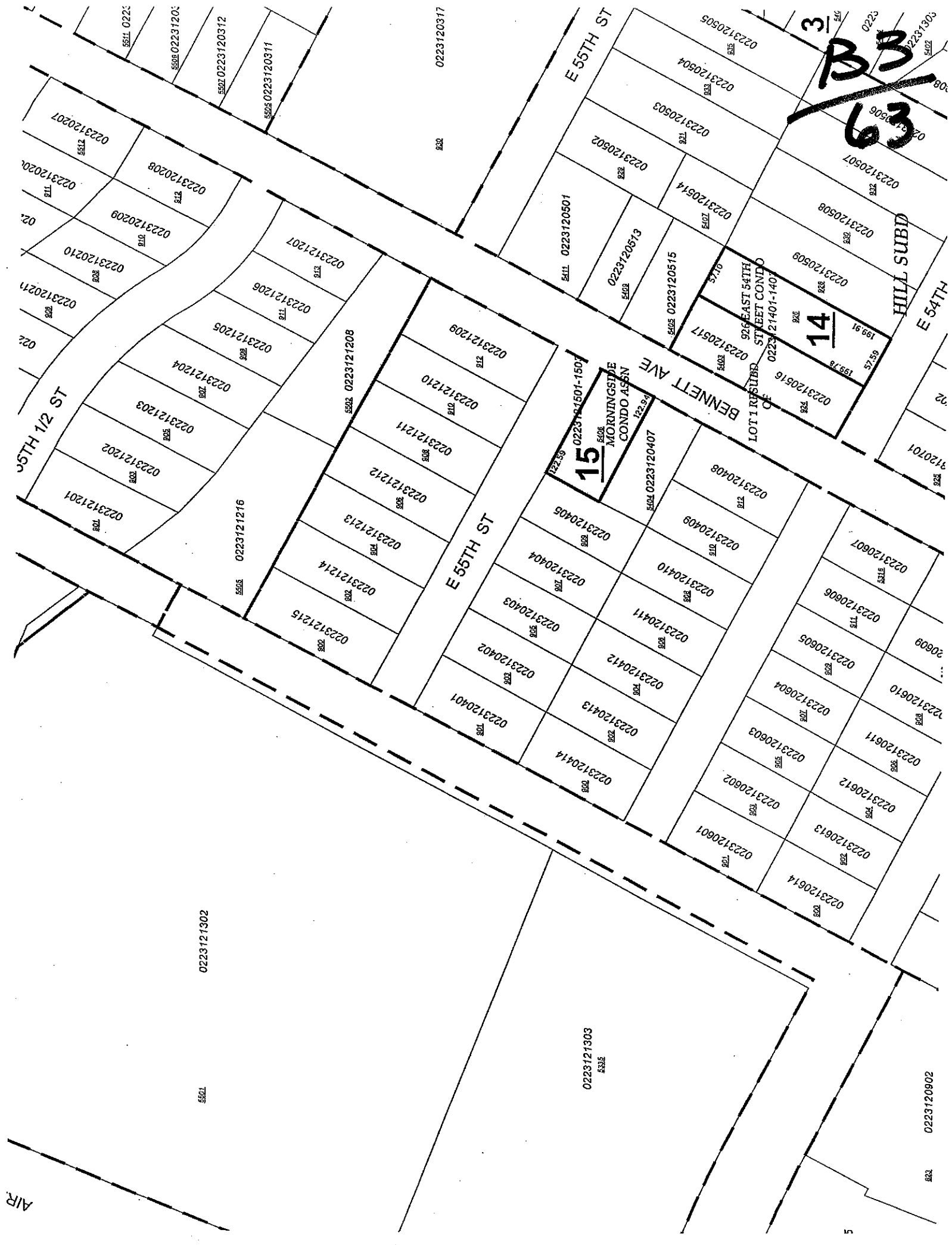
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This site only supports Internet Explorer 6+, Netscape 7+ and Firefox 1.5+.

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MORNINGSTAR
CONDO ASSN

BENNETT AVE

LOT 1 R/SUBD

LOT 2 R/SUBD

926 EAST 54TH
STREET CONDO

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Property ID	Address	Land	HVAC	GAR	Storage	Total	FAR
221854	927 E54	6233	784			784	13%
221855	929 E54	6316	1404			1404	22%
221856	931 E54	6237	837			837	13%
221857	933 E54	6307	887			887	14%
221858	935 E54	6316	1250			1250	20%
221859	934 E53 1/2	6499	864			864	13%
221860	932 E53 1/2	6324	859			859	14%
221861	930 E53 1/2	6242	842			842	13%
221862	928 E53 1/2	6316	893			893	14%
221863	926 E53 1/2	6250	1160			1160	19%
221864	924 E53 1/2	6494	933			933	14%
221872	911 E53 1/2	7535	754			754	10%
221873	913 E53 1/2	8969	1901	240		2141	24%
221874	5304 Bennett	8850	1200			1200	14%
221887	925 E53 1/2	7666	1146	180	230	1556	20%
221888	927 E53 1/2	7335	801	324	80	1205	16%
221889	929 E53 1/2	10511	1096	362		1458	14%
221890	931 E53 1/2	10606	976	440	128	1544	15%
221891	933 E53 1/2	10497	1157	342		1499	14%
221892	935 E53 1/2	10837	894		360	1254	12%
221893	946 E53	5314	1931		324	2255	42%
221894	944 E53	4917	936			936	19%
221895	942 E53	5858	625	288	48	961	16%
221896	940 E53	9757	1152	400		1552	16%
221897	932 E53	5201	1564	576		2140	41%
221898	930 E53	5096	1152	176		1328	26%
221899	928 E53	4486	782	252	108	1142	25%
221900	924 E53	5344	1216			1216	23%
221901	5303 Bennett	5863	901	208		1109	19%
221902	5307 Bennett	6834	1111		518	1629	24%
221903	950 E53	5044	1550		594	2144	43%
221928	5311 Harmon	7387	1355			1355	18%
221929	5313 Harmon	6015	1080			1080	18%
221930	5315 Harmon	6019	954	200		1154	19%
221931	5317 Harmon	6019	1080			1080	18%
221932	5319 Harmon	6011	820			820	14%

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Property ID	Address	Land	HVAC	GAR	Storage	Total	FAR
220328	919 E53	10400	1192	231	199	1622	16%
220329	921 E53	10101	720	190	70	980	10%
220330	922 E52	5183	not available on TCAD or Zillow				
220331	920 E52	5248	1044	336		1380	26%
220397	925 E52	10436	1388	160	160	1708	16%
220398	929 E52	15163	1131	1342		2473	16%
220399	935 E52	5079	623		160	783	15%
220400	937 E52	7623	1927			1927	25%
220401	939 E52	7819	956	400		1356	17%
220402	941 E52	7714	1024	396	140	1560	20%
220403	943 E52	7710	1020	396		1416	18%
220408	5207 Bennett	10985	1750			1750	16%
220409	929 E53	5471	1128			1128	21%
220410	931 E53	5527	722			722	13%
220411	933 E53	5414	938			938	17%
220412	937 E53	11177	1020			1020	9%
220413	939 E53	5466	480			480	9%
220414	941 E53	5558	728			728	13%
220415	943 E53	5641	938			938	17%
220416	945 E53	5610	1094			1094	20%
220417	5204 Harmon	5641	1163			1163	21%
220419	940 E52	11238	2158			2158	19%
220420	936 E52	11142	2053			2053	18%
220421	934 E52	8189	1118			1118	14%
220422	930 E52	8224	1152			1152	14%
220423	928 E52	10053	2002			2002	20%
220424	924 E52	11200	4616			4616	41%
220445	1001 E52	5945	700			700	12%
220446	1003 E52	8494	1497	105	576	2178	26%
220448	1000 E52	27000	not available on TCAD or Zillow				
220449	1001 E53	5945	700			700	12%
220450	1005 E53	11216	1336			1336	12%
220451	1009 E53	6750	not available on TCAD or Zillow				
220452	5210 N. HWY 35	16800	not available on TCAD or Zillow				
221846	5310 Bennett	7261	1086			1086	15%
221853	925 E54	6772	1107		324	1431	21%

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Property ID	Address	Land	HVAC	GAR	Storage	Total	FAR
221944	5330 N. HWY 35	125188	46026	924	474	47424	38%
221965	937 E54	5357	1248	599		1847	34%
221966	5316 Harmon	5183	1020	360		1380	27%
221967	5314 Harmon	4673	720	200		920	20%
221968	5312 Harmon	4547	990			990	22%
221969	5310 Harmon	5510	840	540	580	1960	36%
221970	936 E53 1/2	5357	1170	400		1570	29%
221971	937 E53 1/2	6669	852	168	80	1100	16%
221972	939 E53 1/2	5414	1325	357		1682	31%
221973	5306 Harmon	4930	720	200		920	19%
221974	5304 Harmon	7797	804	280		1084	14%
221975	1011 E53	29445	not available on TCAD or Zillow				
221978	1014 E53	22729	not available on TCAD or Zillow				
221981	1008 E53	10933	1440			1440	13%
221982	5305 Harmon	7586	1080		96	1176	16%
221983	5307 Harmon	6594	1032	180		1212	18%
221984	5309 Harmon	7196	720			720	10%
221985	1004 E53	10079	1976			1976	20%
221986	1000 E53	7937	1479	648		2127	27%
377499	5303 Harmon	7013	2880			2880	41%
567427	5300 N. HWY 35	18382	not available on TCAD or Zillow				
784588	946 E52 B	3963	972			972	25%
784589	946 E52 A	3963	972			972	25%
822174	918 E53	5013	1368			1368	27%
822175	920 E53	14949	4001			4001	27%