

B1

CASE # 2014-079972 PR
PLAN REVIEW #

APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION (RDCC)

GENERAL MODIFICATION WAIVER

APPLICANT: Gregory H Bow & Simmi P Mehta

AUTHORIZED AGENT (if applicable): n/a

STREET ADDRESS: 905 Columbus Street, Austin TX 78704

LEGAL DESCRIPTION: Subdivision -- Property ID: 818185

Lot(s) 3 Block 1 Outlot Division Capital Heights PLUS 1/2 ADJ VAC ALLEY

ZONING DISTRICT AND NEIGHBORHOOD PLAN: Neighborhood: Bouldin Map ID: 010208

LAND STATUS DETERMINATION CASE NUMBER (if applicable)

REQUEST: up to 25% increase in one or more of the following:

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

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

- ☐ Side Wall Length Articulation

Please briefly and thoroughly

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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APPLICATION TO THE RESIDENTIAL DESIGN
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DESIGN GUIDELINE CONSIDERATIONS:

1. Are there any recommendations from the neighborhood plan team for this development?

Plan to attend Bouldin Creek Neighborhood Association Meeting on
8/12. We will submit feedback before hearing.

2. Does the development:

a. Comply with the neighborhood design guidelines, if any

Yes. Per the Bouldin Creek Neighborhood Plan, Part 1 Land Use Goal 1: Adheres to the following: Single

Family Home with adequate off-street parking, adequate green space, adequate buffers between

properties, does not create additional traffic impact, and does not exceed 60 feet in height. Per

Objective 2.3: no trees were removed or impacted as a result of construction. Trees, grass, and other foliage added.

b. Provide consistency with the streetscape of the properties in the vicinity

Yes. Majority of properties in the vicinity have attached or detached garages. Of the 13 properties in the

immediate vicinity, 10 have attached or detached garages and one has a carport. With the addition of a

garage the property will continue to maintain the Bouldin Creek aesthetic and adhere to the

Neighborhood Plan.

c. Provide consistency with the massing, scale and proximity of structures located on either side of or
behind the development

n/a. no change to living area sqft or footprint.

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d. Impact the privacy of adjacent rear yards

No.

e. Impact the topography or lot shape

No.

3. For a development of an entire block, will the development have a negative impact on the adjacent property?

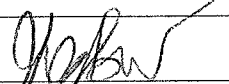
n/a

**APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION**

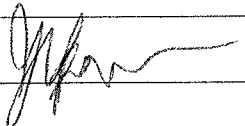
GENERAL MODIFICATION WAIVER

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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 905 Columbus Street
City, State Austin, TX Zip 78704
Phone 512-587-2191 Printed Name Gregory H Bow
Signature  Date 8/11/14

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 905 Columbus Street
City, State Austin, TX Zip 78704
Phone 512-587-2191 Printed Name Gregory H Bow
Signature  Date 8/11/14

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

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City of Austin Residential Permit Application

Residential Review, 2nd floor, One Texas Center
505 Barton Springs, Austin, TX 78704
(512) 978-4000

Project Information

Project Address: 905 Columbus Street, Austin TX 78704		Tax Parcel ID: 818185	
Legal Description: LOT 3 BLK 1 CAPITAL HEIGHTS PLUS 1/2 ADJ			
Zoning District or PUD:		Lot Size (square feet): 5,500	
Neighborhood Plan Area (if applicable): Bouldin Creek		Historic District (if applicable):	
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area?			<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Note: Boundaries are defined under Title 25-2 Subchapter F of the Land Development Code.			
Does this site currently have water availability?		<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	wastewater availability?
If no, contact Austin Water Utility to apply for water/wastewater taps and/or service extension request.		<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	
Does this site have or will it have an auxiliary water source?		<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	If yes, submit approved auxiliary and potable plumbing plans (Auxiliary water supplies are wells, rainwater harvesting, river water, lake water, reclaimed water, etc.)
Does this site have a septic system?		<input type="checkbox"/> Y <input checked="" type="checkbox"/> 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?		<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	
If yes, contact the Development Assistance Center for a Site Plan Exemption.			
Does this site front a paved street?		<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Is this site adjacent to a paved alley?
		<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	
Does this site have a Board of Adjustment (BOA) variance?		<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Case # (if applicable)
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver?		<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	
If yes, provide a copy of decision sheet. Note: A permit cannot be approved within 10 days of approval of a variance from BOA.			
Does the project impact a tree protected by ordinance? This includes canopy and/or critical root zone impacts to nearby trees.			<input type="checkbox"/> Y <input checked="" type="checkbox"/> 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?			<input type="checkbox"/> Y <input checked="" type="checkbox"/> N
Note: Proximity to a floodplain may require additional review time.			

Description of Work

Existing Use: <input type="checkbox"/> vacant <input checked="" type="checkbox"/> single-family residential <input type="checkbox"/> duplex residential <input type="checkbox"/> two-family residential other			
Proposed Use: <input type="checkbox"/> vacant <input checked="" type="checkbox"/> single-family residential <input type="checkbox"/> duplex residential <input type="checkbox"/> two-family residential other			
Project Type: <input type="checkbox"/> new construction <input type="checkbox"/> addition <input type="checkbox"/> addition/remodel <input checked="" type="checkbox"/> remodel/repair other			
# of existing bedrooms: 4	# of bedrooms upon completion: 4	# of existing baths: 3.5	# of baths upon completion: 3.5
Will all or part of an existing exterior wall be removed as part of the project? <input type="checkbox"/> Y <input checked="" type="checkbox"/> 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)			
Fill in remaining gap of 15 feet 3 inches width, 7 feet 10 inches height to existing right hand side of carport wall of 21 feet 4 inches width by 10 feet height. Include 6 foot standard outdoor rated access door and two non-operable 3 feet by 1 foot windows. Add garage door to existing gap of 17 feet 10.5 inches width by 7 feet 10 inches height on front of carport.			
Trades Permits Required: <input type="checkbox"/> electric <input type="checkbox"/> plumbing <input type="checkbox"/> mechanical (HVAC) <input type="checkbox"/> concrete (right-of-way)			
(circle all that apply)			

Job Valuation

Total Job Valuation: \$ 2,000	Portion of Total Job Valuation Dedicated to Addition/New Construction: \$ 0	Portion of Total Job Valuation Dedicated to Remodel/Repair: \$ 2,000
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: \$ 0 Elec: \$ 0	Bldg: \$ Elec: \$
	Plmbg: \$ 0 Mech: \$ 0	Plmbg: \$ Mech: \$
	Primary Structure: \$ 0	
	Accessory Structure: \$ 0	

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Building and Site Area			
Area Description	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.			
a) 1 st floor conditioned area	1,355	0	1,355
b) 2 nd floor conditioned area	845	0	845
c) 3 rd floor conditioned area	0	0	0
d) Basement	0	0	0
e) Covered Parking (garage or carport)	440	0	440
f) Covered Patio, Deck or Porch	238	0	238
g) Balcony	0	0	0
h) Other	0	0	0
i) Uncovered Wood Deck	0	0	0
Total Gross Building Area (total A through I)	2,878	0	2,878
j) Pool	0	0	0
k) Spa	0	0	0

Site Development Information	
Building Coverage Information Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21)	
Total Building Coverage (sq ft): <u>2033</u>	% of lot size: <u>36.9</u>
Impervious Cover Information Note: Impervious cover is the total horizontal area of covered spaces, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. For an uncovered wood deck that has drainage spaces between the deck boards and that is located over a pervious surface, 50 percent of the horizontal area of the deck is included in the measurement of impervious cover. (LDC 25-1-23)	
Total Impervious Cover (sq ft): <u>2349</u>	% of lot size: <u>42.7</u>
Setbacks Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-513) <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513) <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3) <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	
Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4) Parking (LDC 25-6 Appendix A & 25-6-478) Building Height: <u>28.6</u> ft Number of Floors: <u>2</u> # of spaces required: <u>2</u> # of spaces provided: <u>2</u>	
Right-of-Way Information Is a sidewalk required for the proposed construction? (LDC-6-353) <input type="checkbox"/> Y <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Y <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	

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Subchapter F - 'McMansion'

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. Areas with ceiling height over 15 feet are counted twice.

	Existing	New	Exemption	Total
1 st Floor	1355	1355		1355
2 nd Floor	845	845		845
3 rd Floor	0	0		0
Basement	0	0	0	0
Attic	0	0	0	0
Garage (attached)	0	440	200	240
(detached)	0	0	0	0
Carport (attached)	440	0	450	0
(detached)	0	0	0	0
Accessory building(s) (detached)	0	0		0
Ceilings over 15 ft	0	0		0
TOTAL GROSS FLOOR AREA				2440

(Total Gross Floor Area /lot size) = 0.44 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
- Are any ceilings over 15 feet in height? ☐ 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	Gregory Bow	Applicant or Agent	Gregory Bow
Mailing Address	905 Columbus Street, Austin TX 78704	Mailing Address	905 Columbus Street, Austin TX 78704
Phone	512-587-2191	Phone	512-587-2191
Email	ggregbow@gmail.com	Email	ggregbow@gmail.com
Fax		Fax	
General Contractor	Robert Buchanan/Pride of Austin Homes	Design Professional	Chase Dams/Design Originals of Texas
Mailing Address	401 Congress Ave, Austin TX 78701	Mailing Address	10713 Ranch Rd 620 North Suite 515, Austin TX 78726
Phone	512-879-8413	Phone	877-607-5267
Email	rob@prideofaustin.com	Email	designoriginals@gmail.com
Fax		Fax	

Acknowledgments	
Is this site registered as the owner's homestead for the current tax year with the appraisal district? <input checked="" type="checkbox"/> Y <input type="checkbox"/> 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. 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 applicant 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>	
Applicants signature: _____	Date: 7/18/14
Design Professional's signature: _____	Date: 07-18-14

B1/a

City of Austin Residential Permit Application

Master Comment Report



Property: 905 COLUMBUS ST

Case #: 2014-079972 PR

Case Manager: Renee Johns

Original Submittal Date: July 30, 2014

Application Expiration: January 26, 2015

Comment-report Sent: August 8, 2014

Comment-report #: 1

Manager Contact: Renee.Johns@austintexas.gov

This report includes all staff comments received to date concerning your most recent residential permit application submittal. The comments may include requirements, recommendations, and/or information.

The application will be approved when ALL comments from each review discipline have been addressed. Your application is considered disapproved until the update process occurs. *(Additional comments may be generated as a result of information or design changes provided in your update.)*

Please contact your case manager or appropriate reviewer(s) if you have any questions, concerns, or require additional information about this report **to schedule an appointment** so that your concerns can be addressed. **Please understand that you CANNOT meet with your reviewer(s) during General Information Walk-In Hours – we DO NOT take walk-ins for projects under review; you must schedule an appointment with your reviewer.**

Requirements:

- Prepare a separate document **OR** use this report to explain how each comment is being addressed. **Include the document with this Master Comment Report upon time of re-submittal.**
- Submit 3 separate sets of updated drawings (assembled and stapled) – correctly sized and to-scale *(according to original intake requirements)*.
- Label all additional reviewer-specific paperwork accordingly.
- If information on the application changed from the initial submittal, you must provide a new application with the appropriate revisions.
- If revisions of the site plan are required, the small format set must be re-stamped by Austin Energy and Austin Water Utility – as necessary.

Update Fees and Submittal:

It is required that you submit all documents requested for the update together. Residential Review will **NOT** accept informal updates for any case – NO EXCEPTIONS. If there are remaining comments to be addressed on this comment report, it will be **REJECTED** which will incur a review update fee (\$342.00 plus 4% development surcharge) on all subsequent update submittals. Invoices will use the billing information obtained during Intake. The fee must be paid at the Cashier on the first (1st) floor of the One Texas Center (OTC) before the update will be accepted. Your update must be formally submitted to the Residential Intake desk on the second (2nd) floor of the OTC during Intake hours (MWF 8a – 11p, W 1p – 3p).

Update Deadline (LDC 25-1) and extensions:

It is the responsibility of the applicant or his/her agent to update this application. The final update to clear all comments must be submitted by the application expiration date. Otherwise, the application will automatically expire. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline. Contact your case manager to request an extension. Note that an extension may be granted only one (1) time and must be requested prior to expiration.

Online Reference:

Your project information is available online:

<http://www.austintexas.gov/page/interactive-development-review-permitting-and-inspection>

Residential Zoning Review - Renee Johns - (512)974-6444

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The Floor-To-Area Ratio (FAR) is above the limit established by the McMansion Ordinance. For all residential properties located in the McMansion area, the maximum FAR for a residential lot is .4. Unfortunately, with the carport converted to the garage, this property is at .44 FAR. Originally, the carport was eligible for a 450 square foot exemption. However, now with garage conversion, it is only eligible for a 200 square foot reduction, putting this residence over the allowable FAR. Please reduce this property's FAR.

THE STATE OF TEXAS
THE COUNTY OF TRAVIS
The undersigned does hereby certify that
a survey was this day made on the ground of the
property legally described hereon and is accurate
to the best of my abilities and that there are no
boundary line conflicts, encroachments, shortages in
area, overlapping of improvements, visible utility
lines, or roads in place, except as shown hereon,
and said property abuts a dedicated roadway.
This property is within Zone X (areas determined
to be outside of the 100 Year Flood Plain) according
to the Federal Emergency Management Agency Flood
Insurance Rate Map Panel No. 480624 0445 H,
dated September 28, 2008.
THIS the 12th day of JUNE, A.D., 2012.

BY: **A 902010**
Holt Carson
Registered Professional Land Surveyor No. 5166
HOLT CARSON, INC.
1904 Fortview Road Austin, Texas 78704
(512)-442-0990

LOT AREA	5500	AREA'S	
IMPERV.	2475	FIRST FLOOR-	1355
FAR	2200	SECOND FLOOR-	845
		TOTAL LIVING-	2200
DRIVEWAY STRIPS	300	PORTE-COCHERE	440
TOTAL SLAB	2033	FRONT PORCH	40
AC PADS	16	REAR PORCH	198
TOTAL IMPERV.	2349	TOTAL COVERED-	2878
FAR	2200		

SURVEY MAP OF:

LOT 3, BLOCK 1, CAPITAL HEIGHTS, A SUBDIVISION
IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP
OR PLAT RECORDED IN VOLUME 2 PAGE 224 OF THE
PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND
TOGETHER WITH THE NORTH 10 FEET OF THE ADJACENT
ALLEY HAVING BEEN VACATED BY ORDINANCE RECORDED
IN VOLUME 1528 PAGE 407 OF THE DEED RECORDS OF
TRAVIS COUNTY, TEXAS.
LOCATED 905 COLUMBUS STREET.

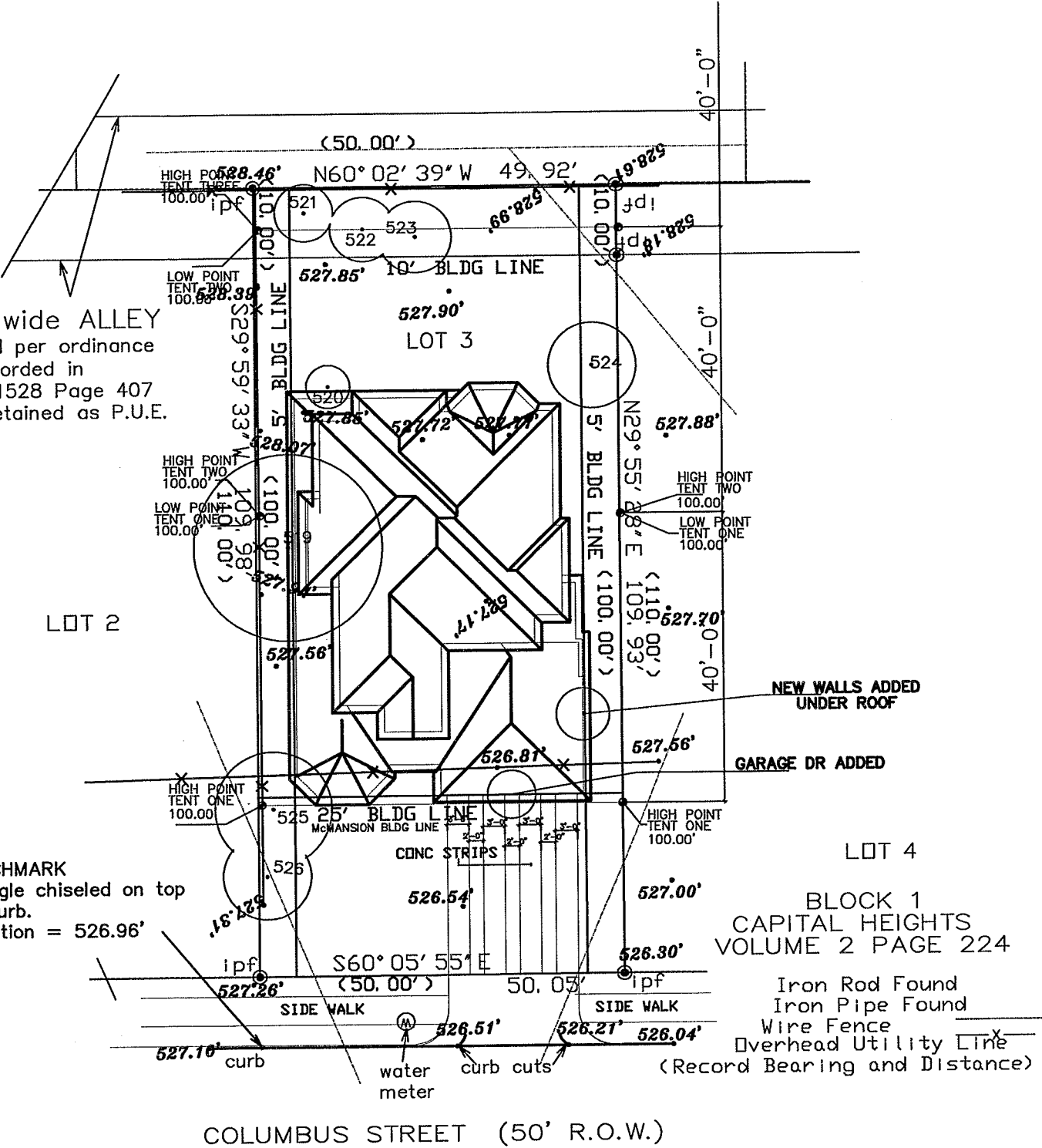
TREE LIST

517	5" Ash
518	six-3" Crapemyrtle (common base)
519	two-4" and two-6" Lilac Chaste (common base)
520	3" Pear
521	4" Redbud
522	two-3" Loquat (common base)
523	5" Mesquite
524	6" Elm
525	three-4" Pomegranate (common base)
526	6" Hackberry

NOTES:
1. Elevations shown hereon are based upon post processed static GPS observations.
2. Tree "crowns" shown hereon are drawn as a function of one inch of trunk diameter equals one foot of "crown" radius. Trees with multiple trunks are calculated by adding the diameter of the largest trunk plus half the diameter of the smaller trunks.
3. This map was prepared without the benefit of a current title commitment, and therefore this lot may be subject to easements and/or restrictions in addition to the ones shown hereon.

(20') wide ALLEY
vacated per ordinance
recorded in
Volume 1528 Page 407
but area retained as P.U.E.

BENCHMARK
Triangle chiseled on top
on curb.
Elevation = 526.96'



SITE PLAN
FINISH FLR HT 96' SCALE: 1"=20'-0"
COPYRIGHT © 2012 DESIGN ORIGINALS OF TEXAS

PRIDE OF
AUSTIN

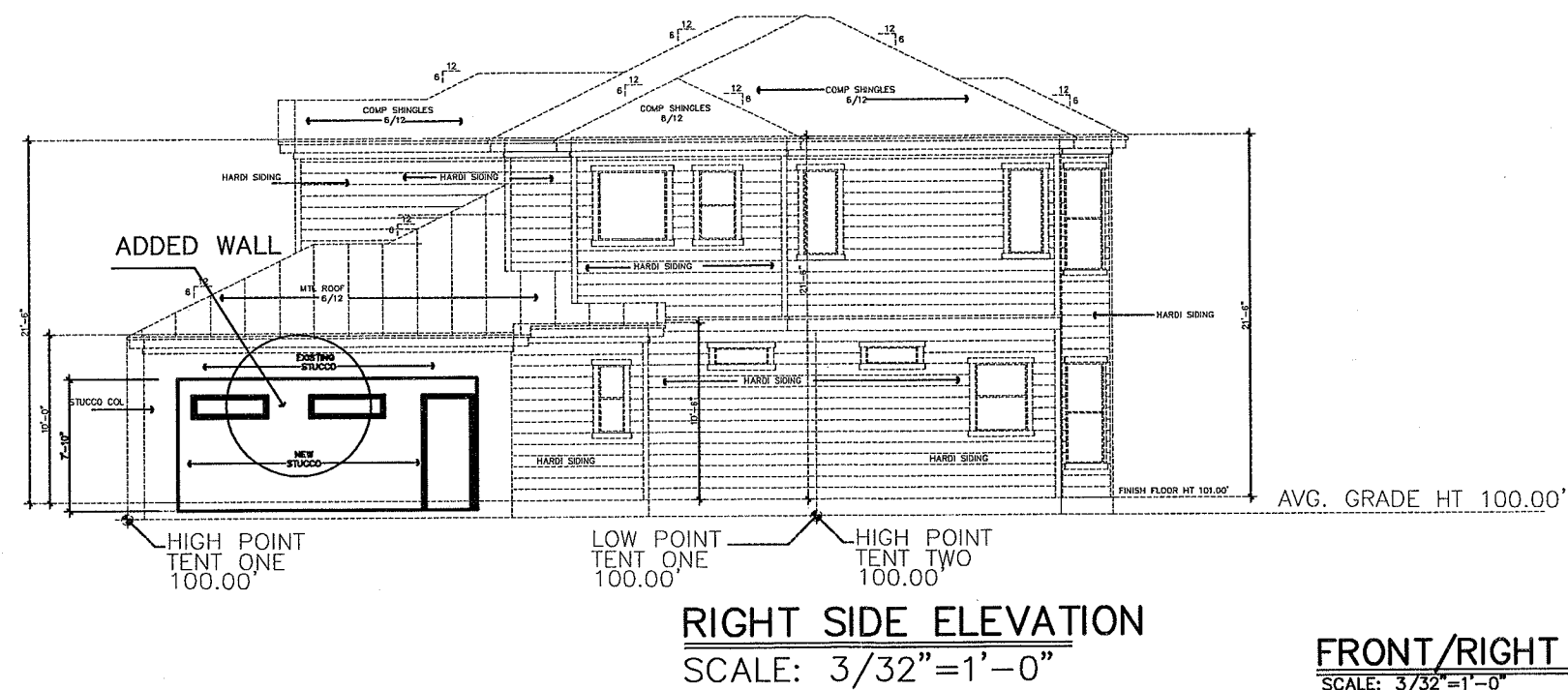
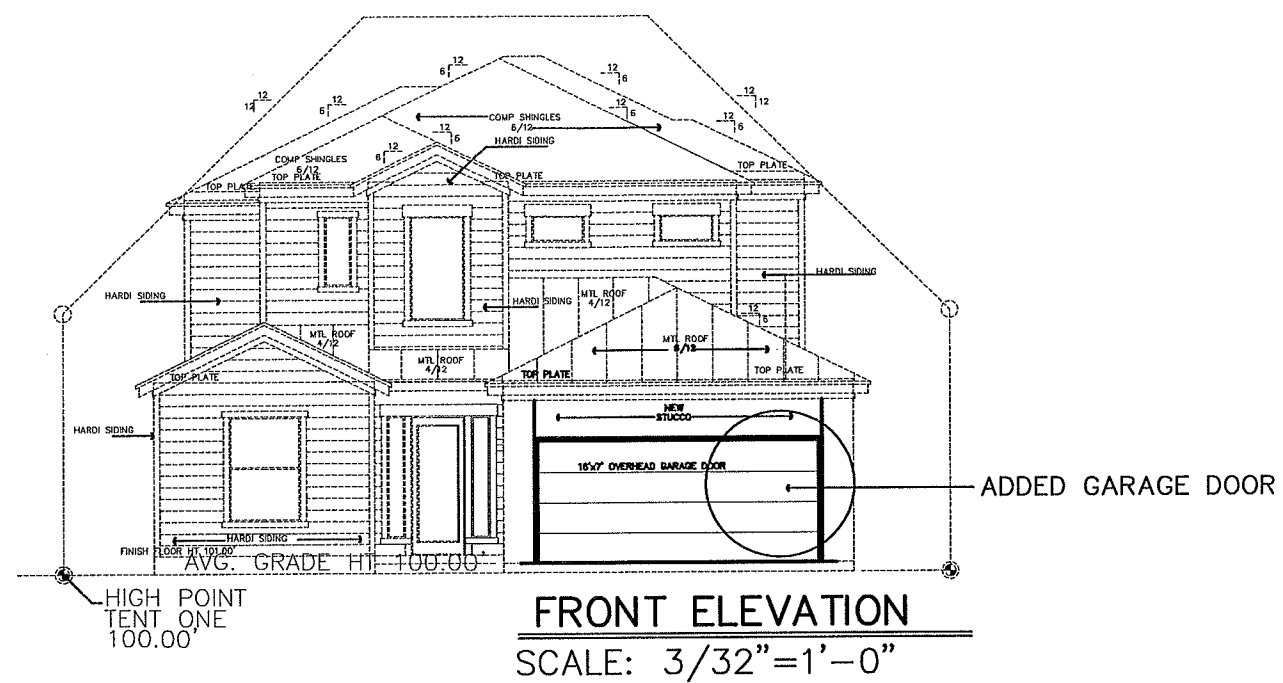
DESIGN ORIGINALS of Texas
home design center
10713 RIVA 620, STE. 515
OFFICE (512) 331-1775

BOW/MEHTA
RESIDENCE

JOB # A9557
DATE: 07-14-12
REVISION: 07-18-14
DRAWN BY: JCD

07-18-14
1 OF 3

Design Originals is A Professional Building Design Firm. We're Not Qualified To Nor Licensed To Design Structural Framing Or Foundations. A Licensed Professional Engineer Should Be Consulted Regarding The Framing And Foundation. Should An Engineer's Seal Be Present On These Drawings, The "Engineer Of Record" Shall Bear The Responsibility For The Structural Design. Design Originals, Inc. Will Not Be Held Responsible For The Structural Design In Any Way/Or Any Problems Which May Arise.



FRONT/RIGHT SIDE ELEVATION
SCALE: $\frac{3}{32}'' = 1'-0''$

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PRIDE OF AUSTIN



DESIGN ORIGINALS of Texas
home design center
2004255, RTE. 616
N. 17, 76775

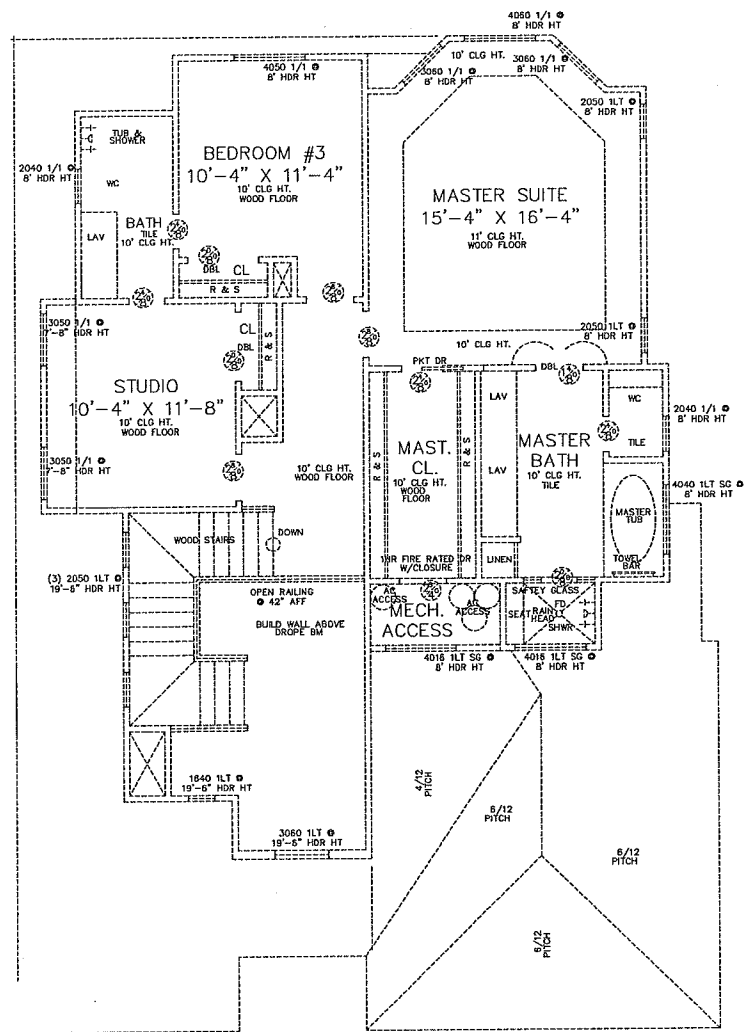
BOW/MEHTA
RESIDENCE

JOB # A9557
DATE: 07-14-12
REVISION: 07-18-14
DRAWN BY: JCD



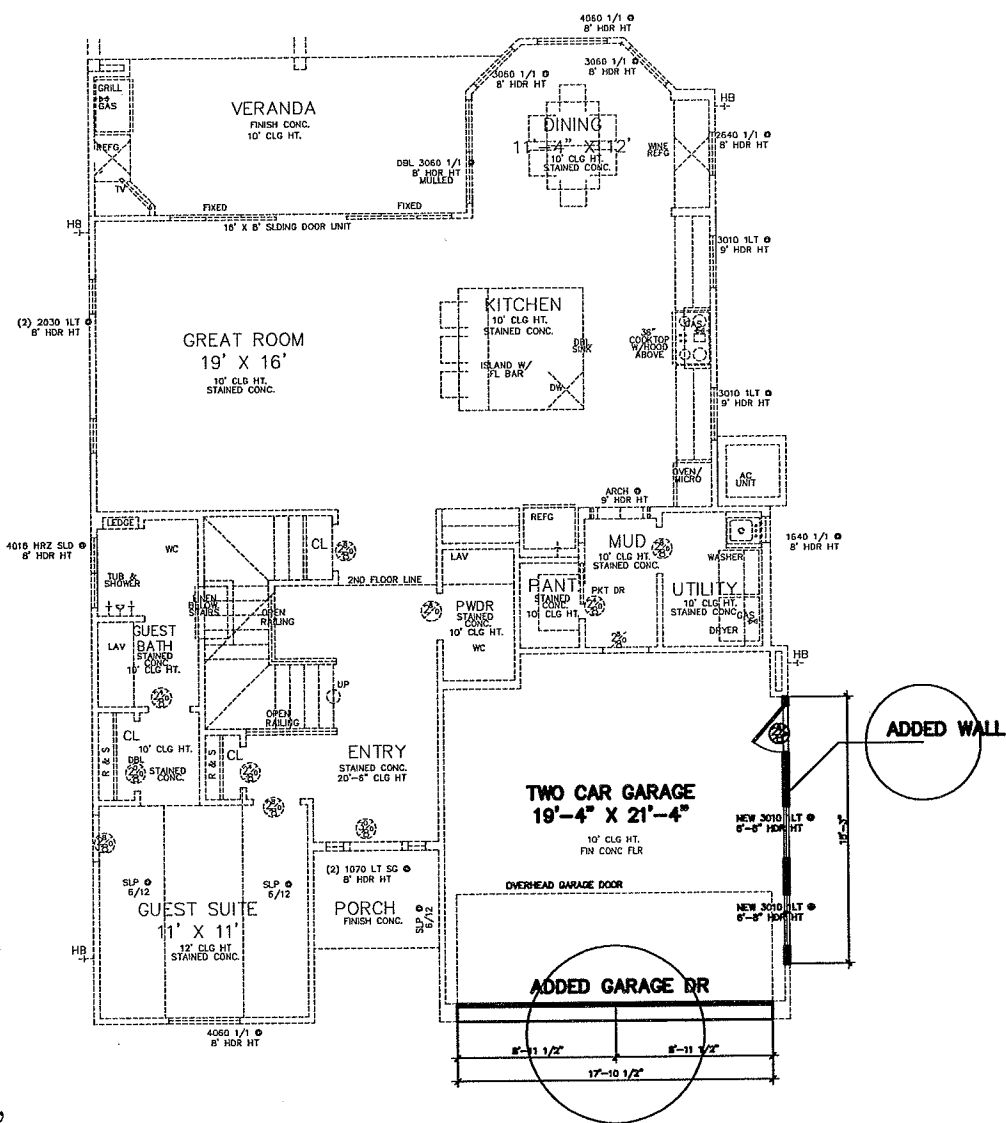
7-18-14
2 OF 3

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FINISH FLR,
HT 101.00'

SECOND FLOOR PLAN



FIRST FLOOR PLAN

SCALE: 3/32"=1'-0"

GENERAL NOTES:

- 1.0 Design Originals assumes no responsibility for any changes or modifications made to these plans by others.
- 2.0 These plans and specifications are intended to meet all applicable codes and ordinances. Contractor to comply with all local codes, ordinances and deed restrictions.
- 3.0 Any discrepancies in plans to be brought to the attention of the designer prior to beginning construction. Contractors shall assume responsibility for errors that are not reported.
- 4.0 Contractor shall insure compatibility of the building with all site requirements.
- 5.0 Contractor to consult with a structural engineer for design of all solid framing, columns, beams, and other structural members.

- 6.0 All wood, concrete and steel structural members shall be of a good quality and meet all applicable national, state and local building codes.
- 7.0 All angles shown on plans are 45° unless noted otherwise.
- 8.0 All dimensions should be read or calculated and never scaled.
- 9.0 All window sizes are nominal rough opening, verify sizes with manufacturers details & specs.
- 10.0 All windows will be dimensioned to center of rough opening unless otherwise noted.
- 11.0 Weather strip attic access door(s).
- 12.0 Contractor to provide a 3/4" plywood catwalk from attic access to HVAC units (if applicable). Units to be located within 20'-0" of access.

- 13.0 All vents to rear of residence.
- 14.0 Provide 1 s.f. net free area of attic ventilation per 150 s.f. of total covered roof area as per code.
- 15.0 Floor truss area to be draft stopped where trusses open to attic space.
- 16.0 Divide floor truss area into equal areas of less than 1000 s.f. each for fire stops.
- 17.0 Provide control and expansion joints as required on concrete drives, walks, patios and masonry walls.
- 18.0 Pull down attic access to be standard 30"x54" R.O. all ceilings 11'-1 1/8" or higher require 30"x60" R.O.
- 19.0 Provide studs at all 4 corners of tub.
- 20.0 Provide 5/8" type "X" gypsum board on common walls and ceilings.

- 21.0 Do not use wood build-outs behind stucco, around windows and doors.
- 22.0 Attach tops, sides and bottoms, of windows and doors shingle style.
- 23.0 Apply 2 ply ALUM building paper shingle style over all exterior sheathing prior to installing metal roof.
- 24.0 Stucco veneer must comply with 2005 IRC and the ASTM requirements.
- 25.0 Provide weep screen properly installed.
- 26.0 Provide expansion/contraction control joints to divide up stucco into 100 sq. ft. total sq. ft. area. Provide casing head where stucco terminates around perimeter of windows, doors or dissimilar materials. Stop casing head at least 1" to 1 1/2" away from window and door frames.

AREA'S	
FIRST FLOOR-	1355
SECOND FLOOR-	845
TOTAL LIVING-	2200
GARAGE	440
FRONT PORCH	40
REAR PORCH	198
TOTAL COVERED-	2878

SYMBOL LEGEND	
⋈	GAS/PROPANE VALVE
→HB	HOSE BIB
⊥	SHOWER HEAD @ 80" AFF
⊕	DOOR SIZE TAG

FLOOR PLAN

SCALE: 3/32"=1'-0"

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PRIDE OF
AUSTIN

DESIGN ORIGINALS of Texas
home design center

BOW/MEHTA
RESIDENCE

JOB # A0557
DATE: 07-14-12
REVISION: 07-18-14
DRAWN BY: JCD



7-18-14
3 OF 3

JAMES B. MCIVER
708 B West Gibson Austin, Texas 78704
Phone 979-966-9044, Fax 512-712-4719

B1
14

August 19, 2014

In Re: Permit Application #2014-079972-PR Carport /Garage Conversion

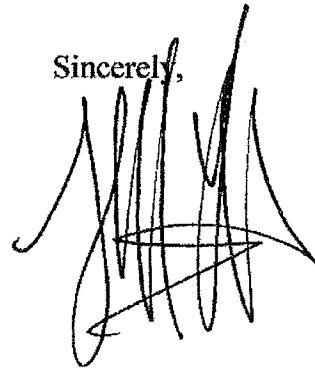
To Whom It May Concern,

I own the property at 708 B West Gibson Street, Austin, Texas. I live in the neighborhood and am familiar with the new home built by Mr. and Mrs. Bow on Columbus Street.

I have no objection whatsoever to the enclosure. It improves the appearance of the property and the neighborhood in general.

I do not require any notice and hereby give the Bow's permission to submit this letter in lieu of my personal appearance at any hearing or proceeding regarding their pending application.

Sincerely,

A handwritten signature in black ink, appearing to read "JAMES B. MCIVER", written over the word "Sincerely,".

Kathleen Van Keuren McIver
907 Columbus Austin, Texas 78704
Phone 979-224-7904, Fax 512-712-4719

B/
15

August 19, 2014

City Of Austin

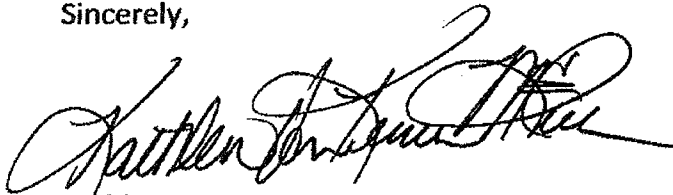
In Re: Permit Application #2014-079972-PR Conversion of Carport to Garage - General
Modification Waiver to the RDCC

Dear City of Austin,

Please be advised that I own the property at 907 Columbus Street, Austin, Texas. My home is directly next door to the new home built by Mr. and Mrs. Bow. I wholeheartedly support the conversion of their carport to a garage as it improves the appearance of their property, our property and the entire neighborhood.

I would be upset and greatly dismayed if the Bows were required to change their garage conversion. The appearance of their home with the garage is wonderful and greatly enhances my enjoyment of my property and the neighborhood appearance. I waive any notice regarding a hearing on this matter and wish to go on record as 100% in support of their conversion of their carport to a garage.

Sincerely,



Kathleen Van Keuren McIver



Gregory Bow <grgbow@gmail.com>

B1
16

905 Columbus-Carport to Garage Conversion

Jonathan Saad <Jonathan.Saad@tfc.state.tx.us>

Fri, Aug 15, 2014 at 11:15 AM

To: Gregory Bow <grgbow@gmail.com>

Greg,

As the owner of 903 Columbus Street, Austin Texas 78704 I am in favor of the current standing structure as a garage with a door and walls and prefer this arrangement over a car port. Please let me know if there is anything further I can do to assist in this waiver request.

John Saad

(512)463-3237 Office

(512)848-3109 Mobile

From: Gregory Bow [mailto:grgbow@gmail.com]**Sent:** Thursday, August 14, 2014 8:45 AM**To:** Jonathan Saad**Subject:** 905 Columbus-Carport to Garage Conversion

Hi John,

Thanks for your time on the phone yesterday. As discussed, when we converted our carport to a garage it didn't change the overall footprint of our house, but our total FAR (floor-to-area ratio) became 0.44, which is over the current 0.40 limit for our lot. The city informed us of this issue at the beginning of June and we have been working with them since to follow the proper approval procedure. We submitted a Permit Application (Permit # 2014-079972-PR, accessible on [www.austintexas.gov permit portal](http://www.austintexas.gov/permit-portal)).

Then we submitted a General Modification Waiver application to the RDCC (Residential Design and Compatibility Commission) to increase our FAR to allow the garage door and enclosed side wall. You will be receiving a notice in the mail soon about our upcoming RDCC hearing regarding this case. The hearing will take place on 10/1 due to a scheduling conflict we have with the September date.

Currently we are working with the neighborhood association (BCNA) to try to get their support and it would help our case to get your support too. If you can reply to this email stating you are the owner of

903 Columbus Street and that you support our carport to garage conversion (the current standing structure) that would be great.

B1
17

As discussed, our intention to convert our carport to a garage was based on security and aesthetics. We wanted our cars and any other items to be secure as well as make sure our neighbors didn't have to look at anything in our carport. Even though we were misinformed by our contractor, we take responsibility and apologize for this code violation as well as any disruption caused to you and the neighborhood.

Let me know if you have any questions and please feel free to stop by any time to look closely at our garage.

-Greg

B/90

COLUMBUS ST

101908

824646

818187

818185

101910

101911

100216

100215

100214

100212

100213

100201



Subject
Property
& Adjacent
Lots

TCAD Aerial
View
including
plot numbers
and
depicting
adjacent
properties

...ed by these c
...pleteness or fu

BEFORE

101908

824646

COLUMBUS ST

B10
20

101911

100216

Subject
Property
& Adjacent
Lots

100212

100213

100201

AFTER

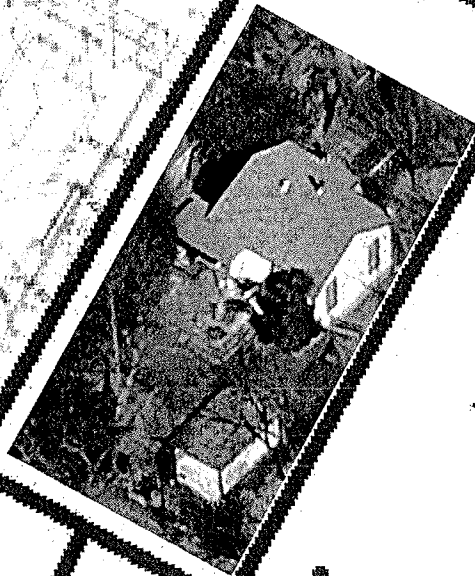
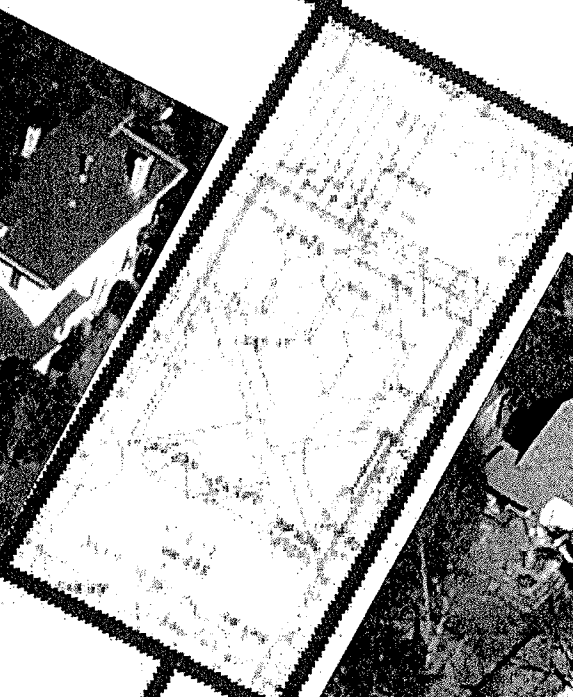
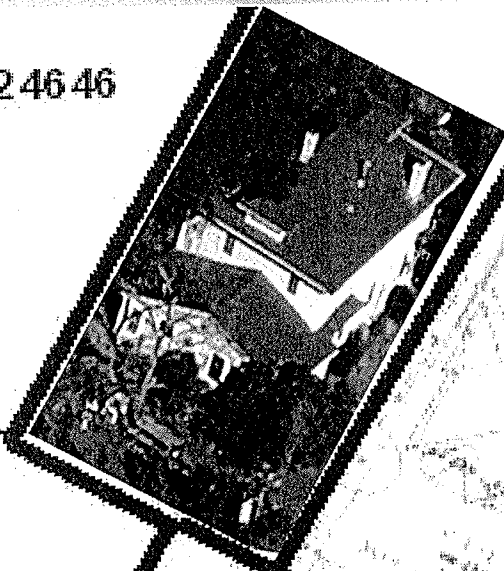
*(no change to footprint)
due to carport changes*

10

B1/21

COLUMBUS ST

82 46 46



101911

100216



Subject
100212 Property
& Adjacent
Lots

100213

100201

B1/2



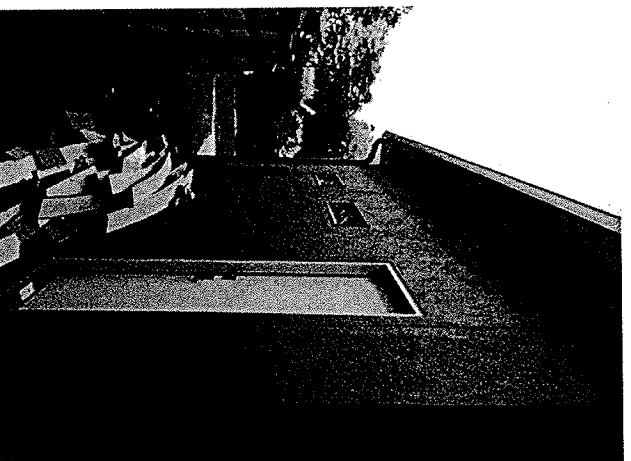
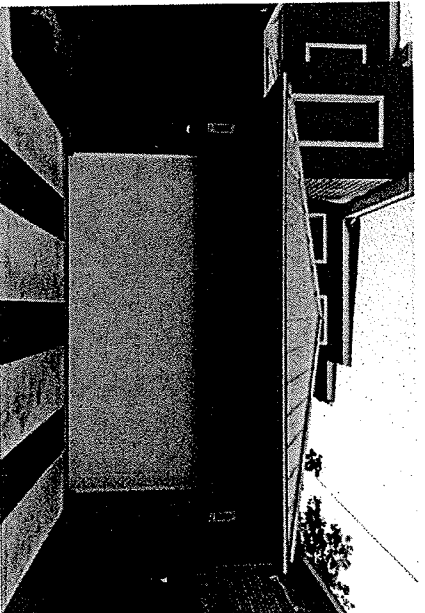
SUBJECT PROPERTY

B1/23

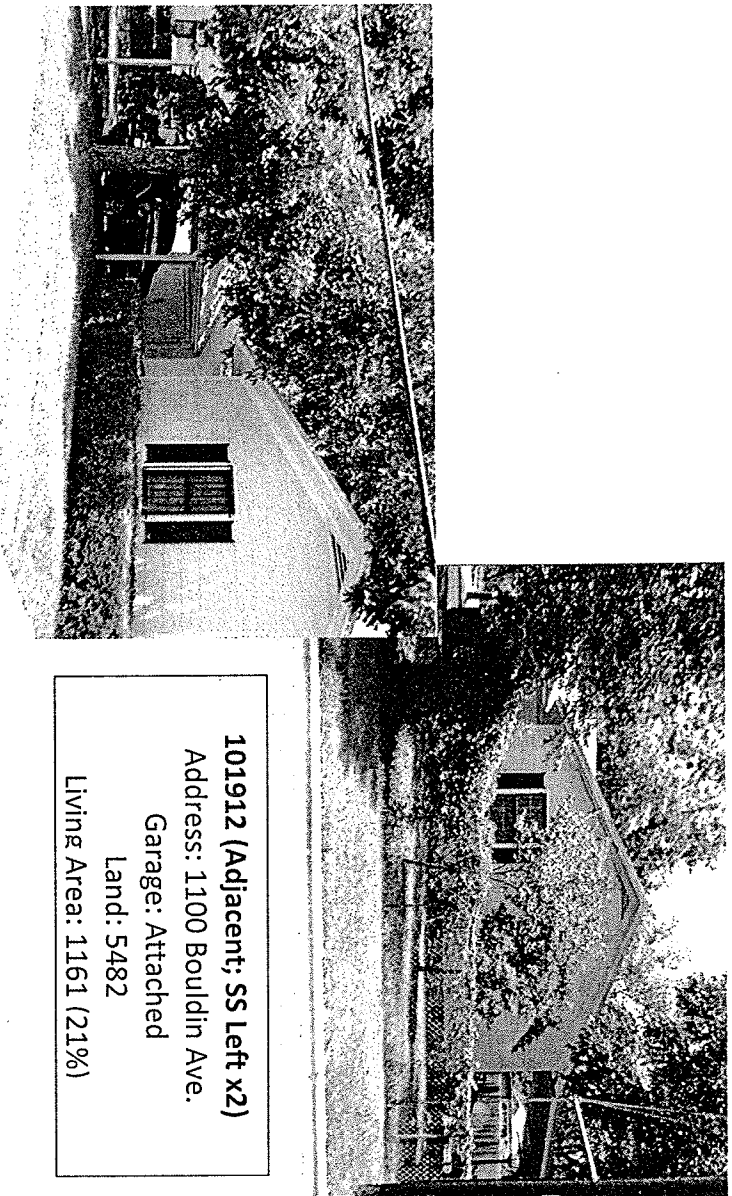


10908 (Adjacent; SS Right x3)
Address: 911 Columbus St.
Garage: N/A
Land: 5333
Living Area: 1228 (23%)
Note: Living Area is pre-renovation
(addition of 2nd story completed in
July, 2014; photo is post-renovation

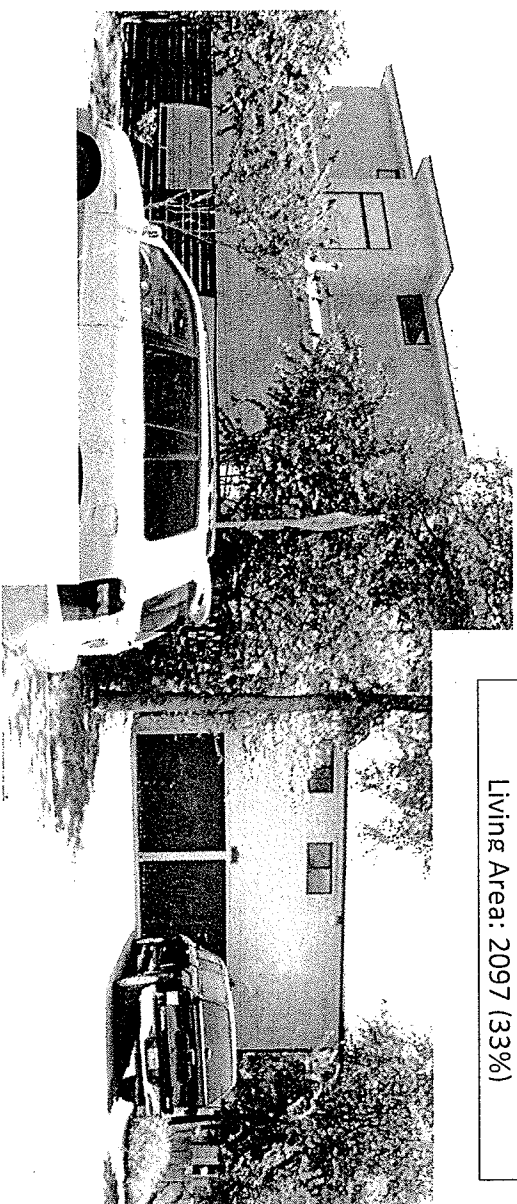
**SUBJECT PROPERTY
(CURRENT)**



NOTE: All data regarding garages, land, and living area is per TCAD 2014 Property Tax Rolls

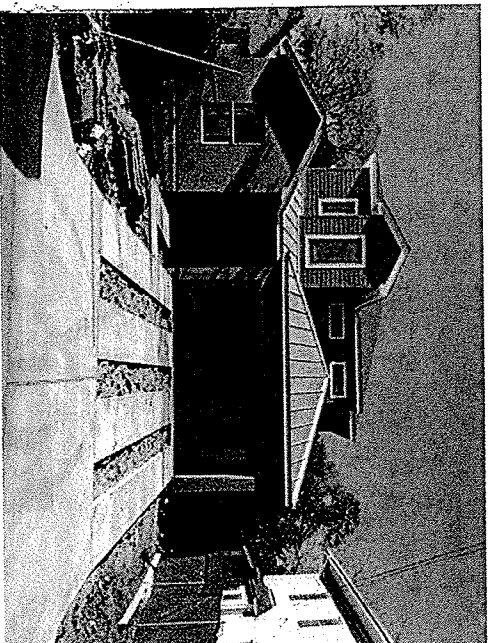
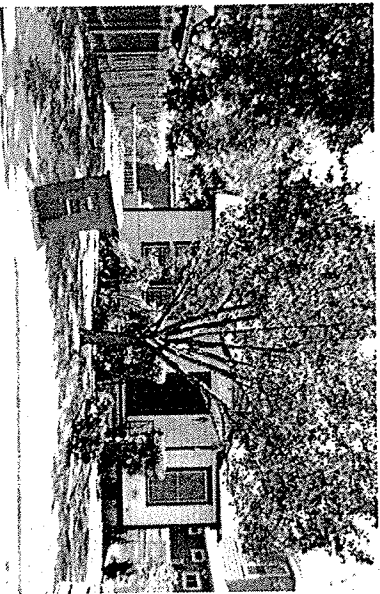


101912 (Adjacent; SS Left x2)
Address: 1100 Bouldin Ave.
Garage: Attached
Land: 5482
Living Area: 1161 (21%)



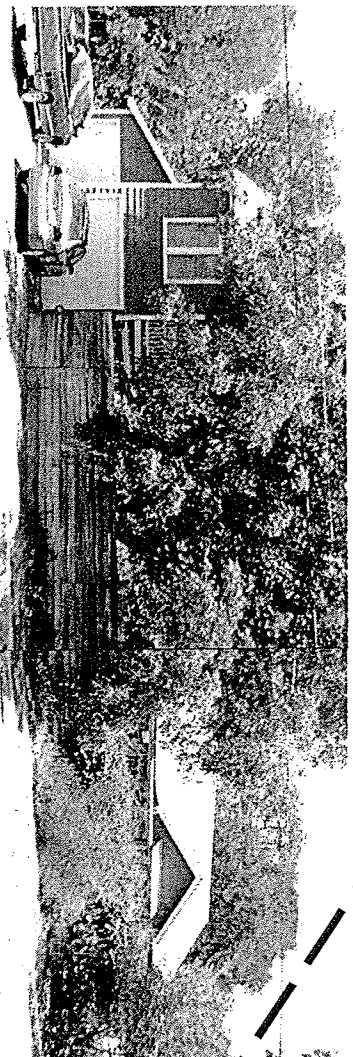
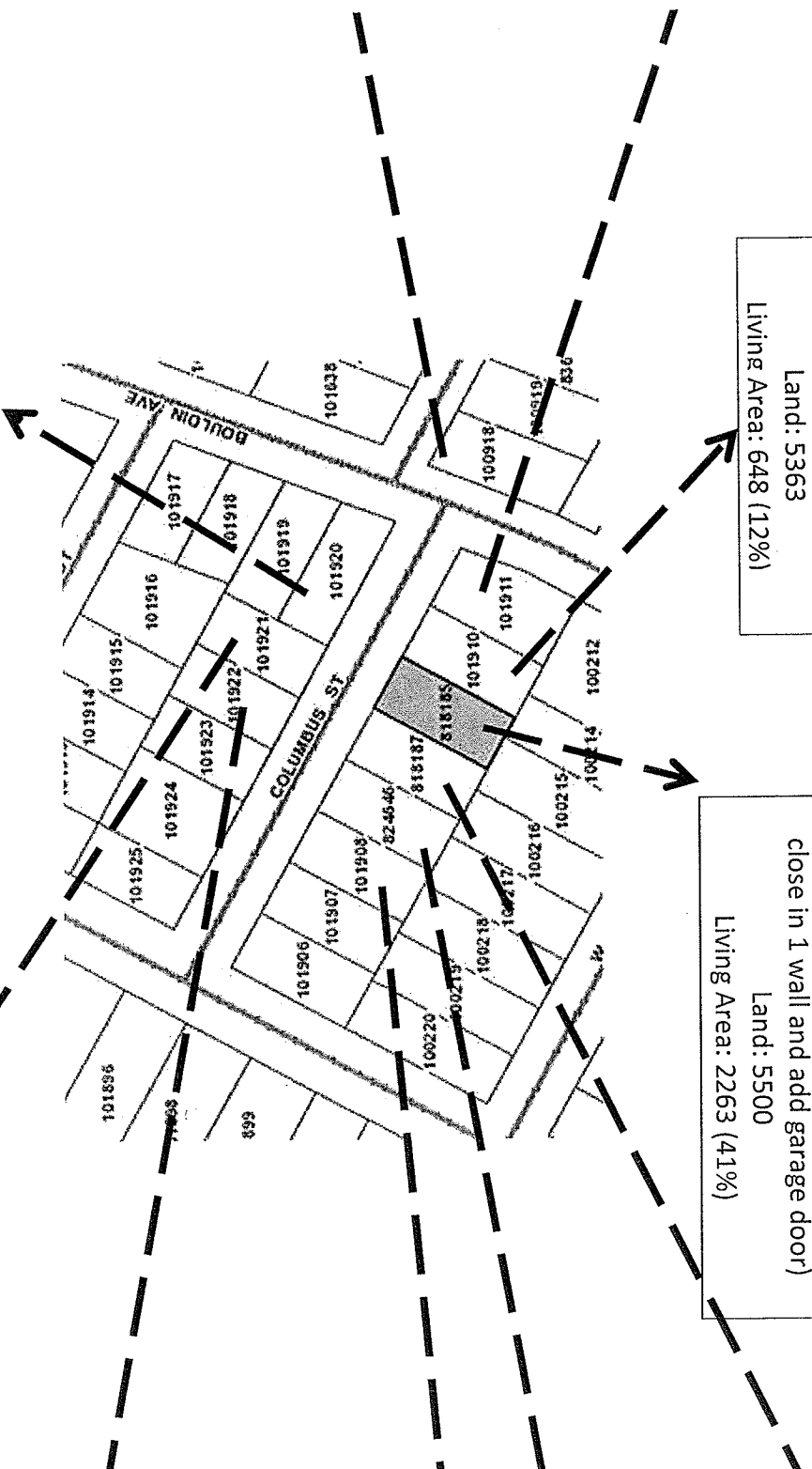
100918 (Catty Corner)
Address: 815 Columbus Street
Garage: Detached
Land: 6296
Living Area: 2097 (33%)



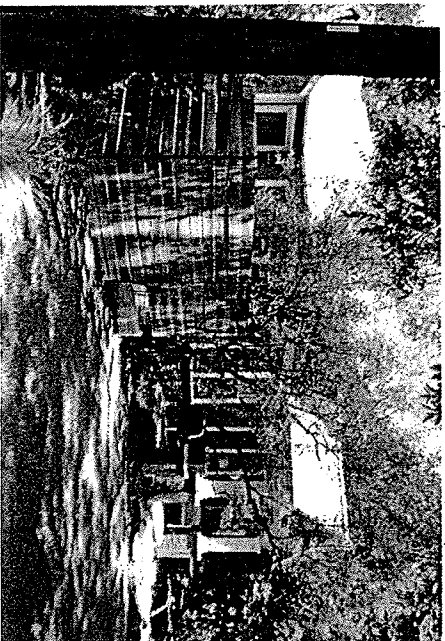


101910 (Adjacent; SS Left)
 Address: 903 Columbus St.
 Garage: Detached
 Land: 5363
 Living Area: 648 (12%)

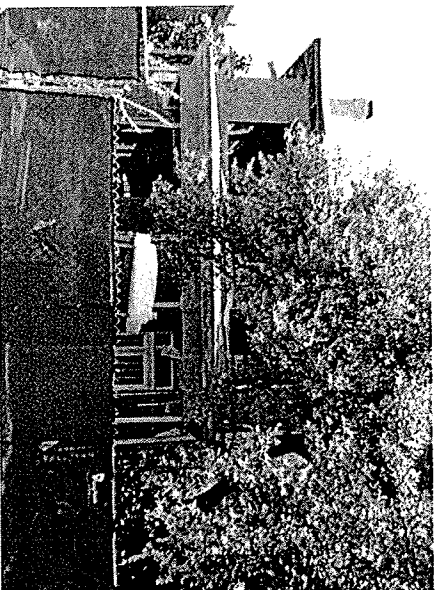
818185 (SUBJECT PROPERTY)
 Address: 905 Columbus St.
 Garage: Carport (applying for waiver to close in 1 wall and add garage door)
 Land: 5500
 Living Area: 2263 (41%)



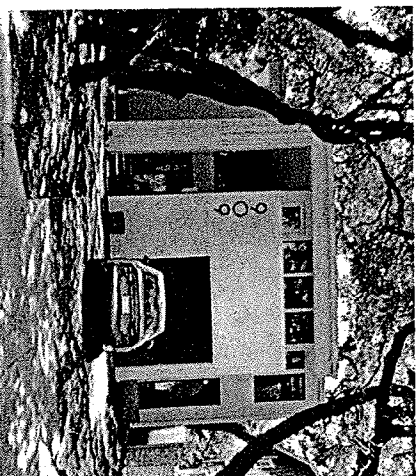
101210 (Across; Right)
 Address: 1106 Bouldin Ave.
 Garage: Detached
 Land: 1076
 Living Area: 5711 (19%)
 Note: Was granted a Variance to build a 2-car garage and garage apartment (photo is post-renovation)



NOTE: All data regarding garages, land, and living area is per TCAD 2014 Property Tax Rolls



818187 (Adjacent; SS Right)
Address: 905 Columbus St.
Garage: n/a (undergoing complete reno
incl. potential detached garage)
Land: 5500
Living Area: 2510 (46%)



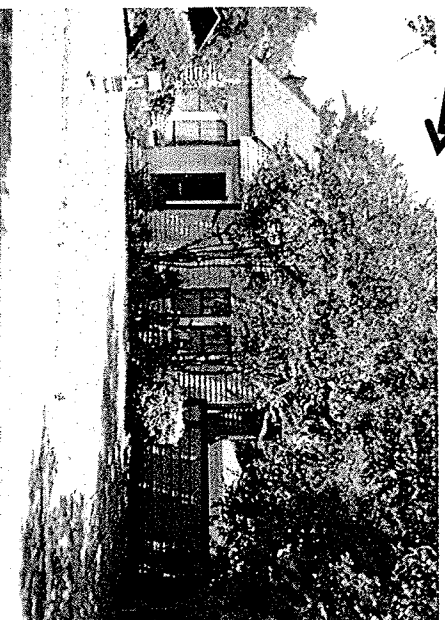
824646 (Adjacent; SS Right x2)
Address: 907 Columbus St.
Garage: attached
Land: 5500
Living Area: 2112 (38%)



→ Subject Property
Aerial



101921 (Across; Left)
Address: 904 Columbus St.
Garage: Detached
Land: 4988
Living Area: 756 (15%)



824646 (Adjacent; SS Right x2)
Address: 907 Columbus St.
Garage: attached
Land: 5500
Living Area: 2112 (38%)

NOTE: All data regarding garages, land, and living area is per TCAD 2014 Property Tax Rolls

B1
24

Travis CAD

Property Search Results > 818185 BOW GREGORY HARRISON & for Year 2014

Property

Account

Property ID: 818185 Legal Description: LOT 3 BLK 1 CAPITAL HEIGHTS PLUS 1/2 ADJ VAC ALLEY
 Geographic ID: 0102020507 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 905 COLUMBUS ST Mapsco: 614H
 TX 78704
 Neighborhood: BOULDIN Map ID: 010208
 Neighborhood CD: K1000

Owner

Name: BOW GREGORY HARRISON & Owner ID: 1539998
 Mailing Address: SIMMI PRADIPKUMAR MEHTA % Ownership: 100.000000000000%
 905 COLUMBUS ST
 AUSTIN, TX 78704

Exemptions: HS

Values

(+) Improvement Homesite Value:	+	\$422,481	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$300,000	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$722,481	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$722,481	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$722,481	

Taxing Jurisdiction

Owner: BOW GREGORY HARRISON &
 % Ownership: 100.000000000000%
 Total Value: \$722,481

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.242000	\$722,481	\$707,481	\$8,786.91
02	CITY OF AUSTIN	0.502700	\$722,481	\$722,481	\$3,631.92
03	TRAVIS COUNTY	0.494600	\$722,481	\$577,985	\$2,858.72
0A	TRAVIS CENTRAL APP DIST	0.000000	\$722,481	\$722,481	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.129000	\$722,481	\$577,985	\$745.60
68	AUSTIN COMM COLL DIST	0.094900	\$722,481	\$715,256	\$678.78
Total Tax Rate:		2.463200			
				Taxes w/Current Exemptions:	\$16,701.93
				Taxes w/o Exemptions:	\$17,796.15

Improvement / Building

B/L
25

Improvement #1: 1 FAM DWELLING State Code: A1 Living Area: 2263.0 sqft Value: \$422,481

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WS - 5+		2012	1357.0
2ND	2nd Floor	WS - 5+		2012	906.0
011	PORCH OPEN 1ST F	* - 5+		2012	35.0
011	PORCH OPEN 1ST F	* - 5+		2012	189.0
061	CARPORT ATT 1ST	* - 5+		2012	387.0
250	HALF BATHROOM	* - *		2012	1.0
251	BATHROOM	* - *		2012	2.0
252	BEDROOMS	* - *		2012	3.0
095	HVAC RESIDENTIAL	* - *		2012	2263.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1263	5500.00	0.00	0.00	\$300,000	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed	
2014	\$422,481	\$300,000		0	722,481	\$0	\$722,481
2013	\$111,914	\$300,000		0	411,914	\$0	\$411,914

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	8/22/2012	WD	WARRANTY DEED	FLAGG JEFFREY P	BOW GREGORY HARRISON &			2012141856TR
2	7/2/2012	WD	WARRANTY DEED	FLAGG ELIZABETH	FLAGG JEFFREY P			2012141855TR

Questions Please Call ☎

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B1

Property	Property ID	Street Address	City	Garage?	Living Area SQFT per TCAD (2014 Appraisal)	Land SQFT per TCAD (2014 Appraisal)	Calculated %age living area of land	Calculated FAR*	FAR %age of Land
Subject Property	818185	905 Columbus Street	Austin	Carport**	2263	5500	41.1%	2200	40.0%
Subject Property (if waiver is approved)	818185	905 Columbus Street	Austin	Garage**	2263	5500	41.1%	2440	44.4%
				n/a (undergoing full reno with possible detached)					
Adjacent Property (Same Side Right)	818187	907 Columbus Street	Austin		2510	5500	45.6%	2510	45.6%
Adjacent Property (Same Side Right x2)	824646	909 Columbus Street	Austin	Attached	2112	5500	38.4%	2151	39.1%
Catty Corner	100918	815 Columbus Street	Austin	Detached	2097	6296	33.3%	2469	39.2%
Adjacent Property (Behind Left)	100215	904 W. James Street	Austin	Carport	1836	5913	31.1%	1996	33.8%
Adjacent Property (Behind Right)	100216	906 W. James Street	Austin	Detached	1288	5806	22.2%	1428	24.6%
Adjacent Property (Same Side Right x3)	101908	911 Columbus Street	Austin	n/a	1228	5333	23.0%	1352	25.4%
Adjacent Property (Same Side Left x2)	101911	1100 Bouldin Ave	Austin	Attached	1161	5482	21.2%	1225	22.3%
Across the Street (Right)	101920	1006 Bouldin Ave	Austin	Detached	1076	5711	18.8%	1788	31.3%
Adjacent Property (Same Side Right x4)	101907	913 Columbus Street	Austin	Detached	1064	5243	20.3%	1188	22.7%
Across the Street (Left x2)	101922	906 Columbus Street	Austin	Detached	923	4978	18.5%	1047	21.0%
Across the Street (Left x3)	101923	908 Columbus Street	Austin	Detached	810	5038	16.1%	810	16.1%
Across the Street (Left)	101921	904 Columbus Street	Austin	Detached	756	4988	15.2%	896	18.0%
Adjacent Property (Same Side Left)	101910	903 Columbus Street	Austin	Detached	648	5363	12.1%	648	12.1%

* Per the recommendation of City of Austin Residential Review Division of the Planning and Development Review, we have calculated FAR based on 2014 TCAD Roles;
 Calculation is the sum of 1st, 2nd, 3rd, and Additional living space, storage, garage/carport, with an exemption of up to 450 sqft for carport and up to 200 for garage
 FAR for subject property is based on actual plans, to spec
 ** Subject property is requesting waiver to convert carport to garage

B1/7
27

Property Search Results > 101923 JEFFERY LINDA SUE for Year 2014

Property

Account

Property ID: 101923 Legal Description: LOT 14-15 BLK 2 BON AIR KNOLLS
 Geographic ID: 0102020612 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 908 COLUMBUS ST Mapsco: 614H
 TX 78704
 Neighborhood: BOULDIN Map ID: 010208
 Neighborhood CD: K1000

Owner

Name: JEFFERY LINDA SUE Owner ID: 101670
 Mailing Address: 908 COLUMBUS ST
 AUSTIN, TX 78704-2363
 % Ownership: 100.0000000000%

Exemptions: HS, OV65

Values

(+) Improvement Homesite Value:	+	\$93,806	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$300,000	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$393,806	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$393,806	
(-) HS Cap:	-	\$99,065	
<hr/>			
(=) Assessed Value:	=	\$294,741	

Taxing Jurisdiction

Owner: JEFFERY LINDA SUE
 % Ownership: 100.0000000000%
 Total Value: \$393,806

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	Tax Ceiling
01	AUSTIN ISD	1.242000	\$393,806	\$244,741	\$1,017.61	\$1,017.61
02	CITY OF AUSTIN	0.502700	\$393,806	\$224,741	\$1,129.77	
03	TRAVIS COUNTY	0.494600	\$393,806	\$165,793	\$820.01	
0A	TRAVIS CENTRAL APP DIST	0.000000	\$393,806	\$294,741	\$0.00	
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.129000	\$393,806	\$165,793	\$213.88	
68	AUSTIN COMM COLL DIST	0.094900	\$393,806	\$174,741	\$165.83	

Total Tax Rate:

2.463200

Taxes w/Current Exemptions:

\$3,347.10

Taxes w/o Exemptions:

\$7,260.06

B1
28**Improvement / Building**

Improvement #1: 1 FAM DWELLING State Code: A1 Living Area: 810.0 sqft Value: \$93,806

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WW - 3+		1936	810.0
011	PORCH OPEN 1ST F	* - 3+		1936	240.0
011	PORCH OPEN 1ST F	* - 3+		1936	12.0
031	GARAGE DET 1ST F	WW - 3+		1936	170.0
251	BATHROOM	* - *		1936	1.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1157	5038.19	0.00	0.00	\$300,000	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	\$93,806	\$300,000	0	393,806	\$99,065	\$294,741
2013	\$47,386	\$300,000	0	347,386	\$79,440	\$267,946
2012	\$35,722	\$250,000	0	285,722	\$42,135	\$243,587
2011	\$40,825	\$240,000	0	280,825	\$59,382	\$221,443
2010	\$40,825	\$240,000	0	280,825	\$79,513	\$201,312
2009	\$40,825	\$240,000	0	280,825	\$97,814	\$183,011

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	6/11/1970	WD	WARRANTY DEED		JEFFERY LINDA SUE	03868	00301	

Questions Please Call (512) 834-9317

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Database last updated on: 8/10/2014 1:36 AM

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B1
29

Property Search Results > 100918 MOHIN TIMOTHY & CATHERINE for Year 2014

Property

Account

Property ID: 100918 Legal Description: LOT 1 BLK 3 LINSComb & LINSComb
 Geographic ID: 0101010602 Agent Code: ID:1440843
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 815 COLUMBUS ST Mapsco: 614H
 TX 78746
 Neighborhood: BOULDIN Map ID: 010208
 Neighborhood CD: K1000

Owner

Name: MOHIN TIMOTHY & CATHERINE Owner ID: 1470332
 Mailing Address: % Ownership: 100.000000000000%
 815 COLUMBUS ST
 AUSTIN, TX 78704-2362

Exemptions: HS

Values

(+) Improvement Homesite Value: + \$415,283
 (+) Improvement Non-Homesite Value: + \$0
 (+) Land Homesite Value: + \$300,000
 (+) Land Non-Homesite Value: + \$0 Ag / Timber Use Value
 (+) Agricultural Market Valuation: + \$0 \$0
 (+) Timber Market Valuation: + \$0 \$0

(=) Market Value: = \$715,283
 (-) Ag or Timber Use Value Reduction: - \$0

(=) Appraised Value: = \$715,283
 (-) HS Cap: - \$123,243

(=) Assessed Value: = \$592,040

Taxing Jurisdiction

Owner: MOHIN TIMOTHY & CATHERINE
 % Ownership: 100.000000000000%
 Total Value: \$715,283

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.242000	\$715,283	\$577,040	\$7,166.84
02	CITY OF AUSTIN	0.502700	\$715,283	\$592,040	\$2,976.19
03	TRAVIS COUNTY	0.494600	\$715,283	\$473,632	\$2,342.59
0A	TRAVIS CENTRAL APP DIST	0.000000	\$715,283	\$592,040	\$0.00

2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.129000	\$715,283	\$473,632	\$610.99
68	AUSTIN COMM COLL DIST	0.094900	\$715,283	\$586,120	\$556.23
Total Tax Rate:		2.463200			

Taxes w /Current Exemptions:	\$13,652.84
Taxes w /o Exemptions:	\$14,583.13

Improvement / Building

Improvement #1: 1 FAM DWELLING **State Code:** A1 **Living Area:** 2097.0 sqft **Value:** \$415,283

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WS - 5+		2008	1036.0
2ND	2nd Floor	WS - 5+		2008	489.0
031	GARAGE DET 1ST F	WS - 5+		2008	572.0
011	PORCH OPEN 1ST F	* - 5+		2008	72.0
512	DECK UNCOVERED	* - 5+		2008	130.0
512	DECK UNCOVERED	* - 5+		2008	30.0
095	HVAC RESIDENTIAL	* - *		2008	2097.0
251	BATHROOM	* - *		2008	2.5
2ND	2nd Floor	WS - 5		0	572.0
522	FIREPLACE	* - 5+		2008	1.0
604	POOL RES CONC	* - 5+		2012	1.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1445	6295.92	52.40	120.00	\$300,000	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	\$415,283	\$300,000	0	715,283	\$123,243	\$592,040
2013	\$238,218	\$300,000	0	538,218	\$0	\$538,218
2012	\$281,632	\$240,000	0	521,632	\$0	\$521,632
2011	\$283,118	\$240,000	0	523,118	\$0	\$523,118
2010	\$287,891	\$240,000	0	527,891	\$0	\$527,891
2009	\$24,300	\$240,000	0	264,300	\$0	\$264,300

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	4/5/2010	WD	WARRANTY DEED	SOUTH AUSTIN CAPITAL PARTNERS LP	MOHIN TIMOTHY & CATHERINE			2010048576TR
2	9/26/2007	SW	SPECIAL WARRANTY DEED	SHIPLEY INVESTMENTS LTD	SOUTH AUSTIN CAPITAL PARTNERS LP			2007181478TR
3	9/29/1998	SW	SPECIAL WARRANTY DEED	MARGRAVES ROSS D JR TRUSTEE OF	SHIPLEY INVESTMENTS LTD	13281	03422	

Questions Please Call (512) 834-9317

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Travis CAD

Property Search Results > 101910 SAAD JONATHAN M for Year 2014

Property

Account

Property ID: 101910 Legal Description: LOT 2 BLK 1 CAPITAL HEIGHTS PLUS 1/2 ADJ VAC ALLEY
 Geographic ID: 0102020505 Agent Code: ID:2006
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 903 COLUMBUS ST Mapsco: 614H
 TX 78746
 Neighborhood: BOULDIN Map ID: 010208
 Neighborhood CD: K1000

Owner

Name: SAAD JONATHAN M Owner ID: 101657
 Mailing Address: 2713 BARTON POINT DR
 AUSTIN, TX 78733-6314

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$61,237	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$300,000	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$361,237	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$361,237	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$361,237	

Taxing Jurisdiction

Owner: SAAD JONATHAN M
 % Ownership: 100.000000000000%
 Total Value: \$361,237

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.242000	\$361,237	\$361,237	\$4,486.57
02	CITY OF AUSTIN	0.502700	\$361,237	\$361,237	\$1,815.94
03	TRAVIS COUNTY	0.494600	\$361,237	\$361,237	\$1,786.68
0A	TRAVIS CENTRAL APP DIST	0.000000	\$361,237	\$361,237	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.129000	\$361,237	\$361,237	\$466.00
68	AUSTIN COMM COLL DIST	0.094900	\$361,237	\$361,237	\$342.81
Total Tax Rate:		2.463200			
				Taxes w/Current Exemptions:	
				\$8,898.00	

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Taxes w/o Exemptions:

\$8,897.99

Improvement / Building

Improvement #1: 1 FAM DWELLING State Code: A1 Living Area: 648.0 sqft Value: \$61,237

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WW - 3		1948	648.0
011	PORCH OPEN 1ST F	* - 3		1948	27.0
031	GARAGE DET 1ST F	WW - 3		1948	160.0
251	BATHROOM	* - *		1948	1.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1231	5362.66	50.00	110.00	\$300,000	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	\$61,237	\$300,000	0	361,237	\$0	\$361,237
2013	\$24,331	\$218,960	0	243,291	\$0	\$243,291
2012	\$16,257	\$250,000	0	266,257	\$0	\$266,257
2011	\$29,395	\$223,840	0	253,235	\$0	\$253,235
2010	\$30,632	\$240,000	0	270,632	\$0	\$270,632
2009	\$31,518	\$240,000	0	271,518	\$0	\$271,518

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	3/31/1993	WD	WARRANTY DEED	ANDERSON T HARRY	SAAD JONATHAN M	11906	02682	
2	2/22/1980	WD	WARRANTY DEED	ANDERSON JERRY D	ANDERSON T HARRY	06888	00736	
3	1/11/1979	WD	WARRANTY DEED	ANDERSON HARRY T	ANDERSON JERRY D	06450	01799	

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Property Search Results > 101921 CISNEROS REYNALDO ALBERTO & for Year 2014

Property

Account

Property ID: 101921
Geographic ID: 0102020610
Type: Real

Legal Description: LOT 10-11 BLK 2 BON AIR KNOLLS
Agent Code:

Property Use Code:
Property Use Description:

Location

Address: 904 COLUMBUS ST
TX 78746
Mapsco: 614H
Neighborhood: BOULDIN
Map ID: 010208
Neighborhood CD: K1000

Owner

Name: CISNEROS REYNALDO ALBERTO & Owner ID: 101668
Mailing Address: CONCEPCION AUREA
904 COLUMBUS ST
% Ownership: 100.000000000000%
AUSTIN, TX 78704-2363

Exemptions: HS

Values

(+) Improvement Homesite Value:	+	\$90,931	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$300,000	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$390,931	
(-) Ag or Timber Use Value Reduction:	-	\$0	
(=) Appraised Value:	=	\$390,931	
(-) HS Cap:	-	\$97,104	
(=) Assessed Value:	=	\$293,827	

Taxing Jurisdiction

Owner: CISNEROS REYNALDO ALBERTO &
% Ownership: 100.000000000000%
Total Value: \$390,931

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.242000	\$390,931	\$278,827	\$3,463.03
02	CITY OF AUSTIN	0.502700	\$390,931	\$293,827	\$1,477.07
03	TRAVIS COUNTY	0.494600	\$390,931	\$235,062	\$1,162.62
0A	TRAVIS CENTRAL APP DIST	0.000000	\$390,931	\$293,827	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.129000	\$390,931	\$235,062	\$303.23
68	AUSTIN COMM COLL DIST	0.094900	\$390,931	\$288,827	\$274.09
Total Tax Rate:		2.463200			
Taxes w/Current Exemptions:					\$6,680.04

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Taxes w/o Exemptions:

\$7,237.55

Improvement / Building

Improvement #1:	1 FAM DWELLING	State Code:	A1	Living Area:	756.0 sqft	Value:	\$90,931
Type	Description	Class CD	Exterior Wall	Year Built	SQFT		
1ST	1st Floor	WW - 3+		1937	756.0		
011	PORCH OPEN 1ST F	* - 3+		1937	112.0		
031	GARAGE DET 1ST F	WW - 3+		1937	340.0		
251	BATHROOM	* - *		1937	1.0		

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1145	4988.20	0.00	0.00	\$300,000	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	\$90,931	\$300,000	0	390,931	\$97,104	\$293,827
2013	\$46,812	\$300,000	0	346,812	\$79,697	\$267,115
2012	\$35,289	\$250,000	0	285,289	\$42,457	\$242,832
2011	\$40,330	\$240,000	0	280,330	\$59,574	\$220,756
2010	\$40,330	\$240,000	0	280,330	\$79,643	\$200,687
2009	\$40,330	\$240,000	0	280,330	\$97,887	\$182,443

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/15/1993	WD	WARRANTY DEED	MARTIN DELL SR	MARTIN DEBRA JANE	12133	01435	
2	12/15/1993	WD	WARRANTY DEED	MARTIN PARTNERSHIP	CISNEROS REYNALDO ALBERTO &	12133	01438	
3	12/31/1990	SW	SPECIAL WARRANTY DEED	MARTIN DEBRA JANE	MARTIN PARTNERSHIP	11366	00407	

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Property Search Results > 100215 WAKEFIELD JOSEPH & CLAUDETTE for Year 2014

Property

Account

Property ID: 100215 Legal Description: LOT 4 W 4.3 FT OF LOT 3 BLK 7 SOUTH HEIGHTS PLUS 1/2 ADJ VAC ALLEY
 Geographic ID: 0100031904 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 904 W JAMES ST Mapsco: 614H
 TX 78704
 Neighborhood: BOULDIN Map ID: 010208
 Neighborhood CD: K1000

Owner

Name: WAKEFIELD JOSEPH & CLAUDETTE Owner ID: 1404484
 Mailing Address: 904 JAMES ST % Ownership: 100.000000000000%
 AUSTIN, TX 78704-2354

Exemptions: HS, OV65

Values

(+) Improvement Homesite Value: + \$337,486
 (+) Improvement Non-Homesite Value: + \$0
 (+) Land Homesite Value: + \$300,000
 (+) Land Non-Homesite Value: + \$0 Ag / Timber Use Value
 (+) Agricultural Market Valuation: + \$0 \$0
 (+) Timber Market Valuation: + \$0 \$0
 (=) Market Value: = \$637,486
 (-) Ag or Timber Use Value Reduction: - \$0
 (=) Appraised Value: = \$637,486
 (-) HS Cap: - \$83,798
 (=) Assessed Value: = \$553,688

Taxing Jurisdiction

Owner: WAKEFIELD JOSEPH & CLAUDETTE
 % Ownership: 100.000000000000%
 Total Value: \$637,486

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	Tax Ceiling
01	AUSTIN ISD	1.242000	\$637,486	\$503,688	\$5,480.19	\$5,480.19
02	CITY OF AUSTIN	0.502700	\$637,486	\$483,688	\$2,431.50	
03	TRAVIS COUNTY	0.494600	\$637,486	\$372,950	\$1,844.61	
0A	TRAVIS CENTRAL APP DIST	0.000000	\$637,486	\$553,688	\$0.00	
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.129000	\$637,486	\$372,950	\$481.11	
68	AUSTIN COMM COLL DIST	0.094900	\$637,486	\$433,151	\$411.06	
Total Tax Rate:		2.463200				

Taxes w/Current Exemptions: \$10,648.47

Taxes w/o Exemptions: \$13,638.44

Improvement / Building

Improvement #1: 1 FAM DWELLING State Code: A1 Living Area: 1836.0 sqft Value: \$337,486

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WS - 5+		1943	1212.0
2ND	2nd Floor	WS - 5+		2005	624.0
571	STORAGE DET	WW - 5+		2005	160.0
051	CARPORT DET 1ST	* - 5+		2005	256.0
011	PORCH OPEN 1ST F	* - 5+		1943	65.0
251	BATHROOM	* - 5+		1943	2.0
095	HVAC RESIDENTIAL	* - 5+		1943	1836.0

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011 PORCH OPEN 1ST F *- 5+ 2008 16.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1358	5913.76	0.00	0.00	\$300,000	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	\$337,486	\$300,000	0	637,486	\$83,798	\$553,688
2013	\$203,353	\$300,000	0	503,353	\$0	\$503,353
2012	\$247,152	\$240,000	0	487,152	\$0	\$487,152
2011	\$234,638	\$240,000	0	474,638	\$0	\$474,638
2010	\$237,766	\$240,000	0	477,766	\$0	\$477,766
2009	\$265,923	\$240,000	0	505,923	\$0	\$505,923

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/18/2008	WD	WARRANTY DEED	WTKIN SAMUEL A	WAKEFIELD JOSEPH & CLAUDETTE			2008010470TR
2	5/12/2005	SW	SPECIAL WARRANTY DEED	GRIFFICE ROBERT L	WTKIN SAMUEL A			2005090425TR
3	6/8/2004	CD	CORRECTION DEED	GRIFFICE ROBERT L	GRIFFICE ROBERT L			2004137475TR

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Property Search Results > 101922 KIATTA KATHLEEN for Year 2014

Property

Account

Property ID: 101922 Legal Description: LOT 12-13 BLK 2 BON AIR KNOLLS
 Geographic ID: 0102020611 Agent Code: ID:2049
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 906 COLUMBUS ST Mapsco: 614H
 TX 78746
 Neighborhood: BOULDIN Map ID: 010208
 Neighborhood CD: K1000

Owner

Name: KIATTA KATHLEEN Owner ID: 101669
 Mailing Address: % Ownership: 100.000000000000%
 3300 BEE CAVE RD
 # 650215
 WEST LAKE HILLS, TX 78746-6600

Exemptions:

Values

(+) Improvement Homesite Value: + \$104,554
 (+) Improvement Non-Homesite Value: + \$0
 (+) Land Homesite Value: + \$291,778
 (+) Land Non-Homesite Value: + \$0 Ag / Timber Use Value
 (+) Agricultural Market Valuation: + \$0 \$0
 (+) Timber Market Valuation: + \$0 \$0

 (=) Market Value: = \$396,332
 (-) Ag or Timber Use Value Reduction: - \$0

 (=) Appraised Value: = \$396,332
 (-) HS Cap: - \$0

 (=) Assessed Value: = \$396,332

Taxing Jurisdiction

Owner: KIATTA KATHLEEN
 % Ownership: 100.000000000000%
 Total Value: \$396,332

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.242000	\$396,332	\$396,332	\$4,922.44
02	CITY OF AUSTIN	0.502700	\$396,332	\$396,332	\$1,992.36
03	TRAVIS COUNTY	0.494600	\$396,332	\$396,332	\$1,960.26
0A	TRAVIS CENTRAL APP DIST	0.000000	\$396,332	\$396,332	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.129000	\$396,332	\$396,332	\$511.27
68	AUSTIN COMM COLL DIST	0.094900	\$396,332	\$396,332	\$376.12
Total Tax Rate:		2.463200			

Taxes w/Current Exemptions: \$9,762.45

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Taxes w/o Exemptions:

\$9,762.45

Improvement / Building

Improvement #1: 1 FAM DWELLING **State Code:** A1 **Living Area:** 923.0 sqft **Value:** \$104,554

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WW - 3+		1937	923.0
011	PORCH OPEN 1ST F	* - 3+		1937	18.0
031	GARAGE DET 1ST F	WW - 3+		1937	324.0
095	HVAC RESIDENTIAL	* - *		1937	923.0
251	BATHROOM	* - *		1937	1.0
631	PORCH CLOS UNFIN	* - 3+		1937	128.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1143	4978.04	0.00	0.00	\$291,778	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	\$104,554	\$291,778		0	396,332	\$0 \$396,332
2013	\$57,360	\$300,000		0	357,360	\$0 \$357,360
2012	\$43,241	\$250,000		0	293,241	\$0 \$293,241
2011	\$49,418	\$240,000		0	289,418	\$0 \$289,418
2010	\$49,418	\$240,000		0	289,418	\$0 \$289,418
2009	\$49,418	\$240,000		0	289,418	\$36,478 \$252,940

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	8/31/2000	WD	WARRANTY DEED	ROLUFS HEIDI	KIATTA KATHLEEN	00000	00000	2000141140TR
2	7/8/1998	WD	WARRANTY DEED	RAWLINS EDWINA	ROLUFS HEIDI	13222	02249	
3	6/17/1997	MS	MISCELLANEOUS	RAWLINS E B	RAWLINS EDWINA	13222	02245	

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Property Search Results > 100216 BROWN DOUGLAS B & LUCY M for Year 2014

Property

Account

Property ID: 100216 Legal Description: LOT 5 BLK 7 SOUTH HEIGHTS PLUS 1/2 ADJ VAC ALLEY
 Geographic ID: 0100031905 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 906 W JAMES ST Mapsco: 614H
 TX 78704
 Neighborhood: BOULDIN Map ID: 010208
 Neighborhood CD: K1000

Owner

Name: BROWN DOUGLAS B & LUCY M Owner ID: 100185
 Mailing Address: 1616 WESTLAKE DR
 WEST LAKE HILLS, TX 78746-3739
 % Ownership: 100.0000000000%

Exemptions:

Values

(+) Improvement Homesite Value: + \$0
 (+) Improvement Non-Homesite Value: + \$90,426
 (+) Land Homesite Value: + \$0
 (+) Land Non-Homesite Value: + \$300,000 Ag / Timber Use Value
 (+) Agricultural Market Valuation: + \$0 \$0
 (+) Timber Market Valuation: + \$0 \$0

 (=) Market Value: = \$390,426
 (-) Ag or Timber Use Value Reduction: - \$0

 (=) Appraised Value: = \$390,426
 (-) HS Cap: - \$0

 (=) Assessed Value: = \$390,426

Taxing Jurisdiction

Owner: BROWN DOUGLAS B & LUCY M
 % Ownership: 100.0000000000%
 Total Value: \$390,426

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.242000	\$390,426	\$390,426	\$4,849.09
02	CITY OF AUSTIN	0.502700	\$390,426	\$390,426	\$1,962.67
03	TRAVIS COUNTY	0.494600	\$390,426	\$390,426	\$1,931.04
0A	TRAVIS CENTRAL APP DIST	0.000000	\$390,426	\$390,426	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.129000	\$390,426	\$390,426	\$503.65
68	AUSTIN COMM COLL DIST	0.094900	\$390,426	\$390,426	\$370.51
Total Tax Rate:		2.463200			
Taxes w/Current Exemptions:					\$9,616.96
Taxes w/o Exemptions:					\$9,616.97

Improvement / Building

Improvement #1: 1 FAM DWELLING State Code: A1 Living Area: 1288.0 sqft Value: \$90,426

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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WW - 3-		1935	1288.0
011	PORCH OPEN 1ST F	* - 3-		1935	72.0
031	GARAGE DET 1ST F	WW - 3-		1935	340.0
095	HVAC RESIDENTIAL	* - *		1935	1288.0
251	BATHROOM	* - *		1935	1.0
512	DECK UNCOVERED	* - 3-		1935	28.0
531	OBS FENCE	CAS - *		1935	1.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1333	5806.52	0.00	0.00	\$300,000	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	\$90,426	\$300,000	0	390,426	\$0	\$390,426
2013	\$43,143	\$300,000	0	343,143	\$0	\$343,143
2012	\$49,134	\$250,000	0	299,134	\$0	\$299,134
2011	\$56,153	\$240,000	0	296,153	\$0	\$296,153
2010	\$56,153	\$240,000	0	296,153	\$0	\$296,153
2009	\$56,153	\$240,000	0	296,153	\$0	\$296,153

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	2/18/1998	WD	WARRANTY DEED	RIFFE LOUIS LACY	BROWN DOUGLAS B & LUCY M	13129	03086	
2	4/17/1970	WD	WARRANTY DEED		RIFFE LOUIS LACY	03836	00867	

Questions Please Call ☎

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Property Search Results > 818187 MCIVER KATHLEEN VAN KEUREN for Year 2014

Property

Account

Property ID: 818187 Legal Description: LOT 4 BLK 1 CAPITAL HEIGHTS PLUS 1/2 ADJ VAC ALLEY
 Geographic ID: 0102020508 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 907 COLUMBUS ST Mapsco: 614H
 TX 78704
 Neighborhood: BOULDIN Map ID: 010208
 Neighborhood CD: K1000

Owner

Name: MCIVER KATHLEEN VAN KEUREN Owner ID: 1559740
 Mailing Address: 907 COLUMBUS ST % Ownership: 100.000000000000%
 AUSTIN, TX 78704
 Exemptions: HS

Values

(+) Improvement Homesite Value: + \$69,981
 (+) Improvement Non-Homesite Value: + \$0
 (+) Land Homesite Value: + \$300,000
 (+) Land Non-Homesite Value: + \$0 Ag / Timber Use Value
 (+) Agricultural Market Valuation: + \$0 \$0
 (+) Timber Market Valuation: + \$0 \$0

 (=) Market Value: = \$369,981
 (-) Ag or Timber Use Value Reduction: - \$0

 (=) Appraised Value: = \$369,981
 (-) HS Cap: - \$0

 (=) Assessed Value: = \$369,981

Taxing Jurisdiction

Owner: MCIVER KATHLEEN VAN KEUREN
 % Ownership: 100.000000000000%
 Total Value: \$369,981

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.242000	\$369,981	\$354,981	\$4,408.86
02	CITY OF AUSTIN	0.502700	\$369,981	\$369,981	\$1,859.90
03	TRAVIS COUNTY	0.494600	\$369,981	\$295,985	\$1,463.94
0A	TRAVIS CENTRAL APP DIST	0.000000	\$369,981	\$369,981	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.129000	\$369,981	\$295,985	\$381.82
68	AUSTIN COMM COLL DIST	0.094900	\$369,981	\$364,981	\$346.36
Total Tax Rate:		2.463200			
Taxes w/Current Exemptions:					\$8,460.88
Taxes w/o Exemptions:					\$9,113.37

Improvement / Building

Improvement #1: 1 FAM DWELLING State Code: A1 Living Area: 2510.0 sqft Value: \$69,981

Type Description Class CD Exterior Wall Year Built SQFT

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1ST	1st Floor	WW - 4	1900	1355.0
2ND	2nd Floor	WW - 4	1900	907.0
1/2	Half Floor	WW - 4	1900	248.0
011	PORCH OPEN 1ST F	* - 4	1900	80.0
095	HVAC RESIDENTIAL	* - *	1900	2510.0
522	FIREPLACE	* - 4	1900	1.0
630	PORCH CLOS FIN	* - 4	1900	120.0
252	BEDROOMS	* - *	1900	3.0
251	BATHROOM	* - *	1900	3.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1263	5500.00	0.00	0.00	\$300,000	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	\$69,981	\$300,000	0	369,981	\$0	\$369,981
2013	\$132,746	\$300,000	0	432,746	\$0	\$432,746

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/17/2012	WD	WARRANTY DEED	FLAGG JEFFREY P	MCIVER KATHLEEN VAN KEUREN			2012212615TR
2	12/13/2012	WD	WARRANTY DEED	FLAGG DENISE S	FLAGG JEFFREY P			2012212614TR
3	9/12/2012	WD	WARRANTY DEED	FLAGG ELIZABETH ZARA	FLAGG JEFFREY P			2012163128TR

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Property Search Results > 824646 SHAHEEN ERIC J & REBECCA S for Year 2014

Property

Account

Property ID: 824646
 Geographic ID: 0102020509
 Type: Real

Legal Description: LOT 5 BLK 1 CAPITAL HEIGHTS PLUS 1/2 ADJ VAC ALLEY
 Agent Code:

Property Use Code:
 Property Use Description:

Location

Address: COLUMBUS ST
 TX 78704
 Mapsco: 614H
 Neighborhood: BOULDIN
 Map ID: 010208
 Neighborhood CD: K1000

Owner

Name: SHAHEEN ERIC J & REBECCA S Owner ID: 1556103
 Mailing Address: 909 COLUMBUS ST
 AUSTIN, TX 78704 % Ownership: 100.0000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$227,813	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$300,000	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$527,813	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$527,813	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$527,813	

Taxing Jurisdiction

Owner: SHAHEEN ERIC J & REBECCA S
 % Ownership: 100.0000000000%
 Total Value: \$527,813

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.242000	\$527,813	\$527,813	\$6,555.44
02	CITY OF AUSTIN	0.502700	\$527,813	\$527,813	\$2,653.32
03	TRAVIS COUNTY	0.494600	\$527,813	\$527,813	\$2,610.57
0A	TRAVIS CENTRAL APP DIST	0.000000	\$527,813	\$527,813	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.129000	\$527,813	\$527,813	\$680.88
68	AUSTIN COMM COLL DIST	0.094900	\$527,813	\$527,813	\$500.89
Total Tax Rate:		2.463200			

Taxes w/Current Exemptions: \$13,001.10

Taxes w/o Exemptions: \$13,001.09

Improvement / Building

Improvement #1: 1 FAM DWELLING State Code: A1 Living Area: 2112.0 sqft Value: \$227,813

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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WS - 6		2013	1212.0
2ND	2nd Floor	WS - 6		2013	900.0
011	PORCH OPEN 1ST F	* - 6		2013	251.0
612	TERRACE UNCOVERD	* - 6		2013	112.0
581	STORAGE ATT	WS - 6		2013	15.0
581	STORAGE ATT	WS - 6		2013	24.0
041	GARAGE ATT 1ST F	WS - 6		2013	172.0
095	HVAC RESIDENTIAL	* - *		2013	2112.0
011	PORCH OPEN 1ST F	* - 6		2013	366.0
SO	Sketch Only	SO - *		2013	102.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1263	5500.00	0.00	0.00	\$300,000	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	\$227,813	\$300,000	0	527,813	\$0	\$527,813
2013	\$0	\$300,000	0	300,000	\$0	\$300,000

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/26/2012	WD	WARRANTY DEED	FLAGG JEFFREY P	SHAHEEN ERIC J & REBECCA S			2012163129TR

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Travis CAD

Property Search Results > 101908 CONRAD BENJAMIN & BIANCA GONZALES for Year 2014

Property

Account

Property ID: 101908 Legal Description: LOT 6 BLK 1 CAPITAL HEIGHTS PLUS 1/2 ADJ VAC ALLEY
 Geographic ID: 0102020503 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 911 COLUMBUS DR Mapsco: 614H
 TX 78746
 Neighborhood: BOULDIN Map ID: 010208
 Neighborhood CD: K1000

Owner

Name: CONRAD BENJAMIN & BIANCA GONZALES Owner ID: 1458155
 Mailing Address: % Ownership: 100.000000000000%
 911 COLUMBUS ST
 AUSTIN, TX 78704-2364

Exemptions: HS

Values

(+) Improvement Homesite Value: + \$155,346
 (+) Improvement Non-Homesite Value: + \$0
 (+) Land Homesite Value: + \$300,000
 (+) Land Non-Homesite Value: + \$0 Ag / Timber Use Value
 (+) Agricultural Market Valuation: + \$0 \$0
 (+) Timber Market Valuation: + \$0 \$0
 (=) Market Value: = \$455,346
 (-) Ag or Timber Use Value Reduction: - \$0
 (=) Appraised Value: = \$455,346
 (-) HS Cap: - \$65,826
 (=) Assessed Value: = \$389,520

Taxing Jurisdiction

Owner: CONRAD BENJAMIN & BIANCA GONZALES
 % Ownership: 100.000000000000%
 Total Value: \$455,346

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.242000	\$455,346	\$374,520	\$4,651.54
02	CITY OF AUSTIN	0.502700	\$455,346	\$389,520	\$1,958.12
03	TRAVIS COUNTY	0.494600	\$455,346	\$311,616	\$1,541.25
0A	TRAVIS CENTRAL APP DIST	0.000000	\$455,346	\$389,520	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.129000	\$455,346	\$311,616	\$401.98
68	AUSTIN COMM COLL DIST	0.094900	\$455,346	\$384,520	\$364.91
Total Tax Rate:		2.463200			
Taxes w/Current Exemptions:					\$8,917.80
Taxes w/o Exemptions:					\$9,594.66

Improvement / Building

Improvement #1: 1 FAM DWELLING State Code: A1 Living Area: 1228.0 sqft Value: \$155,346

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WA - 4-		1940	1228.0
011	PORCH OPEN 1ST F	* - 4-		1940	72.0

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031	GARAGE DET 1ST F	WA - 4-	1940	324.0
251	BATHROOM	* - *	1940	2.0
095	HVAC RESIDENTIAL	* - *	2006	1228.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1224	5332.89	0.00	0.00	\$300,000	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	\$155,346	\$300,000	0	455,346	\$65,826	\$389,520
2013	\$95,401	\$300,000	0	395,401	\$41,292	\$354,109
2012	\$71,917	\$250,000	0	321,917	\$0	\$321,917
2011	\$82,191	\$240,000	0	322,191	\$0	\$322,191
2010	\$82,191	\$240,000	0	322,191	\$0	\$322,191
2009	\$53,182	\$240,000	0	293,182	\$38,151	\$255,031

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	11/9/2009	WD	WARRANTY DEED	SIMMONS JOHNNY & SARAH	CONRAD BENJAMIN & BIANCA GONZALES			2009189838TR
2	10/27/2005	WD	WARRANTY DEED	DOUGLAS LAWRENCE H	SIMMONS JOHNNY & SARAH			2005207564TR
3	4/20/1992	WD	WARRANTY DEED	DOUGLAS LAWRENCE H	DOUGLAS LAWRENCE H	00000	00000	2002086675TR

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Property Search Results > 101920 RIEDT MARGARET JANE TRUSTEE OF for Year 2014

Property

Account

Property ID: 101920
 Geographic ID: 0102020609
 Type: Real
 Property Use Code:
 Property Use Description:

Legal Description: LOT 7-8 * & S 50 FT OF LOT 9 BLK 2 BON AIR KNOLLS
 Agent Code: ID:2049

Location

Address: 1006 BOULDIN AVE
 TX 78704
 Mapsco: 614H
 Neighborhood: BOULDIN
 Map ID: 010208
 Neighborhood CD: K1000

Owner

Name: RIEDT MARGARET JANE TRUSTEE OF Owner ID: 1360032
 Mailing Address: THE MARGARET RIEDT TRUST
 1006 BOULDIN AVE
 AUSTIN, TX 78704-1616
 % Ownership: 100.0000000000%

Exemptions: HS

Values

(+) Improvement Homesite Value: + \$152,701
 (+) Improvement Non-Homesite Value: + \$0
 (+) Land Homesite Value: + \$300,000
 (+) Land Non-Homesite Value: + \$0 Ag / Timber Use Value
 (+) Agricultural Market Valuation: + \$0 \$0
 (+) Timber Market Valuation: + \$0 \$0
 (=) Market Value: = \$452,701
 (-) Ag or Timber Use Value Reduction: - \$0
 (=) Appraised Value: = \$452,701
 (-) HS Cap: - \$62,685
 (=) Assessed Value: = \$390,016

Taxing Jurisdiction

Owner: RIEDT MARGARET JANE TRUSTEE OF
 % Ownership: 100.0000000000%
 Total Value: \$452,701

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.242000	\$452,701	\$375,016	\$4,657.70
02	CITY OF AUSTIN	0.502700	\$452,701	\$390,016	\$1,960.61
03	TRAVIS COUNTY	0.494600	\$452,701	\$312,013	\$1,543.21
0A	TRAVIS CENTRAL APP DIST	0.000000	\$452,701	\$390,016	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.129000	\$452,701	\$312,013	\$402.50
68	AUSTIN COMM COLL DIST	0.094900	\$452,701	\$385,016	\$365.38
Total Tax Rate:		2.463200			
Taxes w/Current Exemptions:					\$8,929.40
Taxes w/o Exemptions:					\$9,606.87

Improvement / Building

Improvement #1: 1 FAM DWELLING State Code: A1 Living Area: 1076.0 sqft Value: \$152,701

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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WW - 3+		1935	1076.0
011	PORCH OPEN 1ST F	* - 3+		1935	96.0
011	PORCH OPEN 1ST F	* - 3+		1935	96.0
011	PORCH OPEN 1ST F	* - 3+		1935	60.0
031	GARAGE DET 1ST F	WW - 3+		1935	576.0
095	HVAC RESIDENTIAL	* - *		1935	1076.0
251	BATHROOM	* - *		1935	1.0
483	LIVING QUARTERS	G - *		1935	336.0
512	DECK UNCOVERED	* - 3+		1935	300.0
513	DECK COVERED	* - 3+		2007	80.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1311	5711.95	0.00	0.00	\$300,000	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	\$152,701	\$300,000	0	452,701	\$62,685	\$390,016
2013	\$76,121	\$300,000	0	376,121	\$21,561	\$354,560
2012	\$72,327	\$250,000	0	322,327	\$0	\$322,327
2011	\$82,659	\$240,000	0	322,659	\$0	\$322,659
2010	\$82,659	\$240,000	0	322,659	\$3,663	\$318,996
2009	\$82,659	\$240,000	0	322,659	\$32,663	\$289,996

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/20/2006	SW	SPECIAL WARRANTY DEED	RIEDT MARGARET JANE	RIEDT MARGARET JANE TRUSTEE OF			2007008602TR
2	12/27/1991	WD	WARRANTY DEED	SCHULMAN CHRISTOPHER F	RIEDT MARGARET JANE	11592	01093	
3	12/29/1981	WD	WARRANTY DEED	ROY WALTER F 111	SCHULMAN CHRISTOPHER F	07653	00870	

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Property Search Results > 101907 ERMIS MARY JANE for Year 2014

Property

Account

Property ID: 101907 Legal Description: LOT 7 BLK 1 CAPITAL HEIGHTS PLUS 1/2 ADJ VAC ALLEY
 Geographic ID: 0102020502 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 913 COLUMBUS ST Mapsco: 614H
 TX 78746
 Neighborhood: BOULDIN Map ID: 010208
 Neighborhood CD: K1000

Owner

Name: ERMIS MARY JANE Owner ID: 1488253
 Mailing Address: 1502 W DITTMAR RD
 AUSTIN, TX 78745
 % Ownership: 100.0000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$119,126	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$300,000	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$419,126	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$419,126	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$419,126	

Taxing Jurisdiction

Owner: ERMIS MARY JANE
 % Ownership: 100.0000000000%
 Total Value: \$419,126

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.242000	\$419,126	\$419,126	\$5,205.55
02	CITY OF AUSTIN	0.502700	\$419,126	\$419,126	\$2,106.95
03	TRAVIS COUNTY	0.494600	\$419,126	\$419,126	\$2,073.00
0A	TRAVIS CENTRAL APP DIST	0.000000	\$419,126	\$419,126	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.129000	\$419,126	\$419,126	\$540.67
68	AUSTIN COMM COLL DIST	0.094900	\$419,126	\$419,126	\$397.75
Total Tax Rate:		2.463200			
Taxes w/Current Exemptions:					\$10,323.92

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Taxes w/o Exemptions:

\$10,323.91

Improvement / Building

Improvement #1: 1 FAM DWELLING **State Code:** A1 **Living Area:** 1064.0 sqft **Value:** \$119,126

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WV - 3+		1936	1064.0
011	PORCH OPEN 1ST F	* - 3+		1936	100.0
011	PORCH OPEN 1ST F	* - 3+		1936	25.0
031	GARAGE DET 1ST F	WV - 3+		1936	324.0
251	BATHROOM	* - *		1936	1.0
522	FIREPLACE	* - 3+		1936	1.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1204	5243.20	0.00	0.00	\$300,000	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	\$119,126	\$300,000	0	419,126	\$0	\$419,126
2013	\$64,562	\$300,000	0	364,562	\$0	\$364,562
2012	\$49,956	\$250,000	0	299,956	\$0	\$299,956
2011	\$57,093	\$240,000	0	297,093	\$0	\$297,093
2010	\$57,093	\$240,000	0	297,093	\$31,338	\$265,755
2009	\$57,093	\$240,000	0	297,093	\$55,498	\$241,595

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	11/2/2010	SW	SPECIAL WARRANTY DEED	PURYEAR G J	ERMIS MARY JANE			2010164869TR

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Property Search Results > 101911 PURYEAR K GORDON & MARY C PURYEAR for Year 2014

Property

Account

Property ID: 101911 Legal Description: LOT 1 BLK 1 CAPITAL HEIGHTS PLUS 1/2 ADJ VAC ALLEY
 Geographic ID: 0102020506 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 1100 BOULDIN AVE Mapsco: 614H
 TX 78704
 Neighborhood: BOULDIN Map ID: 010208
 Neighborhood CD: K1000

Owner

Name: PURYEAR K GORDON & MARY C PURYEAR Owner ID: 101658
 Mailing Address: 1100 BOULDIN AVE % Ownership: 100.000000000000%
 AUSTIN, TX 78704-2326

Exemptions: HS, OV65

Values

(+) Improvement Homesite Value: + \$121,863
 (+) Improvement Non-Homesite Value: + \$0
 (+) Land Homesite Value: + \$300,000
 (+) Land Non-Homesite Value: + \$0 Ag / Timber Use Value
 (+) Agricultural Market Valuation: + \$0 \$0
 (+) Timber Market Valuation: + \$0 \$0

(=) Market Value: = \$421,863
 (-) Ag or Timber Use Value Reduction: - \$0

(=) Appraised Value: = \$421,863
 (-) HS Cap: - \$59,369

(=) Assessed Value: = \$362,494

Taxing Jurisdiction

Owner: PURYEAR K GORDON & MARY C PURYEAR
 % Ownership: 100.000000000000%
 Total Value: \$421,863

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	Tax Ceiling
01	AUSTIN ISD	1.242000	\$421,863	\$312,494	\$803.37	\$803.37
02	CITY OF AUSTIN	0.502700	\$421,863	\$292,494	\$1,470.37	
03	TRAVIS COUNTY	0.494600	\$421,863	\$219,995	\$1,088.10	
0A	TRAVIS CENTRAL APP DIST	0.000000	\$421,863	\$362,494	\$0.00	
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.129000	\$421,863	\$219,995	\$283.79	
68	AUSTIN COMM COLL DIST	0.094900	\$421,863	\$242,494	\$230.12	
Total Tax Rate:		2.463200				
Taxes w/Current Exemptions:					\$3,875.75	
Taxes w/o Exemptions:					\$8,928.95	

Improvement / Building

Improvement #1: 1 FAM DWELLING State Code: A1 Living Area: 1161.0 sqft Value: \$121,863

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WA - 3+		1948	1161.0
041	GARAGE ATT 1ST F	WA - 3+		1948	264.0

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095	HVAC RESIDENTIAL	* - *	1948	1161.0
251	BATHROOM	* - *	1948	1.0
612	TERRACE UNCOVERD	* - 3+	1948	98.0
612	TERRACE UNCOVERD	* - 3+	1948	240.0
011	PORCH OPEN 1ST F	* - 3+	1948	56.0
SO	Sketch Only	SO - *		225.0
SO	Sketch Only	SO - *		15.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1259	5482.30	0.00	0.00	\$300,000	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	\$121,863	\$300,000	0	421,863	\$59,369	\$362,494
2013	\$65,772	\$300,000	0	365,772	\$36,232	\$329,540
2012	\$49,582	\$250,000	0	299,582	\$0	\$299,582
2011	\$56,665	\$240,000	0	296,665	\$13,174	\$283,491
2010	\$56,665	\$240,000	0	296,665	\$38,946	\$257,719
2009	\$56,665	\$240,000	0	296,665	\$62,375	\$234,290

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	10/21/1991	WD	WARRANTY DEED	FLEETWOOD STANLEY R	PURYEAR K GORDON & MARY C PURYEAR	11552	00701	
2	9/4/1991	MS	MISCELLANEOUS	LAUGHLIN HELEN NICHOLS SMITHEY	FLEETWOOD STANLEY R	11552	00696	
3		MS	MISCELLANEOUS		LAUGHLIN HELEN NICHOLS SMITHEY	00000	00000	

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