

**City of Austin
2015 Preliminary Values**

Portfolio	Count	2014 Market	Count	2015 Market	2015 New Value	2015 Market Less New Value	% Increase
Comm_Apartment	3,449	\$ 15,504,266,261	3,511	\$ 20,401,614,072	\$ 1,356,014,929	\$ 19,045,599,143	23%
Comm_Industrial	2,374	\$ 3,358,461,949	2,371	\$ 4,637,191,564	\$ 45,794,885	\$ 4,591,396,679	37%
Comm_Office	2,765	\$ 9,602,730,808	2,843	\$ 13,187,304,113	\$ 580,126,517	\$ 12,607,177,596	31%
Comm_Retail	3,074	\$ 5,440,418,458	3,112	\$ 6,966,161,492	\$ 47,004,492	\$ 6,919,157,000	27%
Land	14,420	\$ 6,433,291,045	14,088	\$ 8,365,840,918	\$ 29,040,010	\$ 8,336,800,908	30%
Residential	193,582	\$ 58,090,538,574	196,811	\$ 68,633,050,689	\$ 813,352,108	\$ 67,819,698,581	17%
	219,664	\$ 98,429,707,095	222,736	\$ 122,191,162,848	\$ 2,871,332,941	\$ 119,319,829,907	21%

Source: Travis Central Appraisal District - May 22, 2015

Late Pickup

Sales Ratio Report

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Includes Confidential Sales.

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Prop ID	GEO ID	NBHD	E-Bit	Y-Bit	Imp Class	Phy%:	Func%:	Eco%:	Adj %	Imp Value	Land Value	Sale Date	Sq Ft	Sale Price	TCAD Value	Avg Price/ Sqft	Ratio
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Grand Total:
Grand Total Count: 80

Land Sale Ratio Mean:	0.3078	Avg Absolute Deviation:	0.1986	Pop Variance:	0.8686	Wt Mean	0.9797
Land Sale Ratio Median:	0.1793	Median	0.9711	Standard Deviation:	0.9320	Avg Mean	1.0822
Land Market Ratio Mean:	0.3009	Coefficient of Dispersion:	20.4543	PRD:	1.1047	Max Ratio	9.1979
Land Market Ratio Median:	0.1800					Min Ratio	0.4323

Category F

Sales Ratio Report

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Includes Confidential Sales.

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Prop ID	GEO ID	NBHD	E-Bit	Y-Bit	Imp Class	Phy%:	Func%:	Eco%:	Adj %	Imp Value	Land Value	Sale Date	Sq Ft	Sale Price	TCAD Value	Avg Price/ Sqft	Ratio
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Grand Total:
Grand Total Count: 318

Land Sale Ratio Mean:	1.1065	Avg Absolute Deviation:	0.3499	Pop Variance:	0.3231	Wt Mean	0.9611
Land Sale Ratio Median:	1.0000	Median	1.0000	Standard Deviation:	0.5684	Avg Mean	1.1168
Land Market Ratio Mean:	0.9901	Coefficient of Dispersion:	34.9890	PRD:	1.1619	Max Ratio	5.0000
Land Market Ratio Median:	1.0000					Min Ratio	0.2669

Category C

Travis Central Appraisal District 2015 Fee Appraisal Comparison Results

PID	Property Name	Appraiser	2015 Fee Appraisal	2015 TCAD NOAV	Ratio
798745	W Hotel and Spa	Paul Hornsby & Co.	\$ 140,000,000	\$ 134,060,450	0.957575
192833	Frost Tower	Paul Hornsby & Co.	\$ 221,890,000	\$ 257,953,923	1.162531
208150	Rio West	Paul Hornsby & Co.	\$ 22,800,000	\$ 28,057,771	1.230604
837012	HID Global	Paul Hornsby & Co.	\$ 27,000,000	\$ 25,107,072	0.929892
194423, 194422, 441800	Perry Brooks	Paul Hornsby & Co.	\$ 36,000,000	\$ 33,435,906	0.928775
192834	San Jacinto Center	Paul Hornsby & Co.	\$ 150,200,000	\$ 158,492,467	1.05521
310506	Travis Oaks	Paul Hornsby & Co.	\$ 30,200,000	\$ 32,853,200	1.087854
831140	Elmont Village Senior Living	Valbridge Property Advisors	\$ 19,000,000	\$ 19,962,329	1.050649
796271	Dence Inn Marriott @ Mueller	Valbridge Property Advisors	\$ 13,300,000	\$ 13,460,891	1.012097
820832, 829347	Callaway House	Valbridge Property Advisors	\$ 82,000,000	\$ 77,162,183	0.941002
787733, 787734, 787764, 787763	Mueller Power Center	Valbridge Property Advisors	\$ 84,000,000	\$ 79,580,165	0.947383
754224	San Clemente	Valbridge Property Advisors	\$ 79,000,000	\$ 73,836,033	0.934633
813896	Villages at Westlake	Valbridge Property Advisors	\$ 62,200,000	\$ 67,783,872	1.089773
754749	Seton Office Admin	Valbridge Property Advisors	\$ 47,000,000	\$ 42,055,680	0.894802
484504	Sunset Village	Valbridge Property Advisors	\$ 54,000,000	\$ 48,818,341	0.904043
569377, 569376, 569373, 569374, 569375, 526904	Lech Ridge Shopping Center	Valbridge Property Advisors	\$ 46,500,000	\$ 53,408,811	1.148577
213273	Hancock Center	Valbridge Property Advisors	\$ 72,000,000	\$ 61,505,807	0.854247
776903	Lowe's on Brodie	Paul Hornsby & Co.	\$ 13,700,000	\$ 13,176,014	0.961753
738243, 738240, 738242	Palisades West	Paul Hornsby & Co.	\$ 117,400,000	\$ 129,480,204	1.102898
106562	1011 West 5th	Paul Hornsby & Co.	\$ 29,700,000	\$ 30,492,160	1.026672
455196	Las Cimas III	Paul Hornsby & Co.	\$ 47,500,000	\$ 46,045,700	0.969383
820167	Lone Star Court	Valbridge Property Advisors	\$ 13,000,000	\$ 10,962,544	0.843273
542730	HEB Four Points	Valbridge Property Advisors	\$ 22,500,000	\$ 19,739,378	0.877306
797148	Texas 1 Data Ranch	Valbridge Property Advisors	\$ 26,200,000	\$ 24,886,297	0.949859
223353	Capital Plaza	Valbridge Property Advisors	\$ 38,500,000	\$ 34,382,449	0.893051
				Mean Ratio	0.99015
				Median Ratio	0.957575