

**CITY OF AUSTIN
Board of Adjustment
Decision Sheet**

DATE: Monday, March 9, 2020

**CASE NUMBER: C15-2020-0004
Item # P-6**

☐ Y ☐ Brooke Bailey
☐ Y ☐ Jessica Cohen
☐ Y ☐ Ada Corral
☐ Y ☐ Melissa Hawthorne
☐ Y ☐ William Hodge
☐ Y ☐ Don Leighton-Burwell
☐ - ☐ Rahm McDaniel
☐ Y ☐ Darryl Pruet
☐ Y ☐ Veronica Rivera
☐ Y ☐ Yasmine Smith
☐ - ☐ Michael Von Ohlen
☐ Y ☐ Kelly Blume (Alternate)
☐ Y ☐ Martha Gonzalez (Alternate)

OWNER/APPLICANT: Anthony Brown

ADDRESS: 1612 NEWTON ST

VARIANCE REQUESTED: The applicant is requesting a variance(s) from LDC Section 25-2-492 (D) (Site Development Regulations) in order to decrease the minimum lot size requirement from 5,570 square feet (required) to 3,575 square feet (requested) in order to erect a Single Family residence in a "SF-3-NP", Single-Family Residence – Neighborhood Plan zoning district. (Bouldin Creek Neighborhood Plan)

Note: This neighborhood did not adopt Small Lot Amnesty which would have allowed the applicant to build on a lot smaller than 5,750 sq. ft.

BOARD'S DECISION: BOA MEETING FEB 5, 2020 **POSTPONED TO MARCH 9, 2020 BY APPLICANT DUE TO SHORTAGE OF BOARD MEMBERS; MAR 9, 2020** The public hearing was closed by Chair Don Leighton-Burwell, Board Member Melissa Hawthorne motions to Postpone to April 13, 2020, Board Member Ada Corral seconds on a 11-0 vote; **POSTPONED TO APRIL 13, 2020.**

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:

- (b) The hardship is not general to the area in which the property is located because:
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:


Elaine Ramirez
Executive Liaison

Diana Ramirez for

Don Leighton-Burwell
Chairman

**CITY OF AUSTIN
Board of Adjustment
Decision Sheet**

DATE: Wednesday FEBRUARY 5, 2020

CASE NUMBER: C15-2020-0004

_____ Brooke Bailey OUT
 _____ Jessica Cohen
 _____ Ada Corral
 _____ Melissa Hawthorne
 _____ William Hodge
 _____ Don Leighton-Burwell
 _____ Rahm McDaniel OUT
 _____ Darryl Pruett
 _____ Veronica Rivera
 _____ Yasmine Smith OUT
 _____ Michael Von Ohlen
 _____ Kelly Blume (Alternate)
 _____ Martha Gonzalez (Alternate) OUT
 _____ Denisse Hudock (Alternate) OUT

OWNER/APPLICANT: Anthony Brown

ADDRESS: 1612 NEWTON ST

VARIANCE REQUESTED: The applicant is requesting a variance(s) from LDC Section 25-2-492 (D) (Site Development Regulations) in order to decrease the minimum lot size requirement from 5,570 square feet (required) to 3,575 square feet (requested) in order to erect a Single Family residence in a "SF-3-NP", Single-Family Residence – Neighborhood Plan zoning district. (Bouldin Creek Neighborhood Plan)

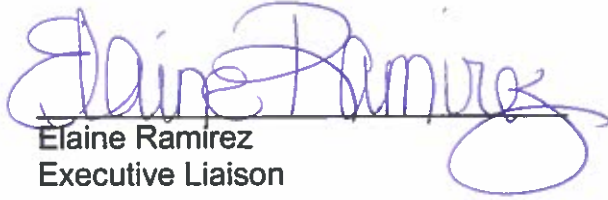
Note: This neighborhood did not adopt Small Lot Amnesty which would have allowed the applicant to build on a lot smaller than 5,750 sq. ft.

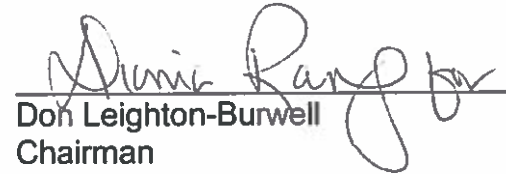
BOARD'S DECISION: BOA MEETING FEB 5, 2020 **POSTPONED TO MARCH 9, 2020 BY APPLICANT DUE TO SHORTAGE OF BOARD MEMBERS**

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:
 - (b) The hardship is not general to the area in which the property is located because:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:


Elaine Ramirez
Executive Liaison


Don Leighton-Burwell
Chairman



January 27, 2020

Anthony Brown
1612 Newton St
Austin TX, 78704

Property Description: S 55FT OF LOT 10 BLK B BECKERS GUS F SUBD

Re: C15-2020-0004

Dear Anthony,

Austin Energy (AE) has reviewed your application for the above referenced property, requesting that the Board of Adjustment consider a variance(s) from LDC Section 25-2-492 (D) (*Site Development Regulations*) in order to decrease the minimum lot size requirement from 5,570 square feet (required) to 3,575 square feet (requested);

In order to erect a Single Family residence in a "SF-3-NP", Single-Family Residence – Neighborhood Plan zoning district. (Bouldin Creek Neighborhood Plan)

Austin Energy does not oppose variance requested, provided any proposed and existing improvements are following AE clearance criteria requirements, the National Electric Safety Code and OSHA. Any removal or relocation of existing electric facilities will be at owners/applicants' expense.

Please use this link to be advised of our clearance and safety requirements which are additional conditions of the above review action: <https://austinenergy.com/wcm/connect/8bb4699c-7691-4a74-98e7-56059e9be364/Design+Criteria+Manual+Oct+2015.pdf?MOD=AJPERES>

(see - Page 92) - 1.10.0 Clearance and Safety Requirements.

If you require further information or have any questions regarding the above comments, please contact our office. Thank you for contacting Austin Energy.

Eben Kellogg, Property Agent

Austin Energy
Public Involvement | Real Estate Services
2500 Montopolis Drive
Austin, TX 78741
(512) 322-6050

BOA GENERAL REVIEW COVERSHEET

CASE: C15-2020-0004

BOA DATE: February 5, 2020

ADDRESS: 1612 Newton St

COUNCIL DISTRICT: 9

OWNER: Anthony Brown

AGENT: N/A

ZONING: SF-3-NP (Bouldin Creek)

LEGAL DESCRIPTION: S 55FT OF LOT 10 BLK B BECKERS GUS F SUBD

VARIANCE REQUEST: decrease minimum lot size requirement from 5,750 sq. ft. to 3,575 sq. ft.

SUMMARY: erect a Single-Family residence

ISSUES: lot configuration has been this way since 1946; neighborhood plan did not adopt Small Lot Amnesty

	ZONING	LAND USES
<i>Site</i>	SF-3-NP	Single-Family
<i>North</i>	SF-3-NP	Single-Family
<i>South</i>	SF-3-NP	Single-Family
<i>East</i>	SF-3-NP	Single-Family
<i>West</i>	SF-3-NP	Single-Family

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District

Austin Lost and Found Pets

Austin Neighborhoods Council

Bike Austin

Bouldin Creek Neighborhood Association

Bouldin Creek Neighborhood Planning Team

Friends of Austin Neighborhoods

Homeless Neighborhood Association

Neighborhood Empowerment Foundation

Preservation Austin

SELTexas

Sierra Club, Austin Regional Group

South Central Coalition

South First IBIZ District



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2020-0004

LOCATION: 1612 NEWTON STREET



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 333'



CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

Board of Adjustment General/Parking Variance Application

WARNING: Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. *If more space is required, please complete Section 6 as needed.* All information is required (if applicable).

For Office Use Only

Case # _____ ROW # _____ Tax # _____

Section 1: Applicant Statement

Street Address: 1612 Newton St. Austin, Texas 78704

Subdivision Legal Description:

THE SOUTH 55 FEET OF LOT 10, BLOCK B GUS F. BECKER'S SUBDIVISION OF SWISHER ADDITION

Lot(s): _____ Block(s): _____

Outlot: _____ Division: _____

Zoning District: SF-3-NP

I/We Anthony Brown on behalf of myself/ourselves as
authorized agent for myself affirm that on

Month December, Day 10, Year 2019, hereby apply for a hearing before the
Board of Adjustment for consideration to (select appropriate option below):

☒ Erect ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain ☐ Other: _____

Type of Structure: single family residence

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

I am seeking a variance to decrease the minimum lot size requirement of section 25-2-492 (D) from 5,750 square feet to 3,575 square feet in order to erect a single family residence in a SF3-NP

Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

The lot size is 3,575 square feet and does not comply with the code and therefore a variance is required to build a single family dwelling. The home will keep within the existing code requirements and without the approval of this variance the land will remain unbuildable.

Hardship

a) The hardship for which the variance is requested is unique to the property in that:

Currently this property cannot be built upon as it does not comply with the code. The current configuration of this lot has been the same and has not changed. A home was built on the property in 1946 with City of Austin Electric, Water tap and Gas service.

b) The hardship is not general to the area in which the property is located because:

This lot was the same configuration since 1946 and there was a home present here before.

Area Character

The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The plans are to build a single family home in line with the existing homes in the neighborhood. The single family residence will not change the character of the neighborhood, or impair adjacent or surrounding properties.

Parking (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

N/A

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

N/A

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

N/A

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

N/A

Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature: DocuSigned by: Anthony Brown  Date: 12/10/2019

Applicant Name (typed or printed): Anthony Brown

Applicant Mailing Address: 1824 E. Oltorf St. suite 201

City: Austin State: Texas Zip: 78741

Phone (will be public information): 512-825-6635

Email (optional – will be public information): [REDACTED]

Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature: DocuSigned by: Anthony Brown  Date: 12/10/2019

Owner Name (typed or printed): Anthony Brown

Owner Mailing Address: 1824 E. Oltorf St. suite 201

City: Austin State: Tx Zip: 78741

Phone (will be public information): 512-825-6635

Email (optional – will be public information): [REDACTED]

Section 5: Agent Information

Agent Name: Anthony Brown

Agent Mailing Address: 1824 E. Oltorf St. suite 201

City: Austin State: Tx Zip: 78741

Phone (will be public information): 512-825-6635

Email (optional – will be public information): [REDACTED]

Section 6: Additional Space (if applicable)

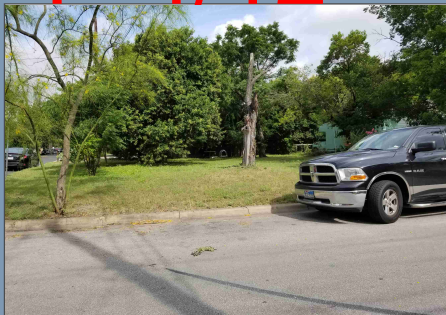
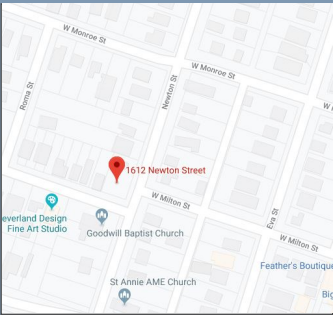
Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

PREPARED BY:

EXACTA

TEXAS SURVEYORS, LLC

www.exacta365.com | office: 512.782.9398 | Firm# 10194485

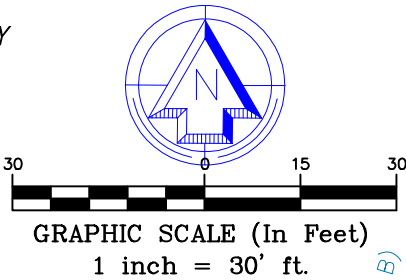


PROPERTY ADDRESS: 1612 NEWTON STREET, AUSTIN, TEXAS 78704

SURVEY NUMBER: 1906.0254

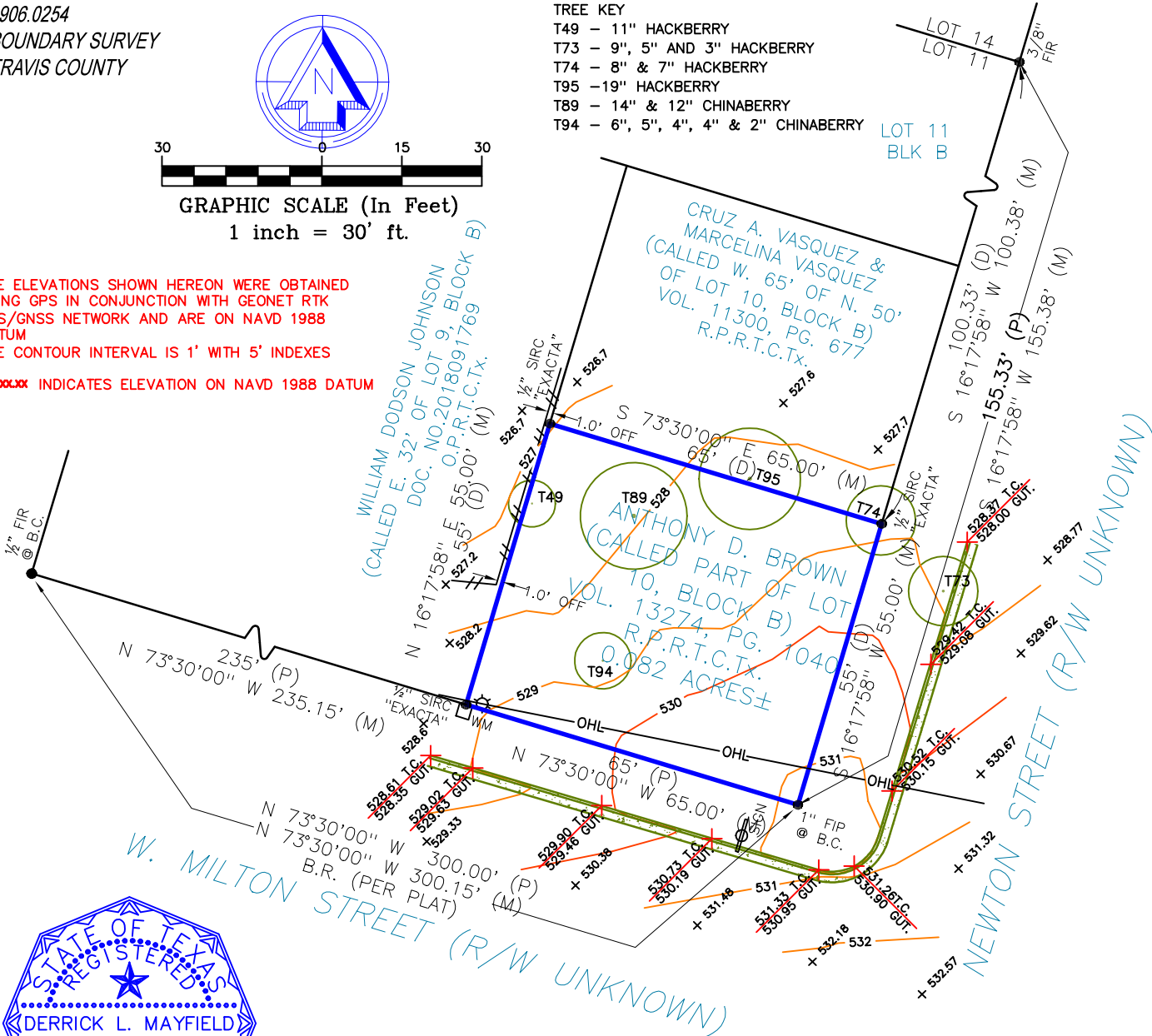
(REVO 7/10/2019)

1906.0254
BOUNDARY SURVEY
TRAVIS COUNTY



THE ELEVATIONS SHOWN HEREON WERE OBTAINED USING GPS IN CONJUNCTION WITH GEONET RTK GPS/GNSS NETWORK AND ARE ON NAVD 1988 DATUM
THE CONTOUR INTERVAL IS 1' WITH 5' INDEXES
XXXXX INDICATES ELEVATION ON NAVD 1988 DATUM

- TREE KEY
- T49 - 11" HACKBERRY
 - T73 - 9", 5" AND 3" HACKBERRY
 - T74 - 8" & 7" HACKBERRY
 - T95 - 19" HACKBERRY
 - T89 - 14" & 12" CHINABERRY
 - T94 - 6", 5", 4", 4" & 2" CHINABERRY



LEGAL DESCRIPTION:

THE SOUTH 55 FEET OF LOT 10, BLOCK B GUS F. BECKER'S SUBDIVISION OF SWISHER ADDITION, BL. 2-B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN BOOK 3, PAGE 115A OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

JOB SPECIFIC SURVEYOR NOTES:

GENERAL SURVEYOR NOTES:

1. Firm # 10194485 is physically located at 512 East 11th St, Austin, TX 78701
2. The legal description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
3. Due to varying construction standards, house dimensions are approximate.
4. This survey is exclusively for the use of the parties to whom it is certified. It is not transferable to additional institutions or subsequent owners.
5. This property is subject to any and all recorded and unrecorded easements. Surveyor has made no investigation or independent search for easements, encumbrances, restrictive covenants, or ownership title evidence.
6. If there is a septic tank, well or drain field on this survey, the location of such items was shown to us by others and are not verified.
7. Any additions or deletions of this 2 page survey document is strictly prohibited. Use of this survey beyond the purpose of the transfer of title without written authorization of the signing surveyor is prohibited.
8. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.FEMA.gov.
9. Dimensions are in feet and decimals thereof.
10. All pins marked as set are 5/8" or 1/2" diameter 18" long rebar with EXACTA cap.
11. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
12. The information contained on this survey has been performed exclusively and is the sole responsibility of Exacta Texas Surveyors, LLC. Additional logos or third party references are for informational purposes only.
13. Points of Interest (POI's) are selected above-ground improvements which may be in contact with boundary, building setbacks or easement lines as defined by the parameters of this survey. There may be additional POI's which are not shown, not called out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
14. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
15. House measurements should not be used for new construction or planning. Measurements must be verified prior to such activity.

LEGEND:

LINETYPES: (UNLESS OTHERWISE NOTED)	
	BOUNDARY LINE
	STRUCTURE
	CENTERLINE
	CHAIN-LINK or WIRE FENCE
	EASEMENT
	EDGE OF WATER
	IRON FENCE
	OVERHEAD LINES
	SURVEY TIE LINE
	WALL OR PARTY WALL
	WOOD FENCE
	VINYL FENCE

SURVEYOR'S LEGEND

SURFACE TYPES: (UNLESS OTHERWISE NOTED)	
ASPHALT	
CONCRETE	
WATER	
BRICK or TILE	
COVERED AREA	
WOOD	

SYMBOLS: (UNLESS OTHERWISE NOTED)	
	BENCH MARK
	CENTERLINE
	CENTRAL ANGLE or DELTA
	COMMON OWNERSHIP
	CONTROL POINT
	CONCRETE MONUMENT
	CATCH BASIN
	ELEVATION
	FIRE HYDRANT
	FIND OR SET MONUMENT
	GUYWIRE OR ANCHOR
	MANHOLE
	TREE
	UTILITY OR LIGHT POLE
	WELL

(C)	CALCULATED
(D)	DEED
(F)	FIELD
(M)	MEASURED
(P)	PLAT
(R)	RECORD
(S)	SURVEY
A.S.B.L.	ACCESSORY SETBACK LINE
A/C	AIR CONDITIONING
B.C.	BLOCK CORNER
B.F.P.	BACKFLOW PREVENTOR
B.R.	BEARING REFERENCE
B.R.L.	BUILDING RESTRICTION LINE
B/W	BAY/BOX WINDOW
BLDG.	BUILDING
BLK.	BLOCK
BM	BENCHMARK
BSMT.	BASEMENT
C	CURVE
C.B.	CONCRETE BLOCK
C.L.F.	CHAIN LINK FENCE
C.O.	CLEAN OUT
C.V.G.	CONCRETE VALLEY GUTTER
C/L	CENTER LINE
C/P	COVERED PORCH
C/S	CONCRETE SLAB
CATV	CABLE TV RISER
CH	CHORD BEARING
CHIM.	CHIMNEY
CONC.	CONCRETE
COR.	CORNER
CS/W	CONCRETE SIDEWALK
D.F.	DRAIN FIELD
D.H.	DRILL HOLE
D/W	DRIVEWAY

E.O.W.	EDGE OF WATER
ELEV.	ELEVATION
EM	ELECTRIC METER
ENCL.	ENCLOSURE
ENT.	ENTRANCE
EUB	ELECTRIC UTILITY BOX
F.F.	FINISHED FLOOR
F.O.P.	EDGE OF PAVEMENT
F/DH	FOUND DRILL HOLE
FCM	FND. CONCRETE MONUMENT
FIP	FOUND IRON PIPE
FIPC	FOUND IRON PIPE & CAP
FIR	FOUND IRON ROD
FIRC	FOUND IRON ROD & CAP
FN	FOUND NAIL
FN&D	FOUND NAIL AND DISC
FND.	FOUND
FPM	FOUND PARKER-KALON NAIL
FPM&D	FOUND PK NAIL & DISC
FRSPK	FOUND RAILROAD SPIKE
GAR.	GARAGE
GM	GAS METER
ID.	IDENTIFICATION
ILL.	ILLEGIBLE
INST.	INSTRUMENT
INT.	INTERSECTION
L	LENGTH
LB#	LICENSE # - BUSINESS
LS#	LICENSE # - SURVEYOR
M.B.	MAP BOOK
M.E.S.	MITERED END SECTION
M.F.	METAL FENCE
MES	MITERED END SECTION
MH	MANHOLE
N.R.	NON RADIAL

N.T.S.	NOT TO SCALE
NAV88	NORTH AMERICAN VERTICAL DATUM OF 1988
NGVD29	NATIONAL GEODETIC VERTICAL DATUM OF 1929
O.C.S.	ON CONCRETE SLAB
O.G.	ON GROUND
O.R.B	OFFICIAL RECORD BOOK
O.R.V.	OFFICIAL RECORD VOLUME
O/A	OVERALL
O/S	OFFSET
OFF	OUTSIDE OF SUBJECT PARCEL
OH.	OVERHANG
OHL	OVERHEAD LINES
ON	INSIDE OF SUBJECT PARCEL
P.B.	PLAT BOOK
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.C.P.	PERMANENT CONTROL POINT
P.I.	POINT OF INTERSECTION
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.P.	PINCHED PIPE
P.R.C.	POINT OF REVERSE CURVATURE
P.R.M.	PERMANENT REFERENCE MONUMENT
P.T.	POINT OF TANGENCY
P/E	POOL EQUIPMENT
PG.	PAGE
PLS	PROFESSIONAL LAND SURVEYOR
PLT	PLANTER
PSM	PROFESSIONAL SURVEYOR AND MAPPER
R	RADIUS or RADIAL

R.P.	RADIUS POINT
R/W	RIGHT OF WAY
RES.	RESIDENCE
RGE.	RANGE
S.B.L.	SET BACK LINE
S.C.L.	SURVEY CLOSURE LINE
S.T.L.	SURVEY TIE LINE
S.W.	SEAWALL
S/GD	SET GLUE DISC
S/W	SIDEWALK
SCR.	SCREEN
SEC.	SECTION
SEP.	SEPTIC TANK
SEW.	SEWER
SIRC	IRON ROD TO BE SET
SN&D	SET NAIL & DISC
SQ.FT.	SQUARE FEET
STY.	STORY
SV	SEWER VALVE
T.O.B.	TOP OF BANK
TBM	TEMPORARY BENCHMARK
TEL.	TELEPHONE FACILITIES
TWP.	TOWNSHIP
TX	TRANSFORMER
TYP.	TYPICAL
U.R.	UTILITY RISER
UG	UNDERGROUND
UR	UTILITY RISER
V.F.	VINYL FENCE
W.F.	WOODEN FENCE
W/C	WITNESS CORNER
W/F	WATER FILTER
WM	WATER METER/VALVE BOX
WV	WATER VALVE

A.E.	ACCESS EASEMENT
A.N.E.	ANCHOR EASEMENT
C.M.E.	CANAL MAINTENANCE ESMT.
C.U.E.	COUNTY UTILITY ESMT.
D.E.	DRAINAGE EASEMENT
D.U.E.	DRAINAGE AND UTILITY ESMT.
ESMT.	EASEMENT
I.E./E.E.	INGRESS/EGRESS ESMT.
IRR.E.	IRRIGATION EASEMENT
L.A.E.	LIMITED ACCESS ESMT.
L.B.E.	LANDSCAPE BUFFER ESMT.
L.E.	LANDSCAPE ESMT.
L.M.E.	LAKE OR LANDSCAPE MAINTENANCE EASEMENT
M.E.	MAINTENANCE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.E.	ROOF OVERHANG ESMT.
S.W.E.	SIDEWALK EASEMENT
S.W.M.E.	STORM WATER MANAGEMENT EASEMENT
T.U.E.	TECHNOLOGICAL UTILITY ESMT.
U.E.	UTILITY EASEMENT

ELECTRONIC SIGNATURE:

In order to "Electronically Sign" all of the PDFs sent by STARS, you must use a hash calculator. A free online hash calculator is available at <http://www.fileformat.info/tool/md5sum.htm>. To Electronically Sign any survey PDF: 1. Save the PDF onto your computer. 2. Use the online tool at <http://www.fileformat.info/tool/md5sum.htm> to browse for the saved PDF on your computer. 3. Select the Hash Method as SHA. 4. Click Submit. Your PDF is electronically signed if all of the characters in the SHA-1 code submitted by STARS matches the code which is produced by the hash calculator. If they match exactly, your PDF is electronically signed. If the codes do not match exactly, your PDF is not authentic.

PRINTING INSTRUCTIONS:

1. While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.
2. Select a printer with legal sized paper.
3. Under "Print Range", click select the "All" toggle.
4. Under the "Page Handling" section, select the number of copies that you would like to print.
5. Under the "Page Scaling" selection drop down menu, select "None."
6. Uncheck the "Auto Rotate and Center" checkbox.
7. Check the "Choose Paper size by PDF" checkbox.
8. Click OK to print.

TO PRINT IN BLACK + WHITE:

1. In the main print screen, choose "Properties".
2. Choose "Quality" from the options.
3. Change from "Auto Color" or "Full Color" to "Gray Scale".

OFFER VALID ONLY FOR:

EXACTA

10% OFF

OF FUTURE SURVEYING SERVICES

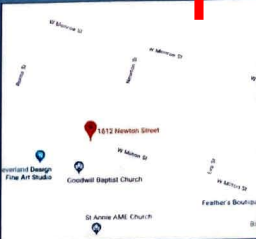
ON THIS PROPERTY, UP TO \$500.

*Offer valid for fence stakeouts and additions to the existing structures only. Valid only for the buyer as listed on the first page of this survey for up to one year after survey issuance date. Total discount not to exceed \$500.

PREPARED BY:

EXACTA
TEXAS SURVEYORS, LLC

www.exacta365.com | office: 512.782.9398 | Firm# 10194485



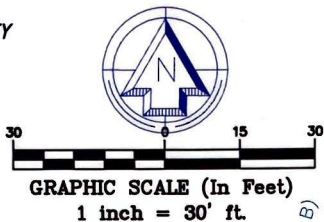
PROPERTY ADDRESS: 1612 NEWTON STREET, AUSTIN, TEXAS 78704

SURVEY NUMBER: 1906.0254

1906.0254

BOUNDARY SURVEY
TRAVIS COUNTY

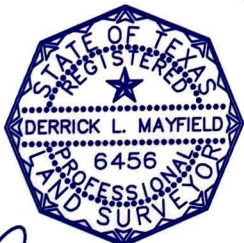
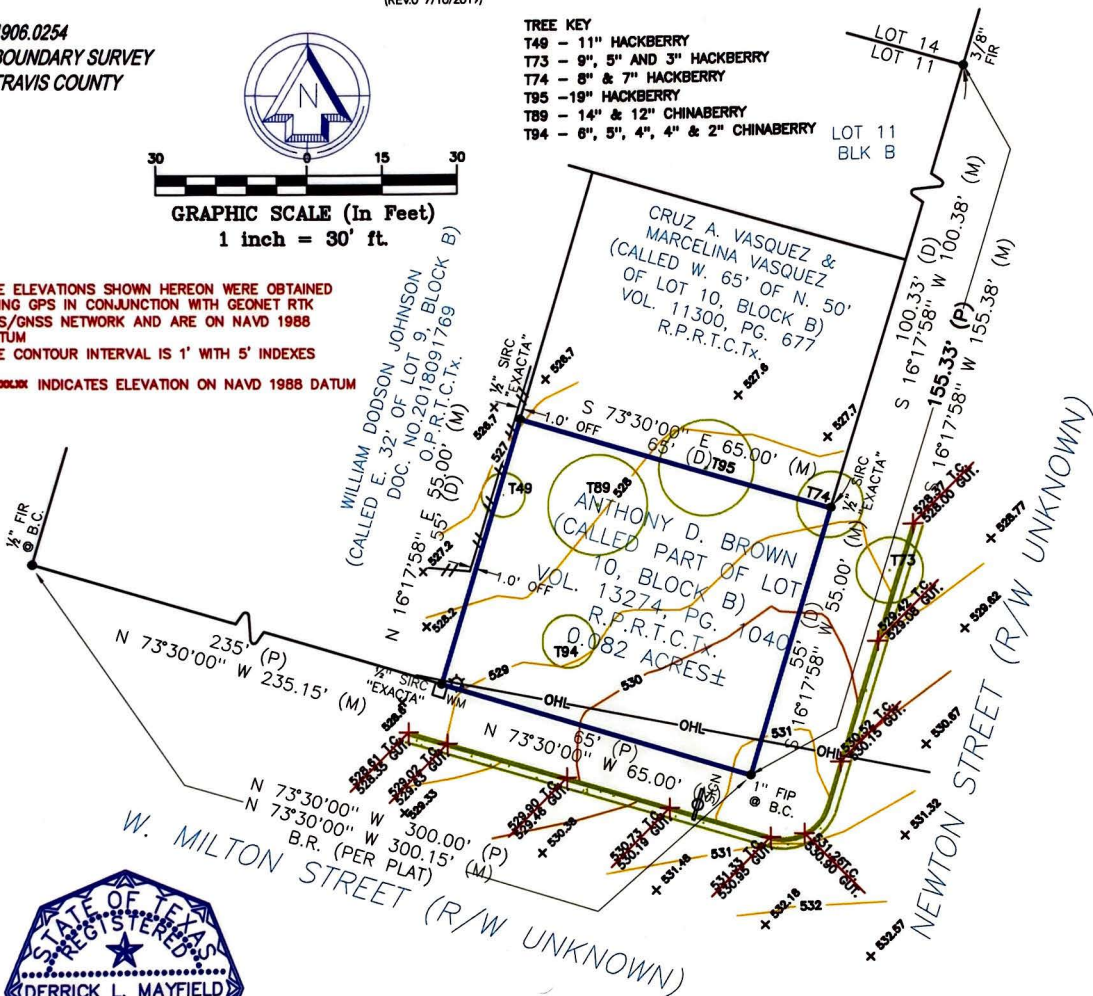
(REV'D 7/10/2019)



THE ELEVATIONS SHOWN HEREON WERE OBTAINED
USING GPS IN CONJUNCTION WITH GEONET RTK
GPS/GNSS NETWORK AND ARE ON NAVD 1988
DATUM
THE CONTOUR INTERVAL IS 1' WITH 5' INDEXES

■ 300.00' INDICATES ELEVATION ON NAVD 1988 DATUM

TREE KEY
T49 - 11" HACKBERRY
T73 - 9", 5" AND 3" HACKBERRY
T74 - 8" & 7" HACKBERRY
T95 - 19" HACKBERRY
T89 - 14" & 12" CHINABERRY
T94 - 6", 5", 4", 4" & 2" CHINABERRY



Derrick L. Mayfield

I HEREBY CERTIFY THAT: THIS PLAT REPRESENTS THE
RESULTS OF A SURVEY MADE ON THE GROUND ON THE
21ST DAY OF JUNE, 2019; ALL EASEMENTS AND
RIGHTS-OF-WAY SHOWN ON THE PLAT ARE SHOWN OR
NOTED HEREON; THERE ARE NO VISIBLE ENCROACHMENTS
OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN
HEREON; THE PROPERTY HAS ACCESS TO AND FROM A
PUBLIC ROADWAY; THIS SURVEY WAS CONDUCTED
WITHOUT THE BENEFIT OF A FULL TITLE REPORT,
THEREFORE THE PROPERTY MAY BEAR ENCUMBRANCES
NOT SHOWN HEREON.

TITLE NOTES:

1.) SUBJECT TO APPLICABLE RESTRICTIVE TERMS,
CONDITIONS, STIPULATIONS AND COVENANTS
RECORDED IN VOLUME 3, PG. 115A, PLAT RECORDS,
AND VOLUME 13274, PG. 1040, REAL PROPERTY
RECORDS, TRAVIS COUNTY, TEXAS.
2.) THIS SURVEY WAS PERFORMED WITHOUT THE
BENEFIT OF A TITLE COMMITMENT. ADDITIONALLY,
THE UNDERSIGNED DID NOT PERFORM A SEARCH FOR
EASEMENTS OR SETBACKS THAT MAY AFFECT THIS
PROPERTY.

Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.
Nothing hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING
MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE
LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN THE CITY OF
AUSTIN, COMMUNITY NUMBER 480624, DATED 09/26/08.

POINTS OF INTEREST

NONE VISIBLE

POWERED BY:

surveystars 

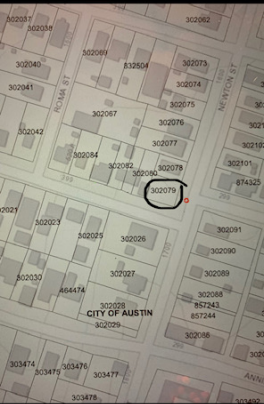
www.surveystars.com

EXACTA TEXAS SURVEYORS, LLC.

Firm# 10194485
512 E. 11th St | Austin, TX 78701
P: 512.782.9398

Please remit payment to: 2132 E 9th St, Suite 310, Cleveland, OH 44115

5



6



MacBook Pro

Satellite

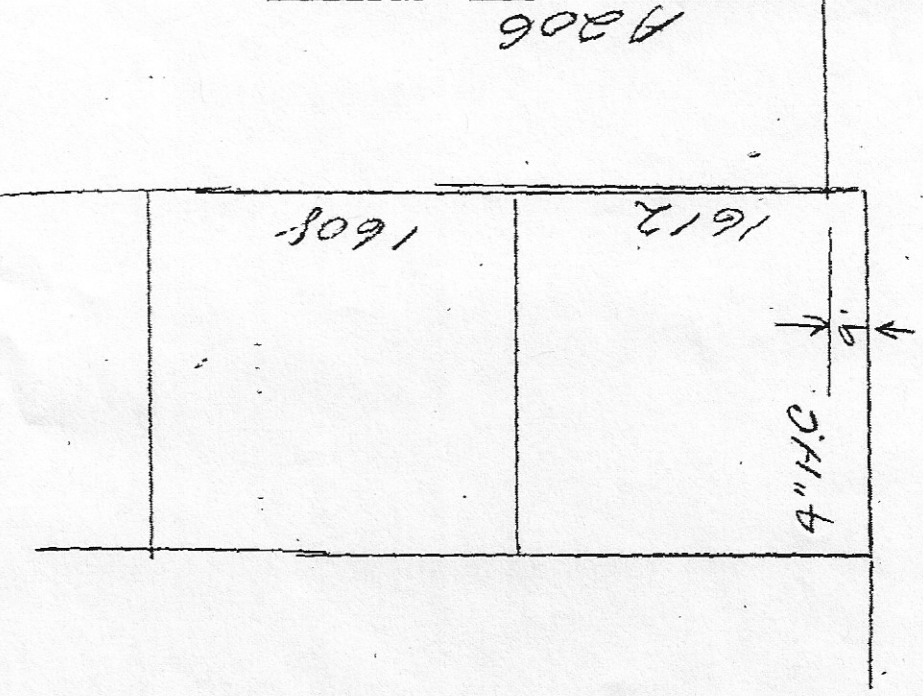
Click any parcel for parcel details.

1612 Newton St

Austin, TX 78704

Owner: **Anthony Brown**Land Use: **Residential Lot****0.09 Acres**Last sold on **08/23/1998**[Lot Dimensions](#)

Waggoner St



Connecting Charge \$ 1.00

Application for Sewer Connection.

Blugyd 1-6-94
de R 1022792

Austin, Texas.

1930

To the Superintendent of Sewer and Public Improvements,
City of Austin, Texas.

Sir:-

I hereby make application for sewer connection and instructions on premises

owned by *James T. Beckman*

at *1612 Waggoner St* Street

which *1612* be used as a *residence*
In this place there are to be installed *1* fixtures.

I agree to pay the City Sewer Department the regular ordinance charge.

Respectfully,

James T. Beckman

Location of Public Sewer.

Accession Number at 1612

Stub Out *11-3-30*

Connected *193*

OK

Size of Main *4* inches

Size of Service *4* inches

Feet Deep *9' 11 1/2 in*

Feet from Property Line *34*

Feet from Curb Line

Inspected by

Connection made by *James T. Beckman*



2	1,400	3,737	N/A
MLS Beds	MLS Sq Ft	Lot Sq Ft	Sale Price
2	1927	SFR	N/A
MLS Baths	Yr Built	Type	Sale Date

Expired Listing

Assessment & Tax

Assessment Year	2019	2018	2017
Market Value - Total	\$519,937	\$525,423	\$478,264
Market Value - Land	\$315,000	\$315,000	\$280,000
Market Value - Improved	\$204,937	\$210,423	\$198,264
Assessed Value - Total	\$519,937	\$525,423	\$478,264
Assessed Value - Land	\$315,000	\$315,000	\$280,000
Assessed Value - Improved	\$204,937	\$210,423	\$198,264
YOY Assessed Change (\$)	-\$5,486	\$47,159	
YOY Assessed Change (%)	-1.04%	9.86%	

Tax Amount - Estimated	Tax Year	Change (\$)	Change (%)
\$10,589	2017		
\$11,541	2018	\$952	8.99%
\$11,152	2019	-\$389	-3.37%

Jurisdiction	Tax Type	Tax Amount	Tax Rate
Austin ISD	Actual	\$5,833.69	1.122
City Of Austin	Actual	\$2,303.84	.4431
Travis County	Actual	\$1,920.09	.36929
Travis Co Hospital Dist	Actual	\$548.91	.10557
Austin Comm Coll Dist	Actual	\$545.41	.1049
Total Estimated Tax Rate			2.1449

Characteristics

County Use Code:	Single Family Residence	Roof Type:	Gable
Land Use:	SFR	Roof Frame:	Metal
Lot Acres:	0.0858	Roof Shape:	Gable
Basement Type:	MLS: Pier & Beam	Construction:	Wood
Gross Area:	1,168	Year Built:	1927
Building Sq Ft:	Tax: 1,168 MLS: 1,400	# of Buildings:	1
Above Gnd Sq Ft:	1,168	Building Type:	Single Family
Ground Floor Area:	1,168	Lot Depth:	49
Stories:	1	Lot Area:	3,737
Bedrooms:	MLS: 2	Lot Frontage:	70
Total Baths:	2	No. of Porches:	1
Full Baths:	2	Porch 1 Area:	91
Cooling Type:	Central	Num Stories:	1
Heat Type:	Central	Porch Type:	Open Porch
Porch:	Open Porch	County Use Description:	Single Family Residence-A1

Features

Feature Type	Unit	Size / Qty	Year Built	Value
1st Floor	S	1,168	1927	\$83,264
Porch Open 1st F	S	91	1927	\$829
Hvac Residential	S	1,168	1927	\$2,015

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Property Detail

Generated on 01/17/2020

Estimated Value

RealAVM™ (1):	\$658,200	Confidence Score (2):	60
RealAVM™ Range:	\$513,396 - \$803,004	Forecast Standard Deviation (3):	22
Value As Of:	01/11/2020		

- (1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal. This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.
- (2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.
- (3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

Listing Information

MLS Listing Number:	2768423	Listing Date:	12/09/2017
MLS Area:	6	MLS Status Change Date:	02/01/2018
MLS Status:	Expired	Listing Agent Name:	546384-Brett Smith
Current Listing Price:	\$3,500	Listing Broker Name:	KELLER WILLIAMS REALTY
Original Listing Price:	\$3,500		

MLS Listing #	5865045	6252939	9292748	552425
MLS Status	Sold	Sold	Sold	Sold
MLS Listing Date	02/21/2008	04/12/2006	03/29/2004	07/25/2000
MLS Orig Listing Price	\$409,900	\$340,000	\$274,900	\$242,000
MLS Listing Price	\$399,900	\$340,000	\$274,900	\$242,000
MLS Close Date	04/28/2008	06/02/2006	06/01/2004	08/15/2000
MLS Listing Close Price	\$393,000	\$340,000	\$278,500	\$242,000
MLS Listing Expiration Date	08/21/2008	06/30/2006	12/31/2004	12/25/2000

Last Market Sale & Sales History

Recording Date	05/07/2008	06/05/2006	06/04/2004	10/2000	08/17/2000
Sale / Settlement Date	04/28/2008	06/02/2006	06/01/2004		08/14/2000
Document Number	75797	104860	107735	169473	131628
Document Type	Warranty Deed	Warranty Deed	Warranty Deed	Correction Deed	Warranty Deed
Buyer Name	Ball Kristen L	Mcafee Alice G	Stephenson James A & Kelly	Rung Peter	Stonecipher Kurt A
Seller Name	Mcafee Alice G	Stephenson James A & Kelly	Stonecipher Kurt A & Liane F	Rung Peter	Rung Peter & Amy E

Recording Date	08/2000	02/02/1999	01/05/1998
Sale / Settlement Date		01/28/1998	12/23/1997
Document Number	131627	13361-2459	13092-1124
Document Type	Correction Deed	Warranty Deed	Warranty Deed
Buyer Name	Owner Record	Rung Peter	Drew E R
Seller Name	Drew E Robert	Drew E R	Gonzales Nicolas G & Hilda

Mortgage History

Mortgage Date	01/31/2018	04/23/2013	03/18/2013	05/07/2008	06/05/2006
Mortgage Amount	\$178,388	\$324,000	\$324,000	\$353,700	\$271,000
Mortgage Lender	International Bk/Commerce	Capstar Lndg LLC	Capstar Lndg LLC	Merrill Lynch Credit Corp	National Cty Mtg
Mortgage Type	Conventional	Conventional	Conventional	Conventional	Conventional
Mortgage Code	Refi	Refi	Refi	Resale	Resale

Mortgage Date	06/05/2006	06/04/2004	11/04/2002
Mortgage Amount	\$35,000	\$264,575	\$225,400
Mortgage Lender	Oak Street Mtg	Ampro Mtg Corp	Americas Wholesale Lender
Mortgage Type	Conventional	Conventional	Conventional

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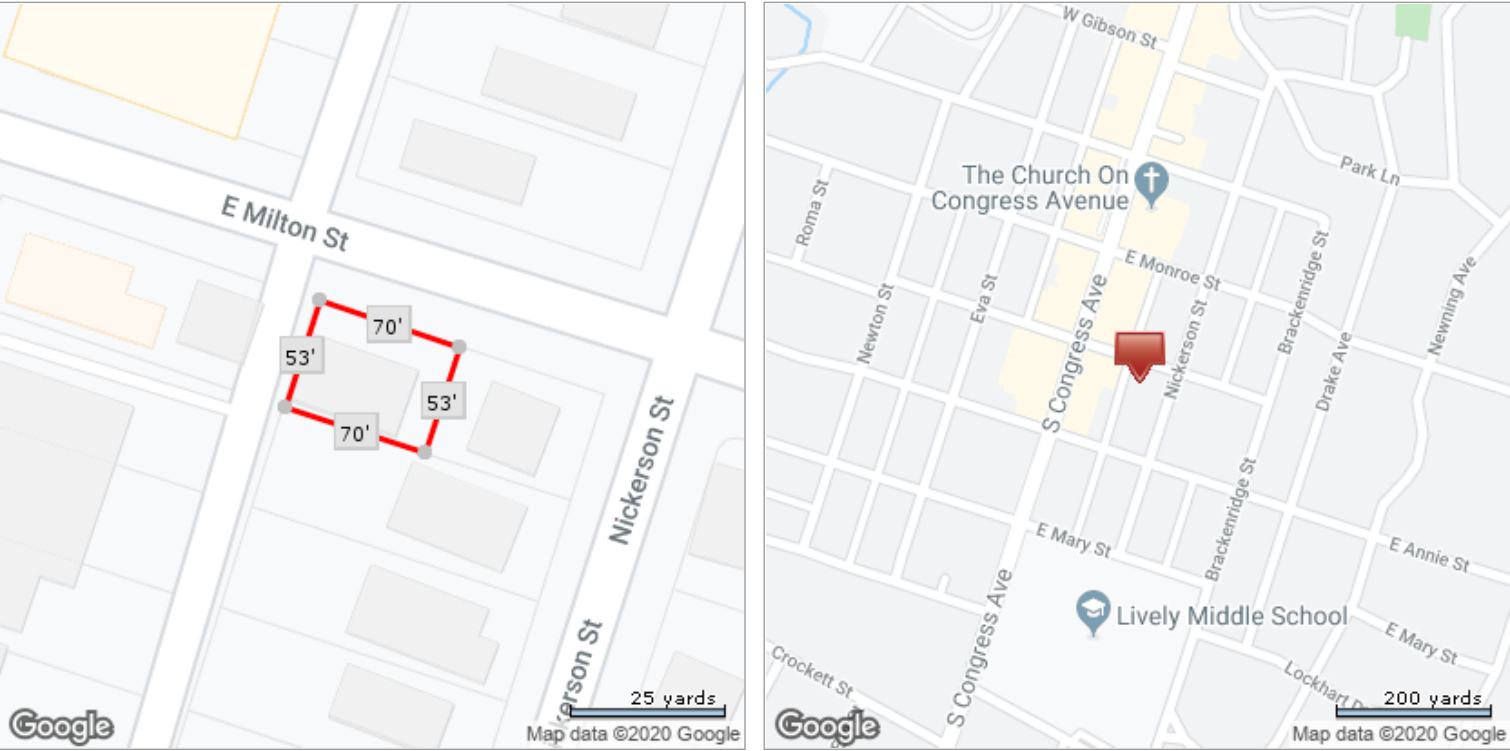
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Property Detail

Generated on 01/17/2020

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Property Map



*Lot Dimensions are Estimated



N / A	832	3,663	N / A
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
1	1907	SFR	N / A
Baths	Yr Built	Type	Sale Date

Assessment & Tax

Assessment Year	2019	2018	2017
Market Value - Total	\$408,275	\$387,713	\$383,509
Market Value - Land	\$315,000	\$315,000	\$280,000
Market Value - Improved	\$93,275	\$72,713	\$103,509
Assessed Value - Total	\$408,275	\$387,713	\$383,509
Assessed Value - Land	\$315,000	\$315,000	\$280,000
Assessed Value - Improved	\$93,275	\$72,713	\$103,509
YOY Assessed Change (\$)	\$20,562	\$4,204	
YOY Assessed Change (%)	5.3%	1.1%	

Tax Amount - Estimated	Tax Year	Change (\$)	Change (%)
\$8,491	2017		
\$8,516	2018	\$25	0.3%
\$8,757	2019	\$241	2.83%

Jurisdiction	Tax Type	Tax Amount	Tax Rate
Austin ISD	Actual	\$4,580.85	1.122
City Of Austin	Actual	\$1,809.07	.4431
Travis County	Actual	\$1,507.73	.36929
Travis Co Hospital Dist	Actual	\$431.03	.10557
Austin Comm Coll Dist	Actual	\$428.28	.1049
Total Estimated Tax Rate			2.1449

Characteristics

County Use Code:	Single Family Residence	Construction:	Wood
Land Use:	SFR	Year Built:	1907
Lot Acres:	0.0841	Foundation:	Pier
Gross Area:	832	# of Buildings:	1
Building Sq Ft:	832	Building Type:	Single Family
Above Gnd Sq Ft:	832	Lot Depth:	70
Ground Floor Area:	832	Lot Area:	3,663
Stories:	1	Lot Frontage:	49
Total Baths:	1	No. of Porches:	1
Full Baths:	1	Porch 1 Area:	96
Porch:	Open Porch	Num Stories:	1
Roof Type:	Gable	Porch Type:	Open Porch
Roof Material:	Composition Shingle	County Use Description:	Single Family Residence-A1
Roof Shape:	Gable		

Features

Feature Type	Unit	Size / Qty	Year Built	Value
1st Floor	S	832	1907	\$38,500
Porch Open 1st F	S	96	1907	\$691
Bathroom	U	1	1907	

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Property Detail

Generated on 01/17/2020

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Estimated Value

RealAVM™ (1):	\$464,200	Confidence Score (2):	57
RealAVM™ Range:	\$385,286 - \$543,114	Forecast Standard Deviation (3):	17
Value As Of:	01/11/2020		

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Last Market Sale & Sales History

Recording Date	05/24/1988	
Sale / Settlement Date	05/20/1988	04/05/1984
Document Number	10693-547	8535-328
Document Type	Warranty Deed	Warranty Deed
Buyer Name	Gonzales Ricardo R	Gonzales Nicholas G
Seller Name	Gonzales Nicholas & Hilda	Allen Chester L

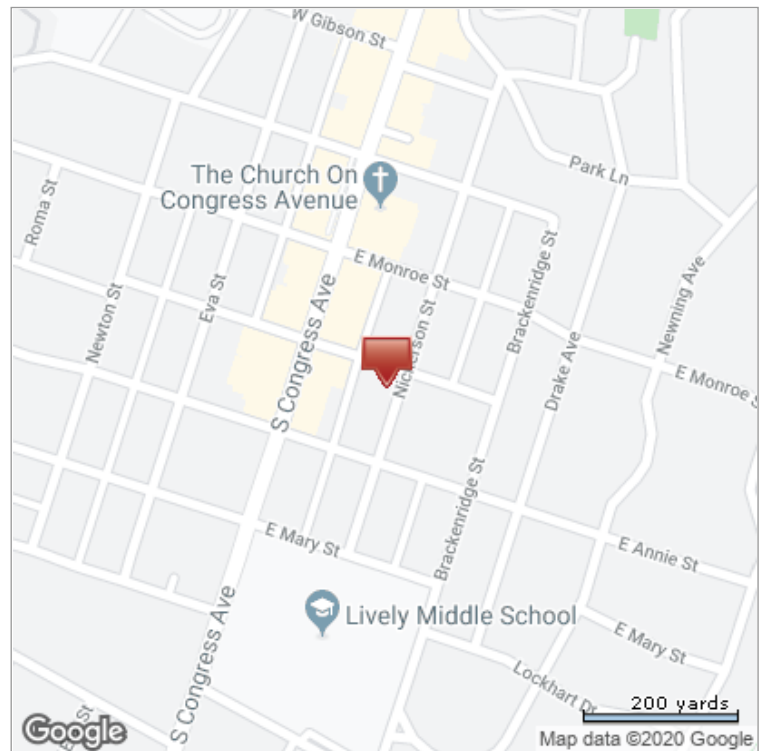
Mortgage History

Mortgage Date	06/13/2007	04/26/2004	11/23/1998
Mortgage Amount	\$70,000	\$4,161	\$25,000
Mortgage Lender	Capital One	Genesis Tax Ln Svcs	Bank United
Mortgage Type	Conventional	Conventional	Conventional
Mortgage Code	Refi	Refi	Refi

Property Map



*Lot Dimensions are Estimated



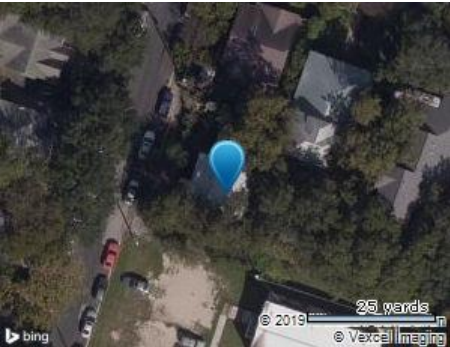
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Property Detail

Generated on 01/17/2020

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N / A	1,235	3,772	N / A
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
2	1928	SFR	N / A
Baths	Yr Built	Type	Sale Date

Assessment & Tax

Assessment Year	2019	2018	2017
Market Value - Total	\$483,195	\$431,304	\$471,675
Market Value - Land	\$315,000	\$315,000	\$280,000
Market Value - Improved	\$168,195	\$116,304	\$191,675
Assessed Value - Total	\$474,434	\$431,304	\$392,333
Assessed Value - Land		\$315,000	
Assessed Value - Improved		\$116,304	
YOY Assessed Change (\$)	\$43,130	\$38,971	
YOY Assessed Change (%)	10%	9.93%	

Tax Amount - Estimated	Tax Year	Change (\$)	Change (%)
\$8,686	2017		
\$9,474	2018	\$787	9.07%
\$10,176	2019	\$702	7.41%

Jurisdiction	Tax Type	Tax Amount	Tax Rate
Austin ISD	Actual	\$5,323.15	1.122
City Of Austin	Actual	\$2,102.22	.4431
Travis County	Actual	\$1,752.05	.36929
Travis Co Hospital Dist	Actual	\$500.87	.10557
Austin Comm Coll Dist	Actual	\$497.68	.1049
Total Estimated Tax Rate			2.1449

Characteristics

County Use Code:	Single Family Residence	Roof Shape:	Gable
Land Use:	SFR	Construction:	Wood
Lot Acres:	0.0866	Year Built:	1928
Gross Area:	1,235	Foundation:	Pier
Building Sq Ft:	1,235	# of Buildings:	1
Above Gnd Sq Ft:	1,235	Building Type:	Single Family
Ground Floor Area:	812	Lot Depth:	51
2nd Floor Area:	423	Lot Area:	3,772
Stories:	2	Lot Frontage:	73
Total Baths:	2	No. of Porches:	3
Full Baths:	2	Porch 1 Area:	72
Cooling Type:	Central	Num Stories:	2
Heat Type:	Central	Patio/Deck 2 Area:	126
Porch:	Open Porch	Porch Type:	Open Porch
Roof Type:	Gable	County Use Description:	Single Family Residence-A1
Roof Frame:	Metal		

Features

Feature Type	Unit	Size / Qty	Year Built	Value
1st Floor	S	812	1928	\$43,776
2nd Floor	S	423	1928	\$20,525

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Property Detail

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Porch Open 1st F	S	72	1928	\$5,244
Porch Clos Unfin	S	126	1928	\$1,834
Bathroom	U	2	1928	
Hvac Residential	S	1,235	1928	\$1,847
Storage Det	S	60	1928	\$926
Porch Open 1st F	S	170	2008	\$1,238

Estimated Value

RealAVM™ (1):	\$671,900	Confidence Score (2):	65
RealAVM™ Range:	\$591,272 - \$752,528	Forecast Standard Deviation (3):	12
Value As Of:	01/11/2020		

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Last Market Sale & Sales History

Recording Date	01/08/2001				
Sale/Settlement Date	12/29/2000	01/01/1998	03/03/1988	03/29/1985	07/09/1984
Document Number	3827	13117-53	10612-660	9093-284	8729-142
Document Type	Warranty Deed	Warranty Deed	Warranty Deed	Warranty Deed	Warranty Deed
Buyer Name	Chenu Eve	Chenu Roger & Roger Anne Marie & Chenu Anne Marie		Chenu Reynolds	Holder Era
Seller Name	Chenu Roger & Anne- Marie Trust			Holder Era	Holder Era M
Multi/Split Sale Type		Multiple	Multiple		

Mortgage History

Mortgage Date	01/08/2001
Mortgage Amount	\$150,000
Mortgage Lender	Private Individual
Mortgage Type	Private Party Lender
Mortgage Code	Nominal

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Property Detail

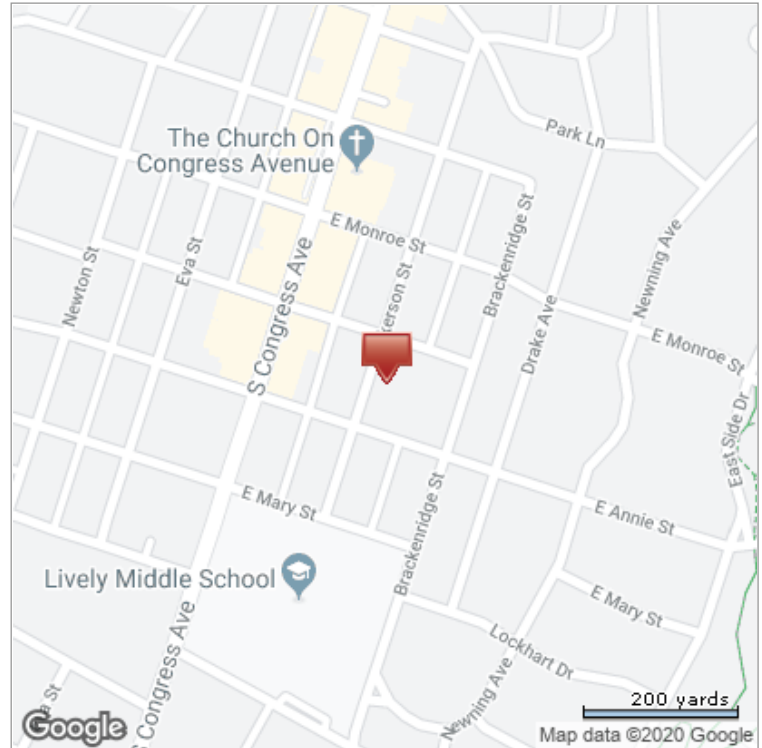
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Property Map



*Lot Dimensions are Estimated



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Property Detail

Generated on 01/17/2020

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1612 Newton St, Austin, TX 78704, Travis County



N/A	N/A	3,881	N/A
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
N/A	N/A	RES LOT	N/A
Baths	Yr Built	Type	Sale Date

Assessment & Tax

Assessment Year	2019	2018	2017
Market Value - Total	\$383,563	\$428,688	\$223,125
Market Value - Land	\$383,563	\$428,688	\$223,125
Assessed Value - Total	\$383,563	\$428,688	\$223,125
Assessed Value - Land	\$383,563	\$428,688	\$223,125
YOY Assessed Change (\$)	-\$45,125	\$205,563	
YOY Assessed Change (%)	-10.53%	92.13%	
Tax Amount - Estimated	Tax Year	Change (\$)	Change (%)
\$4,940	2017		
\$9,416	2018	\$4,476	90.61%
\$8,227	2019	-\$1,189	-12.63%
Jurisdiction	Tax Type	Tax Amount	Tax Rate
Austin ISD	Actual	\$4,303.58	1.122
City Of Austin	Actual	\$1,699.57	.4431
Travis County	Actual	\$1,416.47	.36929
Travis Co Hospital Dist	Actual	\$404.94	.10557
Austin Comm Coll Dist	Actual	\$402.36	.1049
Total Estimated Tax Rate			2.1449

Characteristics

County Use Code:	Vacant Lot-Platted-Res	Lot Area:	3,881
Land Use:	Residential Lot	Lot Frontage:	55
Lot Acres:	0.0891	County Use Description:	Vacant Lot-Platted-Res-C1
Lot Depth:	65		

Estimated Value

Value As Of: 01/11/2020

Last Market Sale & Sales History

Recording Date	02/25/1998	
Sale / Settlement Date	08/23/1998	02/03/1998
Document Number	13214-1040	13127-772
Document Type	Deed (Reg)	Correction Deed
Buyer Name	Brown Anthony D	Casey Susan E
Seller Name	Owner Record	Constable/Travis County

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Property Detail



*Lot Dimensions are Estimated





2	896	3,816	N/A
MLS Beds	MLS Sq Ft	Lot Sq Ft	Sale Price
1	1928	SFR	N/A
MLS Baths	Yr Built	Type	Sale Date

Assessment & Tax

Assessment Year	2019	2018	2017
Market Value - Total	\$447,559	\$480,683	\$303,412
Market Value - Land	\$383,563	\$428,688	\$223,125
Market Value - Improved	\$63,996	\$51,995	\$80,287
Assessed Value - Total	\$447,559	\$480,683	\$303,412
Assessed Value - Land	\$383,563	\$428,688	\$223,125
Assessed Value - Improved	\$63,996	\$51,995	\$80,287
YOY Assessed Change (\$)	-\$33,124	\$177,271	
YOY Assessed Change (%)	-6.89%	58.43%	
Tax Amount - Estimated	Tax Year	Change (\$)	Change (%)
\$6,718	2017		
\$10,558	2018	\$3,841	57.18%
\$9,600	2019	-\$959	-9.08%
Jurisdiction	Tax Type	Tax Amount	Tax Rate
Austin ISD	Actual	\$5,021.61	1.122
City Of Austin	Actual	\$1,983.13	.4431
Travis County	Actual	\$1,652.80	.36929
Travis Co Hospital Dist	Actual	\$472.50	.10557
Austin Comm Coll Dist	Actual	\$469.49	.1049
Total Estimated Tax Rate			2.1449

Characteristics

County Use Code:	Single Family Residence	Roof Type:	Gable
Land Use:	SFR	Roof Frame:	Metal
Lot Acres:	0.0876	Roof Shape:	Gable
Basement Type:	MLS: Pier & Beam	Construction:	Wood
Gross Area:	896	Year Built:	1928
Building Sq Ft:	896	Foundation:	Pier
Above Gnd Sq Ft:	896	# of Buildings:	1
Ground Floor Area:	896	Building Type:	Single Family
Garage Type:	Detached Garage	Lot Depth:	89
Garage Sq Ft:	198	Lot Area:	3,816
Stories:	1	Lot Frontage:	47.55
Bedrooms:	MLS: 2	No. of Porches:	1
Total Baths:	1	Parking Type:	Detached Garage
Full Baths:	1	Porch 1 Area:	84
Cooling Type:	Central	Num Stories:	1
Heat Type:	Central	Porch Type:	Open Porch
Porch:	Open Porch	County Use Description:	Single Family Residence-A1

Features

Feature Type	Unit	Size / Qty	Year Built	Value
1st Floor	S	896	1928	\$43,814

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Property Detail

Porch Open 1st F	S	84	1928	\$532
Garage Det 1st F	S	198	1928	\$2,746
Hvac Residential	S	896	1928	\$1,340
Bathroom	U	1	1928	

Estimated Value

RealAVM™ (1):	\$938,400	Confidence Score (2):	52
RealAVM™ Range:	\$741,336 - \$1,135,464	Forecast Standard Deviation (3):	21
Value As Of:	01/11/2020		

- (1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal. This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.
- (2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.
- (3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

Listing Information

MLS Listing Number:	4058059	Listing Date:	07/23/2015
MLS Area:	6	MLS Status Change Date:	09/12/2015
MLS Status:	Leased	Listing Agent Name:	512998-Bill Ley
Current Listing Price:	\$1,775	Listing Broker Name:	BILL LEY
Original Listing Price:	\$1,900		

MLS Listing #	5091091	6706341	4211561	9023412	1927734
MLS Status	Leased	Leased	Leased	Leased	Leased
MLS Listing Date	10/22/2011	08/28/2011	02/14/2010	11/29/2007	11/17/2005
MLS Orig Listing Price	\$1,550	\$1,500	\$1,295	\$1,400	\$1,100
MLS Listing Price	\$1,650	\$1,500	\$1,350	\$1,250	\$1,100
MLS Close Date	10/28/2011	09/05/2011	02/27/2010	04/01/2008	01/02/2006
MLS Listing Close Price	\$1,550	\$1,500	\$1,350	\$1,250	\$1,100
MLS Listing Expiration Date	10/22/2012	10/27/2011	02/14/2011	11/29/2008	11/17/2006

MLS Listing #	9275348
MLS Status	Leased
MLS Listing Date	08/16/2005
MLS Orig Listing Price	\$1,300
MLS Listing Price	\$1,100
MLS Close Date	09/06/2005
MLS Listing Close Price	\$1,100
MLS Listing Expiration Date	08/30/2006

Last Market Sale & Sales History

Sale / Settlement Date	09/07/1978
Document Number	6296-1195
Document Type	Warranty Deed
Buyer Name	Ley W T

Mortgage History

Mortgage Lender	Principal Mutual Life Ins
Mortgage Code	Resale

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Property Detail

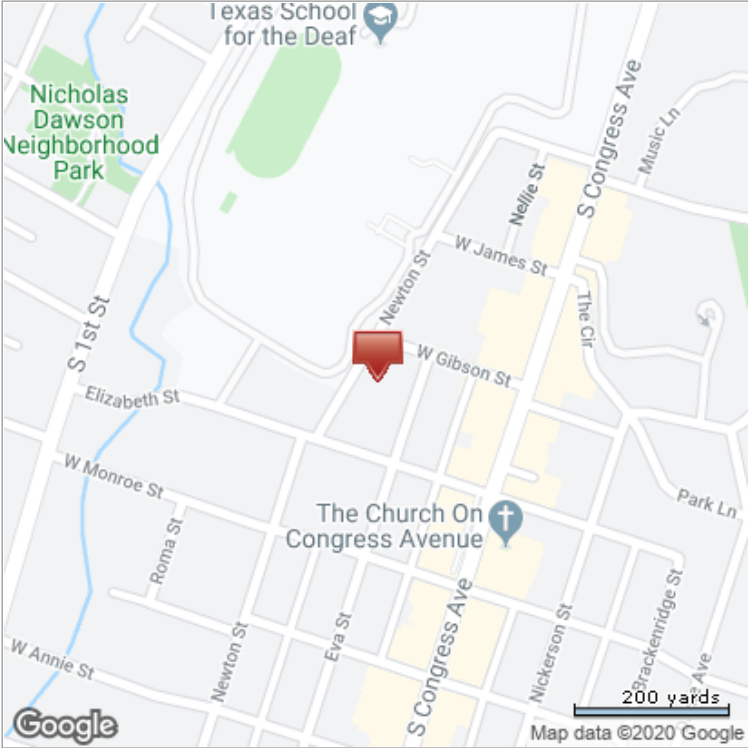
Generated on 01/17/2020

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Property Map



*Lot Dimensions are Estimated



Multiple Building Property Summary



3	1,000	3,711	N/A
MLS Beds	MLS Sq Ft	Lot Sq Ft	Sale Price
2	1946	SFR	N/A
MLS Baths	Yr Built	Type	Sale Date

Assessment & Tax

Assessment Year	2019	2018	2017
Market Value - Total	\$444,417	\$494,178	\$311,863
Market Value - Land	\$383,563	\$428,688	\$223,125
Market Value - Improved	\$60,854	\$65,490	\$88,738
Assessed Value - Total	\$444,417	\$494,178	\$311,863
Assessed Value - Land	\$383,563	\$428,688	\$223,125
Assessed Value - Improved	\$60,854	\$65,490	\$88,738
YOY Assessed Change (\$)	-\$49,761	\$182,315	
YOY Assessed Change (%)	-10.07%	58.46%	

Tax Amount - Estimated	Tax Year	Change (\$)	Change (%)
\$6,905	2017		
\$10,855	2018	\$3,950	57.21%
\$9,532	2019	-\$1,323	-12.18%

Jurisdiction	Tax Type	Tax Amount	Tax Rate
Austin ISD	Actual	\$4,986.36	1.122
City Of Austin	Actual	\$1,969.21	.4431
Travis County	Actual	\$1,641.20	.36929
Travis Co Hospital Dist	Actual	\$469.18	.10557
Austin Comm Coll Dist	Actual	\$466.19	.1049
Total Estimated Tax Rate			2.1449

Characteristics

County Use Code:	Single Family Residence	Roof Frame:	Metal
Land Use:	SFR	Roof Shape:	Hip
Lot Acres:	0.0852	Construction:	Wood
Basement Type:	MLS: Pier & Beam	Year Built:	1946
Gross Area:	1,062	Foundation:	Pier
Building Sq Ft:	Tax: 1,062 MLS: 1,000	# of Buildings:	2
Above Gnd Sq Ft:	1,062	Building Type:	Single Family
Ground Floor Area:	882	Lot Depth:	83.6
Stories:	1	Lot Area:	3,711
Bedrooms:	MLS: 3	Lot Frontage:	47.55
Total Baths:	Tax: 1 MLS: 2	No. of Porches:	1
Full Baths:	Tax: 1 MLS: 2	Porch 1 Area:	16
Cooling Type:	Central	Num Stories:	1
Heat Type:	Central	Porch Type:	Open Porch
Porch:	Open Porch	County Use Description:	Single Family Residence-A1
Roof Type:	Hip		

Features

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Property Detail

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Feature Type	Unit	Size / Qty	Year Built	Value
1st Floor	S	882	1946	\$44,671
Porch Open 1st F	S	16	1946	\$111
Hvac Residential	S	882	1946	\$1,319
Bathroom	U	1	1946	

Estimated Value

RealAVM™ (1):	\$726,700	Confidence Score (2):	58
RealAVM™ Range:	\$617,695 - \$835,705	Forecast Standard Deviation (3):	15
Value As Of:	01/11/2020		

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Listing Information

MLS Listing Number:	2039156	Listing Date:	04/07/2012
MLS Area:	6	MLS Status Change Date:	04/23/2012
MLS Status:	Leased	Listing Agent Name:	512998-Bill Ley
Current Listing Price:	\$1,650	Listing Broker Name:	BILL LEY
Original Listing Price:	\$1,600		
MLS Listing #	6981274	6849689	2211298
MLS Status	Withdrawn	Leased	Leased
MLS Listing Date	02/21/2012	12/15/2009	01/01/2009
MLS Orig Listing Price	\$374,500	\$1,650	\$1,495
MLS Listing Price	\$374,500	\$1,495	\$1,495
MLS Close Date		02/04/2010	01/06/2009
MLS Listing Close Price		\$1,495	\$1,495
MLS Listing Expiration Date	02/21/2013	12/15/2010	01/01/2010

Last Market Sale & Sales History

Recording Date	01/14/1999			
Sale / Settlement Date	01/08/1999	03/18/1996	11/26/1986	11/26/1986
Document Number	13349-1157	12646-73	4225-484	10000-259
Document Type	Warranty Deed	Warranty Deed	Warranty Deed	Warranty Deed
Buyer Name	Ley W T & Mary	Chapman Donald R	Chapman Donald R	
Seller Name	Chapman Donald R		Chapman Doyle V	

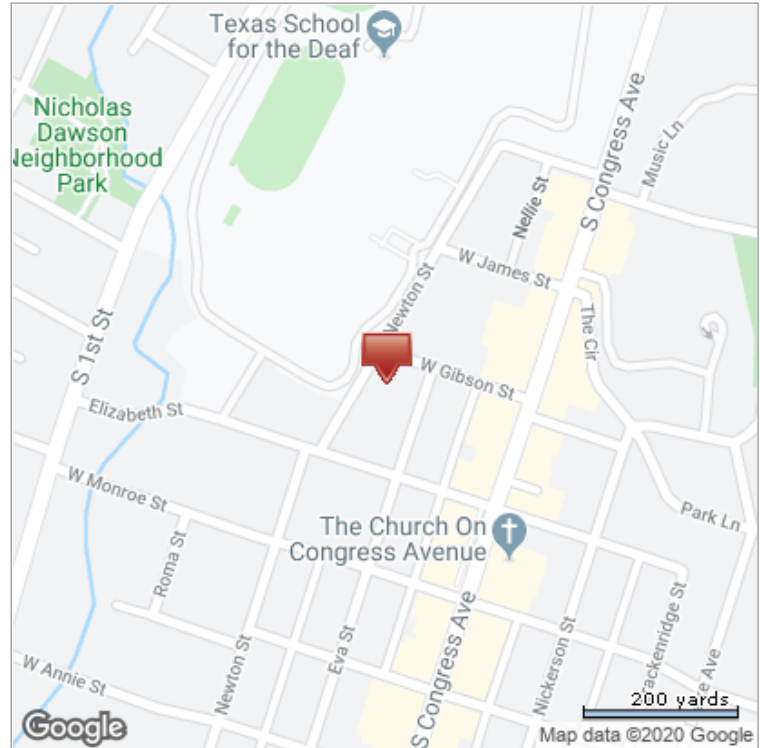
Mortgage History

Mortgage Lender	Fleet Mtg Corp
Mortgage Code	Resale

Property Map



*Lot Dimensions are Estimated



Building 1 of 2

Characteristics

County Use Code:	Single Family Residence	Roof Frame:	Metal
Land Use:	SFR	Roof Shape:	Hip
Lot Acres:	0.0852	Construction:	Wood
Gross Area:	882	Year Built:	1946
Building Sq Ft:	882	Foundation:	Pier
Above Gnd Sq Ft:	882	Building Type:	Single Family
Ground Floor Area:	882	Lot Depth:	83.6
Stories:	1	Lot Area:	3,711
Total Baths:	1	Lot Frontage:	47.55
Cooling Type:	Central	No. of Porches:	1
Heat Type:	Central	Porch 1 Area:	16
Porch:	Open Porch	Num Stories:	1
Roof Type:	Hip	Porch Type:	Open Porch

Features

Feature Type	Unit	Size / Qty	Year Built	Value
1st Floor	S	882	1946	\$44,671
Porch Open 1st F	S	16	1946	\$111
Hvac Residential	S	882	1946	\$1,319
Bathroom	U	1	1946	

Building 2 of 2

Characteristics

County Use Code:	Single Family Residence	Roof Frame:	Metal
Land Use:	SFR	Roof Shape:	Hip
Lot Acres:	0.0852	Year Built:	2004
Gross Area:	180	Foundation:	Pier

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Property Detail

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Building Sq Ft: 180
Above Gnd Sq Ft: 180
Ground Floor Area: 180
Stories: 1
Roof Type: Hip

Lot Depth: 83.6
Lot Area: 3,711
Lot Frontage: 47.55
Num Stories: 1

P-4/35

Features

Feature Type	Unit	Size / Qty	Year Built	Value
1st Floor	S	180	2004	\$9,954

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Property Detail

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2	882	3,690	N/A
MLS Beds	MLS Sq Ft	Lot Sq Ft	Sale Price
1	1946	SFR	N/A
MLS Baths	Yr Built	Type	Sale Date

Assessment & Tax

Assessment Year	2019	2018	2017
Market Value - Total	\$466,221	\$494,294	\$327,571
Market Value - Land	\$383,563	\$428,688	\$223,125
Market Value - Improved	\$82,658	\$65,606	\$104,446
Assessed Value - Total	\$466,221	\$494,294	\$327,571
Assessed Value - Land	\$383,563	\$428,688	\$223,125
Assessed Value - Improved	\$82,658	\$65,606	\$104,446
YOY Assessed Change (\$)	-\$28,073	\$166,723	
YOY Assessed Change (%)	-5.68%	50.9%	

Tax Amount - Estimated	Tax Year	Change (\$)	Change (%)
\$7,252	2017		
\$10,857	2018	\$3,605	49.71%
\$10,000	2019	-\$857	-7.9%

Jurisdiction	Tax Type	Tax Amount	Tax Rate
Austin ISD	Actual	\$5,231.00	1.122
City Of Austin	Actual	\$2,065.83	.4431
Travis County	Actual	\$1,721.72	.36929
Travis Co Hospital Dist	Actual	\$492.20	.10557
Austin Comm Coll Dist	Actual	\$489.07	.1049
Total Estimated Tax Rate			2.1449

Characteristics

County Use Code:	Single Family Residence	Roof Type:	Gable
Land Use:	SFR	Roof Material:	Composition Shingle
Lot Acres:	0.0847	Roof Shape:	Gable
Basement Type:	MLS: Pier & Beam	Construction:	Wood
Gross Area:	882	Year Built:	1946
Building Sq Ft:	882	Foundation:	Pier
Above Gnd Sq Ft:	882	# of Buildings:	1
Ground Floor Area:	882	Building Type:	Single Family
Garage Type:	Detached Garage	Lot Depth:	78
Garage Sq Ft:	200	Lot Area:	3,690
Stories:	1	Lot Frontage:	47.55
Bedrooms:	MLS: 2	No. of Porches:	1
Total Baths:	1	Parking Type:	Detached Garage
Full Baths:	1	Porch 1 Area:	16
Cooling Type:	Central	Num Stories:	1
Heat Type:	Central	Porch Type:	Open Porch
Porch:	Open Porch	County Use Description:	Single Family Residence-A1

Features

Feature Type	Unit	Size / Qty	Year Built	Value
1st Floor	S	882	1946	\$53,409

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Property Detail

Porch Open 1st F	S	16	1946	\$1,166
Garage Det 1st F	S	200	1946	\$2,965
Hvac Residential	S	882	1946	\$1,319
Bathroom	U	1	1946	

Estimated Value

RealAVM™ (1):	\$519,000	Confidence Score (2):	56
RealAVM™ Range:	\$430,770 - \$607,230	Forecast Standard Deviation (3):	17
Value As Of:	01/11/2020		

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Listing Information

MLS Listing Number:	8379341	Listing Date:	10/11/2019
MLS Area:	6	MLS Status Change Date:	12/07/2019
MLS Status:	Leased	Listing Agent Name:	154348-Greg Barron
Current Listing Price:	\$2,195	Listing Broker Name:	GREG BARRON CO.
Original Listing Price:	\$2,195		

MLS Listing #	5406646	4110012	3625585	3165484
MLS Status	Leased	Leased	Leased	Sold
MLS Listing Date	09/06/2017	11/26/2016	07/07/2008	11/18/2004
MLS Orig Listing Price	\$2,195	\$2,095	\$1,700	\$208,000
MLS Listing Price	\$2,195	\$2,195	\$1,700	\$208,900
MLS Close Date	10/06/2017	01/24/2017	08/07/2008	12/30/2004
MLS Listing Close Price	\$2,195	\$2,195	\$1,700	\$205,000
MLS Listing Expiration Date	10/31/2017	02/26/2017	09/07/2008	05/16/2005

Last Market Sale & Sales History

Recording Date	01/03/2005		01/03/1989	
Sale / Settlement Date	12/28/2004	02/24/1995	04/23/1990	02/04/1981
Document Number	248	12389-1312	11174-1169	10847-445
Document Type	Warranty Deed	Warranty Deed	Special Warranty Deed	Foreclosure Deed
Buyer Name	Geesaman Sarah R	Serna Paul Ricardo	Texas American Bank Of Austin	Sandford Ronald D
Seller Name	Serna Paul R & C C N			Cockerham Donald R
Multi / Split Sale Type			Multi	

Recording Date	
Sale / Settlement Date	02/04/1981
Document Number	7165-1970
Document Type	Warranty Deed
Buyer Name	Cockerham Donald R
Seller Name	Sandford Ronald D
Multi / Split Sale Type	

Mortgage History

Mortgage Date	01/03/2005	01/03/2005	08/31/2000	
Mortgage Amount	\$164,000	\$20,450	\$130,800	
Mortgage Lender	National Cty Mtg Co	National Cty Bk	Ameriquet Mtg Corp	Nationsbank
Mortgage Type	Conventional	Conventional	Conventional	
Mortgage Code	Resale	Resale	Refi	Resale

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Property Detail

Generated on 01/17/2020

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*Lot Dimensions are Estimated





3	1,152	3,646	N/A
MLS Beds	MLS Sq Ft	Lot Sq Ft	Sale Price
2	1946	SFR	N/A
MLS Baths	Yr Built	Type	Sale Date

Assessment & Tax

Assessment Year	2019	2018	2017
Market Value - Total	\$482,968	\$544,180	\$392,302
Market Value - Land	\$383,563	\$428,688	\$223,125
Market Value - Improved	\$99,405	\$115,492	\$169,177
Assessed Value - Total	\$474,685	\$431,532	\$392,302
Assessed Value - Land			\$223,125
Assessed Value - Improved			\$169,177
YOY Assessed Change (\$)	\$43,153	\$39,230	
YOY Assessed Change (%)	10%	10%	
Tax Amount - Estimated	Tax Year	Change (\$)	Change (%)
\$8,686	2017		
\$9,479	2018	\$793	9.13%
\$10,181	2019	\$703	7.41%
Jurisdiction	Tax Type	Tax Amount	Tax Rate
Austin ISD	Actual	\$5,325.97	1.122
City Of Austin	Actual	\$2,103.33	.4431
Travis County	Actual	\$1,752.98	.36929
Travis Co Hospital Dist	Actual	\$501.14	.10557
Austin Comm Coll Dist	Actual	\$497.94	.1049
Total Estimated Tax Rate			2.1449

Characteristics

County Use Code:	Single Family Residence	Roof Type:	Gable
Land Use:	SFR	Roof Material:	Composition Shingle
Lot Acres:	0.0837	Roof Shape:	Gable
Basement Type:	MLS: Pier & Beam	Construction:	Wood
Gross Area:	1,552	Year Built:	1946
Building Sq Ft:	1,152	Foundation:	Pier
Above Gnd Sq Ft:	1,152	# of Buildings:	1
Ground Floor Area:	1,152	Building Type:	Single Family
Garage Type:	Attached Garage	Lot Depth:	78
Garage Sq Ft:	400	Lot Area:	3,646
Stories:	1	Lot Frontage:	46.2
Bedrooms:	MLS: 3	Parking Type:	Attached Garage
Total Baths:	Tax: 1 MLS: 2	Num Stories:	1
Full Baths:	Tax: 1 MLS: 2	County Use Description:	Single Family Residence-A1

Features

Feature Type	Unit	Size / Qty	Year Built	Value
1st Floor	S	1,152	1946	\$57,646
Garage Att 1st F	S	400	1946	\$6,075
Bathroom	U	1	1946	

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Property Detail

Estimated Value

RealAVM™ (1):	\$675,800	Confidence Score (2):	56
RealAVM™ Range:	\$560,914 - \$790,686	Forecast Standard Deviation (3):	17
Value As Of:	01/11/2020		

- (1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal. This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.
- (2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.
- (3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

Listing Information

MLS Listing Number:	3601401	Listing Date:	01/27/2007
MLS Area:	6	MLS Status Change Date:	12/30/2009
MLS Status:	Sold	Listing Agent Name:	321910-George Hughes
Current Listing Price:	\$369,000	Listing Broker Name:	GEORGE HUGHES REAL ESTATE
Original Listing Price:	\$369,000		

Last Market Sale & Sales History

Recording Date	03/06/2007			
Sale/Settlement Date	03/03/2007	06/27/1987	07/22/1982	07/15/1982
Document Number	39767	10354-67	7811-432	
Document Type	Warranty Deed	Warranty Deed	Warranty Deed	Deed (Reg)
Buyer Name	Ogan Damon	Leal Anthony F	Mccullough Joe	
Seller Name	Leal Anthony F		Ford Benjamin	

Mortgage History

Mortgage Date	04/05/2016	01/31/2008	03/06/2007	03/06/2007	11/15/1993
Mortgage Amount	\$416,900	\$417,000	\$252,000	\$84,000	\$59,150
Mortgage Lender	Jp Morgan Chase Bk Na	First Horizon Hm Ln	First Horizon Hm Ln Corp	First Horizon Hm Ln Corp	Gateway Mtg
Mortgage Type	Conventional	Conventional	Conventional	Conventional	Va
Mortgage Code	Refi	Refi	Resale	Resale	Refi

Mortgage Date	
Mortgage Amount	
Mortgage Lender	Banc One Mtg Co
Mortgage Type	
Mortgage Code	Resale

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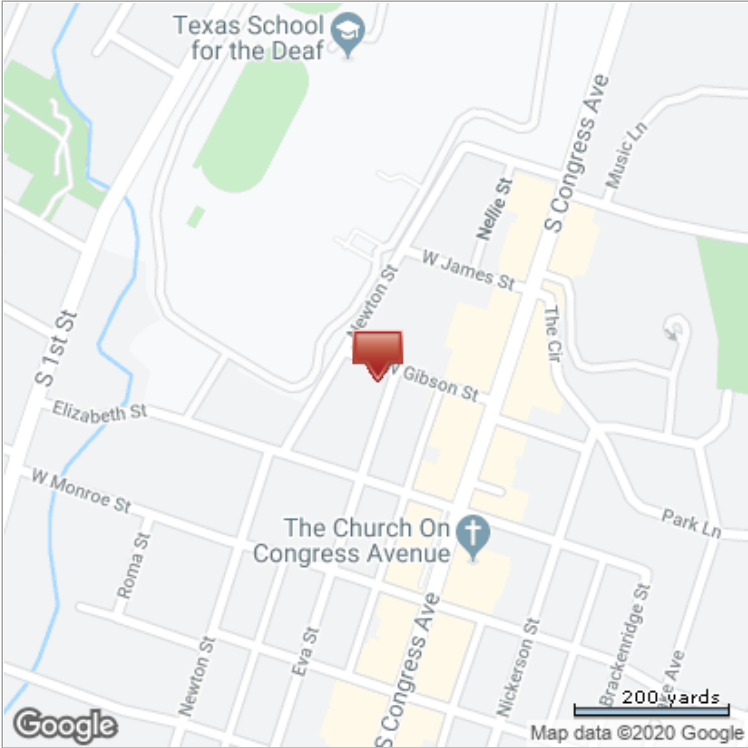
Property Detail

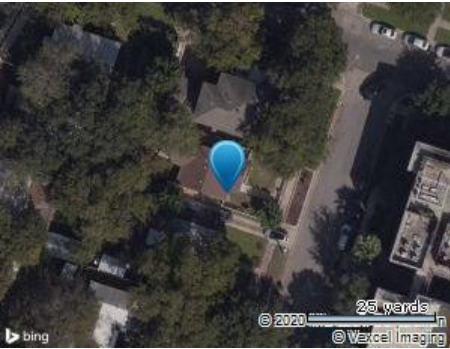
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*Lot Dimensions are Estimated





2	813	3,716	N/A
MLS Beds	MLS Sq Ft	Lot Sq Ft	Sale Price
1	1946	SFR	N/A
MLS Baths	Yr Built	Type	Sale Date

Assessment & Tax

Assessment Year	2019	2018	2017
Market Value - Total	\$470,235	\$526,372	\$365,866
Market Value - Land	\$383,563	\$428,688	\$223,125
Market Value - Improved	\$86,672	\$97,684	\$142,741
Assessed Value - Total	\$470,235	\$526,372	\$365,866
Assessed Value - Land	\$383,563	\$428,688	\$223,125
Assessed Value - Improved	\$86,672	\$97,684	\$142,741
YOY Assessed Change (\$)	-\$56,137	\$160,506	
YOY Assessed Change (%)	-10.66%	43.87%	

Tax Amount - Estimated	Tax Year	Change (\$)	Change (%)
\$8,100	2017		
\$11,562	2018	\$3,462	42.74%
\$10,086	2019	-\$1,476	-12.77%

Jurisdiction	Tax Type	Tax Amount	Tax Rate
Austin ISD	Actual	\$5,276.04	1.122
City Of Austin	Actual	\$2,083.61	.4431
Travis County	Actual	\$1,736.54	.36929
Travis Co Hospital Dist	Actual	\$496.44	.10557
Austin Comm Coll Dist	Actual	\$493.28	.1049
Total Estimated Tax Rate			2.1449

Characteristics

County Use Code:	Single Family Residence	Roof Type:	Gable
Land Use:	SFR	Roof Material:	Composition Shingle
Lot Acres:	0.0853	Roof Shape:	Gable
Basement Type:	MLS: Pier & Beam	Construction:	Wood
Gross Area:	813	Year Built:	1946
Building Sq Ft:	813	Foundation:	Pier
Above Gnd Sq Ft:	813	# of Buildings:	1
Ground Floor Area:	813	Building Type:	Single Family
Garage Type:	Detached Garage	Lot Depth:	83.6
Garage Sq Ft:	200	Lot Area:	3,716
Stories:	1	Lot Frontage:	46.2
Bedrooms:	MLS: 2	No. of Porches:	1
Total Baths:	1	Parking Type:	Detached Garage
Full Baths:	1	Porch 1 Area:	30
Cooling Type:	Central	Num Stories:	1
Heat Type:	Central	Porch Type:	Open Porch
Porch:	Open Porch	County Use Description:	Single Family Residence-A1

Features

Feature Type	Unit	Size / Qty	Year Built	Value
1st Floor	S	813	1946	\$50,815

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Property Detail

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Porch Open 1st F	S	30	1946	\$2,355
Garage Det 1st F	S	200	1946	\$3,200
Bathroom	U	1	1946	
Hvac Residential	S	813	2008	\$1,309

Estimated Value

RealAVM™ (1):	\$853,700	Confidence Score (2):	60
RealAVM™ Range:	\$665,886 - \$1,041,514	Forecast Standard Deviation (3):	22
Value As Of:	01/11/2020		

- (1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal. This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.
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Listing Information

MLS Listing Number:	7525739	Listing Date:	05/29/2015
MLS Area:	6	MLS Status Change Date:	06/24/2015
MLS Status:	Leased	Listing Agent Name:	448281-Camille Ulmann
Current Listing Price:	\$2,750	Listing Broker Name:	RE/MAX AUSTIN SKYLINE
Original Listing Price:	\$2,750		
MLS Listing #	4782892	9835421	722704
MLS Status	Sold	Sold	Sold
MLS Listing Date	02/11/2014	06/29/2012	08/15/2003
MLS Orig Listing Price	\$544,000	\$304,900	\$169,900
MLS Listing Price	\$544,000	\$304,900	\$169,900
MLS Close Date	02/12/2014	08/13/2012	10/10/2003
MLS Listing Close Price	\$531,750	\$293,000	\$165,500
MLS Listing Expiration Date	12/31/2014	08/31/2012	01/15/2004

Last Market Sale & Sales History

Recording Date	12/23/2013	08/15/2012	10/14/2003	12/12/1995	
Sale / Settlement Date	12/23/2013	08/10/2012	10/10/2003	12/04/1995	12/04/1995
Document Number	224440	135079	242583	12582-1298	13077-1096
Document Type	Warranty Deed	Warranty Deed	Warranty Deed	Warranty Deed	Deed (Reg)
Buyer Name	Carrasco Mario R & Diana C	Rilo Investments Ltd	Kalikstein Jeffrey	Royder Scott M	Baskin Barbara J
Seller Name	Rilo Investments Ltd	Kalikstein Jeffrey	Royder Scott M	Soster Kurt D	Soster Kurt D
Recording Date	10/26/1995				
Sale / Settlement Date		10/25/1988			
Document Number	12552-969	10814-161			
Document Type	Grant Deed	Warranty Deed			
Buyer Name	Soster Kurt D				
Seller Name	Crain Ralph R & Dolores				

Mortgage History

Mortgage Date	12/23/2013	03/24/2008	02/08/2006	10/14/2003	10/14/2003
Mortgage Amount	\$412,000	\$87,000	\$30,000	\$132,400	\$24,825
Mortgage Lender	Stonegate Mtg Corp	Compass Bk	Jp Morgan Chase Bk	Coastal Mtg	Encore Bk
Mortgage Type	Conventional	Conventional	Conventional	Conventional	Conventional
Mortgage Code	Resale	Refi	Refi	Resale	Resale
Mortgage Date	12/12/1995	10/26/1995			
Mortgage Amount	\$63,446	\$38,000			
Mortgage Lender	North American Mtg Co	Hill Cntry Bk			
Mortgage Type	Fha	Conventional			
Mortgage Code	Resale	Resale			

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Property Detail

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*Lot Dimensions are Estimated





N / A	902	4,069	N / A
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
1	1945	SFR	N / A
Baths	Yr Built	Type	Sale Date

Assessment & Tax

Assessment Year	2019	2018	2017
Market Value - Total	\$468,700	\$469,327	\$300,541
Market Value - Land	\$406,125	\$428,688	\$239,063
Market Value - Improved	\$62,575	\$40,639	\$61,478
Assessed Value - Total	\$468,700	\$469,327	\$300,541
Assessed Value - Land	\$406,125	\$428,688	\$239,063
Assessed Value - Improved	\$62,575	\$40,639	\$61,478
YOY Assessed Change (\$)	-\$627	\$168,786	
YOY Assessed Change (%)	-0.13%	56.16%	
Tax Amount - Estimated	Tax Year	Change (\$)	Change (%)
\$6,654	2017		
\$10,309	2018	\$3,655	54.93%
\$10,053	2019	-\$256	-2.48%
Jurisdiction	Tax Type	Tax Amount	Tax Rate
Austin ISD	Actual	\$5,258.81	1.122
City Of Austin	Actual	\$2,076.81	.4431
Travis County	Actual	\$1,730.88	.36929
Travis Co Hospital Dist	Actual	\$494.82	.10557
Austin Comm Coll Dist	Actual	\$491.67	.1049
Total Estimated Tax Rate			2.1449

Characteristics

County Use Code:	Single Family Residence	Construction:	Wood
Land Use:	SFR	Year Built:	1945
Lot Acres:	0.0934	Foundation:	Pier
Gross Area:	902	# of Buildings:	1
Building Sq Ft:	902	Building Type:	Single Family
Above Gnd Sq Ft:	902	Lot Depth:	89
Ground Floor Area:	902	Lot Area:	4,069
Stories:	1	Lot Frontage:	46.2
Total Baths:	1	No. of Porches:	1
Full Baths:	1	Porch 1 Area:	90
Porch:	Open Porch	Num Stories:	1
Roof Type:	Gable	Porch Type:	Open Porch
Roof Frame:	Metal	County Use Description:	Single Family Residence-A1
Roof Shape:	Gable		

Features

Feature Type	Unit	Size / Qty	Year Built	Value
1st Floor	S	902	1945	\$38,974
Porch Open 1st F	S	90	1945	\$548
Bathroom	U	1	1945	
All Flat Value	U	1	1945	\$900

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Property Detail

Generated on 01/17/2020

Estimated Value

RealAVM™ (1):	\$824,100	Confidence Score (2):	52
RealAVM™ Range:	\$651,039 - \$997,161	Forecast Standard Deviation (3):	21
Value As Of:	01/11/2020		

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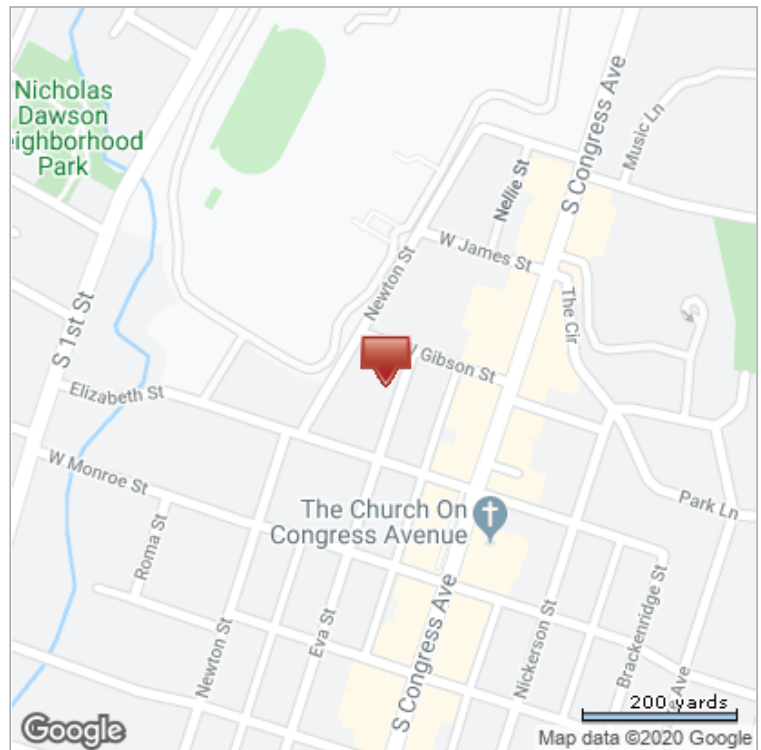
Last Market Sale & Sales History

Recording Date	01/14/2019	01/14/2019	
Sale / Settlement Date	01/11/2019	01/11/2019	03/29/1979
Document Number	5165	5164	6512-2345
Document Type	Warranty Deed	Warranty Deed	Warranty Deed
Buyer Name	Mitchell Joel B Trust	Mitchell Joel B Trust	Mitchell Joel B
Seller Name	Mitchell Joel B Trust	Mitchell Joel B	

Property Map



*Lot Dimensions are Estimated



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Property Detail

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N/A	N/A	3,615	N/A
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
N/A	N/A	RES LOT	N/A
Baths	Yr Built	Type	Sale Date

Assessment & Tax

Assessment Year	2019	2018	2017
Market Value - Total	\$415,955	\$361,700	\$271,275
Market Value - Land	\$415,955	\$361,700	\$271,275
Assessed Value - Total	\$415,955	\$361,700	\$271,275
Assessed Value - Land	\$415,955	\$361,700	\$271,275
YOY Assessed Change (\$)	\$54,255	\$90,425	
YOY Assessed Change (%)	15%	33.33%	

Tax Amount - Estimated	Tax Year	Change (\$)	Change (%)
\$6,006	2017		
\$7,945	2018	\$1,939	32.28%
\$8,922	2019	\$977	12.3%

Jurisdiction	Tax Type	Tax Amount	Tax Rate
Austin ISD	Actual	\$4,667.02	1.122
City Of Austin	Actual	\$1,843.10	.4431
Travis County	Actual	\$1,536.09	.36929
Travis Co Hospital Dist	Actual	\$439.14	.10557
Austin Comm Coll Dist	Actual	\$436.34	.1049
Total Estimated Tax Rate			2.1449

Characteristics

County Use Code:	Vacant Lot-Platted-Res	Lot Area:	3,615
Land Use:	Residential Lot	Lot Frontage:	50
Lot Acres:	0.083	County Use Description:	Vacant Lot-Platted-Res-C1
Lot Depth:	72.33		

Estimated Value

Value As Of:	01/11/2020
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Last Market Sale & Sales History

Recording Date	12/12/2014	12/29/2006	06/30/1998
Sale / Settlement Date	12/11/2014	12/28/2006	06/29/1998
Document Number	184914	248228	13215-494
Document Type	Special Warranty Deed	Special Warranty Deed	Special Warranty Deed
Buyer Name	Hotel Sj Owner Lp	San Jose Partners	Nichols Douglass Y & D F Trust
Seller Name	San Jose Partners Lp	Nichols Douglass Y Trust B	Nichols Douglass Y
Multi / Split Sale Type	Multiple	Multiple	Multiple

Mortgage History

Mortgage Date	06/04/2015	12/29/2006
Mortgage Amount	\$10,000,000	\$3,800,000
Mortgage Lender	Independent Bk	Texas Cap Bk Nat'l Assn
Mortgage Type	Conventional	Conventional
Mortgage Code	Refi	Resale

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Property Detail

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*Lot Dimensions are Estimated



PERMIT FOR WATER SERVICE

Austin, Texas

M. *Luis J. Decker* Address *1612 1670 Newton St.*

Plumber *himself* Size of Tap *1/2* Date *6/25/29*

Foreman's Report

Date of Connection *6/25/29*
 Size of Tap Made *3/4*
 Size Service Made *3/4*
 Size Main Tapped *2" Curb*
 From Front Prop. Line to Curb Cock *9' 6"*
 " " " " *39'*
 Location of Meter *at curb*
 Type of Box *lock*
 Depth of Main in St. *18"*
 " " Service Line *15"*
 From Curb Cock to Tap on Main *13'*

No. Fittings	Curb Cock	Elbow	St. Elbow	Bushing	Reducer	Pipe	Lead Comp.	Nipples	Union	Plug	Tee	Stop	Box	Lid	Valves	Req. No.
1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Checked by Engr. Dept. *7-3-29*

Foreman's Signature

INDEXED

Bernard

Newton St

Milton St

1612

39'



Date: January 30, 2020

TO: Board of Adjustment

Subject: Case C15-2020-0004
1612 Newton Street

Board Members,

The applicant, Anthony Brown, has not come before the Bouldin Creek Zoning Committee with his variance request but you should be aware of why Bouldin Creek did not adopt the Small Lot Amnesty Infill Tool in our Neighborhood Plan in 2002. Our neighborhood includes both the East and West Bouldin Creek Watershed and when the NP was written we had numerous properties being affected by lot to lot and creek flooding. That situation is more acute today with Atlas 14 and the increased density the LDC Rewrite is projected to bring to the neighborhood.

We don't know what hardship Anthony Brown is claiming as justification for his request, but we wanted you to be aware of why the Small Lot Amnesty Tool is not incorporated in our NP.

Thank you for your service.

Sincerely,

A handwritten signature in black ink that reads "Paul Strange". The signature is written in a cursive, flowing style.

Paul Strange
VP External Affairs and Zoning Chair

From: [REDACTED]
 To: [Ramirez, Elaine](#)
 Subject: Public Hearing Response Case Number C15-2020-0004
 Date: Tuesday, January 28, 2020 7:27:11 PM

*** External Email - Exercise Caution ***

PUBLIC HEARING INFORMATION	
Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood. During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required. A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision. An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by: - delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact person listed on a notice); or - appearing and speaking for the record at the public hearing; and: - occupies a primary residence that is within 500 feet of the subject property or proposed development; - is the record owner of property within 500 feet of the subject property or proposed development; or - is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development. A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department. For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/devservices.	
Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.	
Case Number: C15-2020-0004 Contact: Elaine Ramirez, 512-974-2202 Public Hearing: Board of Adjustment; February 5th, 2020	
Colton Katzen Your Name (please print)	
1810 Newton St Your address(es) affected by this application	
<i>[Signature]</i> Signature	
817-403-9352 Daytime Telephone	
1/28/2020 Date	
Comments: This is going to lead to more construction on our street Street that I don't want. I deal with weekly road closures for construction and am tired of it. Leave our quiet little streets alone!	
If you use this form to comment, it may be returned to: City of Austin-Development Services Department/ 1st Floor Elaine Ramirez P. O. Box 1088 Austin, TX 78767-1088 Fax: (512) 974-6305 Scan & Email to: elaine.ramirez@austintexas.gov	

--

Sincerely,

Colton Katzen
 (817)-403-9352

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to CSIRT@austintexas.gov.

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend**. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/devservices.

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

Case Number: C15-2020-0004

Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment; February 5th, 2020

Edwardo Vign1

Your Name (please print)

1602 Newton St.

Your address(es) affected by this application

[Signature]

Signature

Daytime Telephone:

512-7092020

Date

Comments:

Owner can build a S.F.-3 in the existing lot of 5,570 sf. Why does he need a 3,575 sf lot?

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

City of Austin-Development Services Department/ 1st Floor

Elaine Ramirez

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