

City of Austin
Local Historic District Tax Abatement
Part I - Application for Certificate of Eligibility

Address of property: 1910 Maple Ave, Austin, TX 78722

Name of Local Historic District: Rogers Washington Holy Cross

Contributing property Non-contributing property

Legal Description of Property: LOT 12 WASHINGTON SUBD SF3 HD

Tax Parcel ID Number: _____

Plumbing

APPLICANT/PROJECT CONTACT:

Name: Nicole Holle and Ryan McLaughlin Telephone: [REDACTED]

Mailing Address: 1200 Kenwood Ave Mobile phone: (____) _____

City: Austin State: TX Zip: 78704 Email: [REDACTED]

OWNER:

Name: Nicole Holle and Ryan McLaughlin Telephone: [REDACTED]

Mailing Address: 1200 Kenwood Ave Mobile phone: (____) _____

City: Austin State: TX Zip: 78704 Email: [REDACTED]

Proposed Use of the Property: Primary residence once construction is complete

Proposed Scope of Work:

We are looking to restore the home, including new roof, windows and doors for the exterior, as well as a full interior remodel. New framing, plumbing, hvac, electrical. The previous owners were flippers, and did not treat the home well. We will replace their vinyl windows with wood windows to be more historically appropriate and maintain the design integrity of the 1960's era.

Projected Construction Schedule: 4-6 months from permit approval

Has the property received any other property tax relief under § 11.24 of the Texas Tax Code?:
no

Describe all City Code violations, if any, on the property within the previous five years:

The previous owners, D&O Developers, were flippers and had code violations such as grass over 48" and debris complaints.

For Historic Preservation Office use only:	
<input type="checkbox"/> Property is not a contributing or potentially contributing structure	
<input type="checkbox"/> Certificate of Eligibility approved by Historic Landmark Commission	
<input type="checkbox"/> Certificate of Eligibility <u>not</u> approved by Historic Landmark Commission	
_____	_____
Historic Preservation Officer	Date

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ESTIMATE OF EXPENDITURES

Property Address:	
Proposed Scope of Work	Estimated Cost
Framing labor	\$11,000
Framing materials	\$7,500
Plumbing <small>Type text here</small>	\$16,000
Electrical	\$12,500
HVAC	\$9,500
Window installation	\$4,000
Windows	\$16,000
Front door	\$2,000
Back door	\$1,000
Insulation	\$7,500
Drywall materials	\$3,500
Drywall installation	\$12,000
Flooring materials	\$6,500
Flooring installation	\$4,800
Floor leveling	\$3,900
Interior doors	\$2,000
Trim materials	\$2,600
Foundation repair	\$5,000
Masonry repair	\$5,000
Roofing	\$5,500
Total:	\$137,800
Pre-rehabilitation/restoration value of property:	\$150,814 (per TCAD) for improvements
% of value being spent on rehabilitation/restoration:	91.3%
% of total estimated costs being spent on exterior work:	22%

Attach additional pages if needed.

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THE STATE OF Texas §
COUNTY OF Travis §

STATEMENT OF UNDERSTANDING, AUTHORIZATION FOR INSPECTION OF PROPERTY,
AND AFFIDAVIT REGARDING TAXES, FEES, FINES AND PENALTIES

Property Address: 1910 Maple Ave, Austin, TX 78722

Owner's Name: Nicole Holle and Ryan McLaughlin

I am over 18 years of age and am competent to sign this Affidavit.

I am the owner of the property identified above.

I am seeking a tax abatement for the property identified above.

I certify that the information in the application for a tax abatement, including all supporting documentation, is complete and correct.

I authorize city officials to visit and inspect the property as necessary to certify eligibility and verification for a tax abatement.

I acknowledge that I have read and understand the program requirements, and that I will not receive an abatement until all program requirements have been met and I have obtained a certificate of verification from the City of Austin.

I understand that all rehabilitation work must be completed within 2 years after the date of the issuance of a Certificate of Eligibility and Certificate of Appropriateness. If the deadline for completion is subsequently extended by the Historic Landmark Commission all rehabilitation work must be completed by the extended time specified. I understand that penalties may apply if I do not complete the work as proposed and approved by the Historic Landmark Commission.

I affirm that improvements will comply with the historic area combining district Preservation Plan and Design Standards.

I understand that I must make an application to Travis County Appraisal District each year in order to receive the abatement for that year, and that if I do not make the application in time, I will lose the ability to receive a tax abatement for that year.

All property taxes are current, and no City of Austin fees, fines or penalties are owed, on the property or any property owned by a business association in which I have an ownership interest.

Signature Nicole Holle
Owner/Applicant _____ Date _____

I declare under penalty of perjury that the statements above are true and correct.

yes

Subscribed and sworn to before me, by the said _____, this
the _____ day of _____, _____, to certify which witness my hand and seal of office.

Notary Public, State of _____
My commission expires _____

Travis CAD

2021 - Values not available 

Property

Account

Property ID:	204123	Legal Description:	LOT 12 WASHINGTON SUBD
Geographic ID:	0212101514	Zoning:	SF3
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Protest

Protest Status:
 Informal Date:
 Formal Date:

Location

Address:	1910 MAPLE AVE TX 78722	Mapsco:	
Neighborhood:	SEGMENTED	Map ID:	021011
Neighborhood CD:	D2009		

Owner

Name:	D&O DEVELOPERS LLC	Owner ID:	1811231
Mailing Address:	7419 QUAIL RUN DR SAN ANTONIO, TX 78209-3128	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A

(=) Market Value:	=	N/A
(-) Ag or Timber Use Value Reduction:	-	N/A

(=) Appraised Value:	=	N/A
(-) HS Cap:	-	N/A

(=) Assessed Value:	=	N/A

Taxing Jurisdiction

Owner: D&O DEVELOPERS LLC
 % Ownership: 100.000000000000%
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	N/A	N/A	N/A	N/A
02	CITY OF AUSTIN	N/A	N/A	N/A	N/A
03	TRAVIS COUNTY	N/A	N/A	N/A	N/A
0A	TRAVIS CENTRAL APP DIST	N/A	N/A	N/A	N/A
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	N/A	N/A	N/A	N/A
68	AUSTIN COMM COLL DIST	N/A	N/A	N/A	N/A
HPR1	HOMESTEAD PRESERVATION REINVESTMENT ZONE 1	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			
Taxes w/Current Exemptions:					N/A
Taxes w/o Exemptions:					N/A

Improvement / Building

Improvement #1:	1 FAM DWELLING	State Code:	A1	Living Area:	1696.0 sqft	Value: N/A
Type	Description	Class CD	Exterior Wall	Year Built	SQFT	
→ 1ST	1st Floor	R5 - *		1964	1696.0	
→ 011	PORCH OPEN 1ST F	R5 - *		1964	66.0	
→ 095	HVAC RESIDENTIAL	R5 - *		1964	1696.0	
→ 522	FIREPLACE	R5 - *		1964	1.0	
→ 581	STORAGE ATT	R5 - *		1964	48.0	
→ 612	TERRACE UNCOVERD	R5 - *		1964	99.0	
→ 252	BEDROOMS	R5 - *		1964	4.0	

→ 251 BATHROOM

R5 - *

1964 2.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1824	7945.02	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021	N/A	N/A	N/A	N/A	N/A	N/A
2020	\$150,814	\$275,000	0	425,814	\$0	\$425,814
2019	\$201,147	\$275,000	0	476,147	\$0	\$476,147
2018	\$173,463	\$275,000	0	448,463	\$0	\$448,463
2017	\$229,564	\$200,000	0	429,564	\$0	\$429,564
2016	\$250,513	\$200,000	0	450,513	\$105,947	\$344,566

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	7/12/2019	WD	WARRANTY DEED	TEXAS CAPITOL LLC	D&O DEVELOPERS LLC			2019105107
2	7/12/2019	WD	WARRANTY DEED	HARRIS TIFFANY MARIE	TEXAS CAPITOL LLC			2019105102
3	10/2/2016	MS	MISCELLANEOUS	JONES MABEL JACKSON &	HARRIS TIFFANY MARIE			2016158577