

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

PART I - APPLICATION CHECK LIST:

- ☒ Completed Application for Certificate of Eligibility signed by owner.
- ☒ Estimate of costs for eligible work.
- ☒ Completed Certificate of Appropriateness Application signed by owner.
- ☒ Proof of pre-rehabilitation value from the Travis County Appraisal District.
- ☒ Signed authorization for City Officials to inspect the property, and affidavit stating all property taxes are current and no city fees, fines, or penalties are owed on property owned by a business association in which the applicant has an ownership interest.
- ☒ Current tax certificate providing proof no property taxes or City fees, fines, or penalties are delinquent on the property.
- N/A Proforma and development budget, if an estimated abatement is over \$100,000.
- N/A Letter of intent from a financial institution or potential investors, if applicable.

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Address of property: 3006 Hemphill Park Austin, Texas 78705

Name of Local Historic District: Aldridge Place Historic District

☒ Contributing property ☐ Non-contributing property

Legal Description of Property: LOT 11 BLK 9 OLT 73 DIV D FRUTH ADDN

Tax Parcel ID Number: 0216040908

APPLICANT/PROJECT CONTACT:

Name: Tere O'Connell, AIA Telephone: (512) 751-1374

Mailing Address: 3908 Ave. B, Room 309 Mobile phone: [REDACTED]

City: Austin State: TX Zip: 78705 Email: [REDACTED]

OWNER:

Name: Robin Shepherd Telephone: [REDACTED]

Mailing Address: 1101 Belmont Parkway Mobile phone: [REDACTED]

City: Austin State: TX Zip: 78703 Email: [REDACTED]

Proposed Use of the Property: Rental property

Proposed Scope of Work:

Projected Construction Schedule: _____

Has the property received any other property tax relief under § 11.24 of the Texas Tax Code?:
N/A

Describe all City Code violations, if any, on the property within the previous five years:
None

For Historic Preservation Office use only:

____ Property is not a contributing or potentially contributing structure

____ Certificate of Eligibility approved by Historic Landmark Commission

____ Certificate of Eligibility not approved by Historic Landmark Commission

Historic Preservation Officer

Date

Local Historic District Abatement
3006 Hemphill Park
Austin, Texas 78705

PROPOSED SCOPE OF WORK		LOCATION OF PROPOSED WORK	PROPOSED MATERIAL(S)
1)	ROOF: Replace composition roof. Reframe rear addition roof to match remainder of house.	Roof	Architectural Fiberglass Shingles
2)	STRUCTURAL: Repair foundation including replacing rotten supports and stabilize hearth. Repair or replace skirting as necessary.	Interior and crawlspace	Wood framing, wooden piers, tile
3)	SYSTEMS: Examine all existing building systems through-out; replace water heater with tankless; repair and replace plumbing electrical and HVAC as needed.	Interior	Equipment
4)	FRONT PORCH: Replace front steps and add awning to front porch to define porch space.	Primary (south) elevation	Wood, metal
5)	GENERAL EXTERIOR: Exterior paint is cracking and needs repair. Exterior wood trim is damaged or deteriorated and needs repair or replacement in some areas. Repair or replace historic double hung windows as needed; Window screens are rusted and have some tears in the screening material. Replace deteriorated front steps. Paint exterior. Examine and address rot in wood siding and replace in-kind	Building Envelope	Wood siding, cement skirt
6)	SITEWORK: Make grade modifications to correct any drainage issues. Remove excess growth and provide new landscape features to enhance property. Update sitting area at back of house and update garden beds. Trim, fertilize or remove trees as needed. Add new fence at alley and install gate from driveway to back yard.	Entire lot	
7)	INTERIOR: Remove and replace gypsum throughout. Restore hardwood floors. Replace tile in kitchen and bathrooms. Reuse one historic light fixture in guest bath; replace remaining lighting throughout. Paint all interiors. Wallpaper bathrooms. Reconfigure layout of primary bath. Install new countertops and backsplash in kitchen and bathrooms. Install new kitchen appliances. Provide new cabinetry and built-ins in Kitchen, closets, and bathrooms.	Interior	Wood, gypsum, tile, wallpaper, countertops, cabinetry, paint
8)	GENERAL: All work will meet the Secretary of the Interior's Standards for Rehabilitation and applicable COA Design Standards.	Throughout	

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ESTIMATE OF EXPENDITURES

Property Address:	
Proposed Scope of Work	Estimated Cost
Foundation	\$20,000.00
Roof	\$25,000.00
Floors	\$16,000.00
Exterior Paint	\$25,000.00
Demolition	\$ 4,000.00
Siding and Trim Repair	\$15,000.00
HVAC	\$20,000.00
Electric	\$ 5,000.00
Plumbing	\$25,000.00
Tile	\$40,000.00
Estimates are for work on the original house only and do not include work on the addition of the house.	
Total:	\$235,000.00
Pre-rehabilitation/restoration value of property:	\$247,263.00
% of value being spent on rehabilitation/restoration:	95%
% of total estimated costs being spent on exterior work:	36%

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: 3006 Hemphill Park Austin, Texas 78705

Owner's Name: 5 Birds Dwellings, LLC

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.

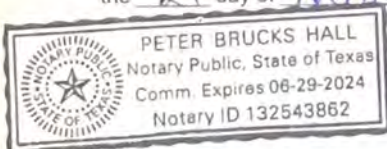
Signature _____

Owner/Applicant

Date

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

Subscribed and sworn to before me, by the said ROBIN SHEPHERD, this
the 21 day of MARCH, 2022 to certify which witness my hand and seal of office.



Notary Public, State of
My commission expires

TEXAS
6/29/2024

GENERAL INFO

ACCOUNT

Property ID: 210342
Geographic ID: 0216040908
Type: R
Zoning: MF4
Agent:
Legal Description: LOT 11 BLK 9 OLT 73 DIV D FRUTH ADDN
Property Use:

OWNER

Name: SPENCER HELEN VAN HOOK
Secondary Name: % HELEN SPENCER
Mailing Address: 3006 HEMPHILL PARK AUSTIN TX 78705-2810
Owner ID: 192034
% Ownership: 100.00
Exemptions:

LOCATION

Address: 3006 HEMPHILL PARK TX 78705

Market Area:
Market Area CD: Z4000
Map ID: 021801

PROTEST

Protest Status:
Informal Date:
Formal Date:

VALUES

CURRENT VALUES

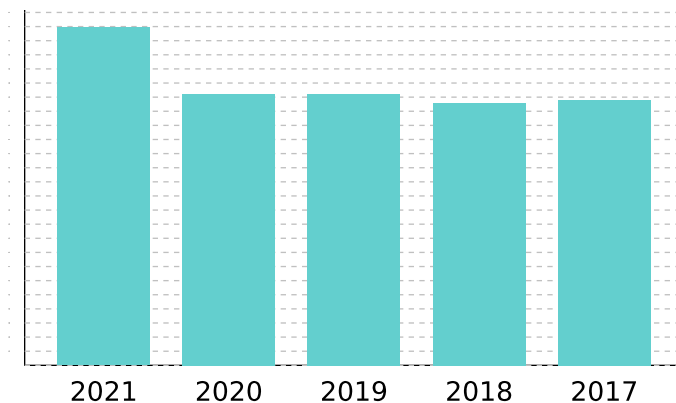
Land Homesite: \$351,000
Land Non-Homesite: \$0
Special Use Land Market: \$0
Total Land: \$351,000

Improvement Homesite: \$247,263
Improvement Non-Homesite: \$0
Total Improvement: \$247,263

Market: \$598,263
Special Use Exclusion (-): \$0
Appraised: \$598,263
Value Limitation Adjustment (-): \$0

Net Appraised: \$598,263

VALUE HISTORY



Values for the current year are preliminary and are subject to change.

VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2021	\$351,000	\$247,263	\$0	\$598,263	\$0	\$598,263
2020	\$351,000	\$130,000	\$0	\$481,000	\$0	\$481,000
2019	\$351,000	\$130,000	\$0	\$481,000	\$0	\$481,000
2018	\$340,000	\$124,862	\$0	\$464,862	\$0	\$464,862
2017	\$340,000	\$130,000	\$0	\$470,000	\$0	\$470,000

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.061700	\$598,263	\$598,263	\$6,351.76
02	CITY OF AUSTIN	0.541000	\$598,263	\$598,263	\$3,236.60
03	TRAVIS COUNTY	0.357365	\$598,263	\$598,263	\$2,137.98
0A	TRAVIS CENTRAL APP DIST	0.000000	\$598,263	\$598,263	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.111814	\$598,263	\$598,263	\$668.94
68	AUSTIN COMM COLL DIST	0.104800	\$598,263	\$598,263	\$626.98
TOTAL TAX RATE:					2.17667
ESTIMATED TAXES WITH CURRENT EXEMPTIONS:					\$13,022.26
ESTIMATED TAXES WITHOUT EXEMPTIONS:					\$13,022.26

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

Improvement #1:	1 FAM DWELLING	Improvement Value:	\$247,263	Main Area:	1,632
State Code:	A1			Gross Building Area:	3,267

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
1ST	1st Floor	R5		0	1935	1935	1,440
1ST	1st Floor	R5		0	1935	1935	192
522	FIREPLACE	R5		0	1935	1935	1
095	HVAC RESIDENTIAL	R5		0	1935	1935	1,632
251	BATHROOM	R5		0	1935	1935	1
531	OBS FENCE	WAS		1	1935	1935	1

Improvement Features							
1ST Shape Factor: R, Floor Factor: 1ST, Grade Factor: A							
1ST Foundation: PIER AND BEAM, Roof Style: GABLE, Roof Covering: COMPOSITION SHINGLE, Shape Factor: L, Floor Factor: 1ST, Grade Factor: A							

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	0.1224	5,332.48	\$65.82	\$351,000	\$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
8/5/21	WD	WARRANTY DEED	SPENCER HELEN VAN HOOK	5 BIRDS DWELLING LLC				2021174957
10/4/99	WC	WILL TO OTHER THAN	HAUPTMANN DEBORAH	SPENCER HELEN VAN HOOK		00000	00000	2004111148 TR
7/25/94	WD	WARRANTY DEED	VAN HOOK MARY EVANS	HAUPTMANN DEBORAH		12239	00662	
10/18/99	WD	WARRANTY DEED	ASCHERFELD ROBERT J & MARY	VAN HOOK MARY EVANS		00000	00000	1999125855 TR
10/27/77	WD	WARRANTY DEED		ASCHERFELD ROBERT J & MARY		05954	01709	

TAX CERTIFICATE
Bruce Elfant
Travis County Tax Assessor-Collector
P.O. Box 1748
Austin, Texas 78767
(512) 854-9473

NO 2292093

ACCOUNT NUMBER: 02-1604-0908-0000

PROPERTY OWNER:

SPENCER HELEN VAN HOOK
% HELEN SPENCER
3006 HEMPHILL PARK
AUSTIN, TX 78705-2810

PROPERTY DESCRIPTION:

LOT 11 BLK 9 OLT 73 DIV D FRUTH AD
DN

ACRES

.1224 MIN%

.000000000000 TYPE

SITUS INFORMATION: 3006 HEMPHILL PARK

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR ENTITY
2021 AUSTIN ISD
CITY OF AUSTIN (TRAV)
TRAVIS COUNTY
TRAVIS CENTRAL HEALTH
ACC (TRAVIS)

TOTAL
ALL PAID
ALL PAID
ALL PAID
ALL PAID
ALL PAID

TOTAL SEQUENCE 0

ALL PAID

TOTAL TAX:
UNPAID FEES:
INTEREST ON FEES:
COMMISSION:
TOTAL DUE ==>

ALL PAID
* NONE *
* NONE *
* NONE *
ALL PAID

TAXES PAID FOR YEAR 2021 \$13,022.26

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2021 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).

Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 03/17/2022

Fee Paid: \$10.00

Bruce Elfant
Tax Assessor-Collector

By: 