

**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.



Local Historic District Abatement  
 4210 Avenue C  
 Austin, Texas 78751  
 Proposed Scope of Work

PROPOSED WORK		LOCATION OF PROPOSED WORK	PROPOSED MATERIAL(S)
1)	GENERAL EXTERIOR: Rehabilitation of exterior to remain including repair of siding or replacement of deterioration in-kind, masonry repair, repair of foundation skirt	Building Envelope	Wood siding, matching mortar, cement skirt
2)	SELECTIVE DEMO: Remove existing second floor addition and flat roof of existing side addition. Remove non-original side porch stoop.	Current second floor and south side additions	Remove non-original materials as noted
3)	REAR PORCH: Remove north door, replace screens and add wood wainscot	Rear of house	Screen, wood wainscot
4)	NEW CONSTRUCTION: New second floor addition to be set back from front facade by 15', matching historic siding and trim and complimentary in detailing. New roof form and fenestration similar to historic.	Second Floor	Wood siding and trim, metal clad wood windows, composition shingle roof
5)	WINDOWS & DOORS: Repair, repaint and reglaze existing windows and doors in-kind where deteriorated. New windows shall be compatible in form and materials with the original house except for one window at rear façade.	Throughout	Original wood windows, new metal clad wood windows at second floor addition
6)	ROOF: Replace existing flat roof on south addition with new gabled roof. New roof at second floor to match historic pitch and detailing. New gutters and downspouts. New skylight at rear (west) side of house)	Roof	Composition shingles, metal gutters, skylight
7)	SYSTEMS: Replace existing building systems through-out with new plumbing, electric and HVAC to comply with current codes; relocate AC equipment	Interiors of first and second floors	Equipment
8)	STRUCTURAL: Reinforce structural framing of existing walls and foundation where needed to support new addition.	Interior and crawlspace	Wood framing, concrete piers
9)	GENERAL: All work will meet the Secretary of the Interior's Standards for Rehabilitation, the Hyde Park National Register Historic District Design Standards and applicable COA Design Standards.	Throughout	

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**ESTIMATE OF EXPENDITURES**

<b>Property Address:</b> 4210 Avenue C Austin, TX 78751	
<b>Proposed Scope of Work</b>	<b>Estimated Cost</b>
Demolition	\$23,750.00
Roofing	\$18,000.00
Foundation	\$ 3,500.00
Structural Repairs	\$ 7,000.00
Windows	\$20,000.00
HVAC	\$35,000.00
Electrical	\$35,000.00
Plumbing	\$40,000.00
Interior partitions/flooring/ceilings	\$43,000.00
Exterior Paint	\$20,000.00
Estimates are for work on the original house only and do not include work on the addition of the house.	
<b>Total:</b>	<b>\$245,250.00</b>
<b>Pre-rehabilitation/restoration value of property:</b>	<b>\$561,300.00</b>
<b>% of value being spent on rehabilitation/restoration:</b>	<b>44%</b>
<b>% of total estimated costs being spent on exterior work:</b>	<b>32%</b>

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: 4210 Avenue C  
Owner's Name: Mark and Alexandra Floreani

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.

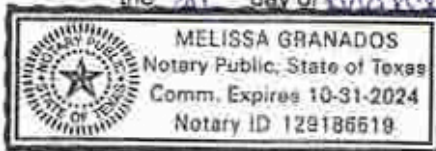
I understand that I must make an application to Travis County Appraisal District each year in order to receive the abatement for that year, and that if I do not make the application in time, I will lose the ability to receive a tax abatement for that year.

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 [Handwritten Signature] 3-21-2022  
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 Mark Floreani, this the 21 day of March, 2022, to certify which witness my hand and seal of office.



[Handwritten Signature]  
Notary Public, State of Texas  
My commission expires 10-31-2024



**TRAVIS CENTRAL APPRAISAL DISTRICT**  
TRAVIS COUNTY, TEXAS

### General Info

**ACCOUNT**

Property ID: **218052**  
Geographic ID: **0221051010**  
Type: **R**  
Agent: **PROPERTY TAX GROUP**  
*(Authorized)*  
Legal Description: **LOT 27-29 BLK 16 HYDE PARK A  
DDN NO 2**

Property Use:

**LOCATION**

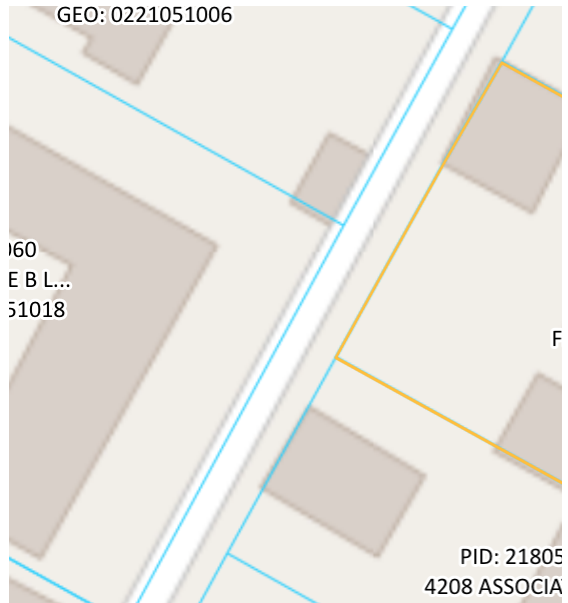
Address: **4210 AVENUE C AUSTIN TX 78751**  
Market Area:  
Market Area CD: **Z6500**  
Map ID: **021801**

**PROTEST**

Protest Status: **ORDT**  
Informal Date:  
Formal Date: **2021-07-10 11:30 AM**

**OWNER**

Name: **FLOREANI MARK & ALEXANDR  
A**  
Secondary Name:  
Mailing Address: **4210 AVENUE C AUSTIN TX 7875  
1-3791**  
Owner ID: **1625817**  
% Ownership: **100.00 %**  
Exemptions: **HS - Homestead**



### Values

**CURRENT VALUES**

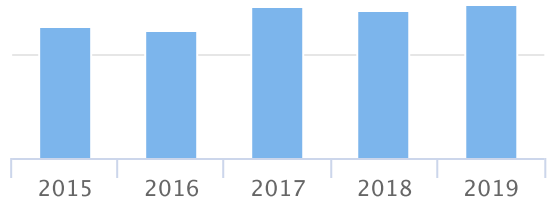
Land Homesite	385,000
Land Non-Homesite	0
Special Use Land Market	0
Total Land	385,000
Improvement Homesite	561,300
Improvement Non-Homesite	0
Total Improvement	561,300
Market	946,300

**VALUE HISTORY**

# PID 218052 | 4210 AVENUE C

Net Appraised

816,420



## VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion (-)	Appraised	Value Limitation Adj (-)	Net Appraised
2015	306,000	330,996	0	636,996	0	636,996
2016	360,000	256,620	0	616,620	0	616,620
2017	420,000	308,943	0	728,943	50,661	678,282

2018	385,000	321,734	0	706,734	0	706,734
2019	385,000	360,000	0	745,000	0	745,000

## Taxing Units

Owner: **FLOREANI MARK &  
 ALEXANDRA**  
 % Ownership: **100 %**  
 Total Value: **816,420**

Unit	Description	Tax Rate	Net Appraised	Taxable Value	Estimated Tax
		1.061700	816,420	791,420	8,402.51
		0.541000	816,420	653,136	3,533.47
		0.357365	816,420	653,136	2,334.08
		0.000000	816,420	816,420	0.00
		0.111814	816,420	653,136	730.30
		0.104800	816,420	808,256	847.05
		<b>2.176679</b>			
		<b>S WITH IONS:</b>			<b>15,847.41</b>
		<b>S IONS:</b>			<b>17,770.84</b>

**\* 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**  
State Code: **A1**

Improvement Value: **N/A**

Main Area: **2,797 sqft**  
Gross Building Area: **7,086 sqft**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year Built	SQFT
1ST	1st Floor	R5		0	1930	1930	1,872
1/2	Half Floor	R5		0	1930	1930	442
2ND	2nd Floor	R5		0	1930	1930	483
095	HVAC RESIDENTIAL	R5		0	1930	1930	2,797
011	PORCH OPEN 1ST F	R5		0	1930	1930	170
522	FIREPLACE	R5		0	1930	1930	1
011	PORCH OPEN 1ST F	R5		0	1930	1930	24
SO	Sketch Only	SO			1930		480
SO	Sketch Only	SO			1930		209
251	BATHROOM	R5		0	1930	1930	4
SO	Sketch Only	SO			1930		221
SO	Sketch Only	SO			1930		221
SO	Sketch Only	SO			1930		96
SO	Sketch Only	SO			1930		66

### Improvement Features

1ST	Foundation: <b>PIER AND BEAM</b>	Roof Style: <b>GABLE</b>	Roof Covering: <b>COMPOSITION SHINGLE</b>	Shape Factor:
	<b>I</b> Floor Factor: <b>1ST</b>	Grade Factor: <b>A</b>		
2ND	Shape Factor: <b>I</b>	Floor Factor: <b>2ND</b>	Grade Factor: <b>A</b>	

Improvement #2: **Accessory Dwelling Unit**  
State Code: **A1**

Improvement Value: **N/A**

Main Area: **851 sqft**  
Gross Building Area: **851 sqft**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year Built	SQFT
1ST	1st Floor	R5		0	1930	1930	576
1ST	1st Floor	R5		0	1930	1930	275
SO	Sketch Only	SO			1930		0
SO	Sketch Only	SO			1930		0
SO	Sketch Only	SO			1930		0

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year Built	SQFT
SO	Sketch Only	SO			1930		0
SO	Sketch Only	SO			1930		0
SO	Sketch Only	SO			1930		0

## Land

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value ⓘ
LAND	Land	0.2039	8,882.48	43.34	N/A	N/A

## Deed History

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
2014-10-24	WD	WARRANTY DEED	SIEGLE CARLA FELDPAUSCH & DANIEL G	FLOREANI MARK & ALEXANDRA				2014162683TR
2003-02-28	WD	WARRANTY DEED	HUFF CAMILLE CONLEY	SIEGLE CARLA FELDPAUSCH & DANIEL G		00000	00000	2003048011TR
2002-07-09	DV	DIVORCE	HUFF DAVID LAURENCE & CAMILLE	HUFF CAMILLE CONLEY		00000	00000	2003048010TR

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

NO 2290834

ACCOUNT NUMBER: 02-2105-1010-0000

PROPERTY OWNER:

FLOREANI MARK & ALEXANDRA  
4210 AVENUE C  
AUSTIN, TX 78751-3791

PROPERTY DESCRIPTION:

LOT 27-29 BLK 16 HYDE PARK ADDN NO  
2

ACRES .2039 MIN% .000000000000 TYPE

SITUS INFORMATION: 4210 AVENUE C AUSTIN

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	TOTAL
2021	AUSTIN ISD	*ALL PAID*
	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	TRAVIS CENTRAL HEALTH ACC (TRAVIS)	*ALL PAID*
TOTAL SEQUENCE 0		*ALL PAID*
TOTAL TAX:		*ALL PAID*
UNPAID FEES:		* NONE *
INTEREST ON FEES:		* NONE *
COMMISSION:		* NONE *
TOTAL DUE ==>		*ALL PAID*

TAXES PAID FOR YEAR 2021 \$15,847.41

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 02/01/2022

Fee Paid: \$10.00

Bruce Elfant  
Tax Assessor-Collector

By: 