

Inselmann Application

4203 Speedway

**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.
- ☒ Proforma and development budget, if an estimated abatement is over \$100,000.
- ☒ Letter of intent from a financial institution or potential investors, if applicable.

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Address of property: 4203 Speedway Austin, TX 78751

Name of Local Historic District: Hyde Park

☒ Contributing property ☐ Non-contributing property

Legal Description of Property: Lot 13 and 14, Block 22, Hyde Park Addition No 1

Tax Parcel ID Number: R215798

APPLICANT/PROJECT CONTACT:

Name: Madison Inselmann Telephone: [REDACTED]

Mailing Address: 4203 Speedway Mobile phone: () " "

City: Austin State: TX Zip: 78751 Email: [REDACTED]

OWNER:

Name: Madison and Katherine Inselmann Telephone: ()

Mailing Address: 4203 Speedway Mobile phone: [REDACTED]

City: Austin State: TX Zip: 78751 Email: [REDACTED]

Proposed Use of the Property: Residence for family

Proposed Scope of Work:

Rehab Interior remodel to preserve historical features including flooring and windows. New one story addition and garage conversion. Improve insulation.

Projected Construction Schedule: June 2022 - June 2023

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

Homestead

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

N/A

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

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ESTIMATE OF EXPENDITURES

Property Address: 4203 Speedway, Austin, TX 78751	
Proposed Scope of Work	Estimated Cost
Replace Windows w/ historic style	\$35,000
Restore original wood floor	\$22,420
Repair/Restore/Enhance stucco/Trim	\$29,146
Roof repair/upgrade	\$17,524
Plumbing upgrade	\$7,494
Electrical upgrade	\$7,494
Sheetrock Materials/Labor	\$6,259
Insulation upgrade	\$6,259
HVAC upgrade	\$11,254
Historic Heritage Tree Protection	\$7,500
Total:	\$175,545
Pre-rehabilitation/restoration value of property:	\$322,281
% of value being spent on rehabilitation/restoration:	54%
% of total estimated costs being spent on exterior work:	51%

\$11,254
\$11,254
\$15,172

Attach additional pages if needed.

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- ☒ Completed Certificate of Appropriateness Application signed by owner. *Already approved by HLC*
- ☐ 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.
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This is a copy of
our app. It was approved
3/7/22

Historic Review Application

For Office Use Only

Date of Submission: _____

Plan Review #: _____

Property Address: 4203 SPEEDWAY DRIVE

Historic Landmark ☐

Historic District (Local) ☒

National Register Historic District ☐

Historic Landmark or
Historic District Name: HYDE PARK LOCAL HISTORIC DISTRICT

Applicant Name: NISHA ACKERMANN Phone #: 512-560-2006 Email: [REDACTED]

Applicant Address: 515 CONGRESS AVE City: AUSTIN State: TX Zip: 78701

Please describe all proposed exterior work with location and materials. If you need more space, attach an additional sheet.

PROPOSED WORK	LOCATION OF PROPOSED WORK	PROPOSED MATERIAL(S)
1) INTERIOR REMODEL TO INCLUDE NEW WINDOWS IN THE SAME LOCATION AS EXISTING. SAME WINDOW SIZE, LOCATION, STYLE AND TYPE.	EXTERIOR WINDOWS ON FRONT AND SIDES OF THE STRUCTURE	NEW WOOD AND DOUBLE PANE GLASS WINDOWS
2) NEW ONE STORY ADDITION AND GARAGE CONVERSION.	LOCATED AT THE BACK OF THE EXISTING RESIDENCE	6 " SMOOTH HARDIE SIDING PAINTED WHITE
3) REPLACE EXISTING SHINGLE ROOF WITH NEW CHARCOAL GRAY SHINGLE ROOF.	EXISTING SHINGLES ON ROOF TO BE REPLACED	NEW CHARCOAL GRAY SHINGLE ROOF

Submittal Requirements

1. One set of dimensioned building plans. Plans must: a) specify materials and finishes to be used, and b) show existing and proposed conditions for alterations and additions.

Site Plan ☒ Elevations ☒ Floor Plan ☒ Roof Plan ☒

2. Color photographs of building and site:

Elevation(s) proposed to be modified ☒ Detailed view of each area proposed to be modified ☒

Any changes to these plans must be reviewed and approved by the Historic Preservation Office and/or Historic Landmark Commission.

Applicant Signature: Nisha Ackermann

Date: 12/21/2021



Design Standards and Guidelines for Historic Properties

Adopted December 2012

Design Standards and Guidelines for Historic Properties

Landmarks and National Register historic district properties

If you are making changes to a historic landmark, the project *must* comply with these standards to receive a Certificate of Appropriateness. If you are making changes to a contributing property or constructing a new building within a National Register historic district, consider the standards below as advisory guidelines:

1. Use a property for its historic purpose or place it in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. Retain and preserve the historic character of a property shall be retained and preserved. Avoid the removal of historic materials or alteration of features and spaces that characterize a property.
3. Recognize each property as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Local historic district properties

If you are making changes to a contributing property or constructing a new building in a local historic district, the project *must* comply with the design standards established for that district to receive a Certificate of Appropriateness. Visit the Historic Preservation Office website to view your district's design standards: <http://www.austintexas.gov/departments/historic-preservation>.

What Type of Work Requires a Certificate of Appropriateness?

Certificates of Appropriateness (COAs) are required for exterior changes or additions to historic landmarks, any property pending designation as a landmark, and contributing buildings in local historic districts; or if you are constructing a new building in a local historic district. Work requiring a COA includes:

1. Additions
2. Construction of new buildings, including outbuildings
3. Window and door replacement
4. Exterior siding replacement
5. Replacement of roof materials with a different material
6. Site changes such as a pool, deck, fence, or back porch enclosure

Ordinary repair and maintenance projects do *not* require a Certificate of Appropriateness. For more information, see the historic review process charts on the [Historic Preservation Office website](#).



4203 SPEEDWAY DRIVE AUSTIN, TEXAS 78751

AREA'S	
EXISTING CARPORT	367
EXISTING HOUSE	1236
CONVERTED GARAGE	200
NEW ADDITION	790
PROPOSED TOTAL HVAC	2246
WOOD DECK	65

IMPERVIOUS COVER	
HOUSE	2,246 SQ. FT.
CARPORT	367 SQ. FT.
NEW WOOD DECK	33 SQ. FT.
RIBBON DRIVEWAY	222 SQ. FT.
WALKWAYS	75 SQ. FT.
A/C PAD	9 SQ. FT.
TOTAL	2,952 SQ. FT.
LOT	6,562 SQ. FT.
45.0% IMPERVIOUS COVER	

0.40 FAR = 2,624 SQ. FT. ALLOWED
2,246 SQ. FT. PROPOSED HOUSE
367 SQ. FT. CARPORT EXEMPTION
34.2% FAR

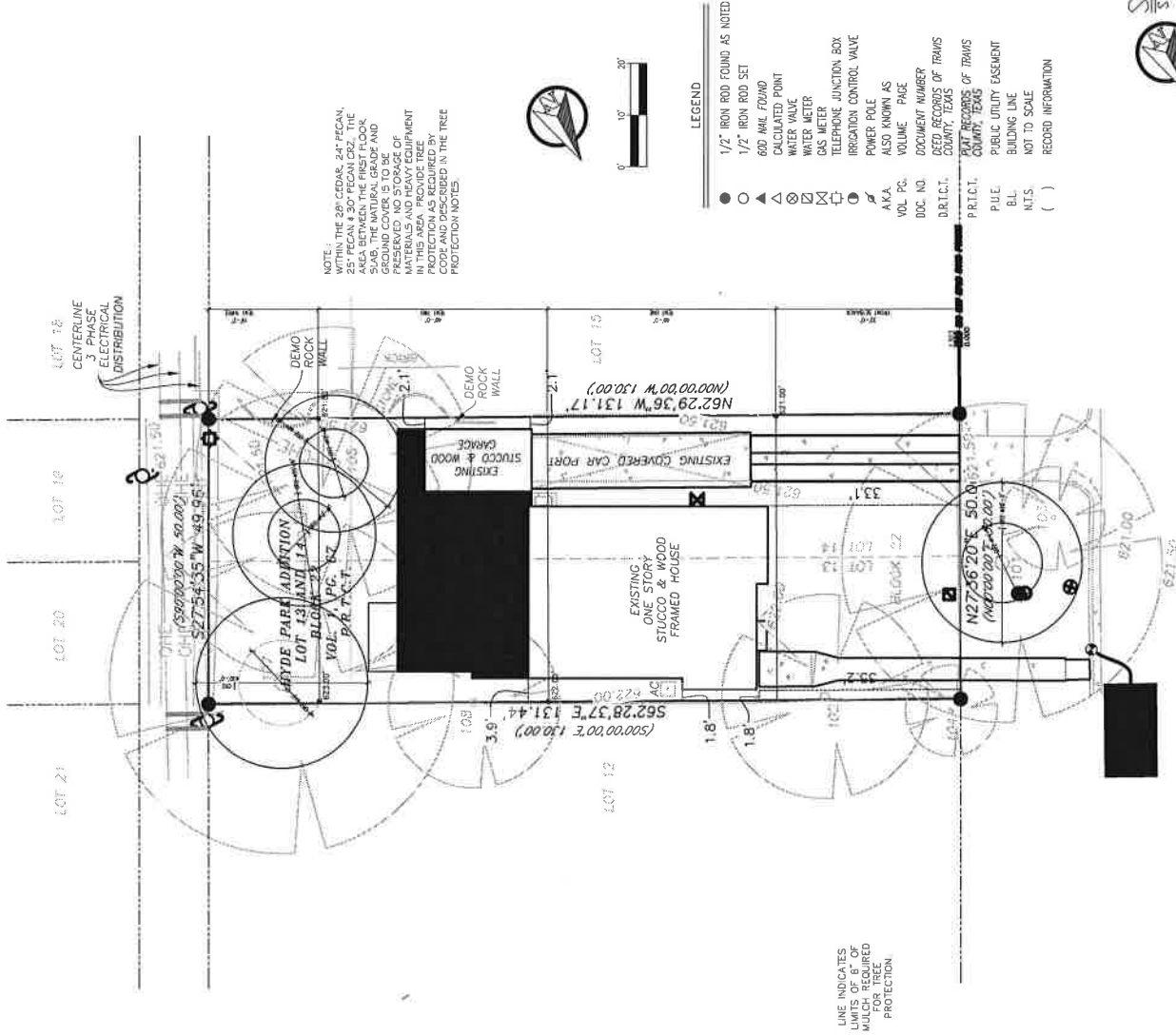
TREE TABLE	
TREE TAG NO.	TREE TYPE
101	28" CEDAR
102	18" PECAN
103	9" LIVE OAK
104	8" PECAN
105	24" PECAN
106	25" PECAN
107	30" PECAN
108	15" PECAN

SITE PLAN

SCALE: 1/20"=1'-0"

ISSUED 12/21/21
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SPEEDWAY DRIVE
(A.K.A. CONGRESS AVENUE)
(90' R.O.W.)

- All trees and natural areas shown on plan to be preserved shall be protected during construction with temporary fencing.
- Protective fences shall be erected according to City of Austin Standards for Tree Protection.
- Protective fences shall be installed prior to the start of any site grading or grading, grading or grading, and shall be maintained throughout the construction.
- Erosion and sedimentation control barriers shall be installed or maintained in a manner which does not result in soil build-up within tree drip lines.
- Protective fences shall surround the trees or group of trees, and will be located at the outermost limit of branches (drip line), for natural areas, protective fences shall follow the Limit of Construction line, in order to prevent the following:
 - Soil compaction in the root zone area resulting from vehicular traffic or storage of equipment or materials;
 - Root zone disturbances due to grade changes (greater than 6 inches cut or fill), or trenching not reviewed and authorized by the City Arborist;
 - Cuts to exposed roots, trunk or limbs by mechanical equipment;
 - Other activities detrimental to trees such as chemical storage, cement truck cleaning, and fires.
- Excavations for installing fences at tree drip lines may be made in accordance with the following:
 - Where there is to be an approved grade change, impermeable paving surface, tree well, or other such site development, erect the fence approximately 2 to 4 feet beyond the area disturbed;
 - Where permeable paving is to be installed within a tree's drip line, erect the fence at the outer limits of the permeable paving area (prior to site grading so that this area is graded separately prior to paving installation to minimize root damage);
 - Where trees are close to proposed buildings, erect the fence to allow 6 to 10 feet of work space between the fence and the building;
 - Where there are severe space constraints due to tract size, or other special requirements, contact the City Arborist at 974-1076 to discuss alternatives. Special Note: For the protection of natural areas, no exceptions to installing fences at the Limit of Construction line will be permitted.
- Where any of the above exceptions result in a fence being closer than 4 feet to a tree trunk, erect a temporary fence of lower branching in addition to the reduced fencing provided.
 - Trees approved for removal shall be removed in a manner which does not impact trees to be preserved.
- Any roots exposed by construction activity shall be pruned flush with the soil. Backfill root areas with good quality top soil as soon as possible. If exposed root areas are not backfilled within 2 days, cover them with organic material in a manner which reduces soil temperature and minimizes water loss due to evaporation.
- Any trenching required for the installation of landscape irrigation shall be placed as far from existing tree trunks as possible.
 - No landscape topsoil dressing greater than 4 inches shall be permitted within the drip line of trees. No soil is permitted on the root flare of any tree.
 - Fencing to provide clearance for structures, vehicular traffic and equipment shall take place before damage occurs (ripping of roots, etc.) and shall be maintained throughout the construction.
- All finished grading shall be done according to recognized, approved standards of the industry (Reference the National Arborist Association Pruning Standards for Shade Trees available on request from the City Arborist).
- The contractor shall install erosion/sedimentation controls and tree protective fencing prior to any site preparation work.
- The contractor shall inspect the controls and fences at weekly intervals and after significant rainfall events to insure that they are functioning properly. Damaged controls and fencing shall be replaced. Silt accumulation at controls must be removed when depth reaches six inches.

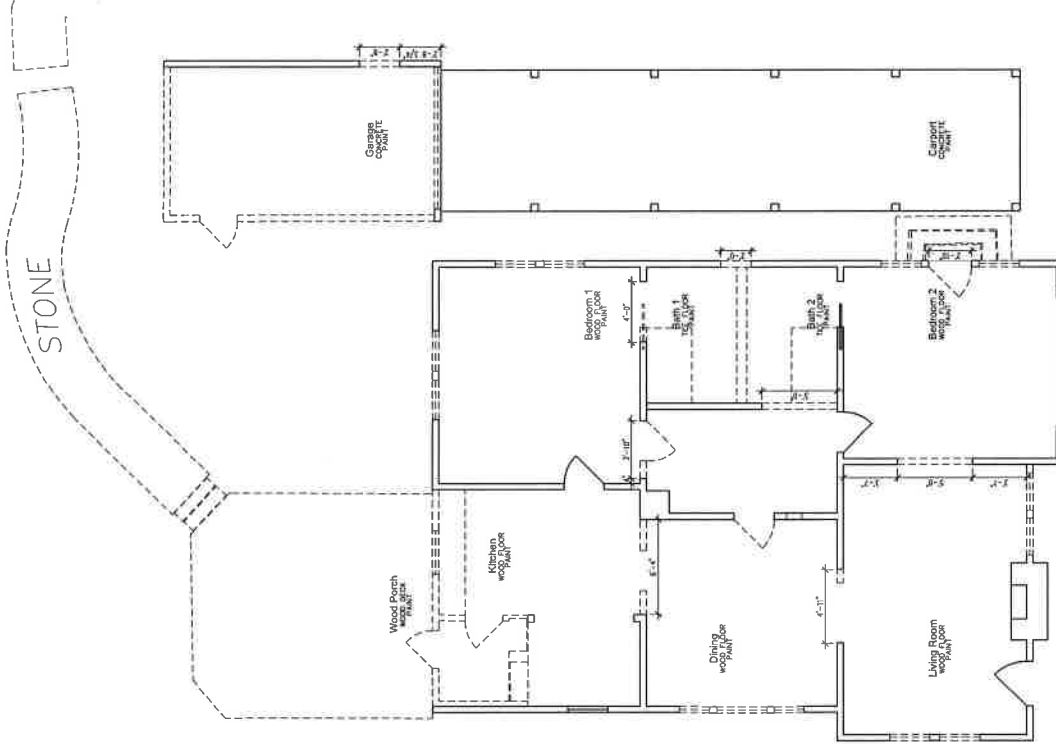
4203 SPEEDWAY DRIVE AUSTIN, TEXAS 78751

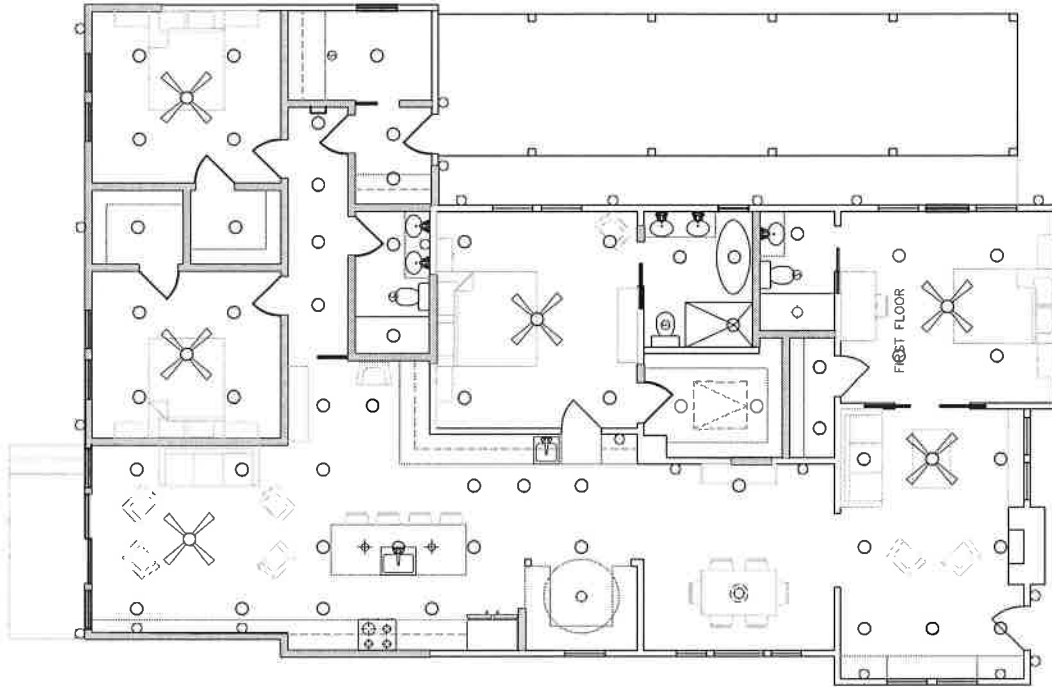
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2/8

DEMOLITION PLAN
SCALE: 1/8"=1'-0"

ISSUED 12/21/21
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ELECTRICAL NOTES

Provide smoke detection per code.

Pressure for security system as spec.

Quietest within 6" of shell or bursary to be an

Center light over pedestal

lav, where shown.

Block for ceiling fans in lab, bedroom, living, family

and breakfast room.

Supply 220v and 110v of gas and 110v to HVAC

units in attic. (see spec.)

Provide light near HVAC units? Is attic

Any discrepancies in plans are to be brought to the

attention of the designer immediately.

All fans to be surface mount fans.

All electrical work not shown on the plan are to be

removed during construction with owner approval.

**ELECTRICAL
SYMBOL LEGEND**

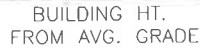
- | | | | |
|----|---------------------------------|---|---------------------------------|
| 1 | SMoke DETECTOR | ● | RECOSSED LIGHT |
| 2 | SHIMPLE PACE SWITCH | ○ | RECESSED EXHAUST LIGHT |
| 3 | 3 WAY SWITCH | ① | EXHAUST FAN/OUT |
| 4 | 4 WAY SWITCH | ② | UNDER COUNTER LIGHT |
| 5 | ELECTRICAL OUTLET (NOMINAL 20A) | ⏏ | FLOOR BOX INTAKE |
| 6 | WALL OUTLET (HORIZONTAL) | — | 4" FLOOR STOP |
| 7 | 4 PIER WALL OUTLET | ⏏ | CAN 3 OUTLET |
| 8 | WATER PROOF OUTLET | ⏏ | WALL MOUNT OUTLET (POLE TYPE) |
| 9 | 220V. OUTLET | ⏏ | WALL MOUNT CABLE TIE OUT |
| 10 | SPEAKER | ⏏ | STRESS EXHAUST JACK (WIRE ONLY) |
| 11 | SURFACe LIGHT | ⏏ | INTERCOM SYSTEM |
| 12 | SPRING MOUNT LIGHT | ⏏ | COMPUTER DATA TERMINAL |
| 13 | HANGING LIGHT | ⏏ | DOOR BELL |
| 14 | WALL MOUNT LIGHT (ELECTRICITY) | ⏏ | DOOR CHIME |
| 15 | CARBON MONOXIDE DETECTOR | ⏏ | HEAT DETECTOR |

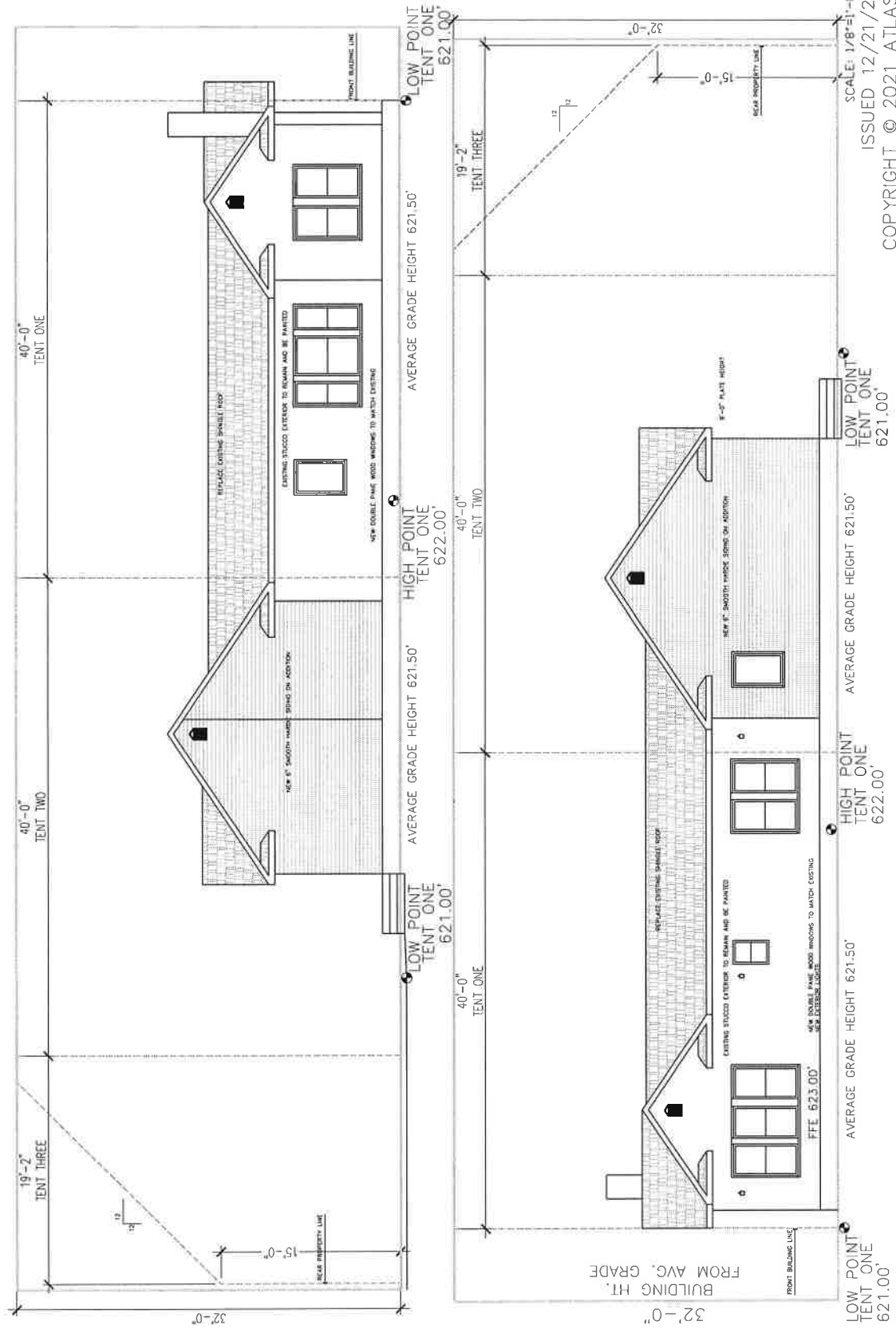


AUSTIN, TEXAS 78751

atlas

SCALE: 1/8"=1'-0"
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[illegible]

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2022 NOTICE OF APPRAISED VALUE

TRAVIS CENTRAL APPRAISAL DISTRICT
850 E ANDERSON LANE
P.O. Box 149012
Austin, Texas 78714-9012
Phone: (512) 834-9138

Date of Notice: April 18, 2022

#BWNRRFT
#120000016301142157984#

JOHN PAUL KRUEGER
11211 TAYLOR DRAPER LN STE 300
AUSTIN TX 78759

This is NOT a Tax Statement. Do Not Pay From This Notice

Property ID: 215798
Ownership %: 100.00
Ref ID2: 02200606020000
Legal: LOT 13&14 BLK 22 HYDE PARK ADDN NO 1
Legal Acres: 0.1497
Situs: 4203 SPEEDWAY AUSTIN 78751
Agent ID: 1564573

*Proof of PRE-rehab
Value*

Agent for: INSELMANN MADISON & KATHERINE

Agent PIN: xxxxxxxxxx

To File a Protest on this Property go to
<https://www.traviscad.org/protests>

Dear Property Owner:

We have appraised the property listed above for the tax year 2022. As of January 1, our appraisal is outlined below.

Market Value	Assessed Value (Includes Homestead Limitation if Applicable)
872,281	549,804

Taxing Unit	2021 Exemption	2021 Exemption Amount	2022 Exemption	2022 Exemption Amount	Exemption Amount Change	2021 Taxable	2022 Taxable	Freeze Year and Ceiling
AUSTIN COMM COLL DIST	HS	5,000	HS	5,498	498	494,822	544,306	
AUSTIN ISD	HS	25,000	HS	25,000	0	474,822	524,804	
CITY OF AUSTIN	HS	99,964	HS	109,961	9,997	399,858	439,843	
TRAVIS COUNTY	HS	99,964	HS	109,961	9,997	399,858	439,843	
TRAVIS COUNTY HEALTHCARE DISTRICT	HS	99,964	HS	109,961	9,997	399,858	439,843	

If you currently receive a residence homestead exemption, the exemption amounts shown on this notice are those provided by law as of the date of this notice. If Texas voters approve the proposed constitutional amendment to increase the general residence homestead exemption for school taxes from \$25,000 to \$40,000, your exemption amount will automatically increase and school districts will compute your taxes using the greater exemption amount.

On May 7, 2022, Texas voters will weigh in on whether to increase school district exemptions from \$25,000 to \$40,000 and adjust tax ceilings for property owners who have an over 65 or disabled person exemption. School district taxes are the largest contributor to a property owner's property tax bill. Travis County residents can verify their voter registration, find polling locations, and register to vote by visiting [votetravis.com](https://www.vote-travis.com).

If you qualified your home for a 65 and older or disabled person exemption for school taxes, the school taxes on that home cannot increase as long as you own and live in that home. The tax ceiling is the amount that you pay in the year that you qualified for the 65 and older or disabled person exemption. The school taxes on your home may not go above the amount of the ceiling, unless you improve the home (other than normal repairs and maintenance). If you improved your property (by adding rooms or buildings) or you are transferring a freeze percentage, your school, county, city, or junior college ceiling may increase from prior years.

Enclosed are copies of the following documents published by the Texas Comptroller of Public Accounts: (1) Property Tax Remedies; and (2) notice of protest.

A Breakdown of Your Property's Values

Appraisal Information	Last Year's - 2021	Proposed - 2022
Market Value of Building & Other Structures	258,300	322,281
Market Value of Non Ag/Timber Land	350,000	550,000
Market Value of Ag/Timber Land	0	0
Market Value of Personal Property/Minerals	0	0
Total Market Value	608,300	872,281
Productivity Value of Ag/Timber Land	0	0
Assessed Value *(Possible Homestead Limitations, see asterisk below)	499,822	549,804
Homestead Cap Value excluding Non-Homesite Value (i.e. Ag, Commercial)	108,478	322,477
Exemptions (DV - Disabled Vet; DP - Disabled Person; HS - Homestead; OV65 - Over 65)	HS	HS

The difference between the 2017 appraised value and the 2022 appraised value is 91%. This percentage information is required by Tax Code Section 25.19(b-1).

The Texas Legislature does not set the tax amount of your local taxes. Your property tax burden is decided by your locally elected officials and all inquiries concerning your taxes should be directed to those officials.

The appraisal district only determines the value of the property. Tax rates are set by the governing body of each taxing unit. Truth-in-Taxation laws give taxpayers a voice in decisions that affect their property tax rates. In early August, taxing units take the first step toward adopting a tax rate by calculating and publishing the No-New-Revenue and Voter-Approval tax rates. The governing body of each taxing unit decides whether or not taxes on property will increase. If taxing unit budgets increase then a tax rate higher than the No-New-Revenue rate may be adopted by the taxing unit. If a governing body proposes to adopt a tax rate that exceeds the No-New-Revenue rate, it must publish a quarter-page notice in a local newspaper to announce two public hearings. The hearings give taxpayers an opportunity to voice their opinions about the proposed tax increase.

Beginning August 7th, visit [TravisTaxes.com](https://www.travistaxes.com) to easily access information regarding your property taxes, including updates of the information above regarding the amount of taxes that each entity that taxes your property will impose if the entity adopts its proposed tax rate. Your information will be updated regularly during August and September as local elected officials propose and adopt the property tax rates that will determine how much you pay in property taxes.

If you believe your property's market value is incorrect, you have the right to file a protest.

To file a protest, complete the notice of protest form included in this mailing and submit it to the Appraisal Review Board no later than **May 18, 2022**. Forms can be submitted online, at the mailing address below, or dropped off in person.

Submit Your Protest No Later Than May 18, 2022

Mailing Address: Travis Appraisal Review Board, PO Box 149012, Austin, TX 78714-9012

Drop off in person: 850 E Anderson Lane, Austin, TX 78752

Online: www.traviscad.org/protests

Formal hearings will begin June 21, 2022 and will be held via Remote Telephonic Hearings with Video Component or at 850 E Anderson Lane, Austin, TX 78752

Please visit [**www.traviscad.org/protests**](http://www.traviscad.org/protests) for more information on filing a protest, informal meetings, and formal hearings.

If your property is valued over \$50 million dollars and is 1) Commercial real and personal property, 2) Industrial and manufacturing real and personal property, 3) Real and personal property of utilities, or 4) Multifamily residential real property, you have the right to have a protest relating to this property heard by a special panel of the appraisal review board. If you have any questions or need more information, please contact the appraisal district at (512) 834-9138.

Description of Exemptions

Please see a brief explanation of these total or partial exemptions of property from taxation required or authorized by the Texas Property Tax Code.

*** General Residence Homestead Exemption (HS)** (Tax Code Section 11.13(a) and (b))

Property was owned and occupied as owner's principal residence. No residence homestead exemption can be claimed by the property owner on any other property.

*** Disabled Person Exemption (DP)** (Tax Code Section 11.13(c) and (d))

Persons under a disability for purposes of payment of disability insurance benefits under Federal Old-Age, Survivors, and Disability Insurance. Property owners not identified on a deed or other instrument recorded in the applicable real property records as an owner of the residence homestead must provide an affidavit or other compelling evidence establishing the applicant's ownership interest in the homestead. (See Form 50-114-A) This exemption cannot be combined with the persons age 65 or older exemption.

*** Age 65 or Older Exemption (OV65)** (Tax Code Section 11.13(c) and (d))

This exemption is effective Jan. 1 of the tax year in which the property owner becomes age 65. Property owners not identified on a deed or other instrument recorded in the applicable real property records as an owner of the residence homestead must provide an affidavit or other compelling evidence establishing the applicant's ownership interest in the homestead. (See Form 50-114-A) This exemption cannot be combined with the disabled persons exemption.

*** Surviving Spouse of an Individual Who Qualified for Age 65 or Older Exemption (OV65s)** (Tax Code Section 11.13(q))

Surviving spouse of person who qualified for the age 65 or older exemption may receive this exemption if the surviving spouse was 55 years of age or older when the qualifying spouse died. The property must have been the surviving spouse's residence homestead at the time of death and remain the surviving spouse's residence homestead. This exemption cannot be combined with an exemption under 11.13(d).

*** 100 Percent Disabled Veterans Exemption (DVHS)** (Tax Code Section 11.131(b))

Property owner who receives a 100 percent disability compensation due to a service-connected disability and a rating of 100 percent disabled or individual unemployability from the U.S. Department of Veterans Affairs or its successor. Documentation must be provided to support this exemption request.

*** Surviving Spouse of a Disabled Veteran Who Qualified or Would Have Qualified for the 100 Percent Disabled Veteran's Exemption (DVHSS)** (Tax Code Section 11.131(c) and (d))

Surviving spouse of a disabled veteran (who qualified for an exemption under Tax Code Section 11.131(b) at the time of his or her death or would have qualified for the exemption if the exemption had been in effect on the date the disabled veteran died) who has not remarried since the death of the veteran. The property must have been the surviving spouse's residence homestead at the time of the veteran's death and remain the surviving spouse's residence homestead.

*** Donated Residence Homestead of Partially Disabled Veteran (DVCH)** Tax Code Section 11.132(b))

A disabled veteran with a disability rating of less than 100 percent with a residence homestead donated by a charitable organization at no cost or at some cost that is not more than 50 percent of the good faith estimate of the market value of the residence homestead as of the date the donation is made. Documentation must be provided to support this exemption request.

*** Surviving Spouse of a Disabled Veteran Who Qualified for the Donated Residence Homestead Exemption (DVCHS)** (Tax Code Section 11.132(c) and (d))

Surviving Spouse of a disabled veteran (who qualified for an exemption under Tax Code Section 11.132(b) at the time of his or her death) who has not remarried since the death of the disabled veteran and maintains the property as his or her residence homestead.

*** Surviving Spouse of a Member of Armed Services Killed in Action (MASSS)** (Tax Code Section 11.133(b) and (c))

Surviving spouse of a U.S. armed services member who is killed in action who has not remarried since the death of the service member. Documentation must be provided to support this exemption request.

*** Surviving Spouse of a First Responder Killed in the Line of Duty (FRSS)** (Tax Code Section 11.134)

Surviving spouse of a first responder who is killed or fatally injured in the line of duty who has not remarried since the death of the first responder. Documentation must be provided to support this exemption request.

**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.
- ☐ Proforma and development budget, if an estimated abatement is over \$100,000.
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City of Austin
Local Historic District Tax Abatement
Part I - Application for Certificate of Eligibility

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: 4203 Speedway, Austin, TX 78751
Owner's Name: Madison + Katherine Inselmann

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.

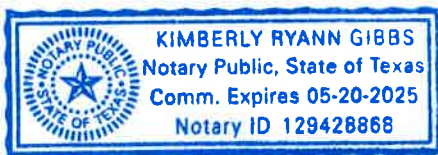
I understand that I must make an application to Travis County Appraisal District each year in order to receive the abatement for that year, and that if I do not make the application in time, I will lose the ability to receive a tax abatement for that year.

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 [Signature] Date 4/28/22
Owner/Applicant

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

Subscribed and sworn to before me, by the said Madison Inselmann, this
the 28th day of April, 2022, to certify which witness my hand and seal of office.



[Signature]
Notary Public, State of Texas
My commission expires 5/10/25

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Bruce Elfant
Assessor And Collector
of Taxes
Travis County Tax Office
5501 Airport Blvd.
Austin, TX 78751-1410



Current Tax Stmt

P. O. Box 149328
Austin, TX 78714-9328
(512) 854-9473 voice
(512) 854-9235 fax

TRAVIS COUNTY TAX BILL

1	TAX YEAR	2	BASE TAX DUE	3	PENALTY AND INTEREST DUE	4	ATTORNEY FEES DUE	5	TOTAL DUE
TOTAL BASE TAXES, PENALTY, INTEREST & ATTORNEY FEES DUE:									6 0.00
TOTAL OTHER FEES DUE:									7 0.00
TOTAL AMOUNT DUE FOR ALL YEARS:									8 0.00
PRINT DATE: 04/28/2022					PRINT TIME: 14:44:21				

INSELMANN MADISON & KATHERINE

4203 SPEEDWAY

AUSTIN, TX 78751-3725

9 PROPERTY LOCATION ADDRESS		
4203 SPEEDWAY AUSTIN		
10 LEGAL DESCRIPTION		
LOT 13&14 BLK 22 HYDE PARK ADDN NO 1		
11 BILLING NO.	12 PROPERTY TYPE	
93813	REAL	PERSONAL
	X	
13 PARCEL NUMBER		
02200606020000		

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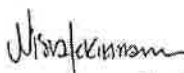

Pro Form

4203 Speedway Drive - atlas estimate and draw schedule

3/10/22			
BID SUMMARY	sf	\$/sf	\$ Cost
remodel/addition	2242	\$260.00	\$582,920.00
finishes	2242	\$10.00	\$22,420.00
allowances			\$45,000.00
	TOTAL:		\$650,340.00

DRAW REQUEST LOG

Line Item	Amount	Draw #	Paid	Balance
Draw #1 - site prep + demolition	\$13,000.00			
Draw #2 - framing materials	\$67,260.00			
Draw #1 - formwork complete	\$10,000.00			
	\$90,260.00	Draw #1		
Draw #2 - foundation	\$44,840.00			
Draw #2 - framing labor	\$67,260.00			
	\$112,100.00	Draw #2		
Draw #3 - plumbing rough	\$13,452.00			
Draw #3 - electrical rough	\$13,452.00			
Draw #3 - mechanical rough	\$13,452.00			
Draw #3 - roofing materials	\$22,420.00			
Draw #3 - roofing labor	\$8,968.00			
	\$71,744.00	Draw #3		
Draw #4 - sheetrock materials	\$11,210.00			
Draw #4 - doors and windows	\$60,000.00			
Draw #4 - siding materials	\$10,000.00			
	\$81,210.00	Draw #4		
Draw #5 - siding labor	\$13,452.00			
Draw #5 - insulation	\$11,210.00			
Draw #5 - sheetrock labor	\$15,694.00			
Draw #5 - tape and float	\$15,694.00			
Draw #5 - painting	\$13,452.00			
	\$69,502.00	Draw #5		
Draw #6 - fixtures	\$11,210.00			
Draw #6 - cabinets	\$45,000.00			
Draw #6 - finishes materials	\$11,210.00			
Draw #6 - tile install	\$28,025.00			
	\$95,445.00	Draw #6		
Draw #7 - counters	\$20,061.00			
Draw #7 - plumbing final	\$6,726.00			
Draw #7 - electrical final	\$6,726.00			
Draw #7 - mechanical final	\$6,726.00			
Draw #7 - trim out	\$22,420.00			
Draw #7 - flooring	\$22,420.00			
	\$85,079.00	Draw #7		
SUBTOTAL:	\$605,340.00		\$0.00	\$0.00
allowances:				
Draw #8 - tree protection	\$5,000.00			
Draw #8 - driveway	\$25,000.00			
Draw #8 - appliances	\$15,000.00			
	\$45,000.00	Draw #8		
TOTAL:	\$650,340.00			

 4/8/22
 Katherine Schuman 4/8/22
 4/8/22

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Letter of Intent
Madison Inselmann <mxinselmann@gmail.com>

Conditional Approval for Speedway- Inselmann- 153062

4 messages

22 at 2:08 PM

Mr. and Mrs. Inselmann-

Good Afternoon and Congratulations! We have received your conditional approval for your construction loan and the only pending item is the below which is in order to get our final construction project approval. The other conditions on our approval are all internal verifications and reports.

We will need the following for final project approval:

1. Waiting for the signed Welcome Letter from your builder

Once we are in receipt of the Welcome Letter from your builder then Doug will prepare the remaining items to finalize project approval so we can then resubmit for final overall loan approval.

Thank you for your time and assistance. I hope you have a great afternoon.

Katina Roman

Loan Officer Assistant IV

Amegy Bank

3342 Bee Caves Rd

Austin, Texas 78746

Phone: 737-253-9057

NMLS #614069

~~katina.roman@amegybank.com~~

*Bank
Conditional
Approval*

AmegyBank
of Texas