

**Application for
Tax Abatement
for Rehabilitation of Property in a
Local Historic District**

**City of Austin
Historic Preservation Office
Austin, Texas
512-974-2727**

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: 807 Baylor Street Austin, TX 78703

Name of Local Historic District: Castle Hill Local Historic District

☒ Contributing property ☐ Non-contributing property

Legal Description of Property: .1370AC OF LOT 1&2 BLK C OLT 2 DIV Z RAYMOND SUBD

Tax Parcel ID Number: 107060

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: 78751 Email: [REDACTED]

OWNER:

Name: Sam and Tanuja Gopal Telephone: [REDACTED]

Mailing Address: 4704 Wild Briar Pass Mobile phone: [REDACTED]

City: Austin State: TX Zip: 78746 Email: [REDACTED]

Proposed Use of the Property: Residential

Proposed Scope of Work:

Please see additional page outlining proposed scope of work.

Projected Construction Schedule: Spring 2022

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

None

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
807 Baylor Austin, Texas 78703
Proposed Scope of Work

PROPOSED WORK		LOCATION OF PROPOSED WORK	PROPOSED MATERIAL(S)
1)	Restore original wood siding, front porch, windows, siding, and trim. Replace existing composition shingle roof with new architectural grade comp shingle roof	South, west, and north elevations of original house	Restore same, replace roof with same
2)	Replace existing 1-story addition and basement with a 2-story addition and basement at rear of home. The addition will be set back 1/3 depth of the building to add a Master Suite and home office. The building height conforms to those allowed by Castle Hill HD Design Standards.	Rear of building at the south, east, and north elevations	Wood siding and trim at ground and upper level, brick basement, metal-clad wood windows, composition shingle roof
3)	Remove existing wood-framed balcony with lattice rail and replace with screened porch at south and east secondary elevations.	North, east, south and west elevations	Wood framing and finish, porch screen, brick piers
4)	Repair, repaint and reglaze existing windows in-kind where deteriorated. New windows shall be compatible in form and materials with the existing building, and will be used to define contemporary design. Windows in second floor addition will differ in size and operational style.	North, east, south and west elevations	Wood-framed original windows, metal-clad wood insulated glass windows at new addition
5)	Replace current railroad tie retaining wall with masonry retaining walls not to exceed 2' as per CHHD standards.	South and east elevations	Masonry
6)	All work will meet the Secretary of the Interior's Standards for Rehabilitation, the Castle Hill Historic District Design Standards and applicable COA Design	Throughout	

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ESTIMATE OF EXPENDITURES

Property Address:	
Proposed Scope of Work	Estimated Cost
Demolition	\$ 74,300.00
Foundation	\$148,600.00
Interior Partitions, ceilings, floors	\$177,870.00
Exterior Paint	\$ 89,160.00
Windows	\$ 59,440.00
Roof	\$ 74,300.00
Electrical	\$148,600.00
Plumbing	\$ 89,160.00
HVAC	\$118,880.00
Total:	\$ 980,760.00
Pre-rehabilitation/restoration value of property:	\$ 438,661.00
% of value being spent on rehabilitation/restoration:	223%
% of total estimated costs being spent on exterior work:	50%

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: 807 Baylor Street Austin, TX 78703

Owner's Name: Sam and Tanuja Gopal

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.

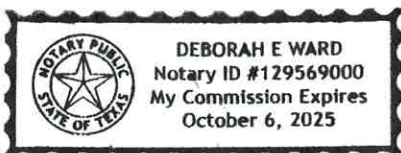
Signature

Sam and Tanuja Gopal
Owner/Applicant

4/25/2022
Date

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

Subscribed and sworn to before me, by the said Sam and Tanuja Gopal, this
the 25th day of April, 2022, to certify which witness my hand and seal of office.



Deborah E Ward
Notary Public, State of Texas
My commission expires October 6, 2025



TRAVIS CENTRAL APPRAISAL DISTRICT

TRAVIS COUNTY, TEXAS

General Info

ACCOUNT

Property ID: **107060**
Geographic ID: **0109010806**
Type: **R**
Agent:
Legal Description: **.1370AC OF LOT 1&2 BLK C OLT
2 DIV Z RAYMOND SUBD**

Property Use:

LOCATION

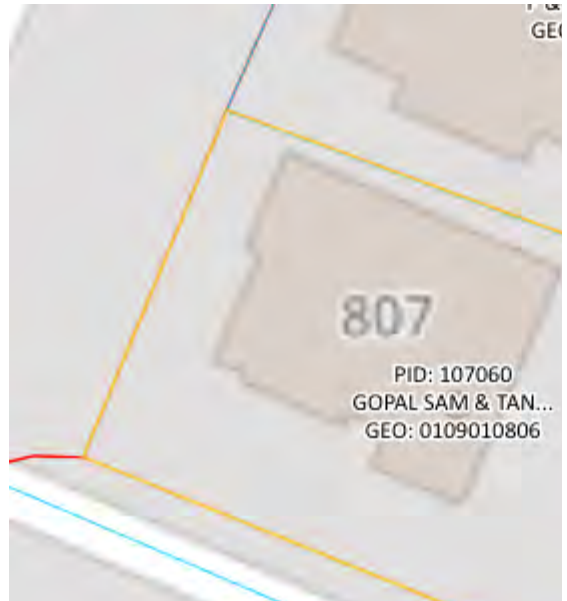
Address: **807 BAYLOR ST AUSTIN TX 78703**
Market Area:
Market Area CD: **Z3005**
Map ID: **011008**

PROTEST

Protest Status: **ORDT**
Informal Date:
Formal Date:

OWNER

Name: **GOPAL SAM & TANUJA DANIE G
OPAL**
Secondary Name:
Mailing Address: **4704 WILD BRIAR PASS AUSTIN
TX 78746-7354**
Owner ID: **1889379**
% Ownership: **100.00 %**
Exemptions: **HS - Homestead,OTHER**



Values

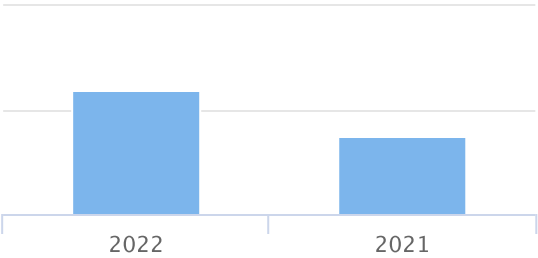
CURRENT VALUES

Land Homesite	250,000
Land Non-Homesite	250,000
Special Use Land Market	0
Total Land	500,000
Improvement Homesite	125,000
Improvement Non-Homesite	125,000
Total Improvement	250,000
Market	750,000

VALUE HISTORY

PID 107060 | 807 BAYLOR

Net Appraised 750,000



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion (-)	Appraised	Value Limitation Adj (-)	Net Appraised
2022	750,000	438,661	0	1,188,661	0	1,188,661
2021	500,000	250,000	0	750,000	0	750,000

Taxing Units

Owner: **GOPAL SAM & TANUJA DANIE**
GOPAL
% Ownership: **100 %**
Total Value: **750,000**

Unit	Description	Tax Rate	Net Appraised	Taxable Value	Estimated Tax
	AUSTIN ISD	1.061700	750,000	690,000	7,325.73
	CITY OF AUSTIN	0.541000	750,000	562,000	3,040.42
	TRAVIS COUNTY	0.357365	750,000	575,000	2,054.85
	TRAVIS CENTRAL APP DIST	0.000000	750,000	750,000	0.00
	TRAVIS COUNTY HEALTHCARE DISTRICT	0.111814	750,000	575,000	642.93
	AUSTIN COMM COLL DIST	0.104800	750,000	565,000	592.12
TOTAL TAX RATE: 2.176679					
* ESTIMATED TAXES WITH CURRENT EXEMPTIONS:					13,656.05
* ESTIMATED TAXES WITHOUT EXEMPTIONS:					16,325.10

Improvement

Improvement #1: **TRIPLEX**
State Code: **B3**

Improvement Value: **N/A**

Main Area: **1,656 sqft**
Gross Building Area: **2,272 sqft**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year Built	SQFT
1ST	1st Floor	R5		0	1906	1906	1,072
2ND	2nd Floor	R5		0	1906	1906	584
031	GARAGE DET 1ST F	R5		0	1906	1906	324
011	PORCH OPEN 1ST F	R5		0	1906	1906	204
011	PORCH OPEN 1ST F	R5		0	1906	1906	85
251	BATHROOM	R5		0	1906	1906	3

Land

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value ⓘ
LAND	Land	0.1370	5,967.72	83.78	N/A	N/A

Deed History

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
2021-04-28	WD	WARRANTY DEED	FREEZE SCOTT C	GOPAL SAM & TANUJA DANIE GOPAL				2021097453
2002-07-08	WD	WARRANTY DEED	FREEZE SCOTT & BARBARA STURGIS	FREEZE SCOTT C		00000	00000	2002142938TR
1988-10-12	WD	WARRANTY DEED	FREEZE SCOTT	FREEZE SCOTT & BARBARA STURGIS		10796	00957	

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

NO 2292894

ACCOUNT NUMBER: 01-0901-0806-0000

PROPERTY OWNER:

GOPAL SAM & TANUJA DANIE GOPAL
4704 WILD BRIAR PASS
AUSTIN, TX 78746-7354

PROPERTY DESCRIPTION:

.1370AC OF LOT 1&2 BLK C OLT 2 DIV
Z RAYMOND SUBD

ACRES

.1370 MIN%

.000000000000 TYPE

SITUS INFORMATION: 807 BAYLOR ST 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	*ALL PAID*
	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 \$13,656.05

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 04/25/2022

Fee Paid: \$10.00

Bruce Elfant
Tax Assessor-Collector

By: 