

<b>STEP 1:</b>  <b>Owner's or lessee's name and address</b>	Owner's or lessee's full name POWELL JAY FRANK & ELEANOR V
	Owner's or lessee's current mailing address (number & street, city, town or post office, state, zip code) 1810 ROCKCLIFF RD AUSTIN, TX 78746-1215
	Daytime Phone (area code and number) _____ Evening Phone (area code and number) _____
	Mobile Phone (area code & number) _____ Email Address* _____
<b>STEP 2:</b>  <b>Describe property under protest</b>	Give street address and city if different from above, or legal description if no street address E59.45 FT OF LOT 11 WINDY COVE
	Appraisal district account number (optional) Property ID: 128976 Ref ID2: 01331101470000
	Mobile homes: (Give make, model and identification number)

RECEIVED

MAY 13 2019

T.C.A.D.

EVIDENCE

**To preserve your right to present each reason for your protest to the ARB according to law, be sure to select all boxes that apply.**  
 For example, if you select the first box indicating an incorrect market or appraised value for your property, you are representing that the value is incorrect-usually that the value should be lowered. If you also want to protest that your property is not appraised at the same level as a representative sample of comparable properties appropriately adjusted for condition, size, location and other factors, you must also select the box indicating the value is unequal compared with other properties. Your property may be appraised at its market value, but be unequally appraised. Failure to select the box that corresponds to each reason for your protest may result in your inability to protest an issue that you want to pursue.

<b>STEP 3:</b>  <b>Check reason(s) for your protest</b>	<input checked="" type="checkbox"/> Incorrect appraised (market) value.	<input type="checkbox"/> Ag-use, open-space or other special appraisal was, denied, modified or cancelled.
	<input checked="" type="checkbox"/> Value is unequal compared to other properties.	<input type="checkbox"/> Change in use of land appraised as ag use, open-space or timber land.
	<input type="checkbox"/> Property should not be taxed in _____ (name of taxing unit)	<input type="checkbox"/> Incorrect appraised or market value of land under special appraisal for ag use, open-space or timber land.
	<input type="checkbox"/> Property is not located in this appraisal district or otherwise should not be included on the appraisal district's record.	<input type="checkbox"/> Owner's name is incorrect.
	<input type="checkbox"/> Failure to send required notice _____ (type)	<input type="checkbox"/> Property description is incorrect.
	<input type="checkbox"/> Exemption was denied, modified or cancelled.	<input type="checkbox"/> Other: _____



<b>STEP 4:</b> <b>Give facts that may resolve your case (continue on additional page if needed)</b>	_____
	_____
	What do you think your property's value is? (Optional) \$ _____

<b>STEP 5:</b>  <b>Hearing Type</b>	Indicate below how you intend to appear or participate in a protest hearing scheduled for the property that is the subject of this protest. Travis ARB hearing procedures are available at <a href="http://www.traviscad.org/arb">www.traviscad.org/arb</a>
	<input type="checkbox"/> In person <b>I WILL BE OUT OF STATE LAST 2 WEEKS IN JUNE ALL OF JULY &amp; AUGUST</b> <input type="checkbox"/> By written affidavit submitted with evidence and delivered to the ARB before the hearing begins <input type="checkbox"/> By written affidavit submitted with evidence and delivered to the ARB before the hearing begins and telephone conference call in accordance with Travis ARB hearing procedures <b>**A property owner does not waive the right to appear in person at a protest hearing by submitting an affidavit to the ARB or by electing to appear by telephone conference call.</b>

<b>STEP 6:</b> <b>CAD evidence</b>	I would like a copy of the CAD evidence packet. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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<b>STEP 7:</b> <b>Sign the protest</b>	print here > <u>ELEANOR POWELL</u> <span style="float: right;">(Date) May 12th</span>
	sign here > <u>[Signature]</u>

\*An email address of a member of the public could be confidential under Government Code Section 552.137; however, by including the email address on this form, you are affirmatively consenting to its release under the Public Information Act.  
 \*\*If you decide later to appear by telephone conference call, you must provide written notice to the ARB at least 10 days before the hearing date.

# Travis Appraisal Review Board Panel Recommendation to Full Board

(Recommendation Subject to Approval by Full TARB)

Case ID: 2019 - 107659      Legal Description: E59.45 FT OF LOT 11 WINDY COVE  
 Prop ID: 128976  
 Owner: POWELL JAY FRANK & ELEANOR V  
 SITUS: 1810 ROCKCLIFF RD

Protest Reasons: APPRAISED VALUE EXCEEDS MARKET, NOT EQUAL/UNIFORM WITH OTHERS      Market 1: \$725,286

Agent ID:  
 Agent Name:  
 Agent Authority to Protest: NO  
 Agent Authority to Resolve: NO

	<u>Current Year Value</u>	<u>Recommended Market Value</u>	<u>Recommended Equal Appraisal Value</u>
BPP	\$0		
Assessed	\$516,610		
Market	\$725,286	<u>690,700</u>	<u>739,604</u>

Description of Late Protest:  \$25.25(c)     \$25.25(d)     \$41.411    No Change In Value \_\_\_\_\_

Taxes Paid:  Yes  No

Late Hearing Denial Reason:  Taxes Not Paid

### Basis of TARB Decision (Check Only One Decision)

- 1. The property's appraised value is excessive
- 2. The property's market value is excessive
- 3. The appraised or market value of the subject property is NOT excessive
- 4. The subject property was unequally appraised
- 5. The subject property was NOT unequally appraised
- 6. The subject property qualified for the exemption for which application was made
- 6A. The subject property did NOT qualify for the exemption for which application was made
- 7. The subject property qualified for special appraisal
- 7A. The subject property did NOT qualify for special appraisal
- 8. The property owner's protest concerning other matters permitted by 41.41(a) is upheld.
- 9. The property owner's protest concerning other matters permitted by 41.41(a) is denied.
- 10. The TARB lacks jurisdiction to determine the protest and hereby closes the hearing.
- 11. Appellant's motion under  \$25.25(c) or  \$25.25(d), (10% Penalty Applies), is granted as follows.
- 12. Appellant's motion under  \$25.25(c) or  \$25.25(d) or  \$41.411, is denied as

Disposition:  Held     Affidavit     Phone     Formal Agreement     Recess     Dismissed     Withdrawn \_\_\_\_\_

Appraiser: Sonya Lejja

Owner/Representative: Ma Powell

TARB Panel Chair Signature: Patricia A. Welkins

Date: 8/17/2019

**COMMUNICATION AFFIDAVIT**

Panel # 39 AM  
#1

TRAVIS APPRAISAL REVIEW BOARD

STATE OF TEXAS

COUNTY OF TRAVIS

Note: This form is for use by Appraisal Review Board members to affirm that the members have not communicated with another person in violation of the Texas Property Tax Code section 41.66(f).

Before me, the undersigned authority, on this day personally appeared the members of Travis Appraisal Review Board whose signatures appear below, who, being by me duly sworn, on oath deposed and said:

"This affidavit pertains to all protests, motions, and properties brought before this panel on this day."

"I have not communicated with another person about the evidence, arguments, facts, merits or any other matters related to the property owner's protest, nor have I communicated with another person about the property that is the subject of this protest/motion, excluding cases where the property was used as a part of a sample or compared with other properties in another proceeding before the board, and excluding instances in which I was expressly permitted under the Texas Property Tax Code, Chapter 41, to communicate with the board or another person about the property owner's protest or the property under protest/motion."

Witness my hand, on 17 day of August, 2019

Panel Chair: Printed Name Patricia A. Wilkins

Signature Patricia A. Wilkins

Member: Printed Name John Foster

Signature John Foster

Member: Printed Name Ben Whitfield

Signature Ben Whitfield

SUBSCRIBED AND SWORN TO before me on 17 day of August, 2019

*Sara J. Becker*

\_\_\_\_\_  
Appointed Officer, Travis Appraisal Review Board

**COMMUNICATION AFFIDAVIT**

TRAVIS APPRAISAL REVIEW BOARD

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COUNTY OF TRAVIS

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Witness my hand, on 17<sup>th</sup> day of Aug., 2019

Panel Chair: Printed Name \_\_\_\_\_

Signature \_\_\_\_\_

Member: Printed Name RAHIM TORABI

Signature [Handwritten Signature]

Member: Printed Name VICKI DELING

Signature [Handwritten Signature]

SUBSCRIBED AND SWORN TO before me on 17<sup>th</sup> day of Aug, 2019

Sara J. Becker

Appointed Officer, Travis Appraisal Review Board

10:11 a.m.

DATE:

PANEL #:

128976

725,286

NMV = 690,700.

H-1

D

A

S = 690,700

694,600 ~~75,934~~

E = 739,604

0 of Value

- lot covered w/ water

Memorial Day  
Flood '80

Suggestion:  
550

TRAVIS ARB

DATE: 8/17

PANEL #: 39

De Lima

# 128976

\$ 725,286

M 690,787

E 739,604

A No. requested value

D 690,700

DATE: 8/17/19

PANEL #: 39

*Koster*

PID: 128976

755,286 notice

690,787 med

690,700

739,600 Eq.

~~690,787~~ 694,600

TRAVIS ARB

DATE: 8/17, 19

PANEL #: 39

H.O

PID # 128976

N.V \$ 725,286

C. \$ 690,787

EQ \$ 739,604

C.S \$ ~~725,286~~ 690,700

new circle

TRAVIS ARB



DATE:

8/17

PANEL #:

39

# 128976

\$ 725,286

TCAD

~~694,600~~

100

mlt \$690, ~~777~~

eg 739,604

PO

**Evidence Packet**

FOR:

TRAVIS CENTRAL APPRAISAL DISTRICT  
P O BOX 149012  
AUSTIN, TX 78714-9012

**Tax Year 2019**

Prop ID: 128976  
Case #: 2019- 107659

**POWELL JAY FRANK & ELEANOR V**  
1810 ROCKCLIFF RD  
AUSTIN TX 78746-1215

Prop ID	128976
Owner Name	POWELL JAY FRANK & ELEANOR V
Situs:	1810 ROCKCLIFF RD TX 78746
Neighborhood:	M6400
<b>Improvement Information:</b>	01
Living Area:	2,212
Year Built	1969
Improvement Class	WW3
Percent Complete	100
<b>Value Information</b>	
Improvement Value	106,536
Land Value	618,750
Market Value	725,286
<b>Exemptions</b>	HS, OV65

## SALE AND EQUITY TAXPAYER EVIDENCE PACKET REPORT

<b>“NBHD” or “NEIGHBORHOOD” CODE</b>	Code for group of like properties for valuation purposes
<b>“PROP ID”</b>	Property identification that refers to a specific property
<b>“SITUS”</b>	Physical location of property
<b>“STATE CD” or “STATE”</b>	Category code used by the State Comptroller for study purposes
<b>“COND”</b>	Refers to overall condition of improvement (E: Excellent; G: Good; A: Average; F: Fair; P: poor)
<b>“AYOC”</b>	Refers to either actual or effective year of construction
<b>“CLASS”</b>	Refers to the classification of improvements based on quality of construction
<b>“L/A” or “LIVING AREA”</b>	Refers to the total square footage of the living area of the improvements, typically the heated and cooled area
<b>“STY” or “STORY”</b>	Refers to the total number of levels of an improvement
<b>“PCT COMP”</b>	Refers to the percent complete of an improvement as of January 1 (assessment date)
<b>“LAND ACRES”</b>	Refers to the land size of a property by acreage, if available
<b>“MKT VAL” or “MARKET VALUE”</b>	Refers to the value of the property estimated based on comparables
<b>“MKT LEVELER DETAIL”</b>	Refers to detail values such as porches, garages, HVAC, tennis court, etc. that are not considered living area

## How to Read a Comparable Grid

	Subject	Comp #1
PropID	100123	100456
GEO ID	100010101	100010102
Situs	1511 MAIN STREET	1601 MAIN STREET
Neighborhood	H1420	H1420
Neighborhood Adj	H1420 0	H1420 0
Neighborhood Mass Improv Adj	0.00%	0.00%
Sale Ratio		.995
Sale Date		06/20/2016
Market Value	255,423	278,587
Sale Price		280,000
Adj Sale Price		280,000
Sale Type -- Conf Level		Q--
Land Value Adj	50,000	\$2,500 -2,500
State Code	AI	AI
Improvement Count	1	1
Class Unit Price Adj	WV5-	WV5 -21,815
% Good Adjustment	90.00%	92.00% -4,550
% Complete	100	100
L/A Size Adj	2,170	2,120 4,880
Total Living Area	2,170	2,120
Actual Year Built	2006	2008
Mkt Leveler Detail Adj	21,786	19,359 2,427
Segments & Adj	0	0
Net Adjustment		-21,558
Indicated Value		258,442
Median Value	258,442	

The TCAD Comparable Sales grid follows the traditional sales comparison approach to value. This method uses recent sales of other properties to develop an opinion of a property's market value. When properties are not identical, adjustments are made for differences between the property being valued (also known as the subject property) and the sold property (also known as the comparable sale). The "Sale Ratio" is calculated by dividing the subject's market value by the purchase price ( $\$278,587/\$280,000=.995$ ). In the example above, the lot for the comparable sale is more valuable than the lot for the subject. The comparable sale is adjusted downward by \$2,500 for the difference in value. The comparable sale is of superior construction quality (WV5 vs. WV5-) as compared to the subject, so a downward adjustment of \$21,815 is applied to the comparable sale. The comparable sale is two years newer than the subject so a downward adjustment is applied of \$4,550 for difference in percent good (i.e. the subject has depreciated slightly more than the comparable) to account for the difference in condition. The living area of the comparable sale is smaller than the subject so an upward adjustment of \$4,880 is made. Lastly, values for "Non-HVAC Area Details" such as garages, fireplaces, pools, spas and porches are totaled on the line labeled "Mkt Leveler Detail Adj". The individual adjustments are totaled on the line labeled "Net Adjustment" and this value is applied to the comparable sale price to give an indicated value of the subject property. In the example above, the net adjustment is negative, so \$21,558 is subtracted from the sales price of \$280,000 to calculate an indicated value for the subject property of \$258,442. Multiple comparable sales are generally utilized in the analysis. The median of all the "Indicated Values" is displayed under the subject as the "Median Value".

*The information provided in the sample grid above is for illustrative purposes only. The property descriptions, values, comparables, types and amounts of the adjustments on your comparable grid will be different from the sample above. Please call the appraisal district office if you have further questions regarding the comparable grid that you received for your property.*

## Single Family Residence Construction Classification

**CLASSES:** Classes contain a lettered prefix and a number rating which can range from 2 to 8+. The prefix describes the framework of the house and its primary exterior veneer, while the class number rating from 2 to 8+, with a "+" and "-" for each number, indicates a comparative measurement of class/quality (example: 4-, 5+, 7, etc...).

The class rating number (also referred to as "subclass") pertains to the building's original quality of construction, materials, design, and amenities. A higher number would be considered to have a higher RCN (replacement cost new) than the one below it (example: a 6+ would be considered to have a slightly higher RCN than a 6). Changes made to a building can result in a change of class.

Together the lettered prefix and numbered class rating indicate an overall class rating (examples: WV6+, WW3-, M7, etc...) which is used to determine a building's RCN. Replacement cost is defined as follows:

"The estimated cost to construct, at current prices, as of the effective appraisal date, a building with utility equivalent to the building being appraised, using modern materials and current standards, design, and layout." – *The Dictionary of Real Estate Appraisal – Fourth Edition – Appraisal Institute*

Frame and Exterior Veneer Prefixes	
M	Solid Masonry or concrete block
WA	Wood frame, asbestos siding
WP	Wood frame, plaster or stucco (may have brick or stone accenting)
WS	Wood frame, vinyl or aluminum or fiberboard siding or Hardiplank
WW	Wood frame, wood siding (may have brick or stone accenting)
WV	Wood frame, veneer brick or stone

## Single Family Residence Condition Guidelines

- a. Salvage (S) 20% good- The structure is uninhabitable. There is no utility remaining in the improvement value, its only value lies in the combined scrap value of its components. S Cond should not be applied to improvements with a homestead exemption.
- b. Poor (P) 40% good – All major short-lived and at least some long-lived components are badly worn and in need of repair/reconstruction. Both the short and long-lived components are curable.
- c. Fair (F) Avg -10% good – Long lived components are in functional condition but many short-lived curable components are in need of repair. Short-lived components are curable and thus would add market value if repaired.
- d. Average (A) % good dependent upon class – Normal wear and tear, the long-lived items are in good functioning order. Short-lived items are currently incurable as the cost to repair/rebuild them would exceed the market value added to the property.
- e. Average+ (A+) % good dependent upon class – A partial cosmetic update; some short-lived curable items have been replaced. No changes to the long-lived components and no changes to the footprint have been made. e.g. kitchen is updated and new interior paint
- f. Good (G) % good dependent upon class – A cosmetic update; most or all short-lived curable components have been replaced. No changes to the long-lived components and no changes to the footprint have been made. e.g. kitchen and bathroom(s) updated, new interior paint, recessed lighting added, new flooring in living areas
- g. Good+ (G+) % good dependent upon class – A cosmetic update plus any structural remodeling. In addition to many of the short-lived curable components being replaced; some long-lived components have been replaced or rebuilt. Interior floorplan or improvement footprint has changed. e.g. expanding the kitchen within the existing footprint or expanding the master suite beyond the original footprint
- h. Excellent (E) % good dependent upon class – A full “strip to the studs” remodel. Most, or all, interior short-lived and long-lived components have been repaired or rebuilt. e.g. interior has been gutted to the studs, insulation, wiring replaced with new, updated, components.
- i. New EYOC – Improvement has been razed to the foundation and rebuilt, it is effectively a new house, or the changes to the improvement meet the “scoring” requirement in the Residential Procedure Manual. Set EYOC to current year and leave AYOC to year of original imp construction.

## State Codes

A1 SINGLE FAMILY RESIDENCE  
A2 SINGLE FAMILY RESIDEN (MH)  
A3 SINGLE FAMILY RES (DETAILS)  
A4 CONDOS  
A5 CONDOS (DETAILS)  
A9 HS COMMERCIAL HIGHEST & BEST USE  
B1 MULTIFAMILY  
B2 DUPLEX  
B3 TRI-PLEX  
B4 FOUR-PLEX  
B5 MULTIFAMILY WITH HS  
C1 VACANT LOT  
C2 VACANT LAND/MISC DETAILS  
D1 ACREAGE (AG) 1-D-1  
D2 ACREAGE (NON-AG)  
D3 AG 1-D  
E1 FARM AND RANCH IMPR  
E2 FARM AND RANCH IMPR (MH)  
E3 FARM AND RANCH IMPR (MISC)  
F1 COMMERCIAL IMPROVED  
F2 INDUSTRIAL MAJOR MANUFACTURING IMPROVED  
F3 COMMERCIAL (DETAILS)  
F4 COMMERCIAL (CONDO)  
F5 COMMERCIAL (RES CONVERSION)  
G1 OIL AND GAS  
G2 MINERALS  
G3 SUB-SURFACE MINES AND QUARRIES  
H1 TANGIBLE PERSONAL PROPERTY: PERSONAL VEHICLES, NOT USED FOR BUSINESS  
H2 TANGIBLE PERSONAL PROPERTY: GOODS IN TRANSIT  
J1 UTILITY (WATER)  
J2 UTILITY (GAS)  
J3 UTILITY (ELECTRIC)  
J4 UTILITY (TELEPHONE)  
J5 UTILITY (RAILROADS)  
J6 UTILITY (PIPELINES)  
J7 UTILITY (CABLE)  
J8 UTILITY (OTHER)  
J9 UTILITY (NOT CODED)  
L1 COMMERCIAL PP  
L2 INDUSTRIAL PP  
M1 TANGIBLE PERSONAL PROP MH  
M2 NON-INCOME PRODUCING TANGIBLE PP  
N1 INTANGIBLE PP  
N2 RR ROLLING STOCK  
O1 RESIDENTIAL INVENTORY  
S1 SPECIAL INVENTORY  
X TOTALLY EXEMPT PROPERTY

TRAVIS CENTRAL APPRAISAL DISTRICT		PROPERTY APPRAISAL INFORMATION 2019		Entities		Values	
PROPERTY 128976	R	OWNER ID	POWELL JAY FRANK & ELEANOR V	03	100%	IMPROVEMENTS	106,536
Legal Description		125509		08	100%	LAND MARKET	+ 618,750
E59.45 FT OF LOT 11 WINDY COVE		OWNERSHIP	1810 ROCKCLIFF RD	0A	100%	MARKET VALUE	= 725,286
		100.00%	AUSTIN, TX 78746-1215-10	2J	100%	PRODUCTIVITY LOSS	- 0
				39	*	APPRAISED VALUE	= 725,286
						HS CAP LOSS	- 208,676
						ASSESSED VALUE	= 516,610

0133110147  
 Ref ID: 01331101470000  
 Map ID 013418

SITUS 1810 ROCKCLIFF RD TX 78746  
 ACRES: .2719  
 EFF. ACRES: .2719  
 APPR VAL METHOD: Cost

UTILITIES LAST APPR. BJB  
 TOPOGRAPHY LAST APPR. YR 2019  
 ROAD ACCESS LAST INSP. DATE 10/06/2016  
 ZONING SF2 NEXT INSP. DATE  
 BUILDER  
 NEXT REASON

REMARKS EYOC to AYOC 3-21-19 PJR// Land values were equalized with M6100. This MKT SEG previously had no EMS access and had drinking water from the lake. These issues have been resolved per

GENERAL

EXEMPTIONS  
 HS Homestead  
 OV65 Over 65

BUILDING PERMITS  
 ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

SALE DT PRICE GRANTOR DEED INFO  
 03/08/1971 IHRIG ROBERT RAY / 4439 / 1331-

SUBD: S15598 NBHD: M6400 146.00%

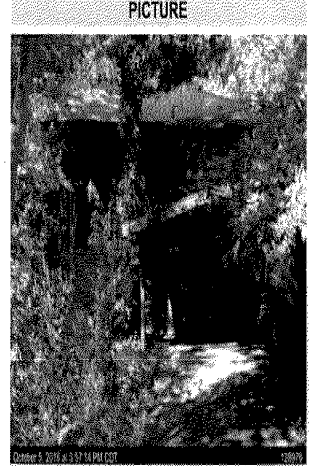
IMPROVEMENT INFORMATION													IMPROVEMENT FEATURES									
#	TYPE	DESCRIPTION	MTHD	CLASS	SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE	Roof Style	GABLE	
1ST	1st Floor		01	WW/3		1,064.0	60.47	1	1969	1969	A	64,340	65%	-15%	0%	0%	100%	0.50	32,170	Roof Covering	COMPOSITION SHINGLE	0
2ND	2nd Floor		01	WW/3		1,147.5	54.43	1	1969	1969	A	62,458	65%	-15%	0%	0%	100%	0.50	31,229	Foundation	SLAB	0
011	PORCH OPEN 1		*	Y3		54.0	10.67	1	1969	1969		576	65%	-15%	0%	0%	100%	0.50	288	Floor Factor	1ST	0
011	PORCH OPEN 1		*	Y3		350.0	10.67	1	1969	1969		3,735	65%	-15%	0%	0%	100%	0.50	1,868	Shape Factor	R	0
051	CARPORT DET		*	Y3		432.0	12.80	1	1969	1969		5,530	65%	-15%	0%	0%	100%	0.50	2,765	Grade Factor	A	0
251	BATHROOM		*	Y*		2.0	0.00	1	1969	1969			65%	-15%	0%	0%	100%	0.50	0			0
275	BOAT DOCK FV		*	F-VI*		1.0	0.00	1	1969	1969		2,000	65%	-15%	0%	0%	100%	0.50	2,000			0
306	GREENHOUSE		*	F-VI*		1.0	0.00	1	1969	1969		432	65%	-15%	0%	0%	100%	0.50	432			0
306	GREENHOUSE		*	F-VI*		1.0	0.00	1	1969	1969		432	65%	-15%	0%	0%	100%	0.50	432			0
579	STORAGE DET		*	F-VI*		1.0	0.00	1	1969	1969		100	65%	-15%	0%	0%	100%	0.50	100			0
591	MASONRY TRIM		*	AVG*		175.0	6.61	1	1969	1969		1,157	65%	-15%	0%	0%	100%	0.50	579			0
612	TERRACE UNCCO		*	Y3		641.5	3.45	1	1969	1969		2,213	65%	-15%	0%	0%	100%	0.50	1,107			0
1.	1 FAM DWELLING		STCD:	A1		3,870.0					Homosite: Y (100%)	142,973							72,970			0

LAND INFORMATION													IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0				
L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ MASS	ADJ VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
1.	Land		SPECIAL	A1	Y (100%)	LOT	0.2719 AC	625,000.00	625,000.00	0.99	1.00 A	618,750	NO			0.00	0

Comment: Base lot corrected to 450/lot to be equitable with M6100. Subject land values have been historically low due to lack of public services. However per nbhd. appraiser, city services have been restored. 3/15/2018 GES/AXS  
 Multi-Jurisdictional Land: 128492 03 100%, 08 100%, 0A 100%, 2J 100%, 39 58%

618,750 0

Page 1 of 1 Effective Date of Appraisal: January 1 Date Printed: 07/16/2019 08:48:38AM by twilson





## Comp Sales 2019 Grid - TCAD ARB Grid - 07/16/2019

	Subject	Comp #1	
Prop ID	128976	124963	
GEO ID	0133110147	0129110901	
Situs	1810 ROCKCLIFF RD TX	3615 TORO CANYON RD TX	
Neighborhood	M6400	M6400	
Neighborhood Adj	M6400	M6400	0
Neighborhood Mass Improv Adj	0.00%	0.00%	
Sale Ratio			0.9532
Sale Date		1/4/2018	
Market Value	725,286	977,036	
Sale Price			1,025,000
Adj Sale Price			1025000
Sale Type - Conf Level		Q--	
Sale Adj Reason			
Land Value Adj	618,750	781,250	-162,500
State Code	A1	A1	
Improvement Count	1	1	
Class Unit Price Adj	WW3	WP5-	-78,295
% Good Adjustment	50.00%	60.00%	-24,375
% Complete	100	100	
L/A Size Adj	2211.5	2020.0	10,981
Total Living Area	2,212	2,020	
Actual Year Built	1969	1977	
Mkt Leveler Detail Adj	16,175	29,312	-13,137
Segments & Adj	0	0	
Net Adjustment		0	-267,326
Indicated Value			757,674
Median Value		690,787	

nothing comparable going back to 2016, best comps - 07/16/2019 08:48 - twilson

	Subject	Comp #2	
Prop ID	128976	124838	
GEO ID	0133110147	0129090104	
Situs	1810 ROCKCLIFF RD TX	3987 WESTLAKE DR TX	
Neighborhood	M6400	M6400	
Neighborhood Adj	M6400	0	M6400 0
Neighborhood Mass Improv Adj	0.00%	0.00%	
Sale Ratio		1.0077	
Sale Date		5/25/2018	
Market Value	725,286	1,443,704	
Sale Price		1,432,700	
Adj Sale Price		1432700	
Sale Type - Conf Level		Q--	
Sale Adj Reason			
Land Value Adj	618,750	750,000	-131,250
State Code	A1	A1	
Improvement Count	1	2	
Class Unit Price Adj	WW3	WV6-	-183,619
% Good Adjustment	50.00%	75.00%	-130,392
% Complete	100	100	
L/A Size Adj	2211.5	3652.0	-82,598
Total Living Area	2,212	4,652	
Actual Year Built	1969	1990	
Mkt Leveler Detail Adj	16,175	93,348	-77,173
Segments & Adj	0	161,131	-161,131
Net Adjustment		0	-766,163
Indicated Value		666,537	
Median Value		690,787	

nothing comparable going back to 2016, best comps - 07/16/2019 08:48 - twilson

	Subject	Comp #3	
Prop ID	128976	126605	
GEO ID	0133110147	0131110246	
Situs	1810 ROCKCLIFF RD TX	4301 SHADOW OAK LN TX	
Neighborhood	M6400	M6400	
Neighborhood Adj	M6400	0	M6400 0
Neighborhood Mass Improv Adj	0.00%	0.00%	
Sale Ratio		0.9433	
Sale Date		2/16/2018	
Market Value	725,286	1,344,155	
Sale Price		1,425,000	
Adj Sale Price		1425000	
Sale Type - Conf Level		Q--	
Sale Adj Reason			
Land Value Adj	618,750	625,000	-6,250
State Code	A1	A1	
Improvement Count	1	1	
Class Unit Price Adj	WW3	WV6+	-293,067
% Good Adjustment	50.00%	75.00%	-200,000
% Complete	100	100	
L/A Size Adj	2211.5	4229.0	-115,683
Total Living Area	2,212	4,229	
Actual Year Built	1969	1991	
Mkt Leveler Detail Adj	16,175	115,070	-98,895
Segments & Adj	0	0	
Net Adjustment		0	-713,895
Indicated Value		711,105	
Median Value	690,787		

nothing comparable going back to 2016, best comps - 07/16/2019 08:48 - twilson

	Subject	Comp #4	
Prop ID	128976	125012	
GEO ID	0133110147	0129130311	
Situs	1810 ROCKCLIFF RD TX	5402 CUESTA VERDE TX	
Neighborhood	M6400	M6400	
Neighborhood Adj	M6400	0 M6400	0
Neighborhood Mass Improv Adj	0.00%	0.00%	
Sale Ratio			0.9691
Sale Date		6/14/2018	
Market Value	725,286	1,774,902	
Sale Price			1,831,500
Adj Sale Price			1831500
Sale Type - Conf Level		Q--	
Sale Adj Reason			
Land Value Adj	618,750	984,375	-365,625
State Code	A1	A1	
Improvement Count	1	1	
Class Unit Price Adj	WW3	WV6+	-347,869
% Good Adjustment	50.00%	72.00%	-186,367
% Complete	100	100	
L/A Size Adj	2211.5	4993.0	-159,491
Total Living Area	2,212	4,993	
Actual Year Built	1969	1991	
Mkt Leveler Detail Adj	16,175	117,853	-101,678
Segments & Adj	0	0	
Net Adjustment		0	-1,161,030
Indicated Value			670,470
Median Value		690,787	

nothing comparable going back to 2016, best comps - 07/16/2019 08:48 - twilson

## Comp Equity 2019 Grid - TCAD ARB Grid - 07/16/2019

	Subject	Comp #1	
Prop ID	128976	128968	
GEO ID	0133110147	0133110140	
Neighborhood	M6400	M6400	
Neighborhood Adj	M6400	0	M6400 0
Neighborhood Mass Improv Adj	0.00%	0.00%	
Situs	1810 ROCKCLIFF RD TX	4108 SANDY ACRES RD TX	
Market Value	725,286	830,099	
Land Value Adj	618,750	656,250	-37,500
State Code	A1	A1	
Improvement Count	1	2	
Class Unit Price Adj	WW3	WA3+	-9,291
% Good Adjustment	50.00%	65.00%	-14,825
% Complete	100	100	
Actual Year Built	1969	1960	
L/A Size Adj	2211.5	1425.0	45,098
Total Living Area	2,212	2,433	
Mkt Leveler Detail Adj	16,175	13,146	3,029
Segments & Adj	0	75,013	-75,013
Net Adjustment		0	-88,502
Indicated Value		741,597	
Median Value		739,604	

- 07/16/2019 08:48 - twilson

	Subject	Comp #2	
Prop ID	128976	128979	
GEO ID	0133110147	0133110150	
Neighborhood	M6400	M6400	
Neighborhood Adj	M6400	0	M6400 0
Neighborhood Mass Improv Adj	0.00%	0.00%	
Situs	1810 ROCKCLIFF RD TX	1719 CHANNEL RD TX 78746	
Market Value	725,286	774,584	
Land Value Adj	618,750	625,000	-6,250
State Code	A1	A1	
Improvement Count	1	1	
Class Unit Price Adj	WW3	WW4	-30,590
% Good Adjustment	50.00%	65.00%	-22,438
% Complete	100	100	
Actual Year Built	1969	1974	
L/A Size Adj	2211.5	1752.0	26,348
Total Living Area	2,212	1,752	
Mkt Leveler Detail Adj	16,175	26,574	-10,399
Segments & Adj	0	0	
Net Adjustment		0	-43,329
Indicated Value		731,255	
Median Value		739,604	

- 07/16/2019 08:48 - twilson

	Subject	Comp #3	
Prop ID	128976	128963	
GEO ID	0133110147	0133110136	
Neighborhood	M6400	M6400	
Neighborhood Adj	M6400	M6400	0
Neighborhood Mass Improv Adj	0.00%	0.00%	
Situs	1810 ROCKCLIFF RD TX	4004 SANDY ACRES RD TX	
Market Value	725,286	734,759	
Land Value Adj	618,750	618,750	
State Code	A1	A1	
Improvement Count	1	1	
Class Unit Price Adj	WW3	WV3+	-29,428
% Good Adjustment	50.00%	65.00%	-17,401
% Complete	100	100	
Actual Year Built	1969	1960	
L/A Size Adj	2211.5	1334.0	50,316
Total Living Area	2,212	1,334	
Mkt Leveler Detail Adj	16,175	15,762	413
Segments & Adj	0	0	
Net Adjustment		0	3,900
Indicated Value			738,659
Median Value		739,604	

- 07/16/2019 08:48 - twilson

	Subject	Comp #4	
Prop ID	128976	128972	
GEO ID	0133110147	0133110143	
Neighborhood	M6400	M6400	
Neighborhood Adj	M6400	0	M6400 0
Neighborhood Mass Improv Adj	0.00%	0.00%	
Situs	1810 ROCKCLIFF RD TX	4605 ROCKCLIFF RD TX	
Market Value	725,286	722,708	
Land Value Adj	618,750	618,750	
State Code	A1	A1	
Improvement Count	1	1	
Class Unit Price Adj	WW3	WW4	-28,103
% Good Adjustment	50.00%	65.00%	-15,594
% Complete	100	100	
Actual Year Built	1969	1989	
L/A Size Adj	2211.5	1344.0	49,742
Total Living Area	2,212	1,344	
Mkt Leveler Detail Adj	16,175	4,379	11,796
Segments & Adj	0	0	
Net Adjustment		0	17,841
Indicated Value		740,549	
Median Value		739,604	

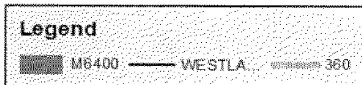
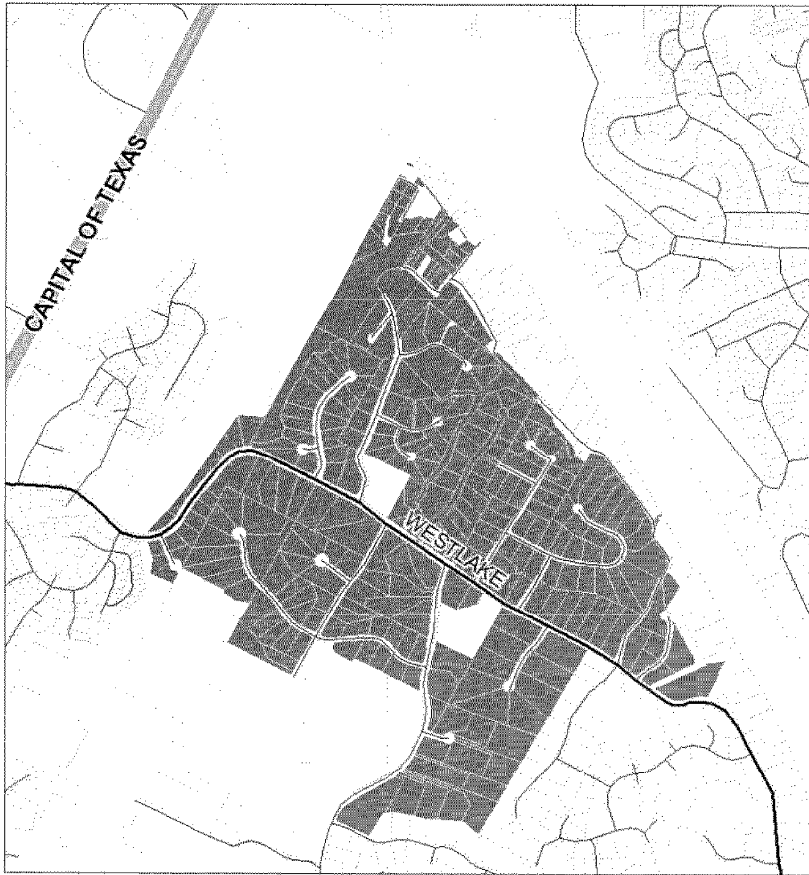
- 07/16/2019 08:48 - twilson



M6400



Neighborhood M6500 was merged with neighborhood M6400. This was due to the close geographical location and to obtain a relative and representative sale sample for profiling. Land was equalized with new SFR.



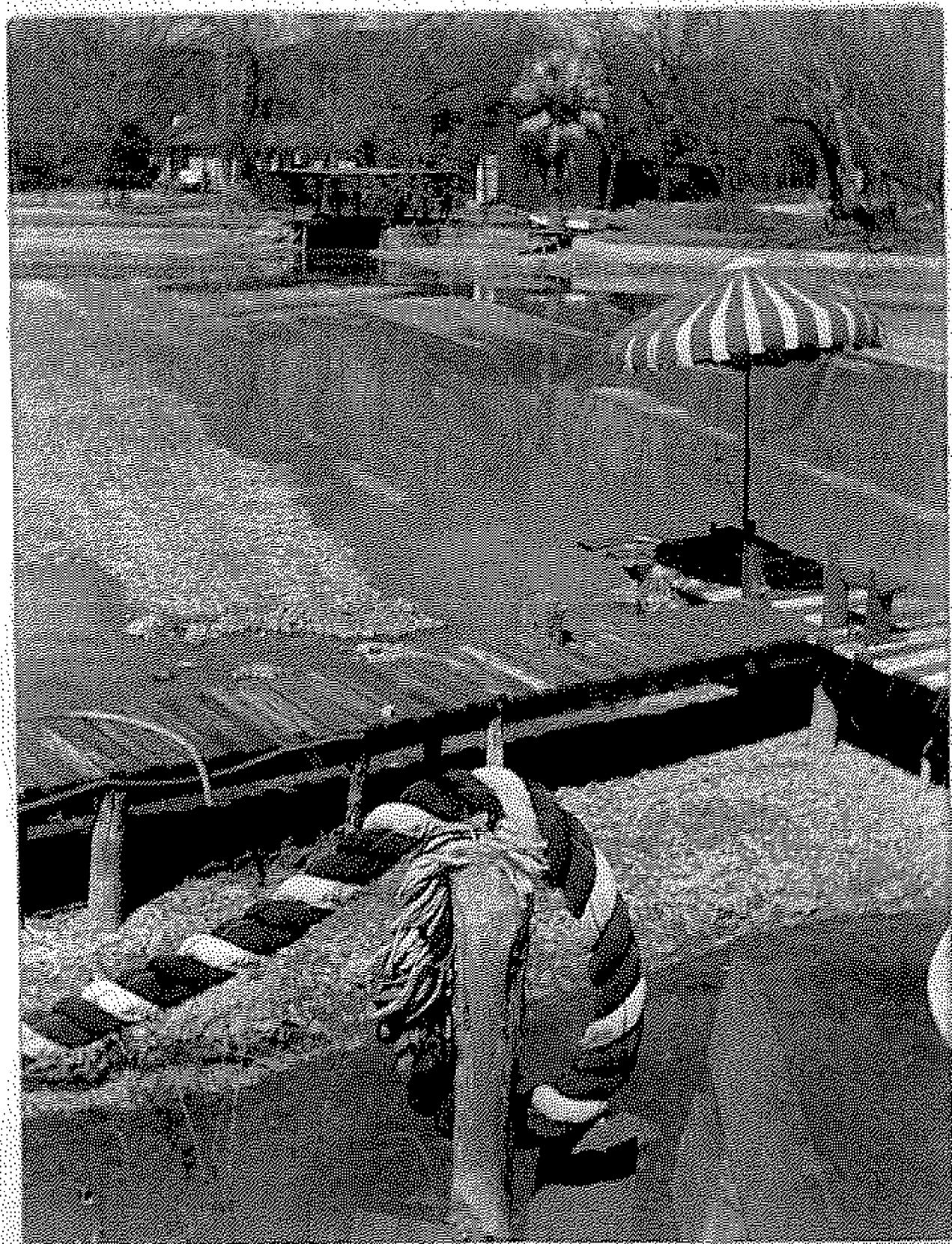
NBHD M6400

# Residential Neighborhood Analysis

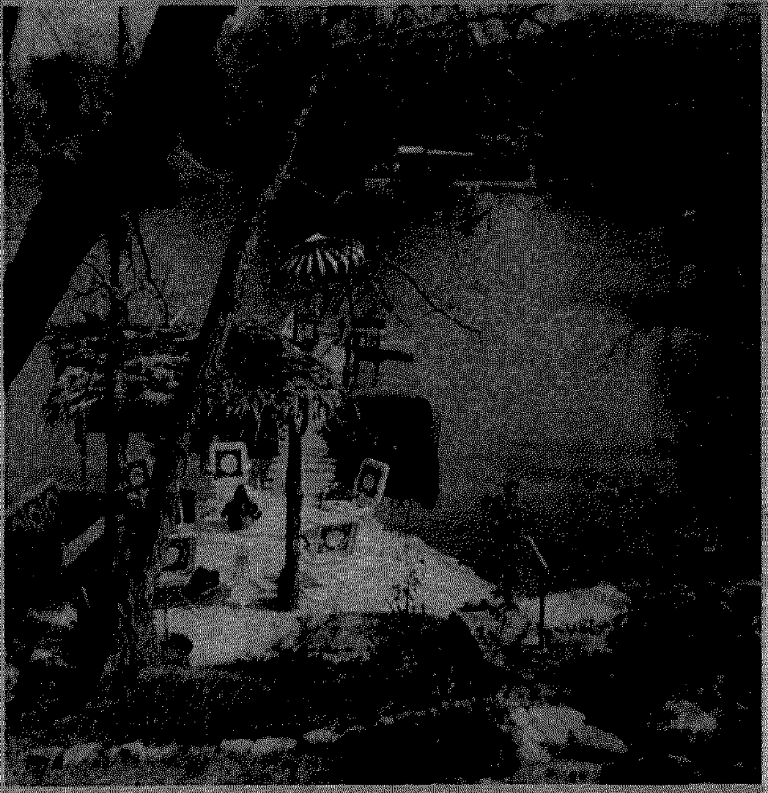
Profile Run 43798 Profile Detail 56053

			<u>Previous</u>	<u>Updated</u>	
NBHD Code	M6400	Mean Ratio	83.77%	99.84%	<u>Adjustments</u>
Neighborhood	M6400	Weighted Mean	83.30%	100.32%	Mean 1.50
		Median Ratio	84.23%	100.21%	Median 1.45
Sample size	12	Avg Sale/Appr	\$1,657,704	\$1,663,055	
Sample percent	4.65%	Avg Sale/Appr PSF	\$338.56	\$335.91	<b>Calculated 1.46</b>
Population	258	Price Related Diff	1.01	1.00	
Old NBHD Adj	1.00	Coefficient of Dispersion	0.0460	0.0538	
Avg Land/Sale	48.83%				

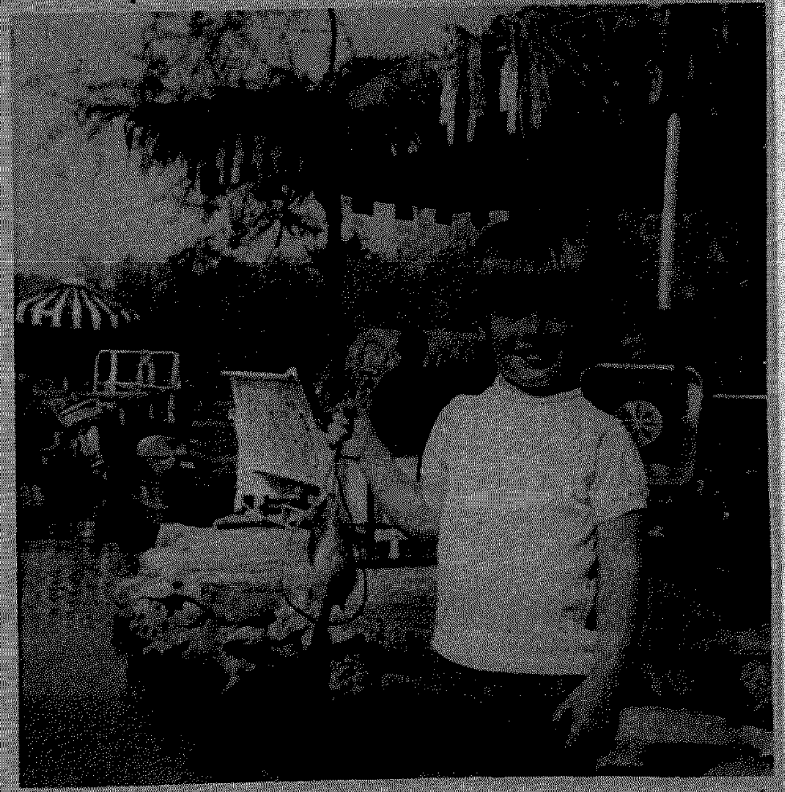
Prop ID	Situs Address	Sale Date	Sale Price	TLA	Grade	CDU	Sale PSF	Land Value	Land/Sale%	Imp Value	Old Ratio	Sale Contrib Imp Value	Ind NB Adj	Revised Imp Value	Revised Appr Value	Revised PSF	Revised Ratio
124838	3987 WESTLAKE DR	25-May-18	\$1,432,700	4.652	WV	A	\$307.98	\$750,000	52.35%	\$475,140	85.51%	\$682,700	1.44	\$893,704	\$1,443,704	\$310.34	100.77%
124919	4057 WESTLAKE DR	30-Apr-18	\$1,500,000	5.864	WV	A+	\$255.80	\$656,250	43.75%	\$647,275	86.90%	\$843,750	1.30	\$945,022	\$1,601,272	\$273.07	106.75%
124935	4101 HIDDEN CANYON CV	09-Apr-18	\$1,188,250	4.231	WV	F	\$280.84	\$656,250	55.23%	\$411,446	89.85%	\$532,000	1.29	\$600,711	\$1,256,961	\$297.08	105.78%
124953	3904 TORO CANYON RD	03-Mar-17	\$1,750,000	5.300	WV	A	\$330.19	\$781,250	44.64%	\$586,132	78.14%	\$968,750	1.65	\$855,753	\$1,637,003	\$308.87	93.54%
124954	3900 TORO CANYON RD	27-Mar-17	\$2,500,000	7.325	WV	A+	\$341.30	\$843,750	33.75%	\$1,274,744	84.74%	\$1,658,250	1.30	\$1,861,126	\$2,704,876	\$369.27	108.20%
124955	3820 TORO CANYON RD	11-Sep-18	\$1,805,000	4.911	WV	A+	\$367.54	\$718,750	39.82%	\$582,843	72.11%	\$1,086,250	1.86	\$850,951	\$1,569,701	\$319.63	86.96%
124963	3615 TORO CANYON RD	04-Jan-18	\$1,025,000	2.020	WP	F	\$507.43	\$781,250	76.22%	\$134,100	89.30%	\$243,750	1.82	\$195,766	\$977,036	\$483.68	95.32%
124964	3709 TORO CANYON RD	14-Aug-17	\$1,350,000	4.792	WV	A+	\$281.72	\$843,750	62.50%	\$365,376	89.56%	\$508,250	1.39	\$533,449	\$1,377,199	\$287.40	102.01%
125003	5304 ARBITUS CV	04-Apr-18	\$1,875,000	4.301	WV	G	\$389.44	\$820,313	48.97%	\$581,376	83.68%	\$854,687	1.47	\$848,809	\$1,669,122	\$388.08	99.65%
125012	5402 CUESTA VERDE	14-Jun-18	\$1,831,500	4.993	WV	F	\$366.81	\$984,375	53.75%	\$541,457	83.31%	\$847,125	1.56	\$790,527	\$1,774,902	\$355.48	96.91%
126605	4301 SHADOW OAK LN	16-Feb-18	\$1,425,000	4.229	WV	A	\$336.96	\$625,000	43.86%	\$492,572	78.43%	\$800,000	1.62	\$719,155	\$1,344,155	\$317.84	94.33%
423175	4157 WESTLAKE DR	18-May-17	\$2,410,000	8.123	WV	A	\$296.89	\$750,000	31.12%	\$1,267,619	83.72%	\$1,660,000	1.31	\$1,850,724	\$2,600,724	\$320.17	107.91%

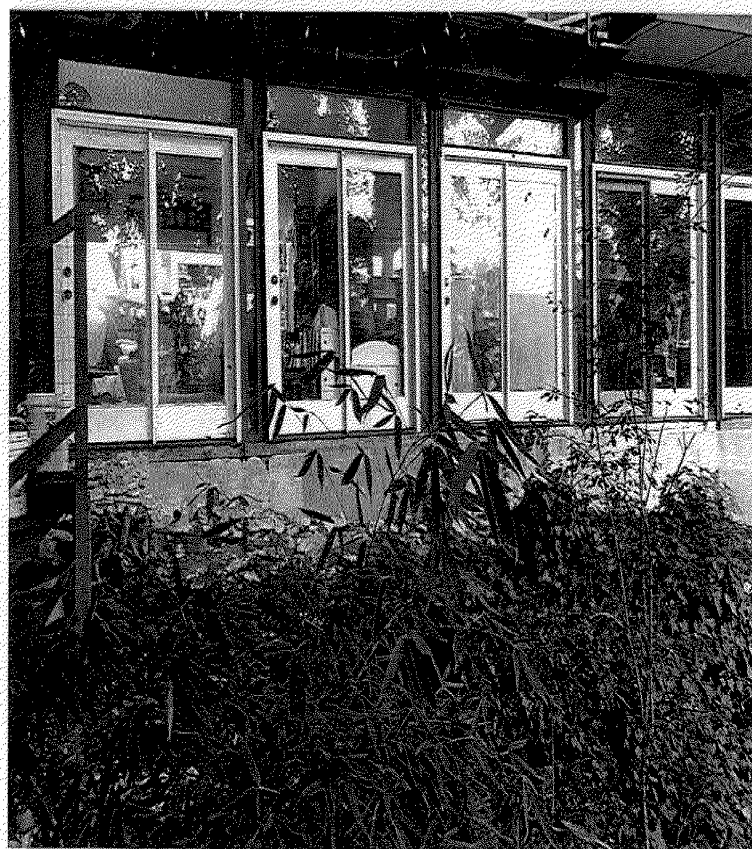


SEP 77



SEP 10





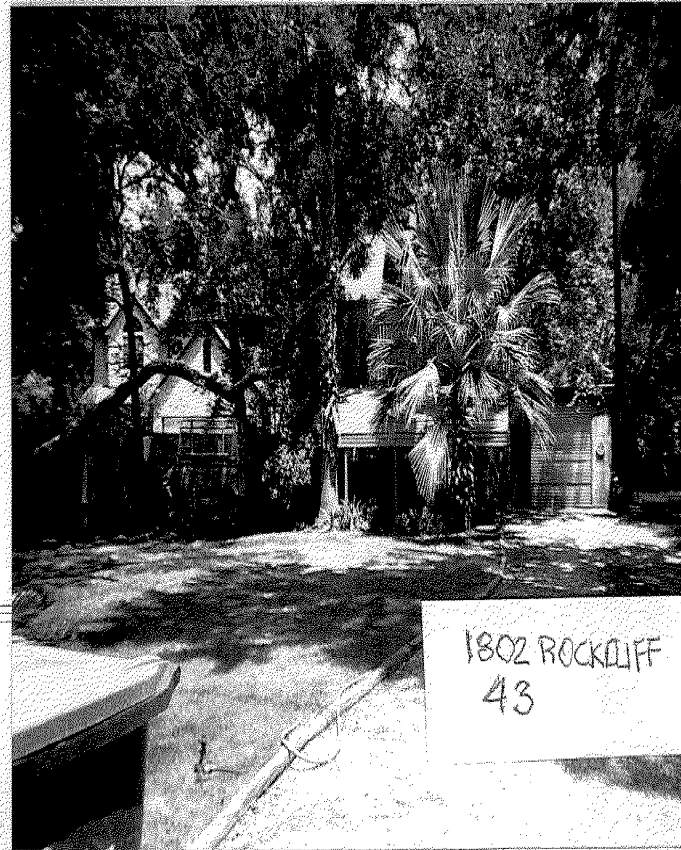
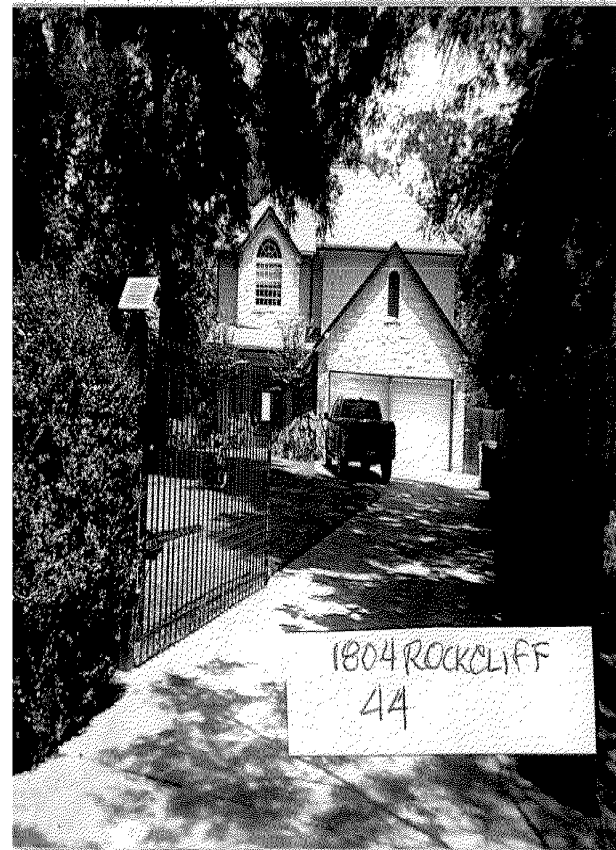
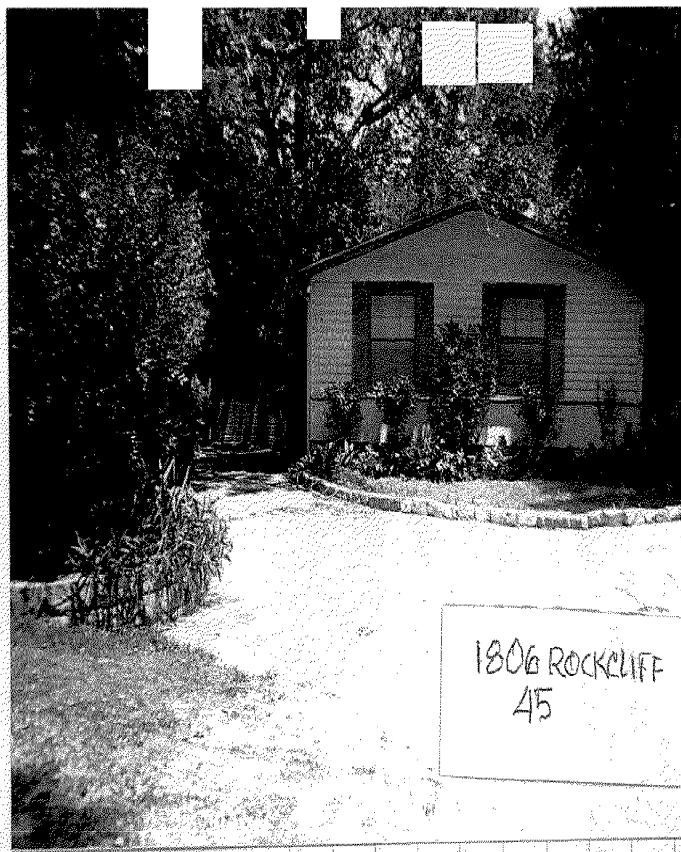
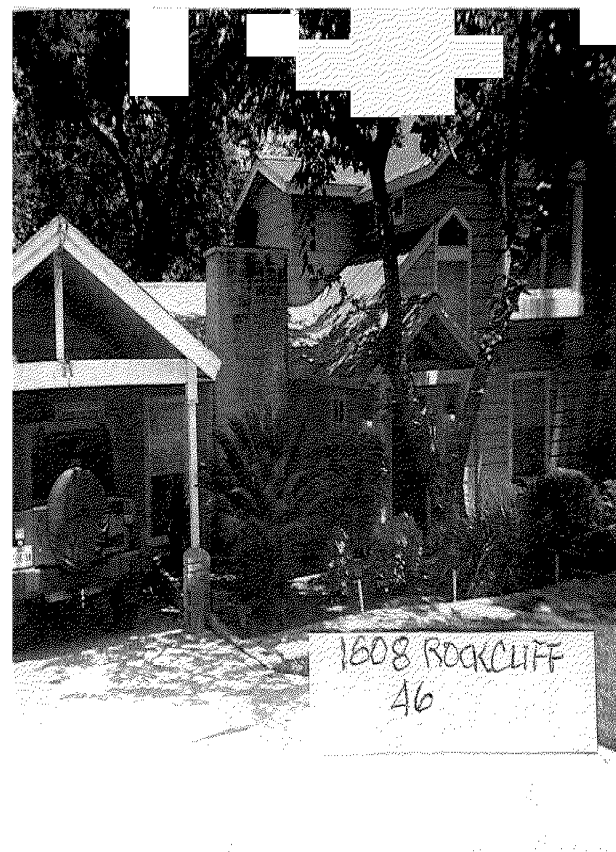
# Residential Neighborhood Analysis

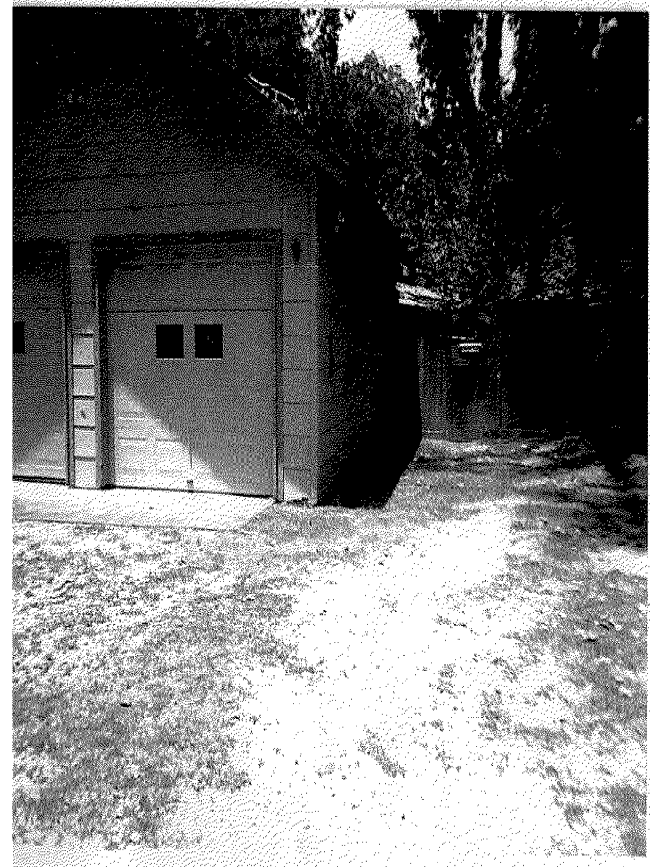
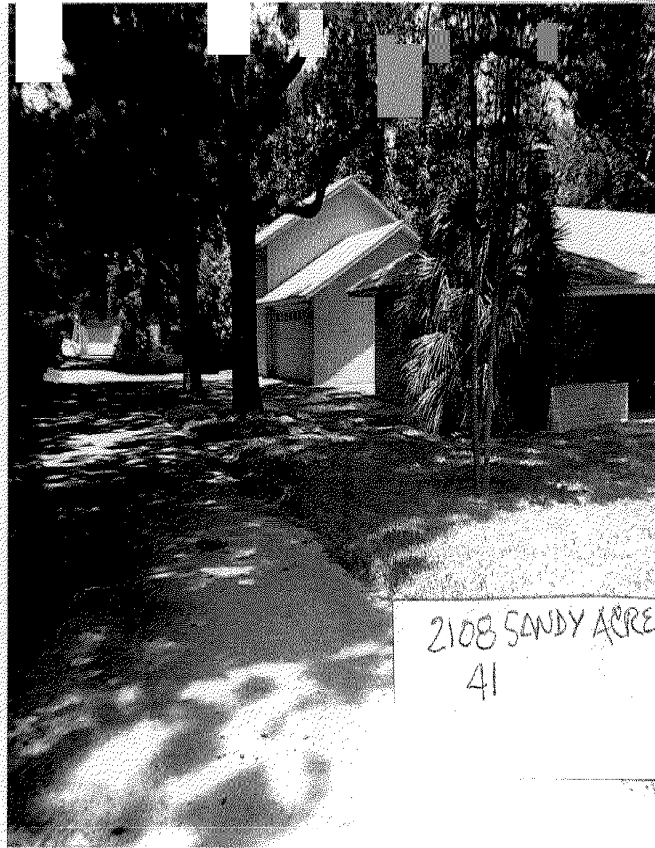
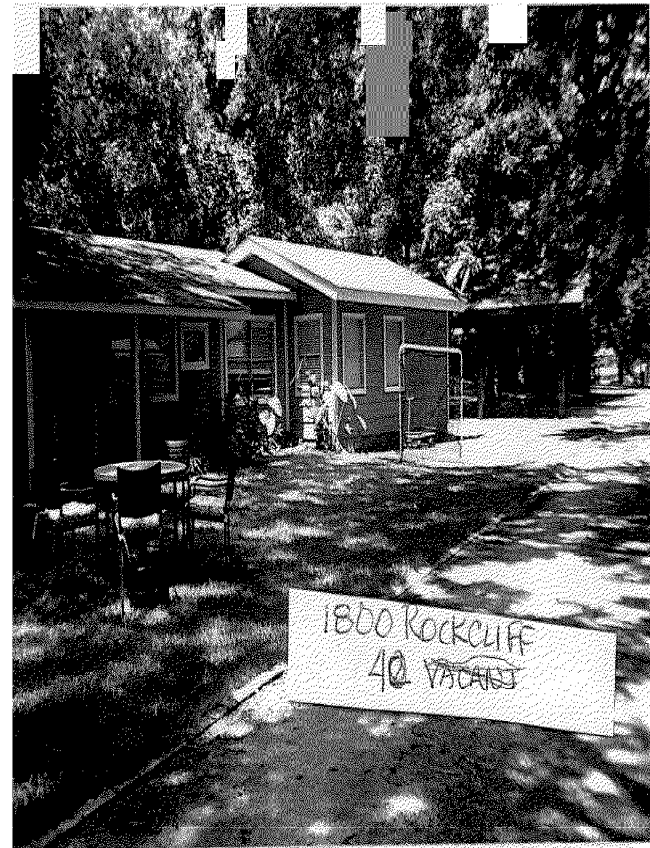
Profile Run 43798 Profile Detail 56053

			<u>Previous</u>	<u>Updated</u>	
NBHD Code	M6400	Mean Ratio	83.77%	99.84%	<u>Adjustments</u>
Neighborhood	M6400	Weighted Mean	83.30%	100.32%	Mean 1.50
		Median Ratio	84.23%	100.21%	Median 1.45
Sample size	12	Avg Sale/Appr	\$1,657,704	\$1,663,055	
Sample percent	4.65%	Avg Sale/Appr PSF	\$338.56	\$335.91	<b>Calculated 1.46</b>
Population	258	Price Related Diff	1.01	1.00	
Old NBHD Adj	1.00	Coefficient of Dispersion	0.0460	0.0538	
Avg Land/Sale	48.83%				

Prop ID	Status Address	Sale Date	Sale Price	TLA	Grade	CDU	Sale PSF	Land Value	Land/Sale%	Imp Value	Old Ratio	Sale Contrib Imp Value	Ind NB Adj	Revised Imp Value	Revised Appr Value	Revised PSF	Revised Ratio
124838	3987 WESTLAKE DR	25-May-18	\$1,432,700	4,652	WV	A	\$307.98	\$750,000	52.35%	\$475,140	85.51%	\$682,700	1.44	\$693,704	\$1,443,704	\$310.34	100.77%
124919	4057 WESTLAKE DR	30-Apr-18	\$1,500,000	5,864	WV	A+	\$255.80	\$656,250	43.75%	\$647,275	86.90%	\$843,750	1.30	\$945,022	\$1,601,272	\$273.07	106.75%
124935	4101 HIDDEN CANYON CV	09-Apr-18	\$1,188,250	4,231	WV	F	\$280.84	\$656,250	55.23%	\$411,446	89.85%	\$532,000	1.29	\$600,711	\$1,256,961	\$297.08	105.78%
124953	3904 TORO CANYON RD	03-Mar-17	\$1,750,000	5,300	WV	A	\$330.19	\$781,250	44.64%	\$586,132	78.14%	\$968,750	1.65	\$855,753	\$1,637,003	\$308.87	93.54%
124954	3900 TORO CANYON RD	27-Mar-17	\$2,500,000	7,325	WV	A+	\$341.30	\$843,750	33.75%	\$1,274,744	84.74%	\$1,656,250	1.30	\$1,861,126	\$2,704,876	\$369.27	108.20%
124955	3820 TORO CANYON RD	11-Sep-18	\$1,805,000	4,911	WV	A+	\$367.54	\$718,750	39.82%	\$582,843	72.11%	\$1,086,250	1.86	\$850,951	\$1,569,701	\$319.63	86.96%
124963	3615 TORO CANYON RD	04-Jan-18	\$1,025,000	2,020	WP	F	\$507.43	\$781,250	76.22%	\$134,100	89.30%	\$243,750	1.82	\$195,786	\$977,036	\$483.68	95.32%
124964	3709 TORO CANYON RD	14-Aug-17	\$1,350,000	4,792	WW	A+	\$281.72	\$843,750	62.50%	\$365,376	89.56%	\$506,250	1.39	\$533,449	\$1,377,199	\$287.40	102.01%
125003	5304 ARBUTUS CV	04-Apr-18	\$1,675,000	4,301	WV	G	\$389.44	\$820,313	48.97%	\$581,376	83.68%	\$854,687	1.47	\$848,809	\$1,669,122	\$388.08	99.65%
125012	5402 CUESTA VERDE	14-Jun-18	\$1,631,500	4,993	WV	F	\$366.81	\$984,375	53.75%	\$541,457	83.31%	\$847,125	1.56	\$790,527	\$1,774,902	\$355.48	96.91%
126605	4301 SHADOW OAK LN	16-Feb-18	\$1,425,000	4,229	WV	A	\$336.96	\$625,000	43.86%	\$492,572	78.43%	\$800,000	1.62	\$719,155	\$1,344,155	\$317.84	94.33%
423175	4157 WESTLAKE DR	18-May-17	\$2,410,000	8,123	WV	A	\$296.89	\$750,000	31.12%	\$1,267,619	83.72%	\$1,660,000	1.31	\$1,850,724	\$2,600,724	\$320.17	107.91%





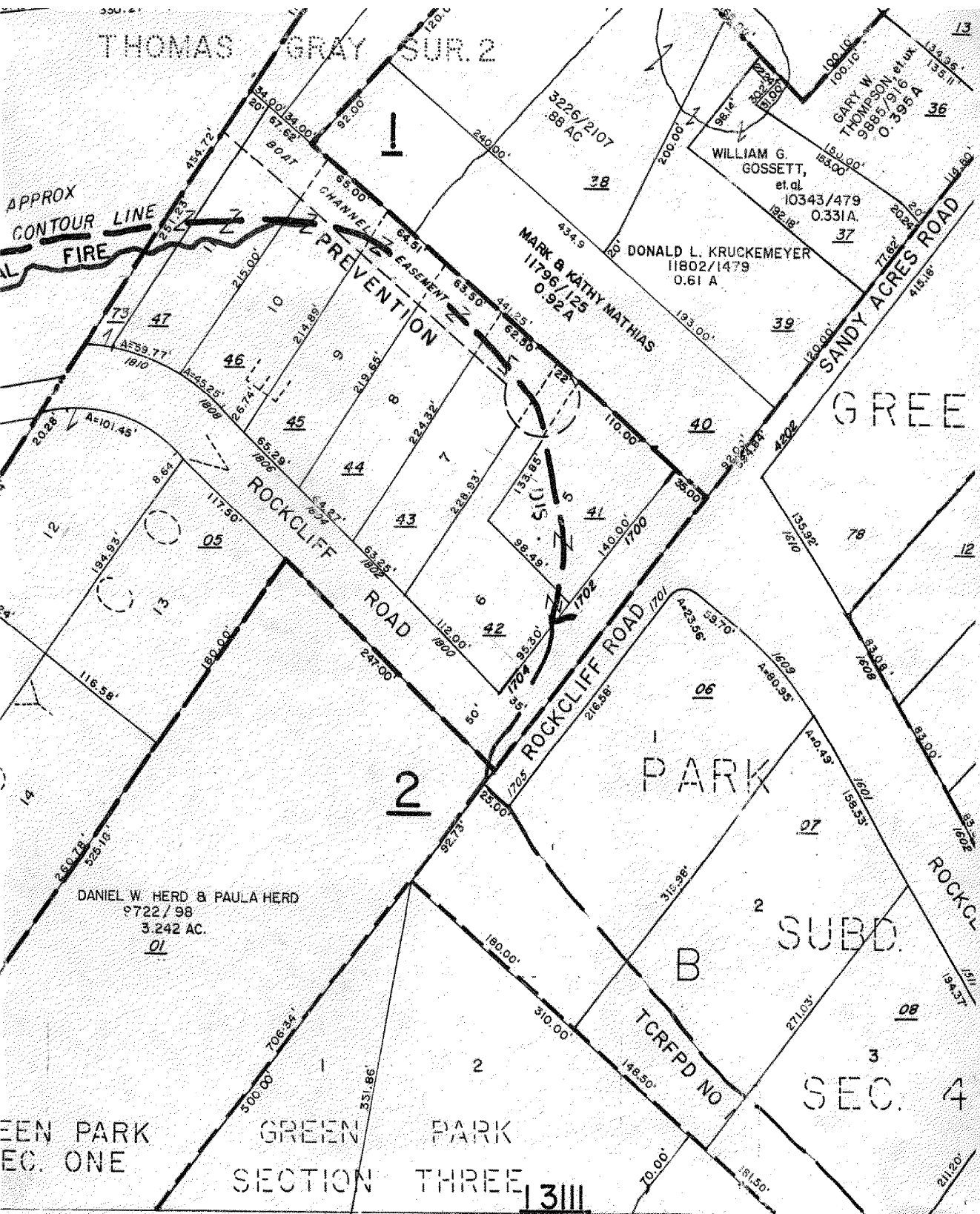


SANDY ACRE LN  
42 VACANT  
41 HOUSE



THOMAS GRAY SUBD. 2

APPROX  
CONTOUR LINE  
FIRE



DANIEL W. HERD & PAULA HERD  
 9722 / 98  
 3.242 AC.  
 01

MARK & KATHY MATHIAS  
 11796 / 125  
 0.92 A

DONALD L. KRUCKEMEYER  
 11802 / 1479  
 0.61 A

WILLIAM G. GOSSETT,  
 et. al.  
 10343 / 479  
 0.331 A.

GREEN

PARK

SUBD. B

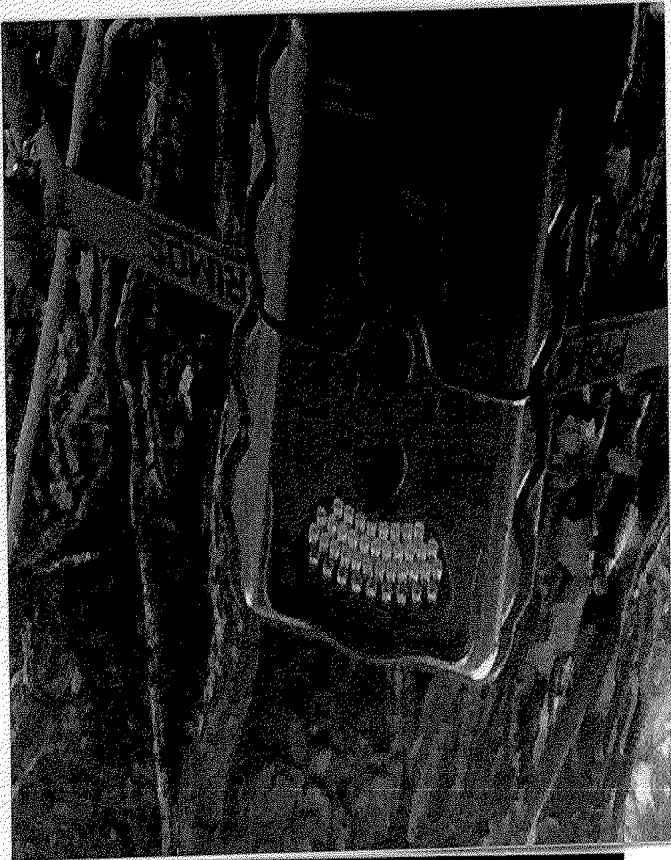
SEC. 4

GREEN PARK  
EC. ONE

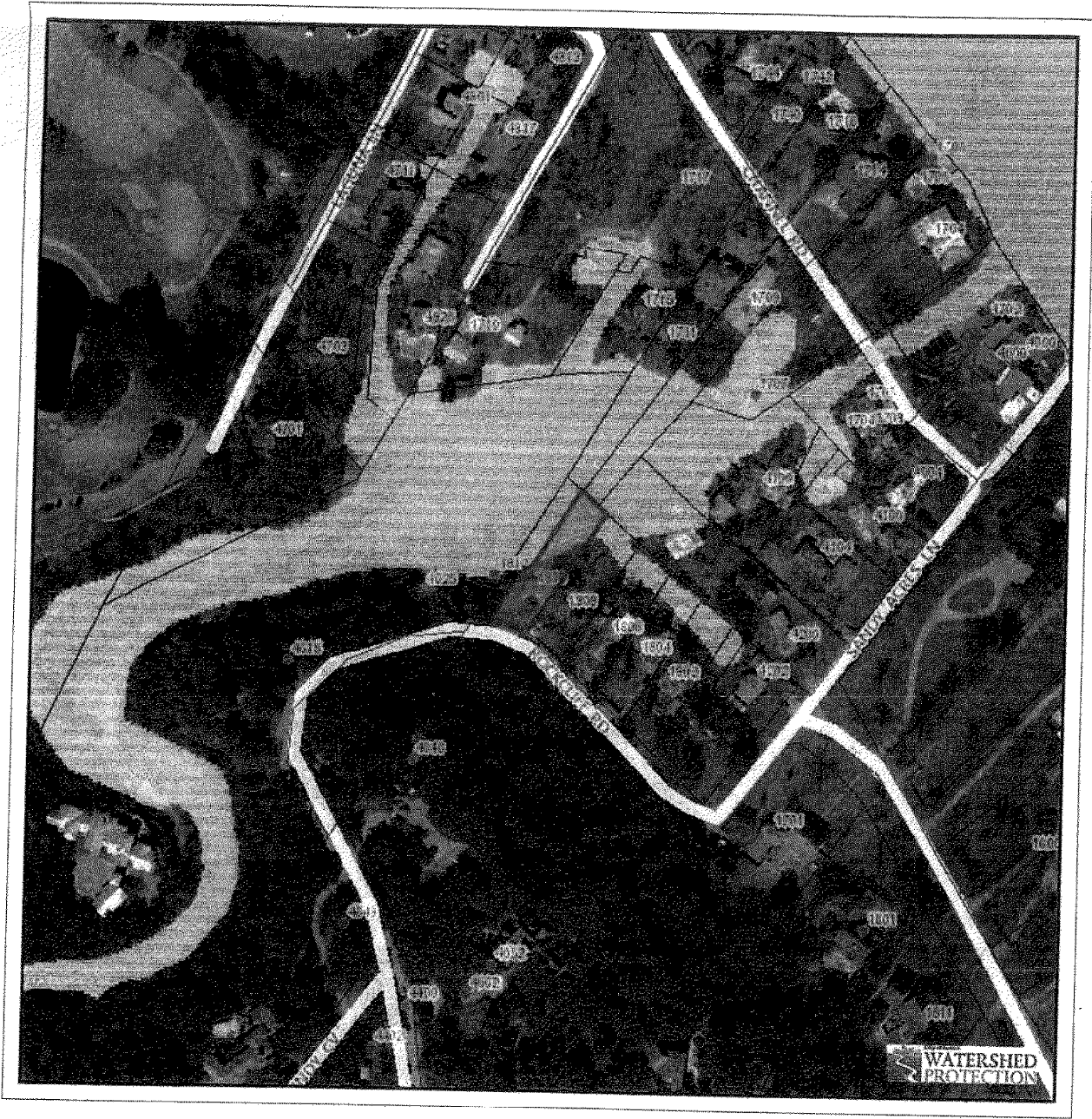
GREEN PARK  
SECTION THREE

13



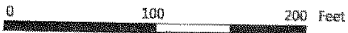






## City of Austin Regulatory Floodplains

The City of Austin Watershed Protection Department produced this product for informational purposes. It is not intended for or suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative locations of property boundaries. No warranty is made by the City of Austin regarding specific accuracy or completeness. Final determination of the floodplain status for a property must be based on a topographic survey by a Texas registered professional. For regulatory purposes, 100-Year floodplain elevations must be determined from an engineering model created in accordance with the Drainage Criteria Manual and approved by the City of Austin.



Prepared: 7/11/2016

- Address
- Parcel

**Fully Developed Floodplain**

- COA Fully Developed 25-Year
- COA Fully Developed 100-Year
- COA Master Plan 25-Year
- COA Master Plan 100-Year
- 100-Year (Detailed-AE)
- 100-Year (Shallow-AO,AH)
- 100-Year (Approx-A)