

Javier Lopez

From: Greg Rodriguez on behalf of Customer Service
Sent: Friday, June 20, 2014 9:27 AM
To: Javier Lopez
Subject: FW: Property ID 199726 - allocation for rental units

From: Myoanh Huynh **On Behalf Of** Residential Email
Sent: Friday, June 20, 2014 9:22 AM
To: Customer Service
Subject: RE: Property ID 199726 - allocation for rental units

Greg,
This is about exemption allocation for rental units.

Thanks

MyOanh Huynh, R.P.A.
Administrative Assistant
Residential Appraisal Department
Travis Central Appraisal District

From: Greg Rodriguez **On Behalf Of** Customer Service
Sent: Friday, June 20, 2014 8:44 AM
To: Residential Email
Subject: FW: Property ID 199726 - allocation for rental units

From: Chris Riley [REDACTED]
Sent: Friday, June 20, 2014 12:27 AM
To: Customer Service
Subject: Property ID 199726 - allocation for rental units

Hey TCAD:

Today an issue was brought to my attention regarding the homestead exemption on my home at 1310 San Antonio, Property ID 199726. I live downstairs and rent out two apartments upstairs, and I have claimed a homestead exemption on the property since I moved in back in 2002.

There have been tenants in my house for many years. The "Improvement/Building" part of the TCAD [webpage](#) for the house describes it as a fourplex, and I have always had individual mailboxes and doorbells for each tenant by the front door. The TCAD page includes "Apt 1" as part of my mailing address, and TCAD has been sending notices to me at 1310 San Antonio St. Apt. 1.

When I first moved in, I was told that the house was eligible for a regular homestead exemption, so I applied for one, and answered all questions on the application truthfully. There was, and still is, no question on the [application form](#) about allocating space to apartments. TCAD approved the exemption, and I assumed TCAD was making any necessary adjustment to account for the presence of apartments.

I received a complaint about this today, so I immediately contacted TCAD, and was told that I need to report the amount of space devoted to apartments. I'm glad to do that. By my calculations based on architectural plans, Apartment 3 has 817 square feet, and Apartment 4 has 850 square feet, so together the apartments total 1667 square feet.

The TCAD page shows that Floors 1 and 2 have 1610 and 2004 square feet, respectively, for a total of 3614 square feet. The apartments comprise 46.1 percent of that space (1667/3614), leaving 1947sf (53.9%) as my homestead.

I'm sorry for any misunderstanding about the allocation of space in my house. If any back taxes are owed, please let me know. I will be glad to pay any amounts due.

I hope this information will be useful for purposes of calculating my property taxes. Please let me know if you need any additional information.

Regards,

Chris Riley
1310 San Antonio #1
Austin, TX 78701
Property ID: 199726
Cell: (512) 658-2350
Home: (512) 478-1299