



## Travis County Commissioners Court Agenda Request

**Meeting Date:** July 10, 2012

**Prepared By/Phone Number:** Yolanda Reyes, 854-9106

**Elected/Appointed Official/Dept. Head:** Leroy Nellis, Planning and Budget

**Commissioners Court Sponsor:** Judge Samuel T. Biscoe

**AGENDA LANGUAGE:** Consider and take appropriate action on property tax exemptions for Travis County regarding the following:

- A. Historic Exemptions for Fiscal Year 2013, and
- B. Over 65 and Disabled Optional Homestead Exemptions for Fiscal Year 2013.

### **BACKGROUND/SUMMARY OF REQUEST AND ATTACHMENTS:**

Please see attached documentation

**STAFF RECOMMENDATIONS:** Please see attached documentation.

**ISSUES AND OPPORTUNITIES:** Please see attached documentation.

**FISCAL IMPACT AND SOURCE OF FUNDING:** Please see attached documentation.

### **REQUIRED AUTHORIZATIONS:**

**Leslie Browder, Planning and Budget Office (512) 854-9106**

**Leroy Nellis, Planning and Budget Office, (512) 854-9106**

**Jessica Rio, Planning and Budget Office, (512) 854-9106**

**Cheryl Aker, County Judge's Office, (512) 854-9555**

**AGENDA REQUEST DEADLINE:** All agenda requests and supporting materials must be submitted as a pdf to Cheryl Aker in the County Judge's office, [Cheryl.Aker@co.travis.tx.us](mailto:Cheryl.Aker@co.travis.tx.us) by **Tuesdays at 5:00 p.m.** for the next week's meeting.

**PLANNING AND BUDGET OFFICE**  
**TRAVIS COUNTY, TEXAS**



700 Lavaca Street  
P.O. Box 1748  
Austin, Texas 78767

**MEMORANDUM**

**TO:** Members of the ~~Commissioners Court~~

**FROM:** Leroy W. Nellis, Budget Director in Succession

**DATE:** July 5, 2012

**SUBJECT:** Analysis of Various Historical Exemption Proposals and copy of City of Austin's Affidavit for Certification of Historic or Archeological Sites

Attached is an analysis of the amount of Travis County property tax paid under various exemption options prepared by Tien Dao of the Travis County Tax Assessor Collector's Office.

Also, attached is a copy of the City of Austin's Affidavit for Certification of Historic or Archeological sites which requires property owners to state the reason the property is in need of tax relief.

A representative from the City of Austin's Historic Preservation Department will be present for the July 10<sup>th</sup>, Historic Preservation Public Hearing.

I am available to answer any questions.

Sincerely,

  
Leroy Nellis  
Planning and Budget Office

xc: Leslie Browder  
Jessica Rio  
Tina Morton  
Renea Deckard  
Tien Dao  
Steve Sadowsky, Historic Preservation Office, City of Austin  
Alyson McGee, Deputy

**Samples on Historic Exemption Proposals**

Sample Property	Property ID	Total Assessed Value	Current Policy (50% Land, 100% Improvement)	Tax Due			
				Proposal to Match City of Austin Revised Policy (cap historic to the greater of \$2,000 or 50% of tax levy)	Local Tax Policy Workgroup Proposal to Limit to \$2,500 Less the 20% Homestead Exemption	Option to Cap Historic Exemption at \$2,500	Option to Cap Historic Exemption at \$3,500
Lowest Assessed Value	197170	51,874	0.00	0.00	0.00	0.00	0.00
Low Assessed Value	767564	328,846	0.00	0.00	0.00	0.00	0.00
Median Assessed Value	195783	645,637	0.00	507.65	634.57	7.65	0.00
High Assessed Value	114370	1,034,595	0.00	1,506.89	2,522.96	1,518.37	518.37
Highest Assessed Value	114452	7,682,129	0.00	11,189.02	29,837.39	27,337.39	26,337.39

\* Samples taken from properties with both the historic and homestead exemption  
 2012 preliminary values  
 Tax rate

0.4855

This form must be returned to the City of Austin Historic Preservation Office by January 15 of the year in which the property owner is seeking this property tax exemption.

THE STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

**AFFIDAVIT FOR CERTIFICATION OF HISTORIC OR ARCHEOLOGICAL SITES**

Owner's Name \_\_\_\_\_ TCAD ID \_\_\_\_\_  
Owner's Address \_\_\_\_\_ Property Name \_\_\_\_\_  
Owner's Telephone \_\_\_\_\_ Property Address \_\_\_\_\_  
Select one: \_\_\_\_\_ Homestead \_\_\_\_\_ Non-Homestead Zoning Case No. \_\_\_\_\_  
\_\_\_\_\_ Check here if not 100% Homestead

BEFORE ME THE UNDERSIGNED NOTARY APPEARED \_\_\_\_\_ [AFFIANT NAME HERE], WHO, BEING DULY SWORN ON OATH STATES:

My name is \_\_\_\_\_.

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 exemption for the property identified above.

The requirements concerning the preservation and maintenance of the historic landmark property ordinance (Chapter 25-11-216 of the City Code) are fully satisfied as of January 1 of the year for which this exemption is claimed.

This property is a Recorded Texas Historic Landmark or State Archeological Landmark \_\_\_ Yes \_\_\_ No.  
**OR**

This property is in need of tax relief to encourage its preservation because [state reason here] \_\_\_\_\_

I authorize the City of Austin Historic Preservation staff to visit and inspect the exterior of the historic property, and any related books and records, as may be necessary to certify that the statements made in this Affidavit are true and correct.

Signature \_\_\_\_\_  
Owner/Applicant Date

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

Subscribed and sworn to before me, by [owner] \_\_\_\_\_, this the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, to certify which witness my hand and seal of office.

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_  
My commission expires \_\_\_\_\_

**AFFIDAVIT FOR CERTIFICATION OF HISTORIC OR ARCHEOLOGICAL SITES**

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Owner's Name \_\_\_

TCAD ID \_\_\_

Owner's Address \_\_\_

Property Name \_\_\_

Owner's Telephone \_\_\_

Property Address \_\_\_

Select one: \_\_\_ Homestead \_\_\_ Non-Homestead

Zoning Case No. \_\_\_

\_\_\_ Check here if not 100% Homestead

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**CERTIFICATION**

**To be completed by the City of Austin** and forwarded to the Travis County Appraisal District:

\_\_\_ This is to certify that the historic property for which the exemption is requested is a Recorded Historic Texas Landmark or State Archeological Landmark and is being preserved and maintained as required by the City Code.

\_\_\_ This is to certify that the historic property for which the exemption is requested is in need of tax relief to encourage its preservation and is being preserved and maintained as required by the City Code.

\_\_\_ This is to certify that the historic property for which the exemption is requested is not in need of tax relief to encourage its preservation or is not being preserved and maintained as required by the City Code.

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
City of Austin, Historic Preservation Officer      Date



**PLANNING AND BUDGET OFFICE  
TRAVIS COUNTY, TEXAS**

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700 Lavaca Street  
P.O. Box 1748  
Austin, Texas 78767

**MEMORANDUM**

TO: Members of the ~~Commissioners Court~~

FROM: *Leeroy W. Nellis*  
Leeroy W. Nellis, Budget Director in Succession

DATE: June 20, 2012

SUBJECT: FY 13 Historical and Over 65 and Disabled Optional Homestead Exemptions

On May 17, 2011, the Local Tax Policy Working Group presented to Commissioners Court recommendations on property tax exemptions including historical structures. Attached are the recommendations made by the Local Tax Policy Working Group. The subject was further discussed with the Court on May 31, 2011. On July 5, 2011, the Court voted to continue the same historic exemptions in the current year for FY 12 and leave the Over 65 and Disabled exemption at \$65,000.

On December 15, 2011, the City of Austin approved Ordinance No. 20111215-091 amending City Code Chapter 11-1, Chapter 25-2 and Chapter 25-11 Relating to Historic Landmark Tax Exemptions, Historic Landmark and Historic District Criteria, and Certain Permits and Certificates of Appropriateness. A copy of the approved ordinance is attached with annotations for changes.

The major difference between the revised City of Austin Historical Exemption and Travis County's Historical Exemption is that Travis County has no cap on the annual amount of the Historical Exemption while the City of Austin has a provision to cap the amount of the tax benefit to the greater of \$2000 or 50% of the ad valorem tax that the City would otherwise levy on the property if:

1. The property was designated as a historic landmark before December 1, 2004, and changed ownership after November 30, 2004 but before January 1, 2012; or
2. The property was designated as a historic landmark after November 30, 2004, but before January 1, 2012

Or: The percentage of assessed value exempted under Subsection (a) may not exceed a percentage that would result in a tax exemption greater than \$2,500 if:

1. The property was designated as a historic landmark before January 2, 2012, and changed ownership after December 31, 2011; or
2. The property was designated as a historic landmark after December 31, 2011.

There are other differences between the City of Austin and Travis County's Historical Exemption Policy as evidenced by the attached spreadsheet from TCAD. Some property parcels receive more exemption amounts from the City of Austin and others receive more from Travis County. However, the most significant factor contributing to the increased amount given by Travis County is that Travis County doesn't cap the dollar amount of the Historic Exemption.

Austin Independent School District approved a Historical Exemption policy on June 18, 2012 that caps the amount of the Historical Exemption at \$3500 for any homeowner who qualifies for the exemption after 2011.

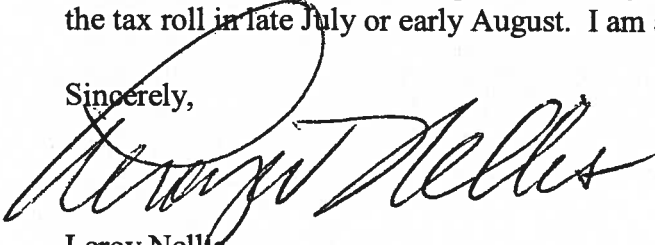
Options to consider:

1. Implement the recommendations of the Local Tax Policy Working Group which is included in your backup. One recommendation would set the dollar amount of the residential exemption at \$2500 less the amount of the tax dollars granted the property by the 20% Homestead Exemption. An additional recommendation was to utilize any savings from the Historical Exemption revision to increase the Over 65 and Disabled Homestead Exemption. The current Over 65 and Disabled Exemption amount of \$65,000 has been in effect since 1994 when the average taxable homestead was \$86,843. In 1994 the 20% homestead exemption plus the \$65,000 Over 65 and Disabled exemption accounted for approximately 80% of the average homestead value as compared to a projected 44% now. A recent analysis by the Tax Office indicates that the cost of every \$1000 increase in the Over 65 and Disabled Exemption amount costs Travis County \$205,420. The attached spreadsheet from TCAD indicates that currently Travis County annual Historical Exemption amounts exceed the amounts granted by the City of Austin by \$23,429,704. By lowering the exemption amounts to the same level as the City of Austin, Travis County could increase the Over 65 and Disabled exemption from \$65,000 to \$65,560.
2. Adopt the City of Austin's revised policy which limits the amount of the exemption to \$2,000 or \$2500 depending on various factors with a provision to modify the amount every three years based on the increase or decrease in the Consumer Price Index.
3. Adopt the City of Austin's cap of \$2,000 or \$2500 and study the other provisions prior to next year for implementation in FY14. This option eliminates increasing the amount that Travis County gives in some residential Historical Exemptions.
4. Any other combinations of various Historical Exemption provisions.
5. Leave both historical Exemptions and Over 65 and Disabled Exemption the same in FY 13 as in FY12.

Time has not allowed me to restudy all the provisions of the various plans as the Local Tax Policy Working Group studied over an entire year. You were advised by the Tax

Office staff that TCAD would like at least two weeks advance notice to input your decision on these exemptions prior to certifying the tax roll. Normally TCAD certifies the tax roll in late July or early August. I am available to answer any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Leroy Nellis". The signature is written in a cursive style with a large loop at the beginning.

Leroy Nellis  
Budget Director in Succession

xc: Leslie Browder  
Jessica Rio  
Tina Morton  
Renea Deckard  
Tien Dao



Local Tax Policy Working Group Recommendations on Property tax exemptions

including historical structures

5/17/11

**HISTORICAL EXEMPTION:**

The goal of the Travis County Historical Exemption is to provide tax relief to properties designated as Recorded Texas Historical Landmark under Chapter 442, Government Code, or a state archeological landmark under Chapter 191, Natural Resources Code, by the Texas Historical Commission; or designated as a historically or archeologically significant site in need of tax relief to encourage its preservation pursuant to an ordinance or other law adopted by the governing body of the unit.

1. The structure and land must be designated as a historical structure by a recognized organization that will review historical properties within the boundaries of Travis County and meet the qualifications as defined by Property Tax Code Section 11.24.
2. A substantial portion of the structure must be built before 1930. The value of improvements made after 1930 will be not be eligible for the Historical Exemption.
3. A structure and land can receive the Historical Exemption for no more than 10 years, regardless of # of owners.
4. The 10-year limit will start January 01, 2011 for the 2011 tax year.
5. The Historic Exemption for residential properties shall be an amount expressed as the (maximum) amount of tax dollars by which tax liability shall be reduced, and shall be an amount of \$0 unless a larger amount is specified by the Commissioners Court. Once authorized, the exemption may be repealed or decreased or increased.
6. Recommend the 2011 Historic Exemption for residential properties be a maximum of \$2,500, where the amount of the Historic Exemption is \$2,500 less the amount of tax dollars granted the property by the Homestead Exemption.

**7. The Historical Exemption for Commercial properties will be 50% of the improvement value and 25% for the land value.**

**8. Recommend the 2011 Over 65 and Disabled Exemptions be increased if there is any savings as a result of the new Historical Exemption guidelines.**

**ORDINANCE NO. 20111215-091**

**AN ORDINANCE AMENDING CITY CODE CHAPTER 11-1, CHAPTER 25-2, AND CHAPTER 25-11 RELATING TO HISTORIC LANDMARK TAX EXEMPTIONS, HISTORIC LANDMARK AND HISTORIC DISTRICT DESIGNATION CRITERIA, AND CERTAIN PERMITS AND CERTIFICATES OF APPROPRIATENESS.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** City Code Section 11-1-22 (*Determination of Exemption Amount*) is amended to read:

- (A) Except as provided in Subsection (B) and Subsection (C), ~~[for]~~ a property designated as a historic landmark ~~[before December 1, 2004]~~ is eligible for a partial exemption from ad valorem taxes levied by the City under the requirements of this subsection. ~~[the following percentage of the assessed value of a property designated "H" Historic and approved for tax exemption shall be exempt from ad valorem taxes levied by the City:]~~
- (1) For an owner-occupied historic residential property that is not fully or partially leased to another person or for a property owned by a nonprofit corporation, as defined in the Texas Nonprofit Corporation Act, 100 percent of the assessed value of the historic structure and 50 percent of the assessed value of the portion of the land the chief appraiser for the county appraisal district determines is reasonably necessary for access to and use of the historic structure. ~~[for:~~
- (a) ~~an owner-occupied historic residential property that is not fully or partially leased to another person; and~~
- (b) ~~a property owned by a nonprofit corporation, as defined in the Texas Nonprofit Corporation Act; and]~~
- (2) For any other historic property, including property used for a commercial purpose, 50 percent of the assessed value of the historic structure and 25 percent of the assessed value of the portion of the land the chief appraiser for the county appraisal district determines is reasonably necessary for access to and use of the historic structure ~~[for any other historic property, including property used for a commercial purpose].~~
- (B) The percentage of assessed value exempted under Subsection (A) may not exceed a percentage that would result in a tax equivalent to the greater of

\$2,000 or 50 percent of the ad valorem tax that the City would otherwise levy on the property if:

- (1) the property was designated as a historic landmark before December 1, 2004, and changed ownership after November 30, 2004 but before January 1, 2012; or
- (2) the property was designated as a historic landmark after November 30, 2004, but before January 1, 2012.

(C) The percentage of assessed value exempted under Subsection (A) may not exceed a percentage that would result in a tax exemption greater than \$2,500 if:

- (1) the property was designated as a historic landmark before January 1, 2012, and changed ownership after December 31, 2011; or
- (2) the property was designated as a historic landmark after December 31, 2011.

~~[(B) This subsection applies to a property designated as a historic landmark before December 1, 2004 that changed ownership after November 30, 2004, or designated as a historic landmark after November 30, 2004.~~

~~(1) The following percentage of the assessed value of a property designated "H" Historic and approved for tax exemption shall be exempt from ad valorem taxes levied by the city:~~

~~(a) subject to the limitation of Paragraph (2), 100 percent of the assessed value of the historic structure and 50 percent of the assessed value of the portion of the land the chief appraiser for the county appraisal district determines is reasonably necessary for access to and use of the historic structure for:~~

~~(i) an owner occupied historic residential property that is not fully or partially leased to another person; and~~

~~(ii) a property owned by a nonprofit corporation, as defined in the Texas Nonprofit Corporation Act; and~~

~~(b) 50 percent of the assessed value of the historic structure and 25 percent of the assessed value of the portion of the land the chief appraiser for the county appraisal district determines is reasonably necessary for access to and use of the historic structure for any other historic property, including property used for a commercial purpose.~~

~~(2) The percentage of assessed value exempted under Subparagraph (1)(a) may not exceed a percentage that would result in a tax equivalent to the greater of \$2,000 or 50 percent of the ad valorem tax that the City would otherwise levy on the property.]~~

(D) ~~(C)~~ The City shall recommend to the chief appraiser for the county appraisal district that the entire tax parcel on which the historic structure is located, and which is designated "H" Historic, is reasonably necessary for access to and use of the historic structure, unless otherwise determined by the City Council in a specific case.

(E) The amount of the \$2,500 exemption in Subsection 11-1-22(C) shall be modified every three years with the adoption of the ad valorem tax rate to increase or decrease in accordance with the most recently published federal government, Bureau of Labor Statistics Indicator, Consumer Price Index (CPI-W U.S. City Average) U.S. City Average. The most recently published Consumer Price Index on May 4, 2012, shall be used as a base for future adjustments.

**PART 2.** City Code Section 25-2-242 (*Initiation of Zoning or Rezoning*) is amended to read:

Zoning or rezoning of property may be initiated by the:

- (1) Council;
- (2) Land Use Commission;
- (3) Record owner;
- (4) Historic Landmark Commission, if the property is, or is proposed to be, designated as a historic landmark (H) combining district or a historic area (HD) combining district; or
- (5) For a proposed historic area (HD) combining district:
  - (a) petition of:
    - (i) the owners of at least 51 percent of the land, by land area, in the proposed district; or
    - (ii) at least 51 percent of the owners of individual properties in the proposed district.
  - (b) property [~~Property~~] owned by the City of Austin or other governmental entities shall be fully excluded from the area subject to petition of the owners, except such property may be included in support if it contains structures or features that

contribute to the historic character of the district, as determined by the Historic Landmark Commission. The amount of such property to be calculated as supporting shall not exceed one-third of the 51% of the land in the proposed district.

**PART 3.** City Code Section 25-2-352 (*Historic Designation Criteria*) is amended to read:

(A) The council may designate a structure or site as a historic landmark (H) combining district if:

(1) the property is at least 50 years old and represents a period of significance of at least 50 years ago, unless the property is of exceptional importance as defined by the National Register Bulletin 22, National Park Service (1996);

(2) the property retains a high degree of integrity, as defined by the National Register of Historic Places, that clearly conveys its historical significance and does not include an addition or alteration which has significantly compromised its integrity [~~suffieient integrity of materials and design to convey its historic appearance~~]; and

(3) the property:

(a) is individually listed in the National Register of Historic Places, or is designated as a Recorded Texas Historic Landmark, State Archeological Landmark, or National Historic Landmark; or

(b) demonstrates significance in at least two of the following categories [~~meets the criteria prescribed by at least two of the following clauses~~]:

i) Architecture. The [~~the~~] property embodies the distinguishing characteristics of a recognized architectural style, type, or method of construction; exemplifies [~~represents~~] technological innovation in design or construction; displays high artistic value in [~~contains features~~] representing ethnic or folk art, architecture, or construction; represents a rare example of an architectural style in the city; serves as an outstanding example of the work of an [~~represents the significant work of a noted~~] architect, builder, or artisan who significantly contributed to the development of the city, state, or nation; possesses cultural, historical, or architectural value as a particularly fine or unique example of a utilitarian or vernacular structure; or

represents an architectural curiosity or one-of-a-kind building. [~~represents a rare example of an architectural style; or bears a physical or contextual relation to other historically or architecturally significant structures or areas;~~] A property located within a local historic district is ineligible to be nominated for landmark designation under the criterion for architecture, unless it possesses exceptional significance or is representative of a separate period of significance.

- ii) Historical Associations. The property has long-standing significant associations [~~is substantially associated~~] with persons, groups, institutions, businesses, or events of historic importance [~~significance~~] which contributed significantly to the history [~~to the social, cultural, economic, development, or political history~~] of the city, state, or nation; or [~~the property~~] represents a significant portrayal of the cultural practices or the way of life of a definable group of people in a historic time [~~is representative of a culture or group of people in a historical era through its architecture, method of construction, or use;~~].
- iii) Archeology. The property [~~possesses archeological significance because it~~] has, or is expected to yield, significant data concerning the human history or prehistory of the region.
- iv) Community Value. The property has a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, a neighborhood, or a particular group. [~~The property possesses value to the community because it significantly represents the cultural, economic, social, ethnic, artistic, or historical heritage of the city or an area of the city; or because it has a location, physical characteristics, or other unique features which greatly contribute to the character or image of the city, a neighborhood, or a population group; or~~]
- v) Landscape Feature. The property is a significant natural or designed landscape or landscape feature with artistic, aesthetic, cultural, or historical value to the city.

- (B) The council may designate an area as a historic area (HD) combining district if at least 51 percent of the principal structures within the proposed district are contributing to the historic character of the district [structures] when the historic preservation officer certifies that the zoning or rezoning application is complete.
- (C) The council may enlarge the boundary of an existing historic area (HD) combining district if the additional structure, group of structures, or area adds historic, archeological, or cultural value to the district.
- (D) Except as limited by Subsection (E), the council may reduce the boundary of an existing historic area (HD) combining district if:
  - (1) the structure to be excluded does not contribute to the historic character of the district;
  - (2) excluding the structure or area will not cause physical, historical, architectural, archeological, or cultural degradation of the district; or
  - (3) a reasonable use of the structure that allows the exterior to remain in its original style does not exist.
- (E) The minimum size for a historic area (HD) combining district is one block face.

**PART 4.** Subsection (G) of City Code Section 25-11-213 (*Building, Demolition, and Relocation Permits and Certificates of Appropriateness Relating to Certain Buildings, Structures, or Sites*) is amended to read:

- (G) The building official shall not issue a building permit, relocation permit, or demolition permit for a structure to which this section applies until the earlier of:
  - (1) the date the Commission makes a decision not to initiate a historic zoning designation case regarding the structure;
  - (2) the date on which the Commission approves an application for a certificate of appropriateness, or makes recommendations on an application for a building permit; ~~or~~
  - (3) except as provided in Subsection (G)(4), the expiration of 75 days after the date of the first Commission meeting at which the application is posted on the agenda; or [-]
  - (4) the expiration of 180 days after receipt of a complete application for a contributing structure within a National Register Historic District or a pending historic area (HD) combining district.



**PART 5.** This ordinance takes effect on December 26, 2011.

**PASSED AND APPROVED**

December 15, 2011      §  
   §      Lee Luffingwell  
   §      Lee Luffingwell  
        Mayor

**APPROVED:** Karen M. Kennard      **ATTEST:** Shirley A. Gentry  
   Karen M. Kennard      Shirley A. Gentry  
   City Attorney      City Clerk

TCAD Listing of Properties with Historical Exemptions

PropID	RefID	Year	Shrs	Owner	Address	City	State	Zip	Yrht	Statcd	TotalMkt	Impvmt	LandMkt	TotalAssesd	HT CityAustin	OTH CityAustin	Treanble CityAustin	HT TrafficCity	OTH TrafficCity	Treanble TrafficCity	Difference City_City										
109270	01120206280000	2012	1412 W 9 ST	CRAMOND JEFFREY & MARY CRIS	1412 W 9TH ST	AUSTIN	TX	78703-480	1916 A1	\$	817,402	\$	242,402	\$	575,000	\$	748,287	\$	415,714	\$	332,573	\$	460,918	\$	149,657	\$	137,712	\$	45,204		
117055	01120201000000	2012	1718 SUMMIT VIEW	TUENI CAMILLE N & STEPHANIE A	1718 SUMMIT VIEW PL	AUSTIN	TX	78703-332	1928 A1	\$	1,650,640	\$	1,183,140	\$	467,500	\$	1,242,780	\$	621,990	\$	1,650,640	\$	621,990	\$	994,224	\$	248,556	\$	1,099,841	\$	372,834
115790	01160011010000	2012	2491 WOODBRIDGE DR	MYERS WILLIAM ROBERT & ELIZABE	2491 WOODBRIDGE DR	AUSTIN	TX	78703-233	1927 A1	\$	3,592,247	\$	2,317,247	\$	1,275,000	\$	3,386,136	\$	1,653,068	\$	1,653,068	\$	1,653,068	\$	2,692,909	\$	673,227	\$	100,407	\$	1,009,841
116604	01170207100000	2012	1600 WOODRIDGE	FREY LAURIE ALBERTSON DAVIS &	21245 SHELBY LN	AUSTIN	TX	78703-184	1946 A1	\$	831,765	\$	364,265	\$	467,500	\$	831,765	\$	1,588,893	\$	1,588,893	\$	1,588,893	\$	565,005	\$	166,593	\$	100,407	\$	149,122
215554	02180207100000	2012	3506 WEST AVE	BOVEN ANN	PO BOX 48222	AUSTIN	TX	78765-922	1925 A1	\$	478,292	\$	228,292	\$	250,000	\$	478,292	\$	353,292	\$	353,292	\$	353,292	\$	353,292	\$	95,658	\$	29,842	\$	-
214672	02190702000000	2012	209 W 39 ST	WHEELER STEPHEN & INGA MAHRE	209 W 39TH ST	AUSTIN	TX	78701-500	1910 A1	\$	759,054	\$	264,054	\$	495,000	\$	716,512	\$	483,153	\$	51,000	\$	51,000	\$	483,153	\$	208,382	\$	25,377	\$	-
202053	02110107120000	2012	805 W 46 ST	HARPER JEFFREY D &	805 W 46TH ST	AUSTIN	TX	78701-151	1950 A1	\$	950,409	\$	313,209	\$	637,200	\$	950,409	\$	459,941	\$	459,941	\$	459,941	\$	445,025	\$	166,470	\$	199,356	\$	127,642
114330	01150102080000	2012	2508 HARRIS BLVD	MORRHEAD SUSAN K	2508 HARRIS BLVD	AUSTIN	TX	78703-240	1937 A1	\$	657,525	\$	232,525	\$	425,000	\$	657,525	\$	415,714	\$	51,000	\$	51,000	\$	487,468	\$	169,468	\$	199,356	\$	29,311
215724	02200601300000	2012	4104 AVENUE F	BARBARO NICCOLO R & SUSAN E MOHAT	4104 AVENUE F	AUSTIN	TX	78751-469	1923 A1	\$	976,566	\$	526,566	\$	450,000	\$	976,566	\$	751,566	\$	751,566	\$	751,566	\$	409,495	\$	116,899	\$	29,807	\$	-
215790	02200601300000	2012	4104 AVENUE F	EVANS JOHN C	4104 AVENUE F	AUSTIN	TX	78751-469	1910 A1	\$	584,495	\$	324,495	\$	260,000	\$	584,495	\$	409,495	\$	409,495	\$	409,495	\$	409,495	\$	116,899	\$	59,101	\$	-
214829	02190609000000	2012	3912 WOODRIDGE	HAYES JOHN C	2814 WOODRIDGE DR	AUSTIN	TX	78703-256	1905 A1	\$	1,048,730	\$	598,730	\$	450,000	\$	1,048,730	\$	823,730	\$	823,730	\$	823,730	\$	823,730	\$	209,746	\$	15,254	\$	-
115733	01160006010000	2012	2807 WOODRIDGE DR	SHAWAN KENNETH M & ANGELA M	2807 WOODRIDGE DR	AUSTIN	TX	78703-256	1949 A1	\$	1,387,031	\$	919,551	\$	467,500	\$	1,293,983	\$	646,692	\$	646,692	\$	646,692	\$	1,034,706	\$	258,677	\$	15,254	\$	388,014
453147	01080317500000	2012	1316 W 6 ST	SMOOT JANE	607 PRESSLER ST	AUSTIN	TX	78703-512	1887 A1	\$	2,897,491	\$	647,491	\$	2,250,000	\$	1,111,868	\$	759,293	\$	759,293	\$	759,293	\$	352,663	\$	533,141	\$	239,305	\$	-
108891	01090102060000	2012	910 BLANCO ST	QUENEN RICHARD A & SARA A STEVE	910 BLANCO ST	AUSTIN	TX	78703-491	1900 A1	\$	1,320,224	\$	482,724	\$	837,500	\$	1,111,868	\$	482,724	\$	482,724	\$	482,724	\$	482,724	\$	222,373	\$	130,290	\$	-
208877	02150801290000	2012	712 SPARKS AVE	MICHEL EDYTHE S	712 SPARKS AVE	AUSTIN	TX	78705-310	1924 A1	\$	930,393	\$	380,393	\$	550,000	\$	930,393	\$	755,197	\$	755,197	\$	755,197	\$	655,393	\$	186,079	\$	88,921	\$	190,196
112015	01120702030000	2012	1800 SAN GABRIEL ST	MEISNBACH MEGAN	1800 SAN GABRIEL ST	AUSTIN	TX	78701-109	1953 A1	\$	590,000	\$	70,000	\$	520,000	\$	590,000	\$	350,000	\$	350,000	\$	350,000	\$	209,000	\$	183,000	\$	77,000	\$	-
113969	01150101100000	2012	1508 HARDOUIN AVE	PASTOR ERIC F & JULIE B	1508 HARDOUIN AVE	AUSTIN	TX	78703-251	1966 A1	\$	716,000	\$	466,000	\$	250,000	\$	716,000	\$	591,200	\$	591,200	\$	591,200	\$	512,000	\$	143,200	\$	-	\$	-
113603	01190803200000	2012	2408 SWEETBRUSH DR	WINNELL CAROL CARPENTER	2408 SWEETBRUSH DR	MIDLAND	TX	79705-540	1934 A1	\$	2,466,979	\$	1,066,979	\$	1,400,000	\$	2,466,979	\$	1,110,000	\$	1,110,000	\$	1,110,000	\$	1,328,992	\$	487,786	\$	331,146	\$	510,000
302272	04000413040000	2012	1001 W MARY ST	KIRLEY SAMUEL FOSTER	1001 W MARY ST	AUSTIN	TX	78704-414	1900 A1	\$	916,517	\$	59,517	\$	345,000	\$	916,517	\$	189,430	\$	189,430	\$	189,430	\$	226,924	\$	131,801	\$	12,775	\$	-
108857	01040011400000	2012	802 BARTON BLVD	BRAND JAMES RUTLAND	802 BARTON BLVD	AUSTIN	TX	78704-414	1910 A1	\$	916,517	\$	462,247	\$	453,270	\$	916,517	\$	688,435	\$	688,435	\$	688,435	\$	688,435	\$	226,924	\$	43,263	\$	-
213015	02180413110000	2012	108 W 33 ST	BUHNMAN JOAN GIBSON	108 W 33RD ST	AUSTIN	TX	78705-231	1925 A1	\$	748,178	\$	435,678	\$	312,500	\$	748,178	\$	591,928	\$	591,928	\$	591,928	\$	512,000	\$	214,636	\$	-	\$	-
499350	02060121400000	2012	710 COLORADO ST C-10	PHILLIPS KIM A & B	3508 FARM WEST BLVD STE 190	AUSTIN	TX	78703-308	1940 A4	\$	346,669	\$	328,894	\$	8,892	\$	346,669	\$	239,280	\$	239,280	\$	239,280	\$	416,289	\$	166,516	\$	48,786	\$	138,789
499362	02060121400000	2012	710 COLORADO ST E-4	PHILLIPS KIM A & B	710 COLORADO ST APT 40E	AUSTIN	TX	78703-308	1940 A4	\$	346,669	\$	328,894	\$	8,892	\$	346,669	\$	239,280	\$	239,280	\$	239,280	\$	416,289	\$	166,516	\$	48,786	\$	138,789
215959	02200901040000	2012	4107 AVENUE H	FEDER TONI & WOLFGANG FRIEY	4107 AVENUE H	AUSTIN	TX	78751-472	1920 A1	\$	547,601	\$	197,601	\$	350,000	\$	547,601	\$	372,601	\$	372,601	\$	372,601	\$	547,601	\$	109,520	\$	65,480	\$	65,480
194734	02060510040000	2012	1005 E 9 ST	GARCIA JERRY A	321 S 4TH ST	MCCALLEN	TX	78501-270	1912 A1	\$	216,756	\$	129,756	\$	87,000	\$	216,756	\$	100,223	\$	100,223	\$	100,223	\$	20,113	\$	20,045	\$	68	\$	-
214786	02190607000000	2012	4012 AVENUE F	NOVAK HAROLD J & DIANE T MICUL	4012 AVENUE F	AUSTIN	TX	78751-462	1900 A1	\$	648,671	\$	196,671	\$	450,000	\$	648,671	\$	372,690	\$	372,690	\$	372,690	\$	197,926	\$	87,690	\$	11,123	\$	-
213900	02180413010000	2012	212 W 33 ST	BOWMAN ANDREW W &	212 W 33RD ST	AUSTIN	TX	78705-144	1927 A1	\$	1,256,516	\$	840,891	\$	415,625	\$	1,256,516	\$	515,145	\$	515,145	\$	515,145	\$	618,178	\$	822,485	\$	228,665	\$	307,336
282950	03010209190000	2012	1203 NEWMING AVE	SCARDINO DANIEL &	1203 NEWMING AVE	AUSTIN	TX	78704-183	1907 A1	\$	417,458	\$	230,000	\$	187,458	\$	417,458	\$	302,458	\$	302,458	\$	302,458	\$	115,000	\$	302,458	\$	83,492	\$	31,508
192919	02050701700000	2012	1100 E 8 ST	BERGAD ANDREW	1100 E 8TH ST	AUSTIN	TX	78702-322	1900 A1	\$	418,562	\$	298,937	\$	119,625	\$	418,562	\$	357,512	\$	357,512	\$	357,512	\$	61,050	\$	335,097	\$	83,465	\$	122,415
115823	01160201410000	2012	1406 WATHEN AVE	PHILLIPS MICHAEL & SUSAN R	1406 WATHEN AVE	AUSTIN	TX	78703-252	1937 A1	\$	1,184,498	\$	738,250	\$	446,250	\$	1,116,990	\$	558,195	\$	558,195	\$	558,195	\$	899,112	\$	223,278	\$	334,917	\$	153,917
499390	02060121800000	2012	710 COLORADO ST H-5	SILVA JAMES W	590 15TH ST S APT 144	FAIRFAX VA	TX	22202-287	1940 A4	\$	2,289,461	\$	274,152	\$	15,309	\$	2,289,461	\$	281,897	\$	281,897	\$	281,897	\$	2,654	\$	62,892	\$	62,892	\$	183,135
114332	01150102070000	2012	2502 HARRIS BLVD	DEADRICK WILLIAM DAVID &	2502 HARRIS BLVD	AUSTIN	TX	78703-240	1939 A1	\$	869,849	\$	381,099	\$	488,750	\$	869,849	\$	418,000	\$	418,000	\$	418,000	\$	418,000	\$	167,200	\$	67,665	\$	67,665
284693	03030205120000	2012	906 MARIPOSA DR	ENICHORN ELIANA S & WILL ANDREWS	906 MARIPOSA DR	AUSTIN	TX	78704-415	1936 A1	\$	460,341	\$	220,341	\$	240,000	\$	460,341	\$	340,341	\$	340,341	\$	340,341	\$	120,000	\$	97,068	\$	27,992	\$	-
214869	02190802140000	2012	801 PARK BLVD	MORRIS TIA F & LORIE FRIEND	801 PARK BLVD	AUSTIN	TX	78751-431	1933 A1	\$	708,837	\$	333,837	\$	375,000	\$	708,837	\$	521,337	\$	521,337	\$	521,337	\$	187,500	\$	141,677	\$	45,733	\$	-
446551	03030105140000	2012	200 THE CIRCLE	CHUMLENT DANETTE	200 THE CIRCLE	AUSTIN	TX	78704-242	1928 A1	\$	424,127	\$	274,127	\$	150,000	\$	424,127	\$	310,066	\$	310,066	\$	310,066	\$	75,000	\$	339,302	\$	84,825	\$	9,825
118092	01180108090000	2012	1501 NORTHWOOD RD	BURKHEN SUSAN DUFFY	1501 NORTHWOOD RD	AUSTIN	TX	78703-194	1933 A1	\$	511,941	\$	108																		















