

COMPARABLE LAND SALE #3

<b>Property Type:</b>	Vacant Land	<b>Record #:</b>	2008003
<b>Address/Location:</b>	2109 S. Congress Avenue	<b>Property Tax ID:</b>	03-0300-0105
<b>City:</b>	Austin	<b>County:</b>	Travis
<b>State:</b>	Texas	<b>Zip Code:</b>	78704
<b>Legal Description:</b>	Portion of the Swisher Addition		
<b>Grantor:</b>	Don Mar, LLC	<b>Document #:</b>	2006246284
<b>Grantee:</b>	SOCO 2109, LLC		
<b>Sale Date:</b>	12/21/06	<b>Marketing Time:</b>	167 days
<b>Sales Price:</b>	\$2,400,000	<b>Conditions of Sale:</b>	Market conditions assumed
<b>Land Area (AC):</b>	1.17	<b>Land Area (SF):</b>	50,965
<b>Price Per Acre:</b>	\$2,051,282	<b>Price Per SF:</b>	\$47.09
<b>Zoning:</b>	CS/GR	<b>Utilities:</b>	All available
<b>Topography:</b>	Basically level	<b>Flood Plain:</b>	None known
<b>Frontage:</b>	110 feet on South Congress Avenue		
<b>Comments:</b>	Sale reportedly included environmental and soil reports.		
<b>Confirmation:</b>	Costar, Inc., TCAD, Richard Ryon; broker, 480-4100 Deed read 10/1/08		



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**TaxNetUSA: Travis County Property Information**

Property ID Number: 284209 Ref ID2 Number: 03030001050000

Owner's Name **SOCO 2109 LLC**  
 Mailing Address **% JEFF HAND  
 SUTHEBYS  
 117 GREENWICH ST  
 SAN FRANCISCO, CA 94111-1105**  
 Location **2109 S CONGRESS AVE 78704**  
 Legal **107.69 X 336.26FT AV SWISHER ADDN**

**Property Details**

Deed Date: 12202006  
 Deed Volume:  
 Deed Page:  
 Exemptions:  
 Freeze Exempt: F  
 ARB Protest: F  
 Agent Code: 0  
 Land Acres: 0.8178  
 Block:  
 Tract or Lot:  
 Docket No.:  
 Abstract Code: S13492  
 Neighborhood Code: #SQU

**Value Information**

**2009 Preliminary**

Land Value	1,068,480.00
Improvement Value	0.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	1,068,480.00
10% Cap Value	0.00
Total Value	1,068,480.00

Data up to date as of 2009-04-20

- AGRICULTURAL (1-D-1)
  - APPOINTMENT OF AGENT FORM
  - FREEPORT EXEMPTION
  - HOMESTEAD EXEMPTION FORM
  - PRINTER FRIENDLY REPORT
  - PROTEST FORM
  - RELIGIOUS EXEMPTION FORM
  - PLAT MAP
  - PLAT MAP
- (TIFF) (PDF)

**Value By Jurisdiction**

Entity Code	Entity Name	2008 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		1,068,480.00	1,068,480.00	1,068,480.00	1,068,480.00
01	AUSTIN ISD	1.202000	1,068,480.00	1,068,480.00	1,068,480.00	1,068,480.00
02	CITY OF AUSTIN	0.401200	1,068,480.00	1,068,480.00	1,068,480.00	1,068,480.00
03	TRAVIS COUNTY	0.412200	1,068,480.00	1,068,480.00	1,068,480.00	1,068,480.00
2J	TRAVIS CO HEALTHCARE DIST	0.067900	1,068,480.00	1,068,480.00	1,068,480.00	1,068,480.00
68	AUSTIN COMM COLL DIST	0.095400	1,068,480.00	1,068,480.00	1,068,480.00	1,068,480.00

**Improvement Information**

Improvement ID State Category Description

**Segment Information**

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
						Total Living Area <b>0</b>

**Land Information**

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
277889	LAND	F1	F	0.818	0	0	35,616

**Certified Value History**

Year	Jur	Entity Name	Assessed Value	Taxable Value
2008				
2008	0A	TRAVIS CENTRAL APP DIST	1,352,888.00	1,352,888.00
2008	01	AUSTIN ISD	1,352,888.00	1,352,888.00
2008	02	CITY OF AUSTIN	1,352,888.00	1,352,888.00
2008	03	TRAVIS COUNTY	1,352,888.00	1,352,888.00
2008	2J	TRAVIS CO HEALTHCARE DIST	1,352,888.00	1,352,888.00
2008	68	AUSTIN COMM COLL DIST	1,352,888.00	1,352,888.00
2007				
2007	0A	TRAVIS CENTRAL APP DIST	1,348,968.00	1,348,968.00
2007	01	AUSTIN ISD	1,348,968.00	1,348,968.00
2007	02	CITY OF AUSTIN	1,348,968.00	1,348,968.00
2007	03	TRAVIS COUNTY	1,348,968.00	1,348,968.00
2007	2J	TRAVIS CO HEALTHCARE DIST	1,348,968.00	1,348,968.00

2007	68	AUSTIN COMM COLL DIST	1,348,968.00	1,348,968.00
		2006		
2006	0A	TRAVIS CENTRAL APP DIST	707,880.00	707,880.00
2006	01	AUSTIN ISD	707,880.00	707,880.00
2006	02	CITY OF AUSTIN	707,880.00	707,880.00
2006	03	TRAVIS COUNTY	707,880.00	707,880.00
2006	2J	TRAVIS CO HEALTHCARE DIST	707,880.00	707,880.00
2006	68	AUSTIN COMM COLL DIST	707,880.00	707,880.00
		2005		
2005	0A	TRAVIS CENTRAL APP DIST	431,000.00	431,000.00
2005	01	AUSTIN ISD	431,000.00	431,000.00
2005	02	CITY OF AUSTIN	431,000.00	431,000.00
2005	03	TRAVIS COUNTY	431,000.00	431,000.00
2005	2J	TRAVIS CO HEALTHCARE DIST	431,000.00	431,000.00
2005	68	AUSTIN COMM COLL DIST	431,000.00	431,000.00
		2004		
2004	0A	TRAVIS CENTRAL APP DIST	431,000.00	431,000.00
2004	01	AUSTIN ISD	431,000.00	431,000.00
2004	02	CITY OF AUSTIN	431,000.00	431,000.00
2004	03	TRAVIS COUNTY	431,000.00	431,000.00
2004	2J	TRAVIS CO HOSPITAL DIST	431,000.00	431,000.00
2004	68	AUSTIN COMM COLL DIST	431,000.00	431,000.00
		2003		
2003	0A		431,000.00	431,000.00
2003	01		431,000.00	431,000.00
2003	02		431,000.00	431,000.00
2003	03		431,000.00	431,000.00
2003	68		431,000.00	431,000.00
		2002		
2002	0A		380,367.00	380,367.00
2002	01		380,367.00	380,367.00
2002	02		380,367.00	380,367.00
2002	03		380,367.00	380,367.00
2002	68		380,367.00	380,367.00
		2001		
2001	0A		380,367.00	380,367.00
2001	01		380,367.00	380,367.00
2001	02		380,367.00	380,367.00
2001	03		380,367.00	380,367.00
2001	68		380,367.00	380,367.00
		2000		
2000	01		380,367.00	380,367.00
2000	02		380,367.00	380,367.00
2000	03		380,367.00	380,367.00
2000	68		380,367.00	380,367.00