

COMPARABLE LAND SALE #4

Property Type:	Vacant Land	Record #:	2008004
Address/Location:	3512-3610 S. Lamar Boulevard	Property Tax ID:	04-0413-0103
City:	Austin	County:	Travis
State:	Texas	Zip Code:	78704
Legal Description:	Portion of the Charles H. Riddle Survey #19		
Grantor:	Eskew Place, Ltd.	Document #:	2006131777
Grantee:	3600 S. Lamar, Ltd.		
Sale Date:	07/07/06	Marketing Time:	Unknown
Sales Price:	\$2,400,000	Conditions of Sale:	Market conditions assumed
Land Area (AC):	2.23	Land Area (SF):	97,139
Price Per Acre:	\$1,076,233	Price Per SF:	\$24.71
Zoning:	GR-MU-CO	Utilities:	All available
Topography:	Basically level	Flood Plain:	None known
Frontage:	S. Lamar Boulevard		
Comments:	75 condominiums planned for the site. Excellent views from the rear of site.		
Confirmation:	Costar, Inc., TCAD, Deed read 10/1/08		



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TaxNetUSA: Travis County Property Information

Property ID Number: 306060 Ref ID2 Number: 04041301030000

Owner's Name **3600 SOUTH LAMAR LTD**

Mailing Address 2822 COMMERCE ST
DALLAS, TX 75226-1402

Location 3600 S LAMAR BLVD 78704

Legal ABS 676 SUR 19 RIDDLE C HACR 2.26

Property Details

Deed Date 07072006
Deed Volume
Deed Page
Exemptions
Freeze Exempt F
ARB Protest F
Agent Code 2081
Land Acres 2.2601
Block
Tract or Lot
Docket No
Abstract Code A0676
Neighborhood Code 59SCN

Value Information

2009 Preliminary

Land Value 787,584.00
Improvement Value 0.00
AG Value 0.00
AG Productivity Value 0.00
Timber Value 0.00
Timber Productivity Value 0.00
Assessed Value 787,584.00
10% Cap Value 0.00
Total Value 787,584.00

Data up to date as of 2009-04-20

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

Value By Jurisdiction

Entity Code	Entity Name	2008 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		787,584.00	787,584.00	787,584.00	787,584.00
01	AUSTIN ISD	1.202000	787,584.00	787,584.00	787,584.00	787,584.00
02	CITY OF AUSTIN	0.401200	787,584.00	787,584.00	787,584.00	787,584.00
03	TRAVIS COUNTY	0.412200	787,584.00	787,584.00	787,584.00	787,584.00
2J	TRAVIS CO HEALTHCARE DIST	0.067900	787,584.00	787,584.00	787,584.00	787,584.00
68	AUSTIN COMM COLL DIST	0.095400	787,584.00	787,584.00	787,584.00	787,584.00

Improvement Information

Improvement ID State Category Description

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
						Total Living Area 0

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
640066	LAND	F5	F	2.260	0	0	98,448

Certified Value History

Year	Jur	Entity Name	Assessed Value	Taxable Value
2008				
2008	0A	TRAVIS CENTRAL APP DIST	787,584.00	787,584.00
2008	01	AUSTIN ISD	787,584.00	787,584.00
2008	02	CITY OF AUSTIN	787,584.00	787,584.00
2008	03	TRAVIS COUNTY	787,584.00	787,584.00
2008	2J	TRAVIS CO HEALTHCARE DIST	787,584.00	787,584.00
2008	68	AUSTIN COMM COLL DIST	787,584.00	787,584.00
2007				
2007	0A	TRAVIS CENTRAL APP DIST	1,113,629.00	1,113,629.00
2007	01	AUSTIN ISD	1,113,629.00	1,113,629.00
2007	02	CITY OF AUSTIN	1,113,629.00	1,113,629.00
2007	03	TRAVIS COUNTY	1,113,629.00	1,113,629.00
2007	2J	TRAVIS CO HEALTHCARE DIST	1,113,629.00	1,113,629.00
2007	68	AUSTIN COMM COLL DIST	1,113,629.00	1,113,629.00
2006				

2006	0A	TRAVIS CENTRAL APP DIST	894,333.00	894,333.00
2006	01	AUSTIN ISD	894,333.00	894,333.00
2006	02	CITY OF AUSTIN	894,333.00	894,333.00
2006	03	TRAVIS COUNTY	894,333.00	894,333.00
2006	2J	TRAVIS CO HEALTHCARE DIST	894,333.00	894,333.00
2006	68	AUSTIN COMM COLL DIST	894,333.00	894,333.00
2005				
2005	0A	TRAVIS CENTRAL APP DIST	205,660.00	205,660.00
2005	01	AUSTIN ISD	205,660.00	205,660.00
2005	02	CITY OF AUSTIN	205,660.00	205,660.00
2005	03	TRAVIS COUNTY	205,660.00	205,660.00
2005	2J	TRAVIS CO HEALTHCARE DIST	205,660.00	205,660.00
2005	68	AUSTIN COMM COLL DIST	205,660.00	205,660.00
2004				
2004	0A	TRAVIS CENTRAL APP DIST	201,805.00	201,805.00
2004	01	AUSTIN ISD	201,805.00	201,805.00
2004	02	CITY OF AUSTIN	201,805.00	201,805.00
2004	03	TRAVIS COUNTY	201,805.00	201,805.00
2004	2J	TRAVIS CO HOSPITAL DIST	201,805.00	201,805.00
2004	68	AUSTIN COMM COLL DIST	201,805.00	201,805.00
2003				
2003	0A		178,416.00	178,416.00
2003	01		178,416.00	163,416.00
2003	02		178,416.00	178,416.00
2003	03		178,416.00	142,733.00
2003	68		178,416.00	173,416.00
2002				
2002	0A		189,141.00	189,141.00
2002	01		189,141.00	174,141.00
2002	02		189,141.00	189,141.00
2002	03		189,141.00	151,313.00
2002	68		189,141.00	184,141.00
2001				
2001	0A		175,711.00	175,711.00
2001	01		175,711.00	160,711.00
2001	02		175,711.00	175,711.00
2001	03		175,711.00	140,569.00
2001	68		175,711.00	170,711.00
2000				
2000	01		428,906.00	242,083.00
2000	02		428,906.00	257,083.00
2000	03		428,906.00	205,666.00
2000	68		428,906.00	252,083.00