

**MARKET DATA NO. 3 - VACANT LAND**

Date of Sale: December 26, 2006

Size: 8.127 Acres

Location: 6717 Circle S Rd. (S of Wm Cannon, E of S Congress)

Parcel No.: 04-2207-0204

Consideration: \$830,000 (\$2.34/SF or \$4,743/Unit)  
(\$14,821/unit)-Condo Use-See Comments

Terms: Cash

Grantor: 6808 South Point Village, LP & Hiner-6808 South Point Village, LP

Grantee: Muskin/Cummins Partnership, LLP

Recording Data: 2006250051  
Legal Description: Lot 1B, Re-subdivision of Lot 1, Block A, Austin South Point Village Subdivision, Austin, Travis County, Tx.

Frontage: 60'-Circle S

Utility Availability: All available (water requires a small extension of 500' with an estimated cost of \$50,000).

Zoning: MF-3

Easements: Typical public utility easements

Drainage: Flood Hazard Area -- None noted  
Surface Drainage - Adequate

Shape: Rectangular but accessed via long window

Topography: Level

Confirmation: Alan Muskin (Buyer) @ 371-0037  
Comments: The site had an existing site plan approval for 175 apartment units, and represented Phase 2 of the apartment complex bordering to the east. However, the buyer purchased the property for a 56 unit condominium development. Site has a 100' LCRA electric easement that goes thru the site.

Deed Reviewed: August 28, 2007

Photo Taken: August 30, 2007

**TaxNetUSA: Travis County Property Information**

Property ID Number: 512307 Ref ID2 Number: 04220702040000

Owner's Name **MUSKIN/CUMMINS PARTNERSHIP LLP**

Mailing Address: 4601 SPICEWOOD SPRINGS RD STE 4100  
 AUSTIN, TX 78759-7814  
 Location: 6725 CIRCLE S RD 78745  
 Legal: LOT 1B AUSTIN SOUTH POINT VILLAGE RESUB OF LOT 1 BLK A

**Property Details**

Deed Date: 12262006  
 Deed Volume:  
 Deed Page:  
 Exemptions:  
 Freeze Exempt: F  
 ARB Protest: F  
 Agent Code: 0  
 Land Acres: 8.1230  
 Block:  
 Tract or Lot: 1B  
 Docket No.:  
 Abstract Code: S00565  
 Neighborhood Code: J/35

**Value Information**

**2009 Preliminary**

Land Value: 481,220.00  
 Improvement Value: 0.00  
 AG Value: 0.00  
 AG Productivity Value: 0.00  
 Timber Value: 0.00  
 Timber Productivity Value: 0.00  
 Assessed Value: 481,220.00  
 10% Cap Value: 0.00  
 Total Value: 481,220.00

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
  - 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		481,220.00	481,220.00	481,220.00	481,220.00
01	AUSTIN ISD	1.202000	481,220.00	481,220.00	481,220.00	481,220.00
02	CITY OF AUSTIN	0.401200	481,220.00	481,220.00	481,220.00	481,220.00
03	TRAVIS COUNTY	0.412200	481,220.00	481,220.00	481,220.00	481,220.00
2J	TRAVIS CO HEALTHCARE DIST	0.067900	481,220.00	481,220.00	481,220.00	481,220.00
68	AUSTIN COMM COLL DIST	0.095400	481,220.00	481,220.00	481,220.00	481,220.00

**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  
 428774      LAND      C1      F      8.123      0      0      353,838

**Certified Value History**

Year	Jur	Entity Name	Assessed Value	Taxable Value
2008				
2008	0A	TRAVIS CENTRAL APP DIST	481,220.00	481,220.00
2008	01	AUSTIN ISD	481,220.00	481,220.00
2008	02	CITY OF AUSTIN	481,220.00	481,220.00
2008	03	TRAVIS COUNTY	481,220.00	481,220.00
2008	2J	TRAVIS CO HEALTHCARE DIST	481,220.00	481,220.00
2008	68	AUSTIN COMM COLL DIST	481,220.00	481,220.00
2007				
2007	0A	TRAVIS CENTRAL APP DIST	481,220.00	481,220.00
2007	01	AUSTIN ISD	481,220.00	481,220.00
2007	02	CITY OF AUSTIN	481,220.00	481,220.00
2007	03	TRAVIS COUNTY	481,220.00	481,220.00
2007	2J	TRAVIS CO HEALTHCARE DIST	481,220.00	481,220.00
2007	68	AUSTIN COMM COLL DIST	481,220.00	481,220.00
2006				

2006	0A	TRAVIS CENTRAL APP DIST	481,220.00	481,220.00
2006	01	AUSTIN ISD	481,220.00	481,220.00
2006	02	CITY OF AUSTIN	481,220.00	481,220.00
2006	03	TRAVIS COUNTY	481,220.00	481,220.00
2006	2J	TRAVIS CO HEALTHCARE DIST	481,220.00	481,220.00
2006	68	AUSTIN COMM COLL DIST	481,220.00	481,220.00
2006				
2005	0A	TRAVIS CENTRAL APP DIST	325,600.00	325,600.00
2005	01	AUSTIN ISD	325,600.00	325,600.00
2005	02	CITY OF AUSTIN	325,600.00	325,600.00
2005	03	TRAVIS COUNTY	325,600.00	325,600.00
2005	2J	TRAVIS CO HEALTHCARE DIST	325,600.00	325,600.00
2005	68	AUSTIN COMM COLL DIST	325,600.00	325,600.00
2004				
2004	0A	TRAVIS CENTRAL APP DIST	325,600.00	325,600.00
2004	01	AUSTIN ISD	325,600.00	325,600.00
2004	02	CITY OF AUSTIN	325,600.00	325,600.00
2004	03	TRAVIS COUNTY	325,600.00	325,600.00
2004	2J	TRAVIS CO HOSPITAL DIST	325,600.00	325,600.00
2004	68	AUSTIN COMM COLL DIST	325,600.00	325,600.00
2003				
2003	0A		325,600.00	325,600.00
2003	01		325,600.00	325,600.00
2003	02		325,600.00	325,600.00
2003	03		325,600.00	325,600.00
2003	68		325,600.00	325,600.00
2002				
2002	0A		325,600.00	325,600.00
2002	01		325,600.00	325,600.00
2002	02		325,600.00	325,600.00
2002	03		325,600.00	325,600.00
2002	68		325,600.00	325,600.00
2001				
2001	0A		325,600.00	325,600.00
2001	01		325,600.00	325,600.00
2001	02		325,600.00	325,600.00
2001	03		325,600.00	325,600.00
2001	68		325,600.00	325,600.00
2000				