

Sales Comp #16

Comparable Land Sales

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COMPARABLE LAND SALE NUMBER FIVE



Location:	7119 Ben White Boulevard East, being along the south side of Ben White Boulevard East between Montopolis Drive and East Riverside Drive.
Parcel Number:	03-1511-08-21
Legal Description:	Lot 1, Block A, Bacon Subdivision and the Santiago Del Valle Grant Abstract No. 24, Travis County, Texas.
Date of Sale:	04/10/07
Recording Data:	Document #: 2007066434; Date: 04/13/07
Grantor:	Leigh Acres Limited Partnership (aka Leigh Acres, Ltd.)
Grantee:	The Kelly Capital Group, Inc. (dba) The California Kelly Capital Group, Inc.
Consideration:	\$3,936,800

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Terms:	Cash to seller
Price per Unit:	\$1.50/SF
Size:	60.261 acres
Shape:	Irregular
Topography:	Level at road grade and gently sloping towards the south.
Frontage/Access:	568 feet along the south side of Ben White Boulevard East
Utilities:	Available from the City of Austin
Zoning:	CS-MU - Commercial Services - Mixed Use
Floodplain:	Approximately 11 acres, or 18% of the total property is located within the 100-year floodplain.
School District:	Austin ISD
Easements:	Normal utility and drainage easements
Surrounding Land Uses:	Commercial/hotel , industrial
Intended Land Use:	Mixed-use development.
Confirmation:	Name: Doug Dewe (broker) Phone: 472-7002 Appraiser: RPC Deed Reviewed: RPC

TaxNetUSA: Travis County Property Information

Property ID Number: 292115 Ref ID2 Number: 03151108210000

Owner's Name AIRPORT GATEWAY

Mailing Address: 515 CONGRESS AVE STE 2525
 AUSTIN, TX 78701-3508
 Location: E BEN WHITE BLVD 78741
 Legal: ABS 24 DELVALLE S ACR 58.606 (1-D-1)

Property Details

Deed Date: 01012008
 Deed Volume:
 Deed Page:
 Exemptions:
 Freeze Exempt: F
 ARB Protest: F
 Agent Code: 0
 Land Acres: 58.6060
 Block:
 Tract or Lot:
 Docket No.:
 Abstract Code: A0024
 Neighborhood Code: #71C

Value Information

2009 Preliminary

Land Value: 112,388.00
 Improvement Value: 10.00
 AG Value: 2,393,546.00
 AG Productivity Value: 6,318.00
 Timber Value: 0.00
 Timber Productivity Value: 0.00
 Assessed Value: 2,505,944.00
 10% Cap Value: 0.00
 Total Value: 2,505,944.00

Data up to date as of 2009-04-20

- AGRICULTURAL (1-D-1)
- APPOINTMENT OF AGENT FORM
- FREIGHT EXEMPTION
- HOMESTEAD EXEMPTION FORM (TIFF)
- HOMESTEAD EXEMPTION FORM (PDF)
- PRINTER FRIENDLY REPORT
- PROTEST FORM
- RELIGIOUS EXEMPTION FORM
- 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		118,716.00	118,716.00	2,505,944.00	118,716.00
02	CITY OF AUSTIN	0.401200	118,716.00	118,716.00	2,505,944.00	118,716.00
03	TRAVIS COUNTY	0.412200	118,716.00	118,716.00	2,505,944.00	118,716.00
06	DEL VALLE ISD	1.480000	118,716.00	118,716.00	2,505,944.00	118,716.00
2J	TRAVIS CO HEALTHCARE DIST	0.067900	118,716.00	118,716.00	2,505,944.00	118,716.00
68	AUSTIN COMM COLL DIST	0.095400	118,716.00	118,716.00	2,505,944.00	118,716.00

Improvement Information

Improvement ID	State Category	Description
243949	E1	1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
243949	285361	1ST	1st Floor	WW	1940	1,400
243949	1286789	011	PORCH OPEN 1ST F	*	1940	112
243949	1286790	011	PORCH OPEN 1ST F	*	1940	24
243949	1286791	059	CARPORT DET FV	F-V	1940	1
243949	1286792	251	BATHROOM	*	1940	2
243949	1286793	302	BARN FV	F-V	1940	1
243949	1286794	302	BARN FV	F-V	1940	1
243949	1286795	559	PAVED AREA FV	F-V	1940	1
243949	1286796	589	STORAGE ATT FV	F-V	1940	1
243949	3107226	SO	Sketch Only	SO	0	675
243949	3107227	SO	Sketch Only	SO	0	112
243949	3107228	SO	Sketch Only	SO	0	112
Total Living Area						1,400

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
367213	NATP	D1	F	57.961	0	0	2,524,781
412438	LAND	F1	F	0.645	0	0	28,096

Certified Value History

Year	Jur	Entity Name	Assessed Value	Taxable Value
2008				

2008	0A	TRAVIS CENTRAL APP DIST	118,776.00	118,776.00
2008	02	CITY OF AUSTIN	118,776.00	118,776.00
2008	03	TRAVIS COUNTY	118,776.00	118,776.00
2008	06	DEL VALLE ISD	118,776.00	118,776.00
2008	2J	TRAVIS CO HEALTHCARE DIST	118,776.00	118,776.00
2008	68	AUSTIN COMM COLL DIST	118,776.00	118,776.00
2007				
2007	0A	TRAVIS CENTRAL APP DIST	118,011.00	118,011.00
2007	02	CITY OF AUSTIN	118,011.00	118,011.00
2007	03	TRAVIS COUNTY	118,011.00	118,011.00
2007	06	DEL VALLE ISD	118,011.00	118,011.00
2007	2J	TRAVIS CO HEALTHCARE DIST	118,011.00	118,011.00
2007	68	AUSTIN COMM COLL DIST	118,011.00	118,011.00
2006				
2006	0A	TRAVIS CENTRAL APP DIST	118,011.00	118,011.00
2006	02	CITY OF AUSTIN	118,011.00	118,011.00
2006	03	TRAVIS COUNTY	118,011.00	118,011.00
2006	06	DEL VALLE ISD	118,011.00	118,011.00
2006	2J	TRAVIS CO HEALTHCARE DIST	118,011.00	118,011.00
2006	68	AUSTIN COMM COLL DIST	118,011.00	118,011.00
2005				
2005	0A	TRAVIS CENTRAL APP DIST	118,011.00	118,011.00
2005	02	CITY OF AUSTIN	118,011.00	118,011.00
2005	03	TRAVIS COUNTY	118,011.00	118,011.00
2005	06	DEL VALLE ISD	118,011.00	118,011.00
2005	2J	TRAVIS CO HEALTHCARE DIST	118,011.00	118,011.00
2005	68	AUSTIN COMM COLL DIST	118,011.00	118,011.00
2004				
2004	0A	TRAVIS CENTRAL APP DIST	118,011.00	118,011.00
2004	02	CITY OF AUSTIN	118,011.00	118,011.00
2004	03	TRAVIS COUNTY	118,011.00	118,011.00
2004	06	DEL VALLE ISD	118,011.00	118,011.00
2004	2J	TRAVIS CO HOSPITAL DIST	118,011.00	118,011.00
2003				
2003	0A		2,589,641.00	118,011.00
2003	02		2,589,641.00	118,011.00
2003	03		2,589,641.00	118,011.00
2003	06		2,589,641.00	118,011.00
2002				
2002	0A		2,602,989.00	47,472.00
2002	02		2,602,989.00	47,472.00
2002	03		2,602,989.00	47,472.00
2002	06		2,602,989.00	47,472.00
2001				
2001	0A		2,311,124.00	41,538.00
2001	02		2,311,124.00	41,538.00
2001	03		2,311,124.00	41,538.00
2001	06		2,311,124.00	41,538.00
2000				
2000	02		1,045,473.00	16,228.00
2000	03		1,045,473.00	16,228.00
2000	06		1,045,473.00	16,228.00

2,505,935

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