

COMPARABLE LAND SALE NUMBER THREE



Location: 3800 Kelly Lane

Parcel Number: 02-7550-03-02

Legal Description: 60 acres out of the Edward Flint Survey No. 11, Abstract 277, Travis County, Texas.

Date of Sale: 06/30/05

Recording Data: Document #: 2005118413; Date: 07/01/05

Grantor: Jan Barron, Kathy Freeborn, George Freeborn, Heidi Freeborn

Grantee: KM Avalon

Consideration: \$899,850 (calculated)

Terms: Cash to seller

Price per Unit: \$15,000/acre (confirmed)

Size: 59.99 acres

Shape: Rectangular

Topography: Level

Frontage/Access: Access via Kelly Lane

Utilities: Water available via a 8-inch waterline located along Kelly Lane. Wastewater available via a 12-inch wastewater line which runs southeast across the site.

Zoning: None

Floodplain: None

School District: Pflugerville ISD

Easements: Typical PUEs

Surrounding Land Uses: Blackhawk Golf Course to west, single family residential subdivisions, vacant land.

Intended Land Use: Hold for future residential development.

Comments: This data was taken from the Multiple Listing Service and is considered to be a reliable source. The listing agent involved with this transaction no longer works for Keller Williams and the forwarding phone number has been disconnected. Additionally, the agent's website is no longer active. This information is deemed reliable.

Confirmation: Name: MLS
Date: 01/18/06
Appraiser: RPC
Deed Reviewed: RPC

TaxNetUSA: Travis County Property Information

Property ID Number: 278098 RefID2 Number: 02755003020000

Owner's Name **KM AVALON LTD**

Mailing Address 1011 N LAMAR BLVD
AUSTIN, TX 78703-4991

Location 3800 KELLY LN 78660

Legal ABS 277 SUR 11 FLINT E ACR 59.4320 (1-D-1)

Property Details

Deed Date 06302005
Deed Volume
Deed Page
Exemptions
Freeze Exempt F
ARB Protest F
Agent Code 0
Land Acres 118.6840
Block
Tract or Lot
Docket No.
Abstract Code A0277
Neighborhood Code _RGN317

Value Information

2009 Preliminary

Land Value 237,728.00
Improvement Value 0.00
AG Value 237,728.00
AG Productivity Value 14,658.00
Timber Value 0.00
Timber Productivity Value 0.00
Assessed Value 475,456.00
10% Cap Value 0.00
Total Value 475,456.00

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
- PLAT MAP
- PLAT MAP

Value By Jurisdiction

Entity Code	Entity Name	2008 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		14,658.00	14,658.00	237,728.00	14,658.00
03	TRAVIS COUNTY	0.412200	14,658.00	14,658.00	237,728.00	14,658.00
19	PFLUGERVILLE ISD	1.460000	14,658.00	14,658.00	237,728.00	14,658.00
2J	TRAVIS CO HEALTHCARE DIST	0.067900	14,658.00	14,658.00	237,728.00	14,658.00
9B	TRAVIS CO ESD NO 2	0.100000	14,658.00	14,658.00	237,728.00	14,658.00
5J	KELLY LANE WCID NO 1	0.950000	109,355.00	109,355.00	109,355.00	109,355.00
5K	KELLY LANE WCID NO 2	0.950000	128,373.00	128,373.00	128,373.00	128,373.00

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
351643 DLCP D1 F 59.432 0 0 2,588,856
780083 LAND D2 F 59.432 0 0 2,588,856

Certified Value History

Year	Jur	Entity Name	Assessed Value	Taxable Value
2008				
2008	0A	TRAVIS CENTRAL APP DIST	14,567.00	14,567.00
2008	03	TRAVIS COUNTY	14,567.00	14,567.00
2008	19	PFLUGERVILLE ISD	14,567.00	14,567.00
2008	2J	TRAVIS CO HEALTHCARE DIST	14,567.00	14,567.00
2008	9B	TRAVIS CO ESD NO 2	14,567.00	14,567.00
2008	5J	KELLY LANE WCID NO 1	109,355.00	109,355.00
2008	5K	KELLY LANE WCID NO 2	128,373.00	128,373.00
2007				
2007	0A	TRAVIS CENTRAL APP DIST	14,063.00	14,063.00
2007	03	TRAVIS COUNTY	14,063.00	14,063.00
2007	19	PFLUGERVILLE ISD	14,063.00	14,063.00
2007	2J	TRAVIS CO HEALTHCARE DIST	14,063.00	14,063.00

475,456

475,456

2007	9B	TRAVIS CO ESD NO 2	14,063.00	14,063.00
2007	5J	KELLY LANE WCID NO 1	109,355.00	109,355.00
2007	5K	KELLY LANE WCID NO 2	7,594.00	7,594.00
2006				
2006	0A	TRAVIS CENTRAL APP DIST	13,962.00	13,962.00
2006	03	TRAVIS COUNTY	13,962.00	13,962.00
2006	19	PFLUGERVILLE ISD	13,962.00	13,962.00
2006	2J	TRAVIS CO HEALTHCARE DIST	13,962.00	13,962.00
2006	9B	TRAVIS CO ESD NO 2	13,962.00	13,962.00
2006	5J	KELLY LANE WCID NO 1	6,562.00	6,562.00
2006	5K	KELLY LANE WCID NO 2	7,400.00	7,400.00
2005				
2005	0A	TRAVIS CENTRAL APP DIST	13,680.00	13,680.00
2005	03	TRAVIS COUNTY	13,680.00	13,680.00
2005	19	PFLUGERVILLE ISD	13,680.00	13,680.00
2005	2J	TRAVIS CO HEALTHCARE DIST	13,680.00	13,680.00
2005	20	CITY OF PFLUGERVILLE	2,599.00	2,599.00
2005	9B	TRAVIS CO ESD NO 2	13,680.00	13,680.00
2004				
2004	0A	TRAVIS CENTRAL APP DIST	13,500.00	13,500.00
2004	03	TRAVIS COUNTY	13,500.00	13,500.00
2004	19	PFLUGERVILLE ISD	13,500.00	13,500.00
2004	2J	TRAVIS CO HOSPITAL DIST	13,500.00	13,500.00
2004	20	CITY OF PFLUGERVILLE	2,565.00	2,565.00
2004	9B	TRAVIS CO ESD NO 2	13,500.00	13,500.00
2003				
2003	0A		179,100.00	13,500.00
2003	03		179,100.00	13,500.00
2003	19		179,100.00	13,500.00
2003	20		34,029.00	2,565.00
2003	9B		179,100.00	13,500.00
2002				
2002	0A		179,100.00	13,500.00
2002	03		179,100.00	13,500.00
2002	19		179,100.00	13,500.00
2002	20		34,029.00	2,565.00
2002	9B		179,100.00	13,500.00
2001				
2001	0A		175,800.00	12,180.00
2001	03		175,800.00	12,180.00
2001	19		175,800.00	12,180.00
2001	20		33,402.00	2,314.00
2001	9B		175,800.00	12,180.00
2000				
2000	03		300,000.00	12,120.00
2000	19		300,000.00	12,120.00
2000	20		57,000.00	2,303.00
2000	9B		300,000.00	12,120.00

150,000

179,100