

COMPARABLE LAND SALE NUMBER ONE



Location: 6517 Burleson Road

Parcel Number: 03-1813-03-01

Legal Description: Lot 4, Block A, Expo Center, Section 1, Travis County, Texas.

Date of Sale: 06/02/08

Recording Data: Document #: 2008088313; Date: 05/27/08

Grantor: Burleson Road Partnership

Grantee: Burleson Road Partners, LP

Consideration: \$1,300,000

Terms: Cash to seller

Price per Unit: \$3.78/SF

Size: 7.90 acres

Shape: Rectangular

Topography: Level

Frontage/Access: Approximately 375 feet on Burleson Road

Utilities: All to site

Zoning: LI-PDA

Floodplain: None

School District: Del Valle ISD

Easements: All typical PUE's assumed

Surrounding Land Uses: Vacant, industrial

Intended Land Use: Industrial development

Comments: This was the last lot in Expo Center.

Confirmation: Name: David Morrison with Austin
Premium Property Management
Phone: 320-8040
Date: 07/15/08
Appraiser: WM
Deed Reviewed: WM; 07/15/08
Date Inspected: 07/11/08

TaxNetUSA: Travis County Property Information

Property ID Number: 464268 Ref ID2 Number: 0318130310000

Owner's Name **BURLESON ROAD PARTNERS LP**

Mailing Address 2011 MARINER POINT LN
KATY, TX 77494-4701

Location BURLESON RD 78744

Legal LOT 4 BLK A EXPO CENTER SEC 1

Property Details

Deed Date 05232008
Deed Volume
Deed Page
Exemptions
Freeze Exempt F
ARB Protest F
Agent Code 0
Land Acres 7.8960
Block A
Tract or Lot 4
Docket No.
Abstract Code S04398
Neighborhood Code 60SEA

Value Information

2009 Preliminary

Land Value 619,108.00
Improvement Value 0.00
AG Value 0.00
AG Productivity Value 0.00
Timber Value 0.00
Timber Productivity Value 0.00
Assessed Value 619,108.00
10% Cap Value 0.00
Total Value 619,108.00

Data up to date as of 2009-04-20

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

Value By Jurisdiction

Entity Code	Entity Name	2008 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		619,108.00	619,108.00	619,108.00	619,108.00
02	CITY OF AUSTIN	0.401200	619,108.00	619,108.00	619,108.00	619,108.00
03	TRAVIS COUNTY	0.412200	619,108.00	619,108.00	619,108.00	619,108.00
06	DEL VALLE ISD	1.480000	619,108.00	619,108.00	619,108.00	619,108.00
2J	TRAVIS CO HEALTHCARE DIST	0.057900	619,108.00	619,108.00	619,108.00	619,108.00
68	AUSTIN COMM COLL DIST	0.095400	619,108.00	619,108.00	619,108.00	619,108.00

Improvement Information

Improvement ID 640724 State Category F1 Description INDL 20K+ <25%FO

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
640724	4097180	1ST	1st Floor	C	2008	63,112
Total Living Area						63,112

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
398902	LAND	F1	F	7.896	0	0	343,949

Certified Value History

Year	Jur	Entity Name	Assessed Value	Taxable Value
2008				
2008	0A	TRAVIS CENTRAL APP DIST	619,108.00	619,108.00
2008	02	CITY OF AUSTIN	619,108.00	619,108.00
2008	03	TRAVIS COUNTY	619,108.00	619,108.00
2008	06	DEL VALLE ISD	619,108.00	619,108.00
2008	2J	TRAVIS CO HEALTHCARE DIST	619,108.00	619,108.00
2008	68	AUSTIN COMM COLL DIST	619,108.00	619,108.00
2007				
2007	0A	TRAVIS CENTRAL APP DIST	619,108.00	619,108.00
2007	02	CITY OF AUSTIN	619,108.00	619,108.00
2007	03	TRAVIS COUNTY	619,108.00	619,108.00
2007	06	DEL VALLE ISD	619,108.00	619,108.00
2007	2J	TRAVIS CO HEALTHCARE DIST	619,108.00	619,108.00

2007	68	AUSTIN COMM COLL DIST	619,108.00	619,108.00
		2006		
2006	0A	TRAVIS CENTRAL APP DIST	619,108.00	619,108.00
2006	02	CITY OF AUSTIN	619,108.00	619,108.00
2006	03	TRAVIS COUNTY	619,108.00	619,108.00
2006	06	DEL VALLE ISD	619,108.00	619,108.00
2006	2J	TRAVIS CO HEALTHCARE DIST	619,108.00	619,108.00
2006	68	AUSTIN COMM COLL DIST	619,108.00	619,108.00
		2005		
2005	0A	TRAVIS CENTRAL APP DIST	619,108.00	619,108.00
2005	02	CITY OF AUSTIN	619,108.00	619,108.00
2005	03	TRAVIS COUNTY	619,108.00	619,108.00
2005	06	DEL VALLE ISD	619,108.00	619,108.00
2005	2J	TRAVIS CO HEALTHCARE DIST	619,108.00	619,108.00
2005	68	AUSTIN COMM COLL DIST	619,108.00	619,108.00
		2004		
2004	0A	TRAVIS CENTRAL APP DIST	619,108.00	619,108.00
2004	02	CITY OF AUSTIN	619,108.00	619,108.00
2004	03	TRAVIS COUNTY	619,108.00	619,108.00
2004	06	DEL VALLE ISD	619,106.00	619,108.00
2004	2J	TRAVIS CO HOSPITAL DIST	619,108.00	619,108.00
		2003		
2003	0A		619,108.00	619,108.00
2003	02		619,108.00	619,108.00
2003	03		619,108.00	619,108.00
2003	06		619,108.00	619,108.00
		2002		
2002	0A		619,108.00	619,108.00
2002	02		619,108.00	619,108.00
2002	03		619,108.00	619,108.00
2002	06		619,108.00	619,108.00
		2001		
2001	0A		687,898.00	687,898.00
2001	02		687,898.00	687,898.00
2001	03		687,898.00	687,898.00
2001	06		687,898.00	687,898.00
		2000		
2000	02		687,898.00	687,898.00
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 ARB Protest: F
 Agent Code: 0
 Land Acres: 7.8960
 Block: A
 Tract or Lot: 4
 Docket No:
 Abstract Code: S04398
 Neighborhood Code: 60SEA

Value Information

2009 Preliminary

Land Value: 1,203,822.00
 Improvement Value: 1,143,088.00
 AG Value: 0.00
 AG Productivity Value: 0.00
 Timber Value: 0.00
 Timber Productivity Value: 0.00
 Assessed Value: 2,346,910.00
 10% Cap Value: 0.00
 Total Value: 2,346,910.00

Data up to date as of 2009-06-15

- AGRICULTURAL (1-D-1)
- APPOINTMENT OF AGENT FORM
- FREEPORT EXEMPTION
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02	CITY OF AUSTIN	0.401200	2,346,910.00	2,346,910.00	2,346,910.00	2,346,910.00
03	TRAVIS COUNTY	0.412200	2,346,910.00	2,346,910.00	2,346,910.00	2,346,910.00
06	DEL VALLE ISD	1.480000	2,346,910.00	2,346,910.00	2,346,910.00	2,346,910.00
2J	TRAVIS CO HEALTHCARE DIST	0.067900	2,346,910.00	2,346,910.00	2,346,910.00	2,346,910.00
68	AUSTIN COMM COLL DIST	0.095400	2,346,910.00	2,346,910.00	2,346,910.00	2,346,910.00

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