

Sales Comp #30

Comparable Land Sales

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COMPARABLE LAND SALE NUMBER THREE



Location:	North line of Colton Bluff Springs Road just east of McKinney Falls Roadway.
Parcel Number:	03-3911-01-01
Legal Description:	91.987 acres out of the Santiago Del Valle Grant, Abstract No. 24, Travis County, Texas.
Date of Sale:	06/05/06
Recording Data:	Document #: 2006105420; Date: 06/05/06
Grantor:	L&L #2 Ltd., Wagontrail Management Corp.
Grantee:	George J. Shia
Consideration:	\$919,870 (confirmed)
Terms:	Cash to seller

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Price per Unit:	\$10,000/acre
Size:	91.987 acres
Shape:	Rectangular
Topography:	Generally level
Frontage/Access:	Access and frontage available along the north line of Colton Bluff Springs Road.
Utilities:	Water available from Creedmore-Maha Water Supply Corporation. No wastewater.
Zoning:	None
Floodplain:	Approximately 34 acres located along the eastern property line are located within the 100-year floodplain.
School District:	Del Valle ISD
Easements:	Typical PUEs
Surrounding Land Uses:	Vacant land, proposed residential subdivision
Intended Land Use:	The buyer (George Shia) purchased this property for future investment/assembly with the adjacent properties he already owned.
Comments:	This property resold on July 9, 2007 to Jona Acquisition (Document #: 2007126375). The purchase price could not be determined.
Confirmation:	Name: Jamie Knight (listing broker) Phone: 472-1800 Date: 02/06/08 Appraiser: RPC Deed Reviewed: RPC

TaxNetUSA: Travis County Property Information

Property ID Number: 298739 Ref ID2 Number: 03391101010000

Owner's Name **JONA ACQUISITION INC**
 Mailing Address %E SCOTT LINEBERRY DUBOIS
 BRYANT CAMPBELL & SCHWARTZ LLP
 700 LAVACA ST STE 1300
 AUSTIN, TX 78701-3104
 Location COLTON-BLUFF SPRG RD 78744
 Legal ABS 24 DELVALLE S ACR 89.2560 (1-D-1)

Property Details
 Deed Date 07092007
 Deed Volume
 Deed Page
 Exemptions
 Freeze Exempt F
 ARB Protest F
 Agent Code 2006
 Land Acres 89.2560
 Block
 Tract or Lot
 Docket No
 Abstract Code A0024
 Neighborhood Code _RGN420

Value Information

2009 Preliminary

Land Value 0.00
 Improvement Value 0.00
 AG Value 360,371.00
 AG Productivity Value 12,889.00
 Timber Value 0.00
 Timber Productivity Value 0.00
 Assessed Value 360,371.00
 10% Cap Value 0.00
 Total Value 360,371.00

Data up to date as of 2009-04-20

- AGRICULTURAL (1-D-1)
 - APPOINTMENT OF AGENT FORM
 - FREEPORT 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		12,889.00	12,889.00	360,371.00	12,889.00
03	TRAVIS COUNTY	0.412200	12,889.00	12,889.00	360,371.00	12,889.00
06	DEL VALLE ISD	1.480000	12,889.00	12,889.00	360,371.00	12,889.00
2J	TRAVIS CO HEALTHCARE DIST	0.067900	12,889.00	12,889.00	360,371.00	12,889.00
51	TRAVIS CO ESD NO 11	0.100000	12,889.00	12,889.00	360,371.00	12,889.00
68	AUSTIN COMM COLL DIST	0.095400	12,889.00	12,889.00	360,371.00	12,889.00

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
 442297 IMPR D1 F 89.256 0 0 3,887,991

Certified Value History

Year	Jur	Entity Name	Assessed Value	Taxable Value
2008				
2008	0A	TRAVIS CENTRAL APP DIST	12,924.00	12,924.00
2008	03	TRAVIS COUNTY	12,924.00	12,924.00
2008	06	DEL VALLE ISD	12,924.00	12,924.00
2008	2J	TRAVIS CO HEALTHCARE DIST	12,924.00	12,924.00
2008	51	TRAVIS CO ESD NO 11	12,924.00	12,924.00
2008	68	AUSTIN COMM COLL DIST	12,924.00	12,924.00
2007				
2007	0A	TRAVIS CENTRAL APP DIST	13,058.00	13,058.00
2007	03	TRAVIS COUNTY	13,058.00	13,058.00
2007	06	DEL VALLE ISD	13,058.00	13,058.00
2007	2J	TRAVIS CO HEALTHCARE DIST	13,058.00	13,058.00
2007	51	TRAVIS CO ESD NO 11	13,058.00	13,058.00

Market
 \$ 270,279
 \$ 371,397

2007	68	AUSTIN COMM COLL DIST	13,058.00	13,058.00
		2006		
2006	0A	TRAVIS CENTRAL APP DIST	13,053.00	13,053.00
2006	03	TRAVIS COUNTY	13,053.00	13,053.00
2006	06	DEL VALLE ISD	13,053.00	13,053.00
2006	2J	TRAVIS CO HEALTHCARE DIST	13,053.00	13,053.00
2006	51	TRAVIS CO ESD NO 11	13,053.00	13,053.00
2006	68	AUSTIN COMM COLL DIST	13,053.00	13,053.00
		2005		
2005	0A	TRAVIS CENTRAL APP DIST	12,971.00	12,971.00
2005	03	TRAVIS COUNTY	12,971.00	12,971.00
2005	06	DEL VALLE ISD	12,971.00	12,971.00
2005	2J	TRAVIS CO HEALTHCARE DIST	12,971.00	12,971.00
2005	51	TRAVIS CO ESD NO 11	12,971.00	12,971.00
2005	68	AUSTIN COMM COLL DIST	12,971.00	12,971.00
		2004		
2004	0A	TRAVIS CENTRAL APP DIST	12,695.00	12,695.00
2004	03	TRAVIS COUNTY	12,695.00	12,695.00
2004	06	DEL VALLE ISD	12,695.00	12,695.00
2004	2J	TRAVIS CO HOSPITAL DIST	12,695.00	12,695.00
2004	51	TRAVIS CO ESD NO 11	12,695.00	12,695.00
		2003		
2003	0A		197,368.00	12,695.00
2003	03		197,368.00	12,695.00
2003	06		197,368.00	12,695.00
2003	51		197,368.00	12,695.00
		2002		
2002	0A		197,368.00	12,695.00
2002	03		197,368.00	12,695.00
2002	06		197,368.00	12,695.00
2002	51		197,368.00	12,695.00
		2001		
2001	0A		197,368.00	197,368.00
2001	03		197,368.00	197,368.00
2001	06		197,368.00	197,368.00
2001	51		197,368.00	197,368.00
		2000		
2000	03		197,368.00	197,368.00
2000	06		197,368.00	197,368.00
2000	51		197,368.00	197,368.00

273,462

197,368