

GENERAL INFO

ACCOUNT

Property ID: 316664
 Geographic ID: 0412060933
 Type: R
 Zoning: CS
 Agent: COX RYLAND S
 Legal Description: ABS 8 SUR 20 DECKER I 175 X 105FT

OWNER

Name: CBBN L P
 Secondary Name:
 Mailing Address: 5919 E BEN WHITE BLVD AUSTIN TX
 78741-7501
 Owner ID: 280916
 % Ownership: 100.00
 Exemptions:

Property Use: 83

LOCATION

Address: 4712 S CONGRESS AVE, TX 78745

Market Area:
 Market Area CD: SOU-SML IND
 Map ID: 041508

PROTEST

Protest Status:
 Informal Date:
 Formal Date:

VALUES

CURRENT VALUES

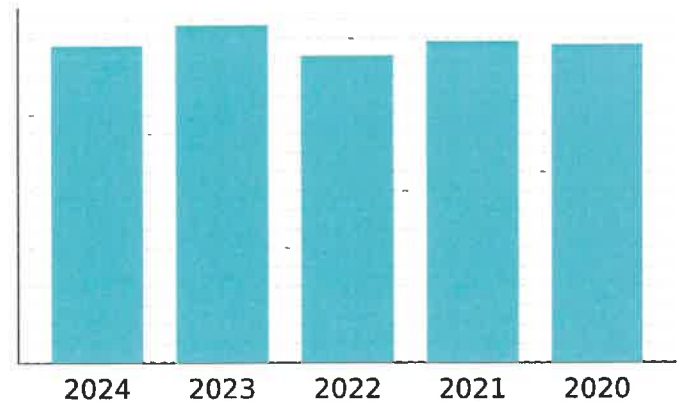
Land Homesite: \$0
 Land Non-Homesite: \$551,250
 Special Use Land Market: \$0
 Total Land: \$551,250

 Improvement Homesite: \$0
 Improvement Non-Homesite: \$279,271
 Total Improvement: \$279,271

 Market: \$830,521
 Special Use Exclusion (-): \$0
 Appraised: \$830,521
 Value Limitation Adjustment (-): \$0

 Net Appraised: \$830,521

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2024	\$551,250	\$279,271	\$0	\$830,521	\$0	\$830,521
2023	\$551,250	\$333,750	\$0	\$885,000	\$0	\$885,000
2022	\$551,250	\$253,600	\$0	\$804,850	\$0	\$804,850
2021	\$551,250	\$290,667	\$0	\$841,917	\$0	\$841,917
2020	\$551,250	\$282,607	\$0	\$833,857	\$0	\$833,857

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
01	AUSTIN ISD	0.859500	\$830,521	\$830,521
02	CITY OF AUSTIN	0.445800	\$830,521	\$830,521
03	TRAVIS COUNTY	0.304655	\$830,521	\$830,521
0A	TRAVIS CENTRAL APP DIST	0.000000	\$830,521	\$830,521
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.100692	\$830,521	\$830,521
68	AUSTIN COMM COLL DIST	0.098600	\$830,521	\$830,521

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

Improvement #1: **SVC/REPAIR GAR'G** Improvement Value: **\$279,271** Main Area: **2,130**
 State Code: **F1** Description: **SVC/REPAIR GAR'G** Gross Building Area: **19,890**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
1ST	1st Floor	C		0	1985	1954	2,130
551	PAVED AREA	CA		1	1985	1954	16,000
501	CANOPY	A		1	1985	1954	480
437	FENCE MASON LF	G		1	1985	1954	130
541	FENCE COMM LF	C6		1	1985	1954	300
SO	Sketch Only	SO		1	1985	1954	850

Improvement Features

1ST Grade Factor: A, Shape Factor: L, Floor Factor: 1ST, Ceiling Factor: 14

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	0.4218	18,375	\$30.00	\$551,250	\$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
3/14/04	WD	WARRANTY DEED	HENDRIX FRANKLIN D	CBBN L P		00000	00000	2004048973 TR
9/29/05	QD	QUIT CLAIM DEED	RODRIQUEZ GUILLERMO	RODRIQUEZ FELICITAS M				2005181367 TR
11/6/96	CD	CORRECTION DEED		HENDRIX FRANKLIN D		12821	02405	
11/6/96	WD	WARRANTY DEED	NEILL JAMES			12812	00368	
3/19/92	WD	WARRANTY DEED	GOODNIGHT HAZEL TRUST	NEILL JAMES		11648	01741	
	MS	MISCELLANEOUS		GOODNIGHT HAZEL TRUST		00000	00000	