4

CITY OF AUSTIN
ROW # 10759580

CASE # 2012-043163PR
PROPERTY ID: 106509
TCAD # REF ID2: 0108010510000
Row# 10759580

APPLICATION TO THE RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION (RDCC)

GENERAL MODIFICATION WAIVER

STREET ADDRESS: 608 BLANCO ST.

LEGAL DESCRIPTION: Subdivision – BROOKS & SHELLEY + GOV'T OUTLOTS

Lot(s) 5 Block ____ Outlot 3 Division 2

LAND STATUS DETERMINATION CASE NUMBER (if applicable) ____

I/We Jan Currier on behalf of myself/ourselves as authorized agent for ____ affirm that on June 14 2012,

hereby apply for a hearing before the Residential Design and Compatibility Commission for modification Section 2.8.1. of up to 25% increase in one or more of the following:

✓ Maximum Floor to area ratio .4 or Gross floor area 2300 sq ft.
____ Maximum Linear feet of Gables protruding from setback plane
____ Maximum Linear feet of Dormers protruding from the setback plane

Waive or modify the side wall articulation requirement of Section 2.7.

✓ Side Wall Length Articulation
(*Please describe request. Please be brief but thorough*).

SINCE NEITHER SIDE OF THE HOUSE IS DOMINANT TO STREET VIEW, WE REQUEST A WAIVER FROM THE SIDEWALL ARTICULATION REQUIREMENT TO ALLOW 40' IN LIEU OF 32'

in a H-HD-ND zoning district.

Note: Certificate of Appropriateness: H (Historic) or HD (Historic Designation) – case goes to RDCC first. National Register Historical District (NRHD) Overlay: without H or HD - case goes to Historic Landmark Commission first.

C1
2

CITY OF AUSTIN
APPLICATION TO THE RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION

GENERAL MODIFICATION WAIVER

REASONABLE USE:

1. The Residential Design and Compatibility Standards Ordinance applicable to the property does not allow for a reasonable use because:

THE FAR DOES NOT ALLOW ENOUGH LIVING AREA TO ACCOMMODATE OUR FAMILY.

REQUEST:

2. The request for the modification is unique to the property in that:

THE HOUSE IS PRESENTLY A TRI-PLEX, SERVING THREE (3) FAMILIES AND (6) SIX VEHICLES EACH DAY. BY REVERTING TO SINGLE-FAMILY WE WILL REDUCE BOTH PEOPLE AND VEHICLES.

AREA CHARACTER:

3. The modification will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

THE AREA HOMES COMPRISE AN ECLECTIC MIX OF FLAT, HIPPED AND GABLE ROOFS. OUR DESIGN INCORPORATES BOTH THE HIP AND GABLE ROOFS MOST PREDOMINANT IN THE NEIGHBORHOOD. NOTHING WE PROPOSE WILL IMPAIR THE USE OF ADJACENT PROPERTIES.

CONTINUED ?

ALTHOUGH WE ARE OCATED ON THE EDGE OF A BUSY COMMERCIAL AND MULTI-FAMILY RESIDENTIAL AREA MOST OF THE NEIGHBORING PROPERTIES ARE SINGLE-FAMILY RESIDENTIAL. WE ARE YOUR NEIGHBORS AT 617 BLANCO, WHICH GIVES US A PERSONAL UNDERSTANDING OF THE COMMUNITY AND ITS UNIQUE NATURE. C1/3

WE WILL CHANGE THE EXISTING HOUSE FROM MULTI-FAMILY WITH A BUSINESS TO A SINGLE FAMILY HOME. THE PROCESS OF THE CONSTRUCTION NECESSARY TO MAKE THIS CHANGE WILL ALLOW US TO RE-PLUMB AND RE-WIRE THE HOUSE, MAKING IT A SAFER NEIGHBOR. ARCHITECTURALLY, WE WILL BE ABLE TO BRING THE LUSTER OF AUTHENTICITY BACK TO THE HOME. IT IS PRESENTLY DISPLAYING WINDOWS, DOORS AND WINDOW AIR CONDITIONERS THAT ARE INCONSISTENT WITH THE PERIOD IN WHICH IT WAS BUILT.

WE WILL ONLY ~~OCCASIO~~ OCCASIONALLY MATCH THE VEHICULAR TRAFFIC THAT IS CURRENTLY IMPOSED UPON THE NEIGHBORHOOD EVERY DAY BY THE HOUSE'S CURRENT USE.

THE HOME WE PROPOSE TO YOU IS MORE COMPATIBLE WITH THE CHARACTER OF THE COMMUNITY AND WILL IMPACT THE COMMUNITY MUCH LESS THAN THE HOUSE THAT IS THERE PRESENTLY.

4/4

CITY OF AUSTIN
APPLICATION TO THE RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION

GENERAL MODIFICATION WAIVER

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Mailing Address SAME AS BELOW

City, State _____ Zip _____

Phone _____ Printed Name _____

Signature _____ Date _____

OWNER'S CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Mailing Address P.O. BOX 9024

City, State HORSESHOE BAY, TX Zip 78657

Phone (830) 385-1385 Printed Name JAN CURRIER

Signature Jan Currier Date 4-14-12

City of Austin
Residential Permit Application

Residential Review, 2nd floor, One Texas Center
505 Barton Springs, Austin, TX 78704
(512) 974-2747

For Departmental Use Only		
PR #: 2012-043163PR	BP #:	4 of 5
Assigned:	Due Date:	
Review Date:	Issue Date:	
Reviewed/Approved:	Issued:	

Project Information

Project Address: 608 BLANCO ST, AUSTIN	Tax Parcel ID: 01-0801-0510-0000
Legal Description: PORTION OF LOTS, BROOKS & SHELLEY PLUS PORTION OF OUTLOT 3, DIV. Z, GOVT. STL	
Zoning: H-HD-NP	Lot Size (square feet): 8,293 SF
Neighborhood Plan Area (if applicable): MF4	Historic District (if applicable): CASTLE HILL LHD

Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? (Y) N
Note: Boundaries are defined under Title 25-2 Subchapter F of the Land Development Code.

Does this site currently have water availability? (Y) N wastewater availability? (Y) N
If no, contact Austin Water Utility to apply for water/wastewater taps and/or service extension request.

Does this site have a septic system? Y (N) If yes, submit a copy of approved septic permit to construct

Does this site require a cut or fill in excess of four (4) feet? Y N
If yes, contact the Development Assistance Center for a Site Plan Exemption.

Does this site front a paved street? (Y) N Is this site adjacent to a paved alley? (Y) N

Does this site have a Board of Adjustment (BOA) variance? Y (N) Case # _____ (if applicable)

Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? Y (N)
If yes, provide a copy of decision sheet. **Note: A permit cannot be approved within 10 days of approval of a variance from BOA.**

Does the project impact a tree protected by ordinance? This would include canopy and/or critical root zone. Y (N)
Note: If yes, application for a tree permit with the City Arborist may be required.

Is this site within one hundred-fifty (150) feet of the one hundred (100) year floodplain? Y (N)
Note: Proximity to a floodplain may require additional review time.

Description of Work

Existing Use: vacant single-family residential (duplex residential) two-family residential other ACTUALLY TRIPLEX RES.

Proposed Use: vacant (single-family residential) duplex residential two-family residential other _____

Project Type: new construction addition (addition/remodel) remodel/repair other _____

# of bedrooms existing: 4	# of bedrooms proposed: 6	# of baths existing: 3	# of baths proposed: 6

Will all or part of an existing exterior wall be removed as part of the project? (Y) N THE REAR EXT. WALL
Note: Removal of all or part of a structure requires a demolition permit.

Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary)
TO PARTIALLY DEMOLISH AND REBUILD WHILE RETAINING THE FIRST 20' OF THE EXISTING HOUSE AND LEVEL ONE SIDEWALLS. ALL NEW CONSTRUCTION TO COMPLIMENT THE EXISTING PER AGREEMENT WITH CASTLE HILLS HISTORICAL DISTRICT.

Trades Permits Required: (electric) (plumbing) (mechanical (HVAC)) (concrete (right-of-way))

Job Valuation

Total Job Valuation: $	Portion of Total Job Valuation Dedicated to Addition/New Construction: $	Portion of Total Job Valuation Dedicated to Remodel/Repair: $
500,000	400,000	
Note: The total job valuation should be the sum total of all valuations noted to the right. Labor and materials only, rounded to nearest dollar. Permit fees are based on adopted fee schedule.	Primary Structure: $ 400,000 Accessory Structure: $	Bldg: $ 34,000 Elec: $ 6500 Plmbg: $ 6000 Mech: $ 3500

C4

Site Development Information

Building Coverage Information

Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21)

Existing Building Coverage (sq ft): 2222 % of lot size: 27%

Proposed Building Coverage (sq ft): 2699 % of lot size: 33%

Impervious Cover Information

Note: Impervious cover is the total horizontal area of covered spaces, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. (LDC 25-1-23)

Existing Impervious Cover (sq ft): 4744 % of lot size: 57%

Proposed Impervious Cover (sq ft): 3603 % of lot size: 43%

Setbacks

Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-513) Y (N)

Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513) Y (N)

Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3) Y (N)

Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4)

Building Height: 31'-4 1/2" ft Number of Floors: 2

Parking (LDC 25-6 Appendix A & 25-6-478)

# of spaces required: 2 # of spaces provided: 3

Right-of-Way Information

Is a sidewalk required for the proposed construction? (LDC-6-353) Y (N)

***Sidewalks are to be installed on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.**

Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project? (Y) N

Width of approach (measured at property line): 27'-8" ft Distance from intersection (for corner lots only): _____ ft

Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? (Y) N

Building and Site Area

Area Description Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.	Existing Sq Ft	REMOVED (-) New/Added Sq Ft	Total Sq Ft
1st floor conditioned area	1931	138	2069
2nd floor conditioned area	1460	390	1850
3rd floor conditioned area			
Basement			
Covered Parking (garage or carport)			
Covered Patio, Deck or Porch / /	275	306	581
Balcony			
Other	16	33	49
Total Building Coverage	2222	477	2699
Driveway PARKING PAD	370	106	476
Sidewalks	528	(-298)	230
Uncovered Patio /	887	(-887)	0
Uncovered Wood Deck (counts at 50%)			
AC pads	0	18	18
Other (Pool Coping, Retaining Walls) AND MISC. PADS	737	(-557)	180
Total Site Coverage	4744	(-1141)	3603
Pool			
Spa			

CL

Subchapter F – 'McMansion'

Gross Floor Area

This section is only required for projects located within the Residential Design and Compatibility Standards Ordinance Boundaries as defined and illustrated in Title 25-2 Subchapter F of the Land Development Code. The Gross Floor Area of each floor is measured as the area contained within the outside edge of the exterior walls.

	Existing	New	Exemption	Total
1st Floor	1931	138		2069
2nd Floor	1460	390		1850
3rd Floor				
Basement				
Attic				
Garage (attached)				
(detached)				
Carport (attached)				
(detached)				
~~Accessory~~ building(s) ~~(detached)~~ ATTACHED UNHEATED STORAGE	16	33		49
TOTAL GROSS FLOOR AREA				3968

(Total Gross Floor Area /lot size) x 100 = 48 **Floor-To-Area Ratio (FAR)**

Is this project claiming a "parking area" exemption as described under Article 3?	Y	N
Is this project claiming a "ground floor porch" exemption as described under Article3?	(Y)	N
Is this project claiming a "basement" exemption as described under Article 3?	Y	N
Is this project claiming a "habitable attic" exemption as described under Article 3?	Y	N
Is a sidewall articulation required for this project?	Y	N
Does any portion of the structure extend beyond a setback plane?	Y	N

Parking Area exemption: Up to 450 square feet of a parking area may be deducted if it is a detached rear parking area that is separated from the principal structure by not less than 10 feet; or attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width; or a parking area that is open on two or more sides, if: it does not have habitable space above it; and the open sides are clear and unobstructed for at least 80% of the area measured below the top of the wall plate to the finished floor of the carport. Up to 200 square feet may be deducted if it is an attached parking area used to meet the minimum parking requirement; or a garage that is less than 10 feet from the rear of the principal structure, provided that the garage is either detached from the principal structure; or attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width. An applicant may receive only one 450-square foot exemption per site under Article 3. An applicant who receives a 450-square foot exemption may receive an additional 200-foot exemption for the same site under Article 3, but only for an attached parking area used to meet minimum parking requirements.

Ground Floor Porch exemption: A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobile and is not connected to a driveway; and the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

Basement exemption: A habitable portion of a building that is below grade may be exempted if the habitable portion does not extend beyond the first-story footprint and is below natural or finished grade, whichever is lower; and it is surrounded by natural grade for at least 50% of its perimeter wall area and the finished floor of the first story is not more than three feet above the average elevation at the intersections of the minimum front yard setback line and the side property lines.

Habitable Attic exemption: A habitable portion of an attic may be exempted if: 1. The roof above it is not a flat or mansard roof and has a slope of 3 to 12 or greater; 2. It is fully contained within the roof structure; 3. It has only one floor; 4. It does not extend beyond the footprint of the floors below; 5. It is the highest habitable portion of the building, or a section of the building, and adds no additional mass to the structure; and 6. Fifty percent or more of the area has a ceiling height of seven feet or less.

C1/0

Contact Information

Owner	JAN CURRIER	Applicant or Agent	SAME AS "OWNER"
Mailing Address	P.O. BOX 9024 HORSESHOE BAY TX, 78654	Mailing Address	
Phone	(830) 385-1385	Phone	
Email	janecurrier@gmail.com	Email	
Fax	(830) 598-6031	Fax	
General Contractor	HUDSON HOMES, INC.	Design Professional	JAN CURRIER
Mailing Address	P.O. BOX 9024 HORSESHOE BAY TX 78657	Mailing Address	
Phone	(830) 596-9700	Phone	
Email	hshjc1@gmail.com	Email	
Fax	(830) 598-6031	Fax	

Acknowledgments

Is this site registered as the owner's homestead for the current tax year with the appraisal district? Y (N)

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license.

I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property.

If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.

I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC. I understand that nothing may be built upon or over an easement.

I further understand that no portion of any roof structure may overhang in any public utility or drainage easement. I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction.

I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required and compliance with current code may be required.

I hereby certify that to the best of my knowledge and ability, the information provided in this application is complete and accurate.

I further acknowledge that, should any information contained herein prove incorrect, the building official may suspend or revoke any resulting permit and/or license.

I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed. Tree protection is required per Section 25-8-603.

Erosion and Sedimentation Controls are required per Section 25-8-181.

I acknowledge that a sidewalk will be required on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.

I acknowledge if my plans are subject to a technical review it will not be construed to be a permit for, or an approval of any violation of any of the provisions of the current adopted building codes or another ordinance of the City of Austin.

Applicant's signature: Jan Currier Date: 6-14-12

1st Floor Development Assistant Center, 505 Barton Springs Road

4/9

Kramer Service Center
2412 Kramer Lane, Bldg. "C"
Austin, Texas 78758
(512) 505-7206

Austin Energy

Electric Service Planning Application (ESPA)

(Please Print or Type)

St. Elmo Service Center
4411-B Meinardus Drive
Austin, Texas 78744
(512) 505-7500

For Residential or Small Commercial "SERVICE ONLY" under 350 amps 1Ø or 225 amps 3Ø

Customer Name JAN CURRIER Phone 830-385-1385

Address 608 BLANCO, ST., AUSTIN

Legal Description SEE ATTACHMENT

Lot _____ Block _____ Commercial/Residential? MFH

Service Main Size 320 (amps) Service Conductor 350 MCM COPPER (type & size)

Service Length 20 (ft.) Number of Meters? 1 Multi-Fuel (Y) N

Overhead/Underground? OVERHEAD Voltage 120/240 ☑ Single-phase (1Ø) ☐ Three-phase (3Ø)

Total Square Footage 3919 Total A/C Load _____ (# of units) _____ (Tons)

Largest A/C unit 5 (Tons) LRA of Largest A/C Unit 130 (amps)

Electric Heating N/A (kW) Other Dual Fuel or Hybrid _____ (kW)

Comments: _____

Chris Laird — ESPA Completed by (Signature & Print name) — 3/14/12 Date — 512 755 6900 Phone

AE Representative _____ Date _____

Approved: ☐ Yes ☐ No (Remarks on back) Phone _____

Application expires 180 days after date of Approval

Austin WATER

Austin Water Utility

Water & Wastewater Service Plan Verification (W&WW SPV)

9/10

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

Customer Name: JAN CURRIER (830) (Please Print or Type) Phone: 385-1385 Alternate Phone: 830 385 1386

Service Address: 608 BLANCO ST, 78657

Lot: 5 Block: ____ Subdivision/Land Status: OLT 3 DIV 2 Brooks Shelley Tax Parcel ID No.: 01-0801-0510-0000

Existing Use: vacant (Circle one) (single-family res.) duplex garage apartment other ____

Proposed Use: vacant (Circle one) (single-family res.) duplex garage apartment other ____

Number of existing bathrooms: 3 Number of proposed bathrooms: 6

Use of a pressurized auxiliary water system (i.e. rainwater harvesting, well water, lake/river water, etc.) Yes ___ No ✓

City of Austin Office Use

Water Main size: ____ Service stub size: ____ Service stub upgrade required? ____ New stub size: ____

Existing Meter number: ____ Existing Meter size: ____ Upgrade required? ____ New size ____

WW Service: Septic System/On-Site Sewage Facility (OSSF) ___ or WW Collection System ___ WW Main size: ___

If a pressurized auxiliary water system is or will be installed, please contact the Utility's Special Services Division (SSD) at 972-1060, 3907 South Industrial Blvd., Suite 100 for consultation and approval.

Auxiliary Water (if applicable) Approved by SSD (Signature & Print name) Date Phone

Approved: ☐ Yes (see attached approved documents) ☐ No

If the site has an OSSF, please contact Utility Development Services (UDS) at 972-0210 or 972-0211, Waller Creek Center, 625 E. 10th Street, Suite 715 for consultation and approval.

W&WWSPV Completed by (Signature & Print name) Date Phone

OSSF (if applicable) Approved by UDS (Signature & Print name) Date Phone

AWU Representative Date Phone

Approved: ☐ Yes (see attached approved documents) ☐ No

NOTE: For residential plan review, this original stamped "approval" must be submitted with the stamped "original" floor plan.

Verification expires 180 days after date of Submittal

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

C1
11

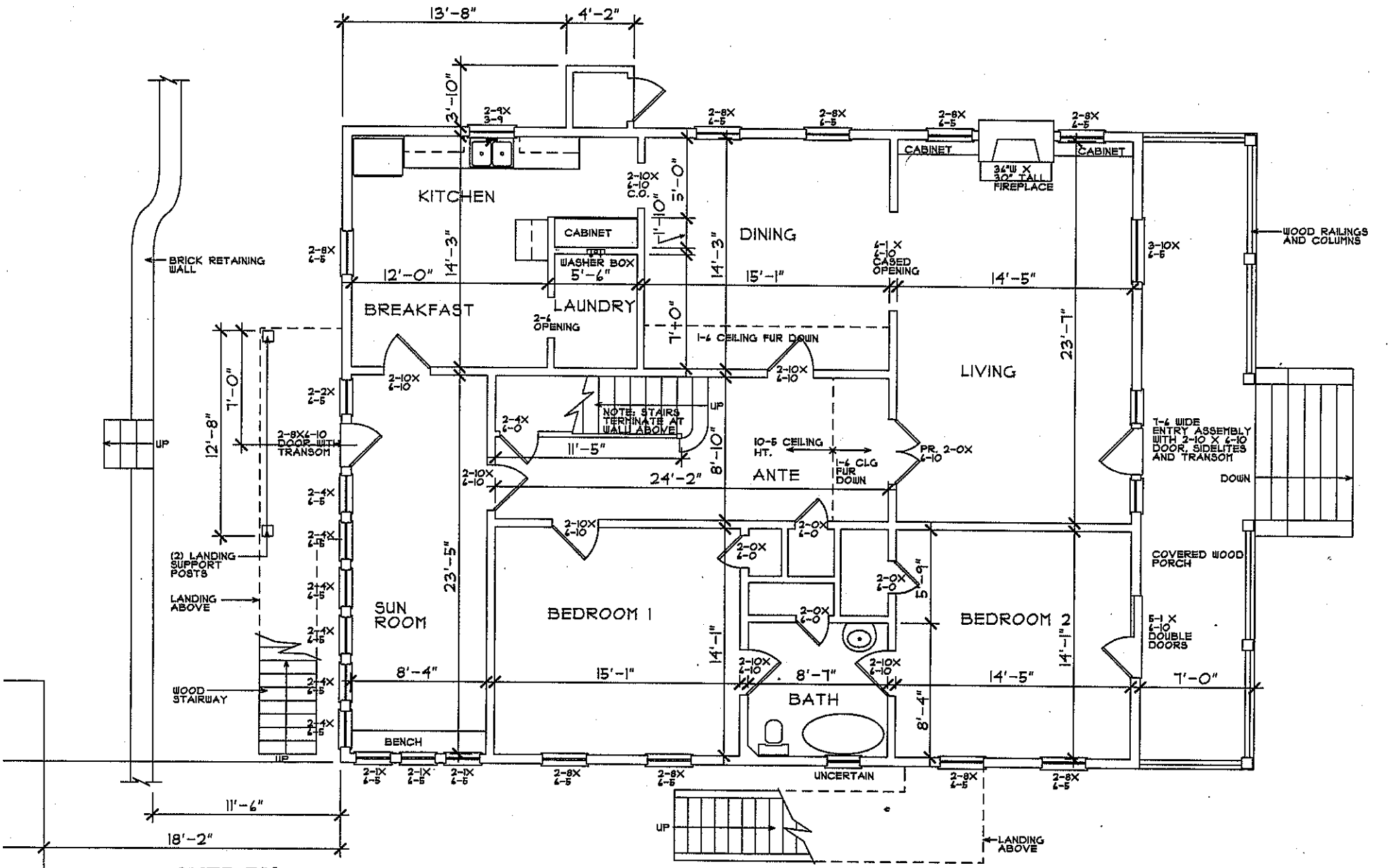
From: "Keily, Dorothy" <Dori.Keily@austinenergy.com>
Subject: **608 Blanco St.**
Date: June 8, 2010 2:15:32 PM CDT
To: <psolomon@austin.rr.com>

Normal set back is 10' off the pole but in this case- we can move the pole for about 1K.
Thanks- Dori Keily 505-7611

$1000.00 to move Electric Pole
off corner of 608 D Blanco

5-26-12

Dan / John:
From my file:
A letter from Austin
Energy, agreeing to
Move Electric Pole
off corner of Garage
Stab- Fnd



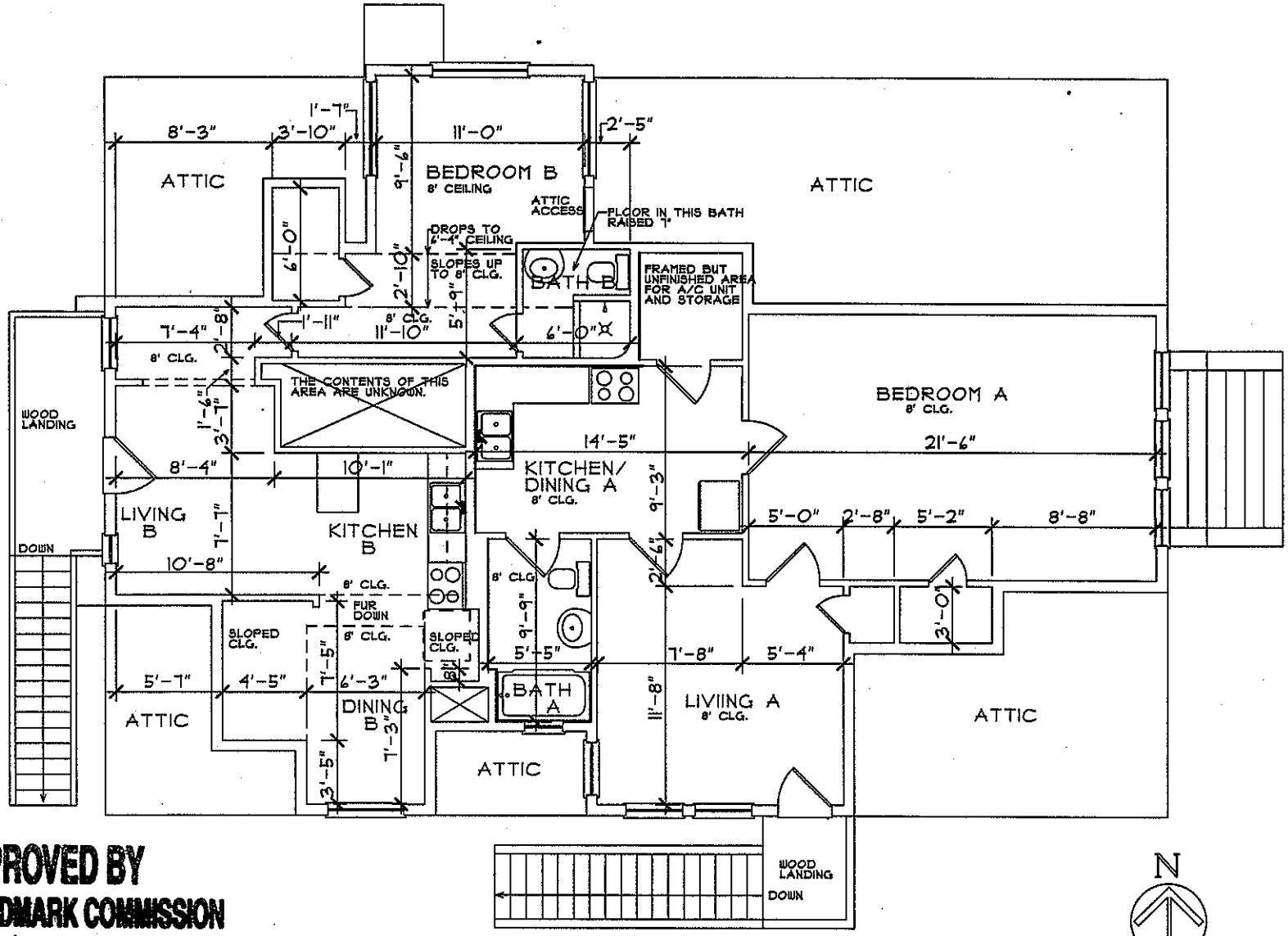
APPROVED BY
HISTORIC LANDMARK COMMISSION
DATE: 4/26/12
BY: for HLC Chair

NOTES: 1. ALL CEILINGS THIS LEVEL ARE 10'-5" HIGH UNLESS NOTED OTHERWISE
2. ALL EXTERIOR DOORS AND WINDOWS HAVE A 8'-0" HEAD HEIGHT
3. WALL THICKNESSES ARE UNKNOWN AND MAY VARY
4. DIMENSIONS MAY VARY +-1 1/2" PER WALL

N
JOB NORTH

LEVEL ONE AS-BUILT FLOOR PLAN

SCALE: 1/8" = 1'-0"

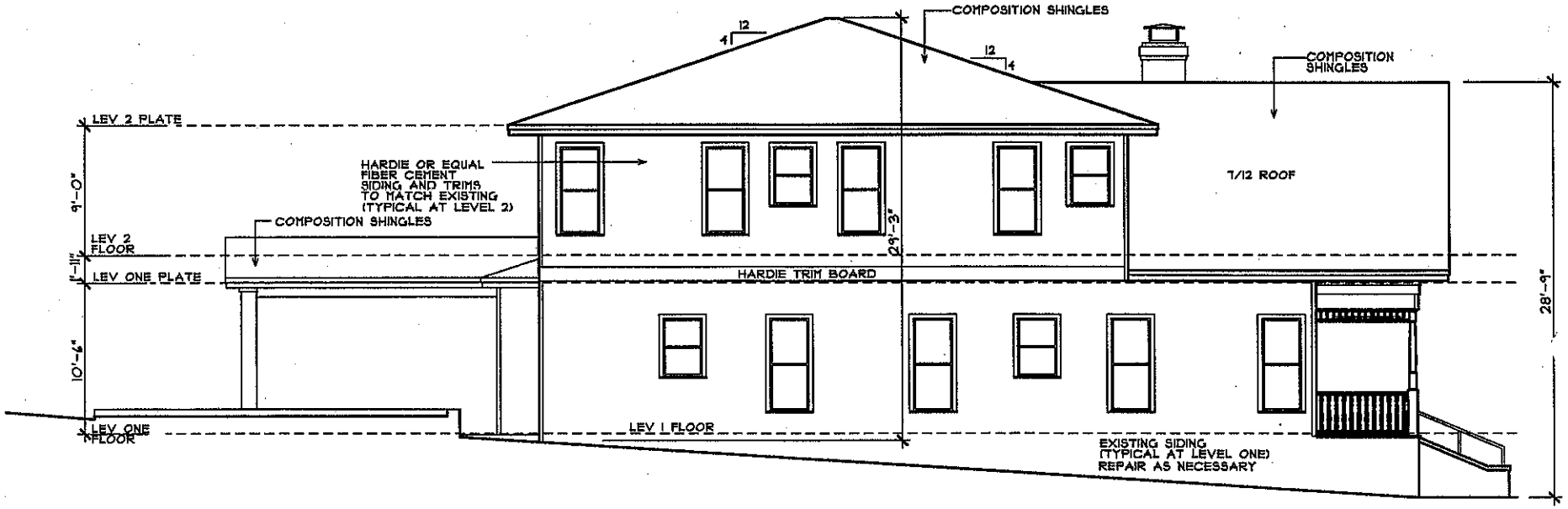


APPROVED BY
HISTORIC LANDMARK COMMISSION
DATE: 4/26/12
BY: _____
for HLC Chair

LEVEL TWO AS-BUILT FLOOR PLAN

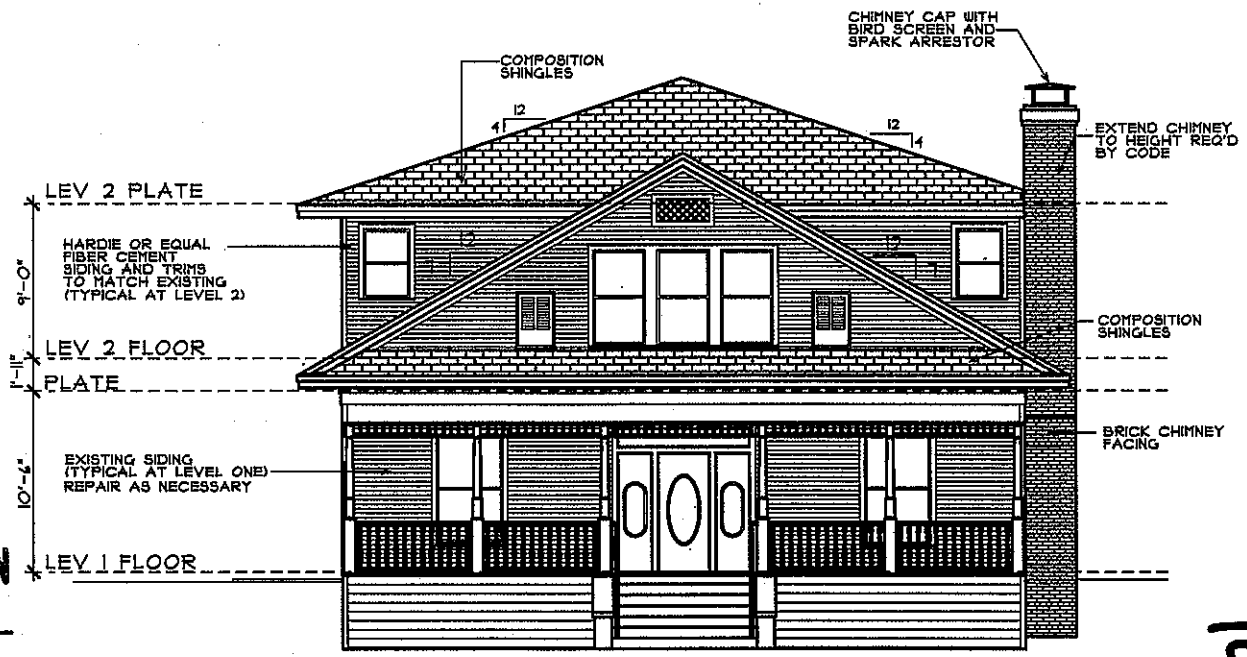
SCALE: 1/8" = 1'-0"

WP



SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



EAST ELEVATION

SCALE: 3/32" = 1'-0"

APPROVED BY
HISTORIC LANDMARK COMMISSION
DATE: 4/26/12
BY: for HLC Chair

PLAN DATE	4-11-12
REVISION	

608 BLANCO ST. REMODEL 2012

608 BLANCO ST., AUSTIN, TRAVIS COUNTY, TX
DESIGN BY JAN CURRIER, HORSESHOE BAY, TX 830-598-9700
DRAWN BY HOUSE PLANS, ETC., MARBLE FALLS, TX 78654 830-201-4150

SHEET 4 OF 11

City of Austin

Demolition Permit

C1
15

PERMIT NO: 2012-032069-BP Type: RESIDENTIAL Status: Active

608 BLANCO ST Issue Date: 04/17/2012 **EXPIRY DATE: 10/14/2012**

LEGAL DESCRIPTION	SITE APPROVAL	ZONING	GRID NO.
Lot: 5 Block: Subdivision: RAYMOND HEIGHTS			MH22

PROPOSED OCCUPANCY	WORK PERMITTED	ISSUED BY
Re-permitting for expired permit number 2010-049763-BP (Demolish a detached converted garage.) ***ALREADY DEMOLISHED***	Demolition	

TOTAL SQFT	VALUATION	TYPE CONST.	USE CAT.	GROUP	FLOORS	UNITS	# OF PARKING SPACES
Existing: 377	$0.00		649		1	0	

TOTAL BLDG. COVERAGE	% COVERAGE	TOTAL IMPERVIOUS COVERAGE	% COVERAGE

Contact	Telephone
Applicant, Jan Currier	(830) 385-1385
Owner, Jan Currier	(830) 385-1385
General Contractor, Jan Currier	(830) 385-1385

Fee Description	Fee Amount	Paid Date
Demolition Permit Fee	$44.00	04/17/2012
Total Fees:	**$44.00**	

Inspection Requirements

Building Inspection

Permits/Approved plans must be posted on Jobsite. A layout inspection must be made prior to beginning construction.

City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection. A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.

The following permits are required as a separate permit: See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.

Comments		Date	User
Historic Review	City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection. A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.	04/04/2012	Bryan Walker

BY ACCEPTING OR PAYING FOR THIS PERMIT YOU ARE DECLARING THAT YOU ARE THE OWNER OR AUTHORIZED BY THE OWNER THAT THE DATA SUBMITTED AT THE TIME OF APPLICATION WAS TRUE FACTS AND THAT THE WORK WILL CONFORM TO THE PLANS AND SPECIFICATION SUBMITTED HEREWITH.

It is the responsility of the contractor to contact the utility providers for service of disconnects prior to the structure being demolished of relocated. Relocation contractors need to contact the Austin Police Department and Austin Energy to make arrangements for routing and structure transport.

TO SCHEDULE AN INSPECTION, CALL 480-0623

Printed: 04/17/12 9:11

City of Austin

Demolition Permit

CL 16

PERMIT NO: 2012-032069-BP Type: RESIDENTIAL Status: Active

608 BLANCO ST Issue Date: 04/17/2012 **EXPIRY DATE: 10/14/2012**

LEGAL DESCRIPTION	SITE APPROVAL	ZONING	GRID NO.
Lot: 5 Block: Subdivision: RAYMOND HEIGHTS			MH22

PROPOSED OCCUPANCY	WORK PERMITTED	ISSUED BY
Re-permitting for expired permit number 2010-049763-BP (Demolish a detached converted garage.) ***ALREADY DEMOLISHED***	Demolition	

TOTAL SQFT	VALUATION	TYPE CONST.	USE CAT.	GROUP	FLOORS	UNITS	# OF PARKING SPACES
Existing: 377	$0.00		649		1	0	

TOTAL BLDG. COVERAGE	% COVERAGE	TOTAL IMPERVIOUS COVERAGE	% COVERAGE

Type	Date	Status	Comments	Inspector
112 Final Building		Open		Douglas Mcafee
114 Continuance of work		Open		Douglas Mcafee
Deficiencies		Open		Douglas Mcafee

Pool #

9/4/19

TO SCHEDULE AN INSPECTION, CALL 480-0623

Printed: 04/17/12 9:11

TAX CERTIFICATE NO 1063728

Tina Morton
Trav. County Tax Assessor-Colle[illegible]or
P.O. Box 1748
Austin, Texas 78767
(512) 854-9473

4/17

ACCOUNT NUMBER: 01-0801-0510-0000

PROPERTY OWNER:

CURRIER JAN E
PO BOX 9024
HORSESHOE BAY, TX 78657

PROPERTY DESCRIPTION:

S62.5 FT OF E 126 FT OF LOT 5 OLT 3 DIV Z BROOKS & SHELLEY

ACRES .1678 MIN% .000000000000 TYPE

SITUS INFORMATION: 608 BLANCO ST

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2011	AUSTIN ISD	*ALL PAID*
	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	TRAVIS CENTRAL HEALTH	*ALL PAID*
	ACC (TRAVIS)	*ALL PAID*
TOTAL SEQUENCE 0		*ALL PAID*

TOTAL TAX:	*ALL PAID*
UNPAID FEES:	* NONE *
INTEREST ON FEES:	* NONE *
COMMISSION:	* NONE *
TOTAL DUE ==>	*ALL PAID*

TAXES PAID FOR YEAR 2011 $12,793.76

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2011 EXCEPT FOR UNPAID YEARS LISTED ABOVE.
The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).
Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of $10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 03/15/2012

Fee Paid: $10.00

Tina Morton
Tax Assessor-Collector

By: Andrea Copeland

RECEIVED
MAR 21 2012
NPZD/CHPO
C1
18

CITY OF AUSTIN
Neighborhood Planning and Zoning Department
RESIDENTIAL DEMOLITION PERMIT APPLICATION

WESTLINE NR. 028

BP-12-_____ PR-12- 026061-RD LHD12-0000 NRD-12-_____ HDP-12-_____

REFERRED BY: BRYAN WALKER

- ☐ RELEASE PERMIT
- ☐ DO NOT RELEASE PERMIT
- ☐ PENDING HLC REVIEW

CIRCA 1915
2 STORY
2985 SF
PER TCAD

Historic Preservation Officer _____ Date

A ☒ TOTAL or ☑ PARTIAL Demolition of the ☐ Single Family Residence; ☑ Duplex, ☐ Tri-plex (PER PERMIT HISTORY)
or ☐ Other located at: 608 BLANCO STREET 78703

PARTIAL DEMOLITION ONLY - Identify (specify location North, South, East West, etc.) the exterior wall(s), roof or portion of wall(s) and roof to be demolished.

Remove roof & 2nd story of existing 20' from front

Applicant: Jan Currier	Owner: Jan Currier
Address: 608 Blanco	Address: 614 Blanco
City: Austin	City: Austin
State: TX ZIP: 78703	State: TX ZIP: 78703
Phone: (830) 385-1385 Fax: (830) 598-6031	Phone: (830) 385-1385 Fax: (830) 598-6031
E-mail: JANECURRIER@GMAIL.COM	E-mail: JaneCurrier@Gmail.com

Please submit the following to complete this application:

☑ **Site Plan or Survey** showing the street address, location of structure on site and dimensions of the structure. **Clearly identify the structure(s) or portion of the structure(s) to be demolished.** Plan not to exceed 8 ½" x 14"

☐ **Certified Tax Certificates**-Travis Co. Tax Assessor's Office-5501 Airport Boulevard, 854-9473 Copies will NOT be accepted - If Tax Certificate is in a name other than the current owner, proof of ownership must be shown through connecting documents (Dori is aware)

☑ **Photographs** - showing the structure(s) or portion of the structure(s) proposed for demolition. Digital photographs are acceptable

☑ **$25 Fee** per application made to the City of Austin

IMPORTANT: Verify with Watershed Protection and Development Review Department (Development Assistance Center) that new construction will be permitted at this location before filing for a Residential Demolition Permit.

Once the Historic Preservation Office has reviewed the property for historic significance, a demolition permit may be obtained from the Permit Center, 2nd Floor, One Texas Center, 505 Barton Springs Road. Additional fees will be assessed at that time.

RESIDENTIAL DEMOLITION PERMIT APPLICATION

1. ☐ No ☐ Yes - Will the proposed work require the use of City right-of-way? *If "Yes" a Right of Way Management (Rowman) Application must be approved prior to any such activity. Applications may be obtained in the Watershed Protection and Development Review located on the 8th floor at One Texas Center 974-7180, or at* http://www.ci.austin.tx.us/rowman/index.cfm

2. ☐ No ☐ Yes - Is the structure currently tied onto water and/or sewer services provided by the City of Austin? *Please contact 494-9400 for water and sewer service information.*

3. ☐ No ☐ Yes - Will the proposed work require the removal of a protected size tree or impact the critical root zone as defined within the City of Austin tree protection ordinance? *If "Yes" a Tree Ordinance Review Application must be approved by the City Arborist prior to any such activity. Applications may be obtained in the Development Assistance Center, One Texas Center 974-6370. Any demolition or relocation work, which results in damage or destruction of a protected tree without authorization is a City ordinance violation. Additional information may be obtained from the City Arborist, 974-1876, or at* http://www.ci.austin.tx.us/trees/

CERTIFICATION

I hereby certify that I am the owner of the above described property. I am respectfully requesting processing and approval of the above referenced permit(s) review.

☐ I hereby authorize the Applicant listed on this application to act on my behalf during the processing and presentation of this request. They shall be the principal contact with the City in processing this application, OR

☐ As owner of the above described property, I hereby file as the Applicant for the processing and presentation of this request. I shall be the principal contact with the City in processing this application.

Jan Currier — 3-15-12

Owner's Signature — Date

Sworn and subscribed before me this 15 day of March, 2012

James H. Dudley IV

Notary Public in and for the State of Texas

JAMES H. DUDLEY IV
Notary Public, State of Texas
My Commission Expires
May 09, 2013

My commission expires on:

I certify that the information provided is true and correct to the best of my knowledge and is an accurate reflection of my intentions for the property. I understand that any omission or incorrect information herein will render this application and any permit obtained invalid. I agree to comply with the requirements in all applicable codes. I understand that any substantial modifications or additions to this application can mean the requirement of an additional review.

I understand that no work may begin prior to review by the Historic Preservation Office and issuance of the demolition permit by the Permit Center. I understand that the Historic Preservation Office review does not imply approval of the demolition permit, and that if the structure(s) is determined to be potentially historic as defined by §25-11-214 of the City of Austin Land Development Code, additional review by the Historic Landmark Commission may be required.

Jan Currier — 3-15-12

Applicant's Signature — Date

OLD APP w/ CI 20 APPROVAL

CITY OF AUSTIN
Neighborhood Planning and Zoning Department
RESIDENTIAL DEMOLITION PERMIT APPLICATION

BP-10 -DP PR-10 - 041805 -RD NRD-10 0052 HDP
REFERRED BY: BRYAN WALKER NRHD: WESTLINE

☒ RELEASE PERMIT 5-18-2010
☐ DO NOT RELEASE PERMIT
☐ PENDING HLC REVIEW

Ca. OLD 1 STORY 377 SF 1925

Historic Preservation Officer Date

A ☑ TOTAL or ☐ PARTIAL Demolition of the ☐ Single Family Residence, ☐ Duplex, ☐ Tri-plex or ☑ Other Converted Garage on the ALLEY
Located at: 608 BLANCO ST AUSTIN TX 78703
PARTIAL DEMOLITION ONLY - Identify (specify location North, South, East West, etc.) the exterior wall(s), roof or portion of wall(s) and roof to be demolished.

INSPECTIONS ARE REQUIRED FOR ALL DEMOLITION PROJECTS

Applicant's Company Name:	Owner's Company Name:
Applicant	Owner's Name
Address:	Address:
City: AUSTIN	City: AUSTIN,
State: TX ZIP: 78703	State: TX ZIP: 78703
Phone: ( ) Fax: ( ) Cell #	Phone: Fax:
E-mail:	E-mail:

Please submit the following to complete this application:

☑ Site Plan or Survey showing the street address, location of structure on site and dimensions of the structure. Clearly identify the structure(s) or portion of the structure(s) to be demolished. Plan not to exceed 8 ½" x 14".

☑ Certified Tax Certificates-Travis Co. Tax Assessor's Office-5501 Airport Boulevard, 854-9473-Copies will NOT be accepted - If Tax Certificate is in a name other than the current owner, proof of ownership must be shown through connecting documents.

☑ Photographs - showing the structure(s) or portion of the structure(s) proposed for demolition. Digital photographs are acceptable.

☑ $25 Fee per application for Historic Preservation Office Review (the Historic review will take 1 to 5 working days).

IMPORTANT - Verify with Watershed Protection and Development Review Department (Development Assistance Center) that new construction will be permitted at this location before filing for a Residential Demolition Permit. Once the Historic Preservation Office has reviewed the property for historic significance, a demolition permit may be obtained from the Permit Center, 2nd Floor, One Texas Center, 505 Barton Springs Road; an additional fee of $44.00 per structure for the permit will be assessed at that time.

National Register Historic District Permit Application

Review for permits within an NRHD

Planning and Development Review Department
Historic Preservation Office

1/21

RECEIVED
MAR 06 2012
NPZD/CHPO

Address of Property: 608 Blanco LHD-2012-0006

NRHD: Westline - Contributing Str. Castle Hill LHD. Case No: ~~NRD-2012-0024 Contributed~~

APPLICANT HLC

Name: Jan Currier

Mailing Address: P.O. Box 9024 Telephone: 830-385-1385

City: Horseshoe Bay Zip: 78657 Email: JANECURRIER@G Mail.com

OWNER

Name: Same

Mailing Address: _____ Telephone: (__) _____

City: _____ Zip: _____ Email: _____

ARCHITECT (if applicable) Designer

Name: Same

Mailing Address: _____ Telephone: (__) _____

City: _____ Zip: _____ Email: _____

CONTRACTOR (if applicable)

Name: Same

Mailing Address: _____ Telephone: (__) _____

City: _____ Zip: _____ Email: _____

Brief description of proposed work: ~~demo of current structure, replace with new construction~~ Partial demolition of current structure for addition/remodel

Owner's Signature (Required)

Jan Currier 3-6-12

Date

Applicant's Signature (Required)

_____

Date

For City Use Only: HLC - 3/26/2012

Application review date: _____ *Application Complete: Y/N (If no:*

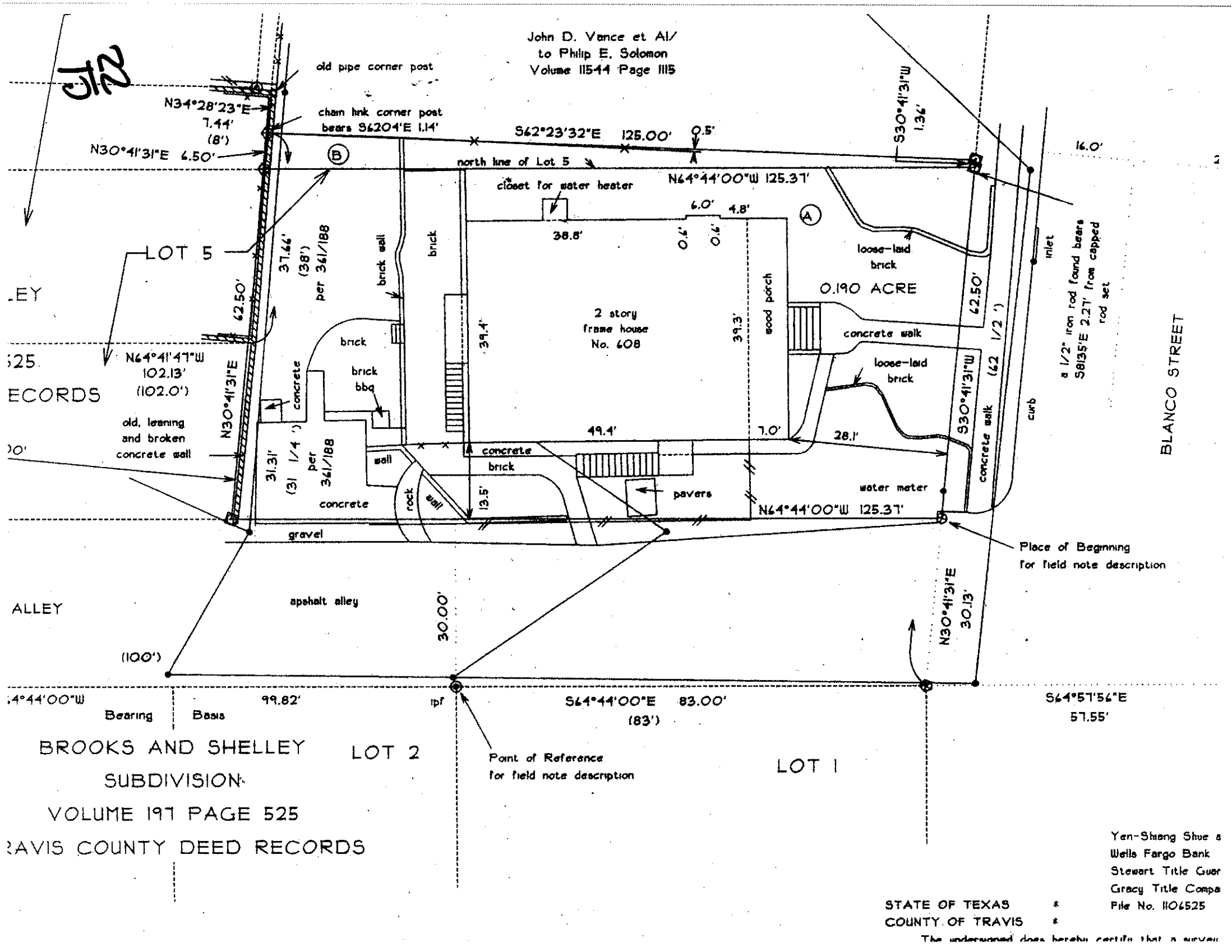
Reviewer: _____ *Submittal requirements complete: Y/N (If no: Date applicant contacted:* _____

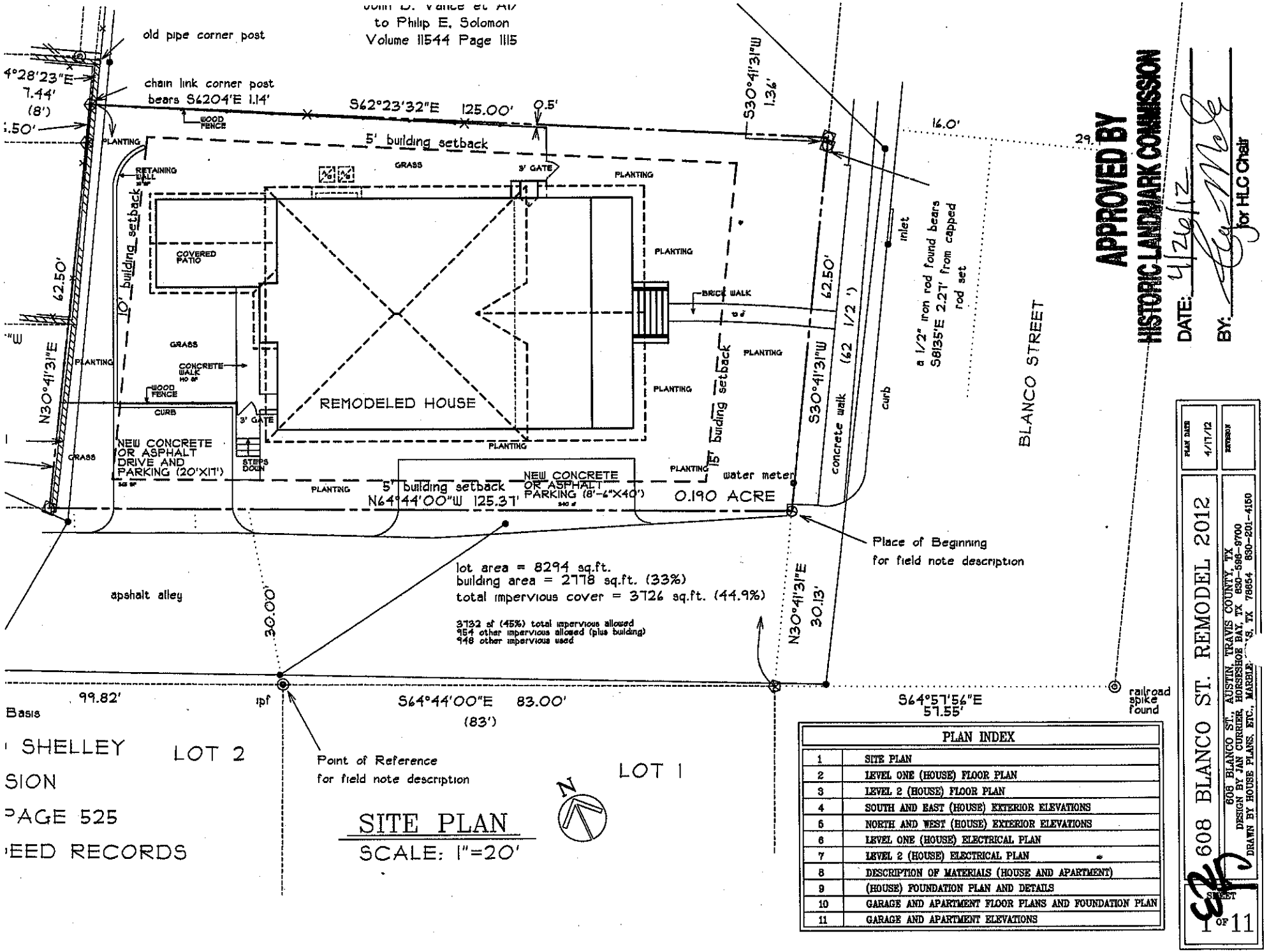
$140 review fee pd- 3/6/2012 *Date Application Completed:* **DATE:** 4/26/12

APPROVED BY HISTORIC LANDMARK COMMISSION

BY: _____

for HLC Chair


John D. Vance et Al/
to Philip E. Solomon
Volume 11544 Page 1115
old pipe corner post
N34°28'23"E
7.44'
(8')
chain link corner post
bears S62°04'E 1.14'
N30°41'31"E 4.50'
S62°23'32"E 125.00'
0.5'
north line of Lot 5
N64°44'00"W 125.37'
S30°41'31"W
1.36'
16.0'
closet for water heater
6.0'
4.8'
38.8'
0.6'
0.6'
LOT 5
37.44'
(38')
per 361/188
brick wall
brick
loose-laid
brick
0.190 ACRE
42.50'
2 story
frame house
No. 608
39.4'
39.3'
wood porch
concrete walk
inlet
a 1/2" iron rod found bears
S81°35'E 2.27' from capped
rod set
N64°41'47"W
102.13'
(102.0')
brick
brick
bbq
concrete
loose-laid
brick
N30°41'31"E
42.50'
(42 1/2')
S30°41'31"W
curb
BLANCO STREET
old, leaning
and broken
concrete wall
31.31'
(31 1/4')
per
361/188
49.4'
7.0'
28.1'
concrete walk
concrete
brick
wall
rock
wall
13.5'
pavers
water meter
N64°44'00"W 125.37'
gravel
Place of Beginning
for field note description
ALLEY
apshalt alley
30.00'
N30°41'31"E
30.13'
(100')
4°44'00"W
99.82'
Bearing Basis
ipf
S64°44'00"E 83.00'
(83')
S64°57'56"E
57.55'
BROOKS AND SHELLEY
SUBDIVISION
VOLUME 197 PAGE 525
TRAVIS COUNTY DEED RECORDS
LOT 2
Point of Reference
for field note description
LOT 1
Yen-Shiang Shue a
Wells Fargo Bank
Stewart Title Guar
Gracy Title Compa
File No. 1106525
STATE OF TEXAS *
COUNTY OF TRAVIS *
The undersigned does hereby certify that a survey



SITE PLAN

SCALE: 1"=20'

APPROVED BY
HISTORIC LANDMARK COMMISSION
DATE: 4/26/12
BY: for HLC Chair

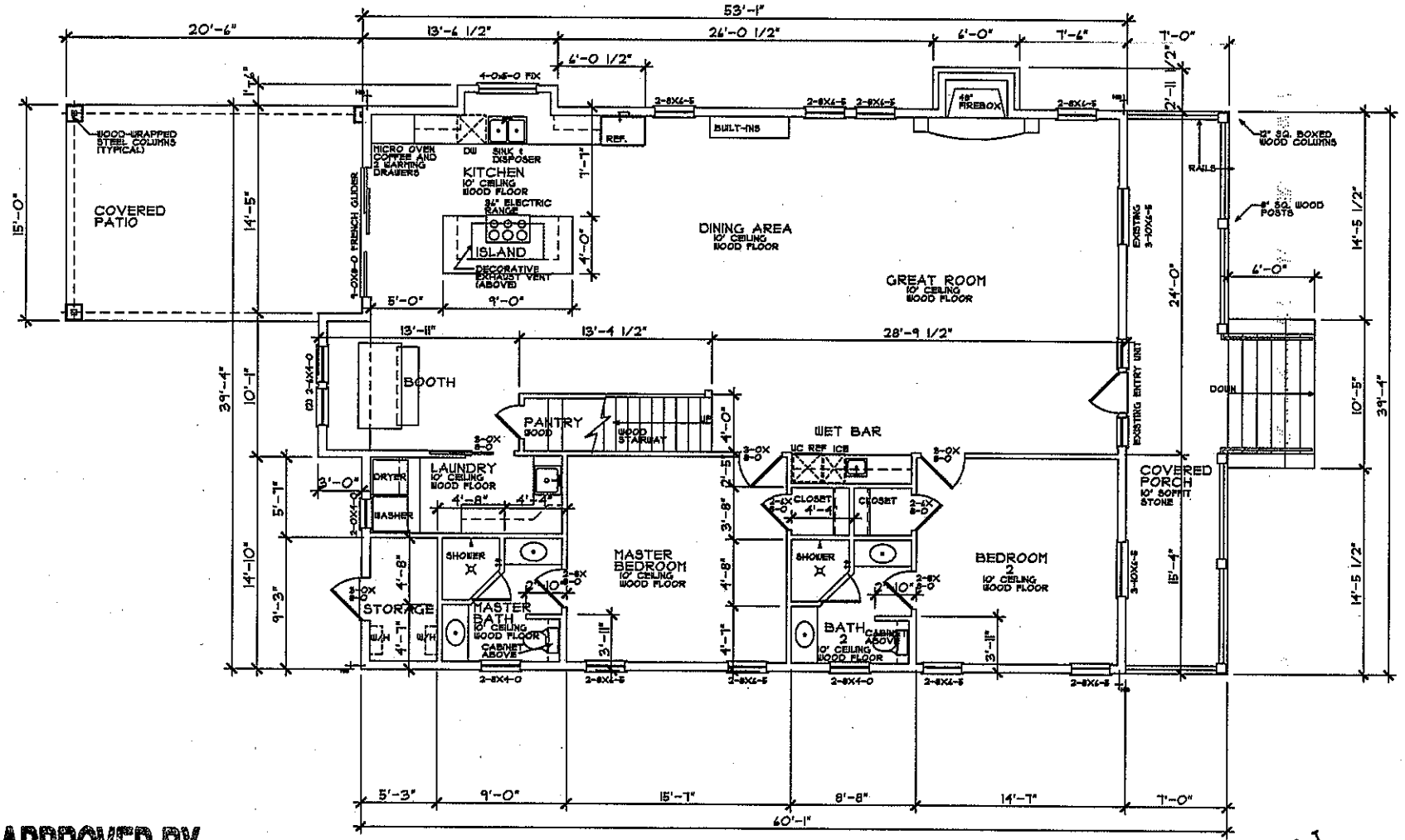
PLAN INDEX	
1	SITE PLAN
2	LEVEL ONE (HOUSE) FLOOR PLAN
3	LEVEL 2 (HOUSE) FLOOR PLAN
4	SOUTH AND EAST (HOUSE) EXTERIOR ELEVATIONS
5	NORTH AND WEST (HOUSE) EXTERIOR ELEVATIONS
6	LEVEL ONE (HOUSE) ELECTRICAL PLAN
7	LEVEL 2 (HOUSE) ELECTRICAL PLAN
8	DESCRIPTION OF MATERIALS (HOUSE AND APARTMENT)
9	(HOUSE) FOUNDATION PLAN AND DETAILS
10	GARAGE AND APARTMENT FLOOR PLANS AND FOUNDATION PLAN
11	GARAGE AND APARTMENT ELEVATIONS

608 BLANCO ST. REMODEL 2012

PLAN DATES: 4/11/12

608 BLANCO ST., AUSTIN TRAVIS COUNTY, TX
DESIGN BY JAN CURRIER, HORSESHOE BAY, TX 830-598-9700
DRAWN BY HOUSE PLANS, ETC., MARBLE[illegible]S, TX 78654 830-201-4150

SHEET 1 OF 11



LEVEL ONE FLOOR PLAN

SCALE: 3/32" = 1'-0"

LEVEL ONE LIVING AREA =	2,069 SQ.FT.
LEVEL 2 LIVING AREA =	1,850 SQ.FT.
TOTAL LIVING AREA =	3,919 SQ.FT.
UNHEATED STORAGE AREA =	49 SQ.FT.
COVERED PORCH AREA =	216 SQ.FT.
COVERED PATIO AREA =	306 SQ.FT.

APPROVED BY
HISTORIC LANDMARK COMMISSION
DATE: 4/26/12
BY: _____
(for HLC Chair

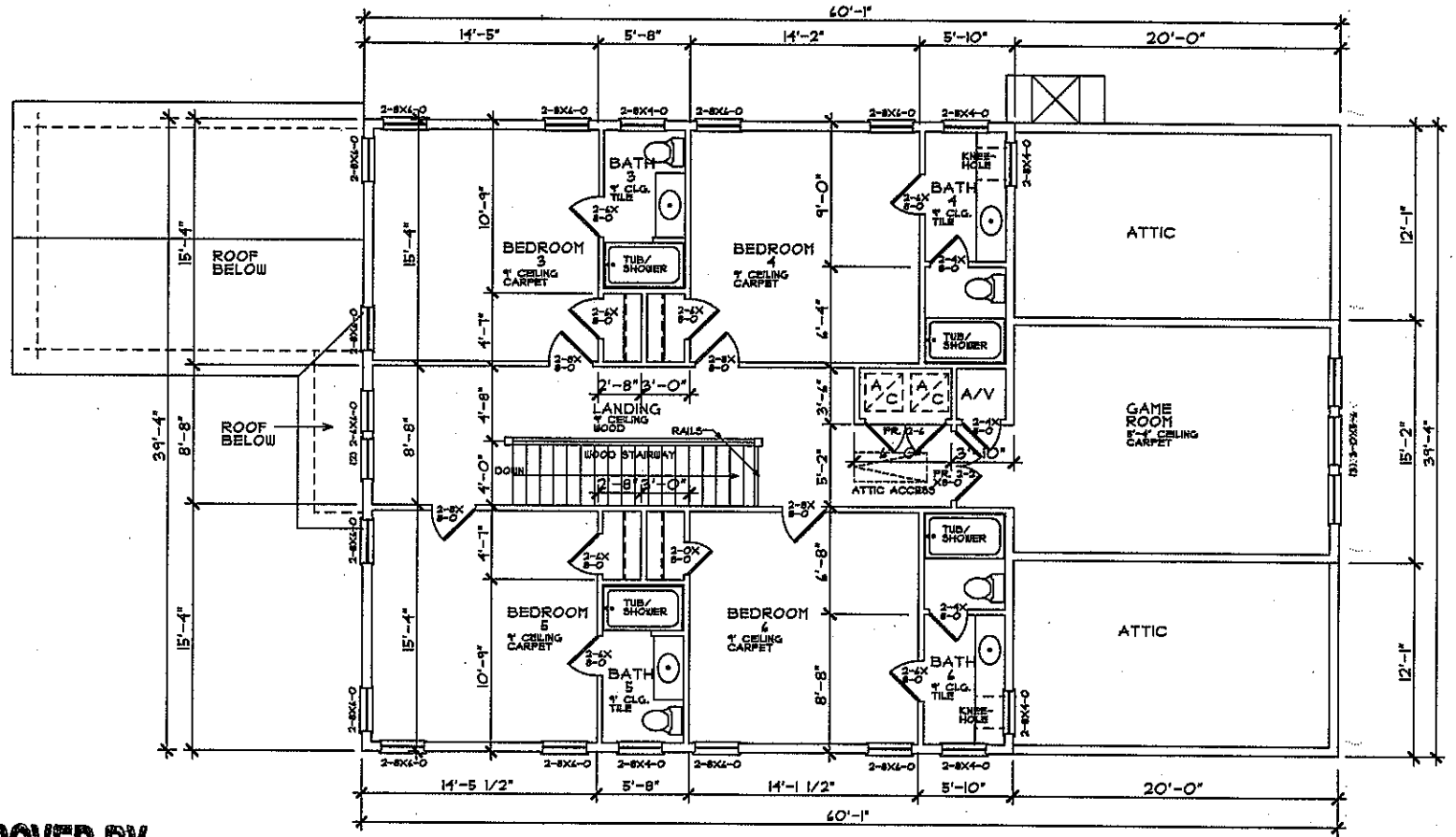
N

608 BLANCO ST. REMODEL 2012

608 BLANCO ST. AUSTIN TRAVIS COUNTY, TX
DESIGN BY JAN CURRIER, HORSESHOE BAY, TX 830-598-9700
DRAWN BY HOUSE PLANS, ETC., MARBLE FALLS, TX 78654 830-201-4150

PLAN DATE 4/1/12
REVISION

SHEET 2 OF 11



LEVEL 2 FLOOR PLAN

SCALE: 3/32" = 1'-0"

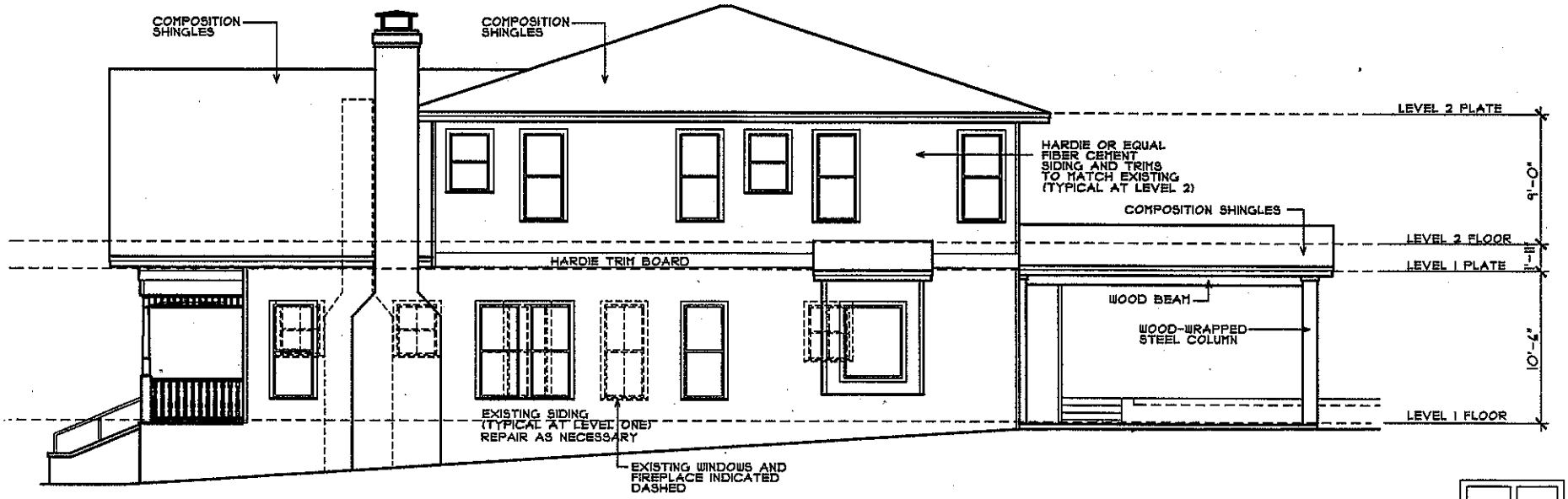
APPROVED BY
HISTORIC LANDMARK COMMISSION
DATE: 4/26/12
BY: for HLC Chair

608 BLANCO ST. REMODEL 2012

608 BLANCO ST., AUSTIN, TRAVIS COUNTY, TX
DESIGN BY JAN CURRIER, ROSESHOE BAY, TX 830-596-9700
DRAWN BY HOUSE PLANS, ETC., MARBLE FALLS, TX 78654 830-201-4150

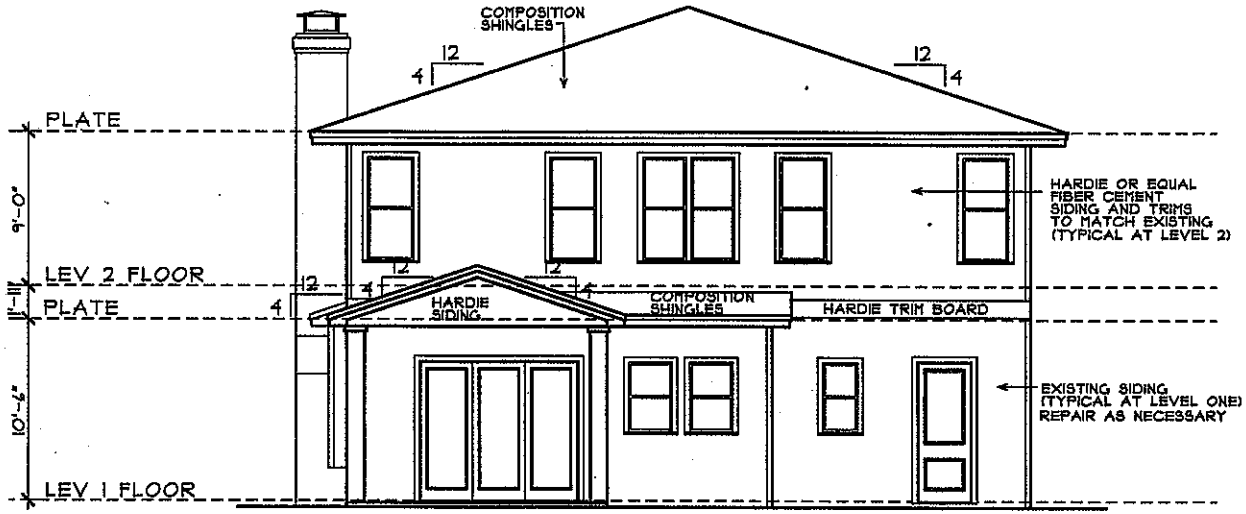
PLAN DATE 4/11/12

SHEET 3 OF 11



NORTH ELEVATION

SCALE: 3/32" = 1'-0"



WEST ELEVATION

SCALE: 3/32" = 1'-0"

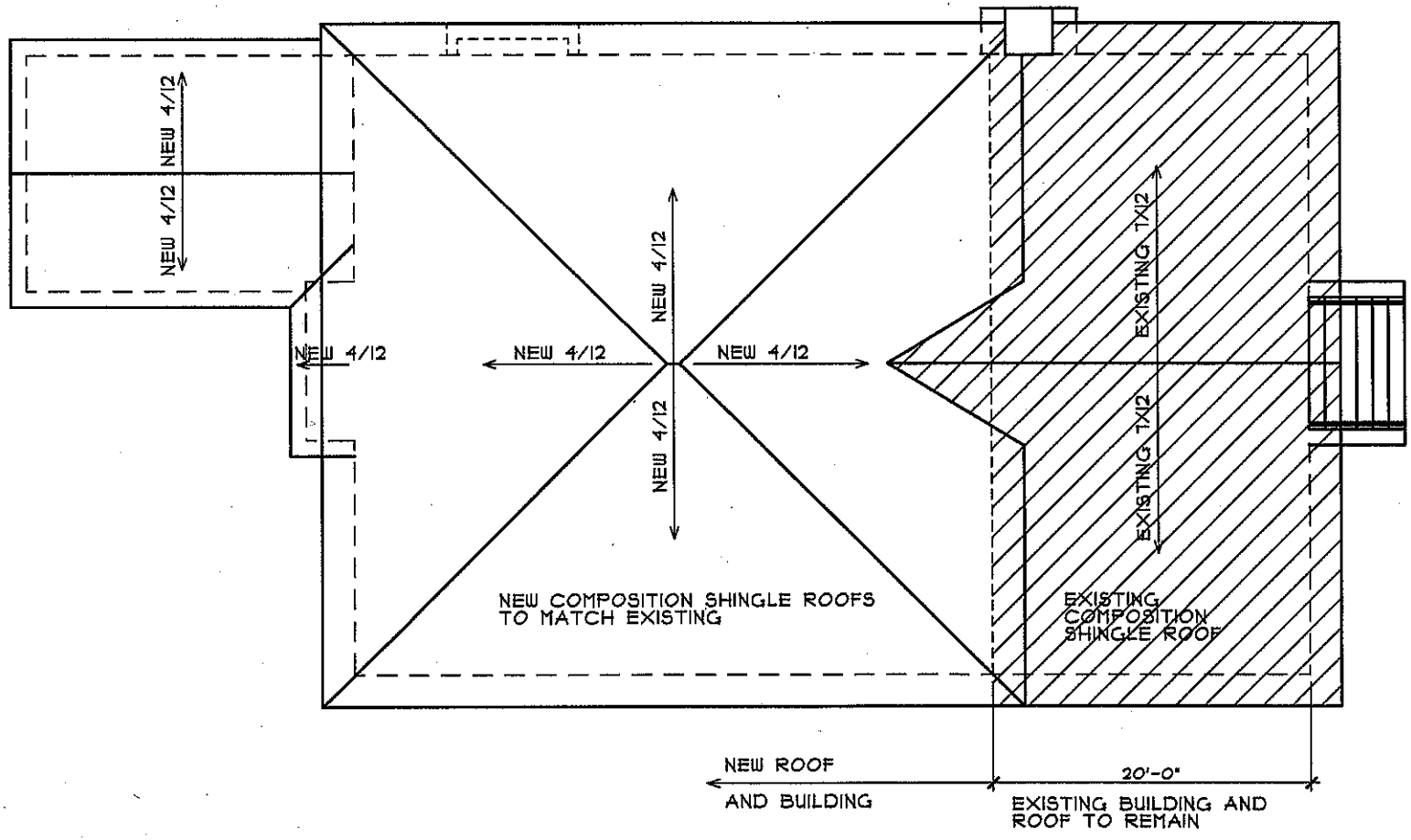
APPROVED BY
HISTORIC LANDMARK COMMISSION
DATE: 4/26/12
BY: _____
for HLC Chair

PLAN DATE	4-11-12
REVISION	

608 BLANCO ST. REMODEL 2012

608 BLANCO ST. AUSTIN, TRAVIS COUNTY, TX
DESIGN BY JAN CURRIER, HORSESHOE BAY, TX 830-598-9700
DRAWN BY HOUSE PLANS, ETC., MARBLE FALLS, TX 78654 830-201-4150

SHEET 5 OF 11



NEW ROOF PLAN

SCALE: 3/32" = 1'-0" 4/24/12

608 BLANCO ST, AUSTIN, TX

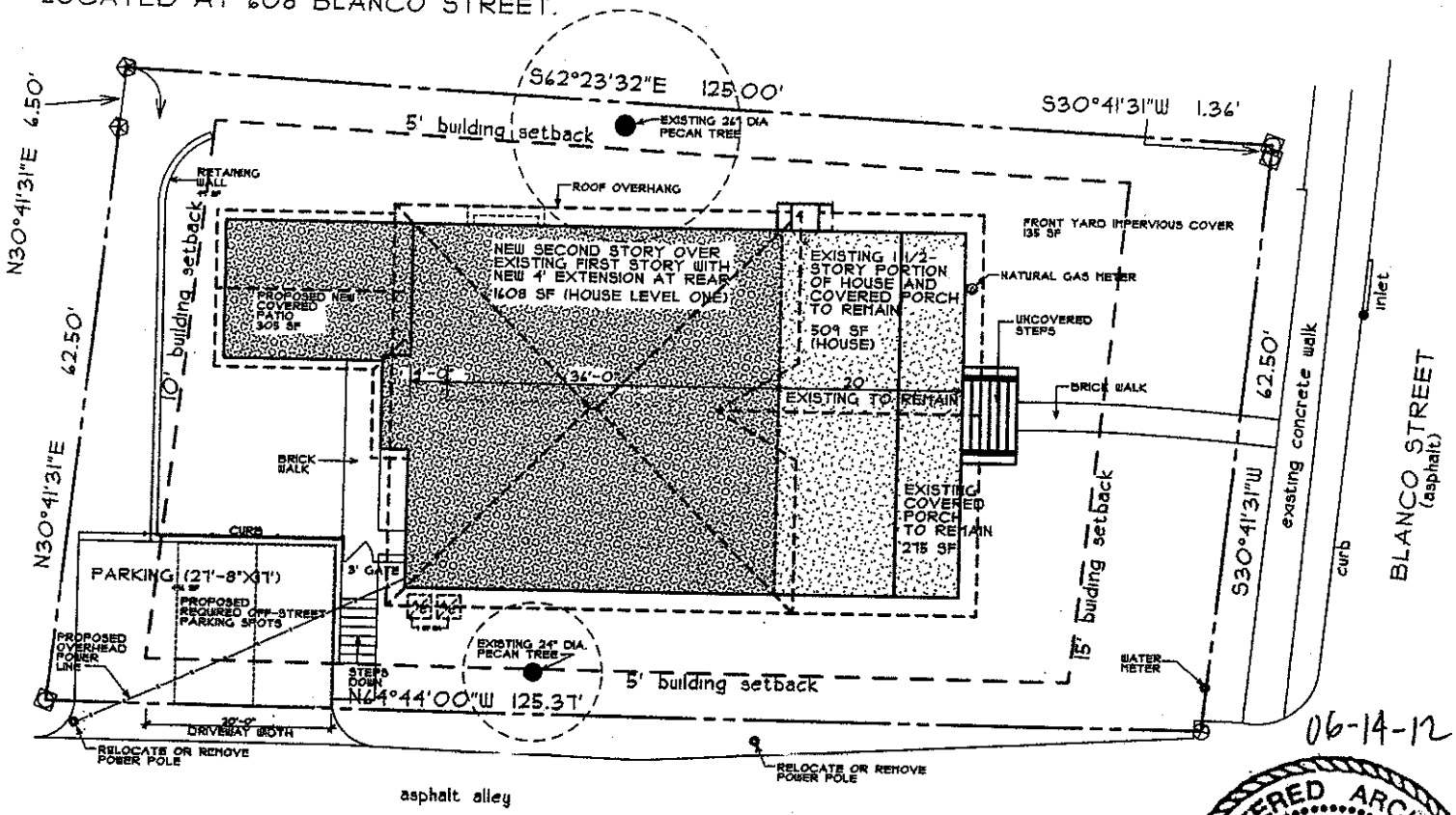
APPROVED BY
HISTORIC LANDMARK COMMISSION
DATE: 4/26/12
BY: _____
(for HLC Chair)

212

J128

608 BLANCO ST.

0.190 ACRE OF LAND, BEING A PORTION OF LOT 5, BROOKS AND SHELLEY SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 197 PAGE 525 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, TOGETHER WITH A PORTION OF OUTLOT 3 DIVISION Z, OF THE GOVERNMENT OUTLOTS TO THE CITY OF AUSTIN, ACCORDING TO THE MAP ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, AND BEING ALL OF THOSE TWO TRACTS WHICH WERE CONVEYED TO PHILIP L. SOLOMON BY DEED RECORDED IN VOLUME 12155 PAGE 2281 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. LOCATED AT 608 BLANCO STREET.



PLOT PLAN

SCALE: 1"=20'

06-14-12

REGISTERED ARCHITECT
DAVID C. ROWLAND JR.
15354
STATE OF TEXAS

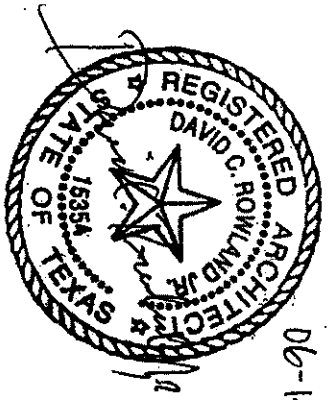
608 BLANCO ST. REMODEL 2012

608 BLANCO ST., AUSTIN, TRAVIS COUNTY, TX
DESIGN BY IAN CURRIER, HORSESHOE BAY, TX 830-598-9700
DRAWN BY HOUSE PLANS, ETC., MARBLE FALLS, TX 78654 830-201-4150

PLAN DATE 6/11/12

SHEET P1

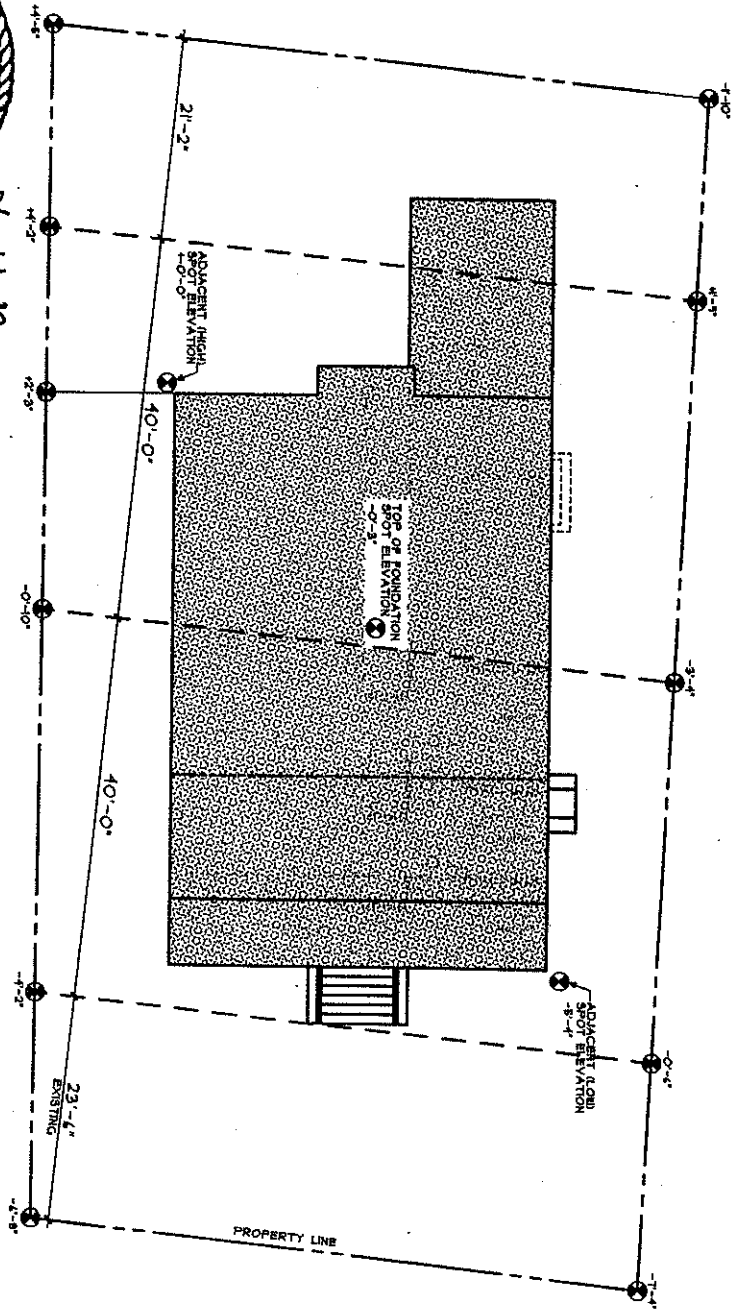
C1/29



06-14-12

SETBACK PLANE COMPLIANCE PLAN

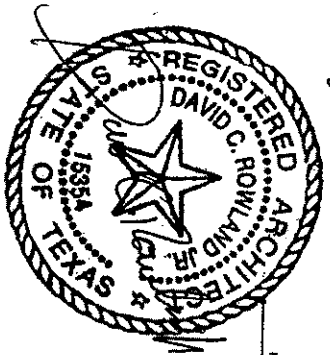
SCALE: 1"=20'





SHEET	608 BLANCO ST. REMODEL 2012	PLAN DATE
P2	608 BLANCO ST., AUSTIN, TRAVIS COUNTY, TX DESIGN BY JAN CURRIER, HORSESHOE BAY, TX 830-596-9700 DRAWN BY HOUSE PLANS, ETC., MARBLE FALLS, TX 78654 830-201-4150	6/11/12 REVISION

C/30



06-14-12

LEVEL ONE FLOOR PLAN

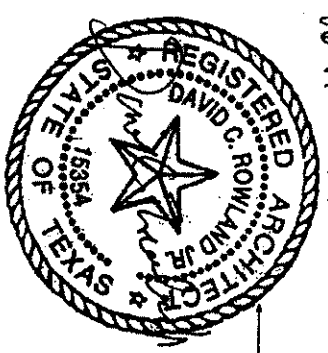
SCALE: 3/32" = 1'-0"

LEVEL ONE LIVING AREA = 2,049 SQ.FT.
LEVEL 2 LIVING AREA = 1,850 SQ.FT.
TOTAL LIVING AREA = 3,899 SQ.FT.

UNHEATED STORAGE AREA = 49 SQ.FT.
COVERED PORCH AREA = 215 SQ.FT.
COVERED PATIO AREA = 304 SQ.FT.

SHEET FP1	608 BLANCO ST. REMODEL 2012	PLAN DATE 6/11/12
	608 BLANCO ST., AUSTIN, TRAVIS COUNTY, TX DESIGN BY JAN CURRIER, HORSESHOE BAY, TX 830-598-9700 DRAWN BY HOUSE PLANS, ETC., MARBLE FALLS, TX 78654 830-201-4160	REVISION

C1
31



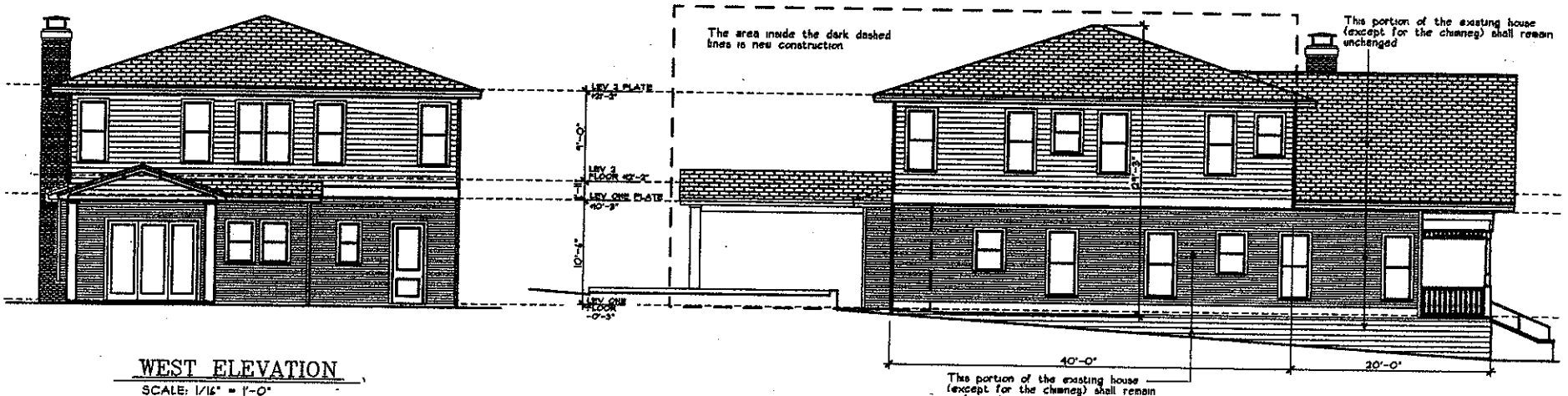
06-14-12

LEVEL 2 FLOOR PLAN

SCALE: 3/32" = 1'-0"

SHEET FP2	608 BLANCO ST. REMODEL 2012	PLAN DATE 6/11/12
	608 BLANCO ST., AUSTIN, TRAVIS COUNTY, TX DESIGN BY JAN CURRIER, HORSESHOE BAY, TX 830-598-9700 DRAWN BY HOUSE PLANS, ETC., MARBLE FALLS, TX 78654 830-201-4150	REVISION

J132



WEST ELEVATION
SCALE: 1/16" = 1'-0"

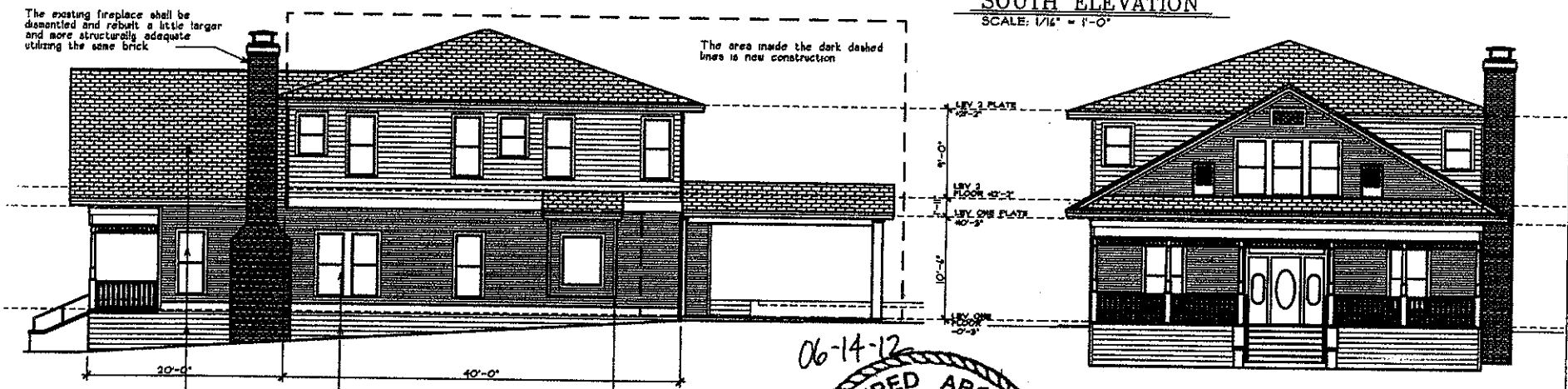
The area inside the dark dashed lines is new construction

This portion of the existing house (except for the chimney) shall remain unchanged

This portion of the existing house (except for the chimney) shall remain unchanged

SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

The existing fireplace shall be dismantled and rebuilt a little larger and more structurally adequate utilizing the same brick



NORTH ELEVATION
SCALE: 1/16" = 1'-0"

EAST ELEVATION
SCALE: 1/16" = 1'-0"

06-14-12

REGISTERED ARCHITECT
DAVID C. ROWLAND JR.
15354
STATE OF TEXAS

608 BLANCO ST. REMODEL 2012

608 BLANCO ST., AUSTIN, TRAVIS COUNTY, TX
DESIGN BY JAN CURRIER, HORSESHOE BAY, TX 830-598-9700
DRAWN BY HOUSE PLANS, ETC., MARBLE FALLS, TX 78654 830-201-4450

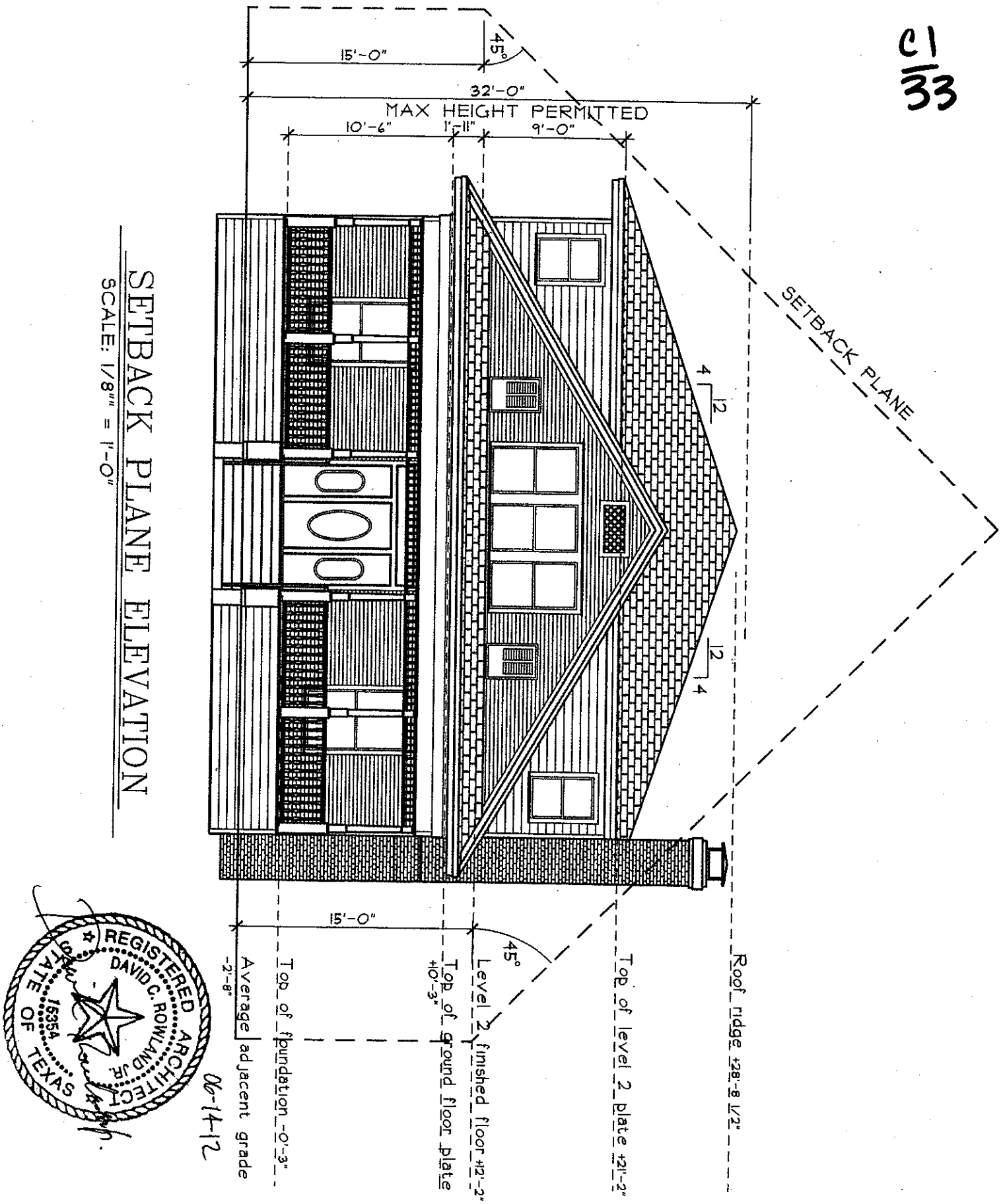
PLAN DATE 6/11/12
REVISION

SHEET
E1

C1
33

SETBACK PLANE ELEVATION

SCALE: 1/8"" = 1'-0"



REGISTERED ARCHITECT DAVID C. ROWLAND JR. 15354 STATE OF TEXAS

06-14-12

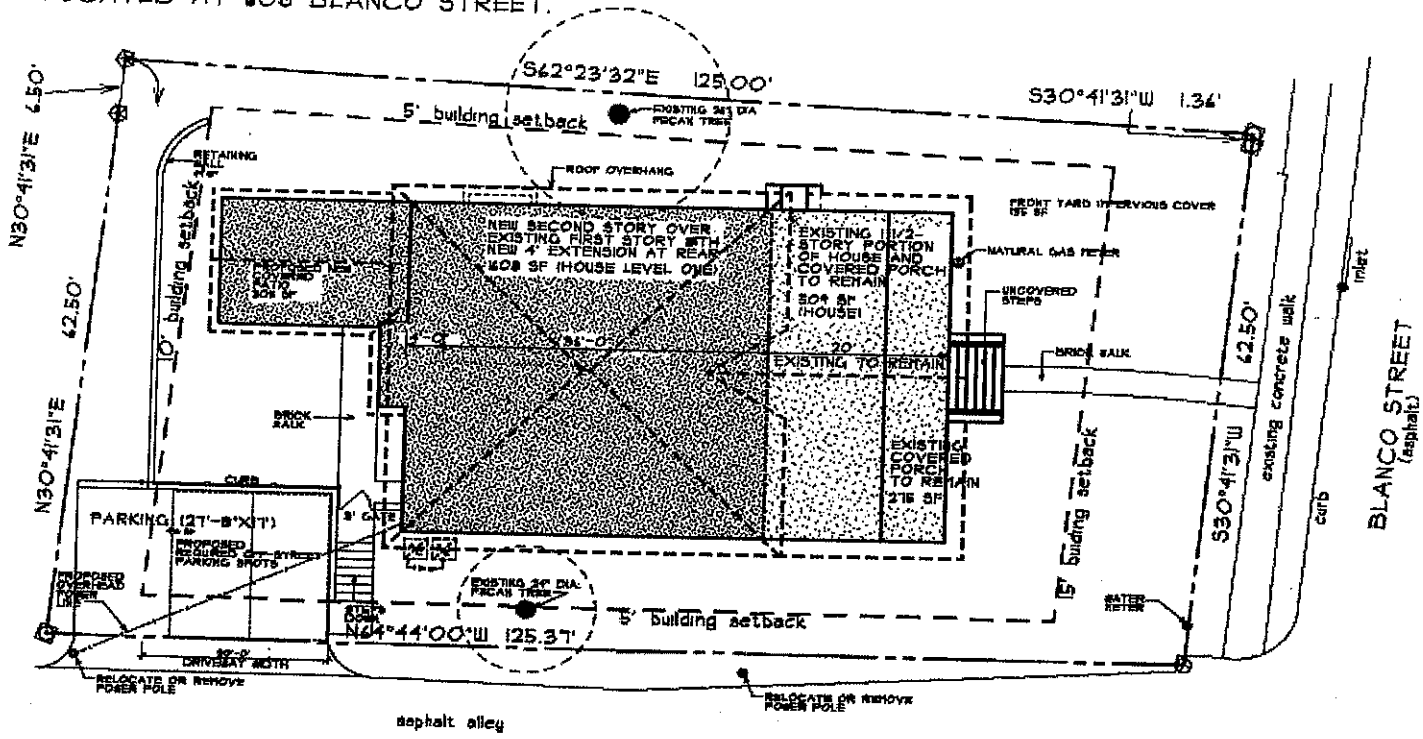
SHEET	608 BLANCO ST. REMODEL 2012	PLAN DATE
E2	608 BLANCO ST., AUSTIN, TRAVIS COUNTY, TX DESIGN BY JAN CURRIER, HORSESHOE BAY, TX 830-595-9700 DRAWN BY HOUSE PLANS, ETC., MARBLE FALLS, TX 78654 830-201-4150	6/11/12 REVISION

LOT ANALYSIS

Calculated Lot Area = 8,993 SF

608 BLANCO ST.

0.190 ACRE OF LAND, BEING A PORTION OF LOT 5, BROOKS AND SHELLEY SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 197 PAGE 525 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, TOGETHER WITH A PORTION OF OUTLOT 3 DIVISION Z, OF THE GOVERNMENT OUTLOTS TO THE CITY OF AUSTIN, ACCORDING TO THE MAP ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, AND BEING ALL OF THOSE TWO TRACTS WHICH WERE CONVEYED TO PHILIP L. SOLOMON BY DEED RECORDED IN VOLUME 12155 PAGE 2281 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. LOCATED AT 608 BLANCO STREET.

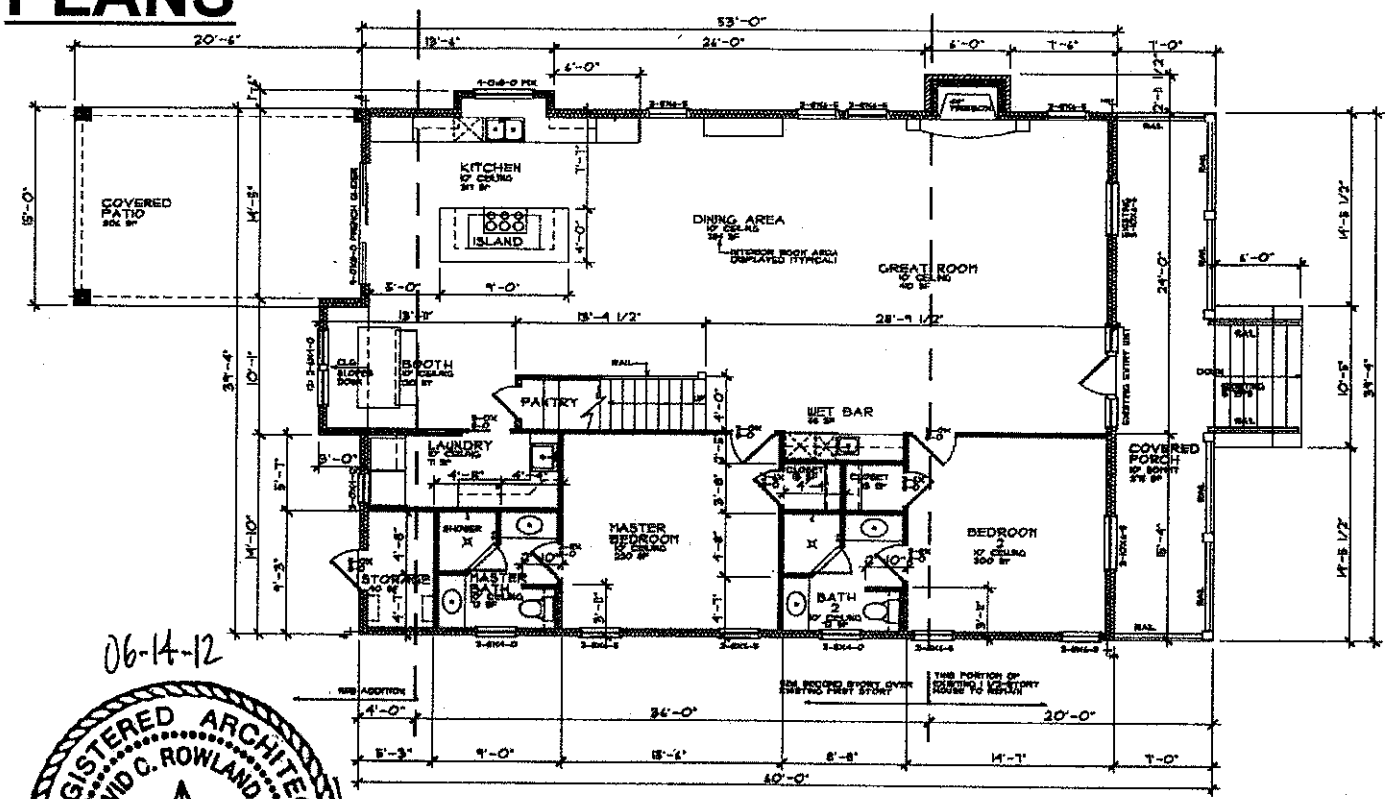


PLOT PLAN

06-14-12

REGISTERED ARCHITECT
DAVID C. ROWLAND JR.
15354
STATE OF TEXAS

PLANS



LEVEL ONE FLOOR PLAN

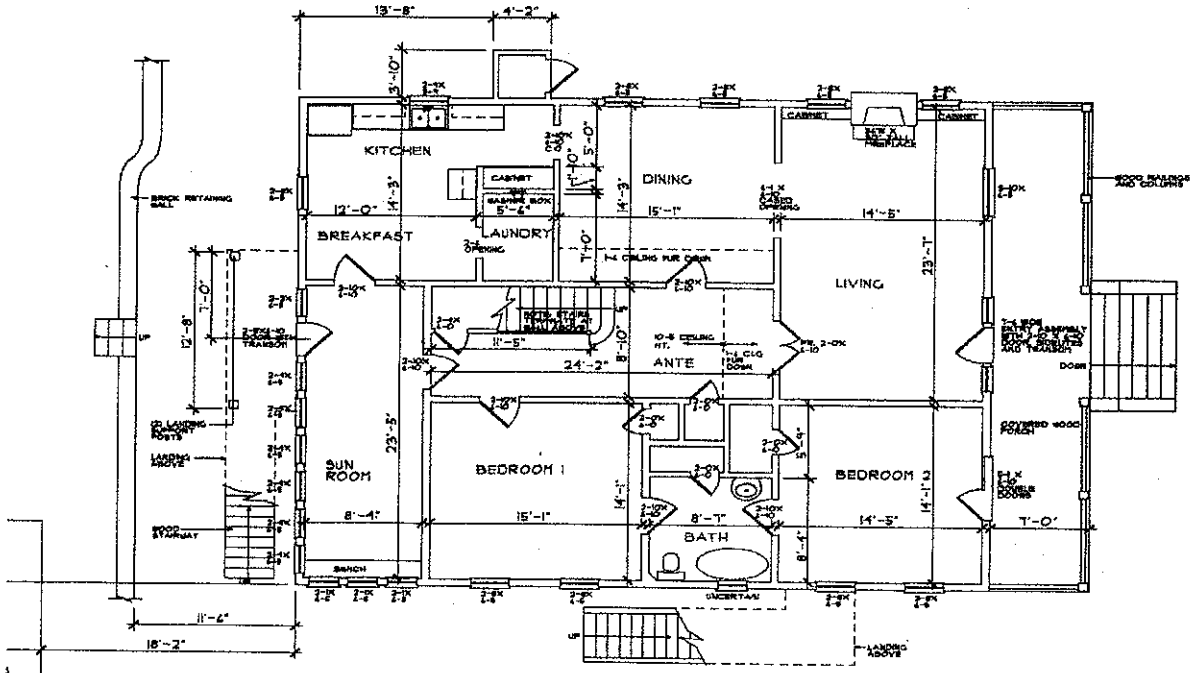
SCALE: 3/32" = 1'-0"

LEVEL ONE LIVING AREA = 3,045 SQ.FT.
LEVEL 2 LIVING AREA = 1,850 SQ.FT.
TOTAL LIVING AREA = 5,895 SQ.FT.
UNHEATED STORAGE AREA = 41 SQ.FT.
COVERED PORCH AREA = 315 SQ.FT.
COVERED PATIO AREA = 305 SQ.FT.

06-14-12

REGISTERED ARCHITECT
DAVID C. ROWLAND JR.
15354
STATE OF TEXAS

Proposed First Floor

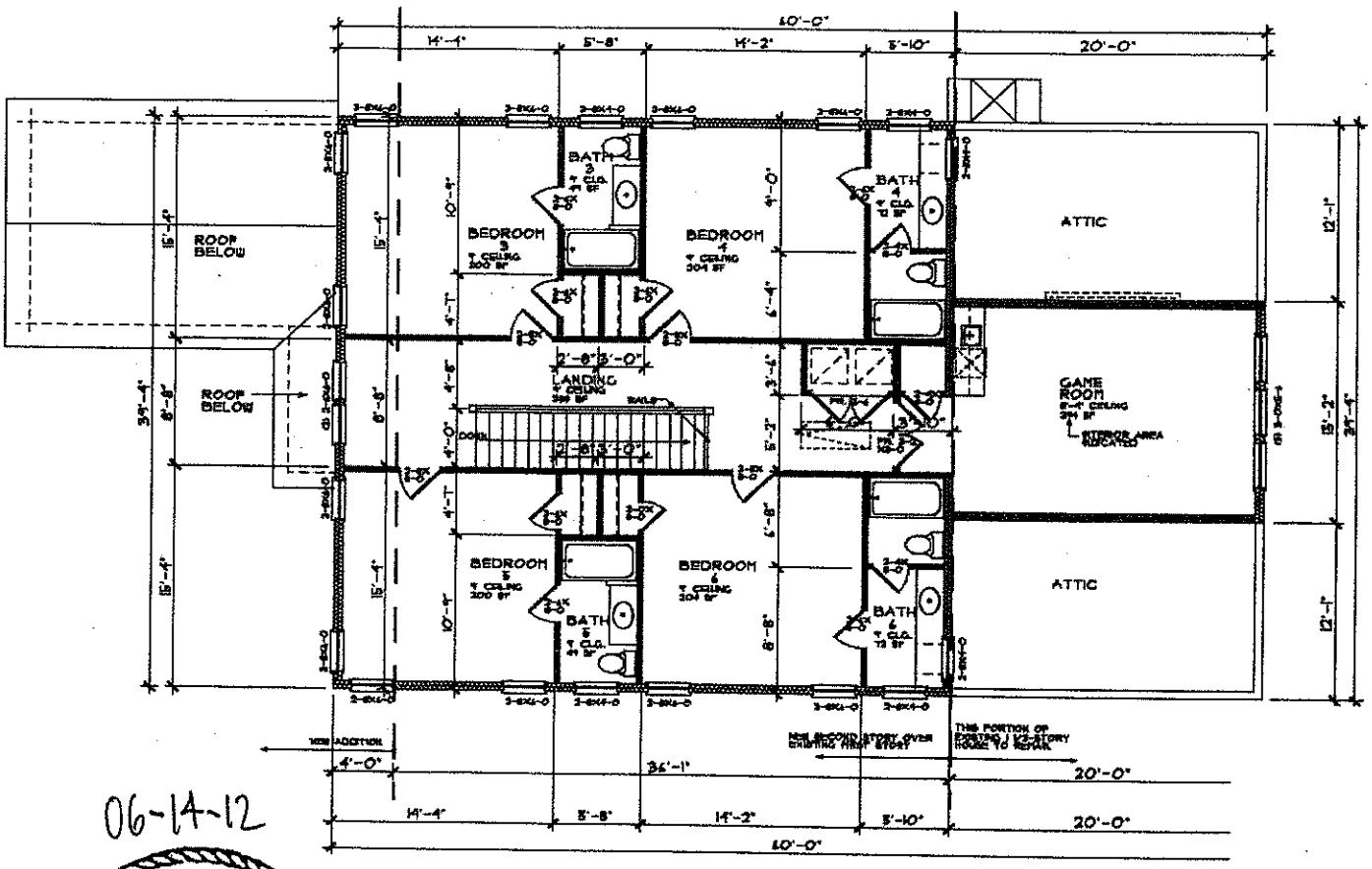


NOTES: 1. ALL CEILINGS THIS LEVEL ARE 10'-0" HIGH UNLESS NOTED OTHERWISE
2. ALL EXTERIOR DOORS AND DOORS HAVE A 6'-0" HEAD HEIGHT
3. WALL THICKNESSES ARE UNKNOWN AND MAY VARY
4. DIMENSIONS MAY VARY +/- 1/2" PER WALL

LEVEL ONE AS-BUILT FLOOR PLAN

Existing First Floor

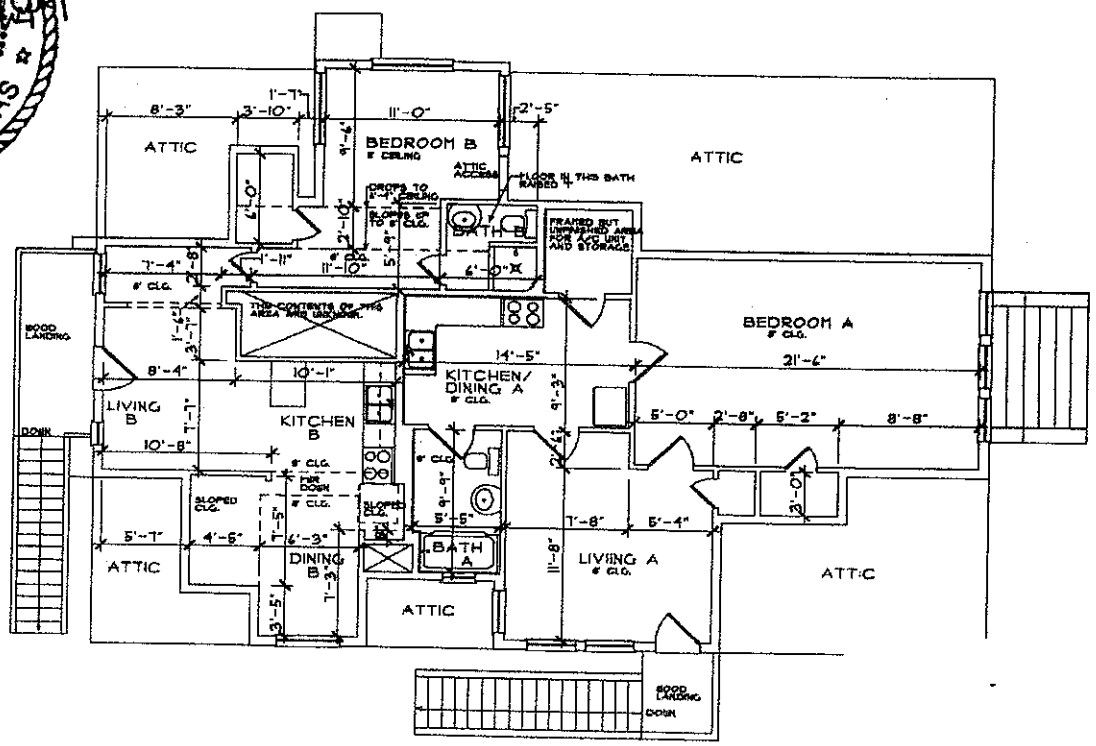
PLANS



Proposed Second Floor

06-14-12

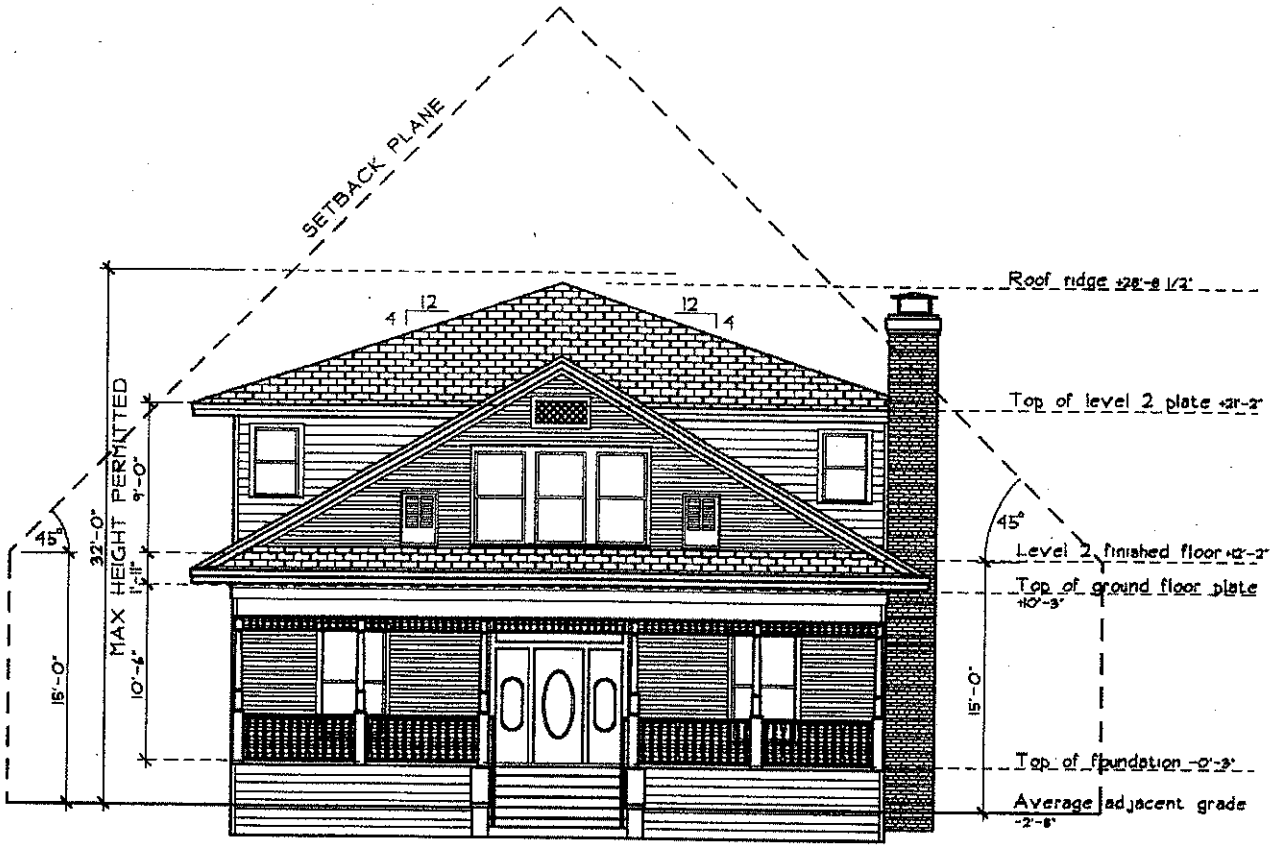
REGISTERED ARCHITECT
DAVID C. ROWLAND JR.
15354
STATE OF TEXAS



LEVEL TWO AS-BUILT FLOOR PLAN

Existing Second Floor

PLANS



Proposed Front Elevation



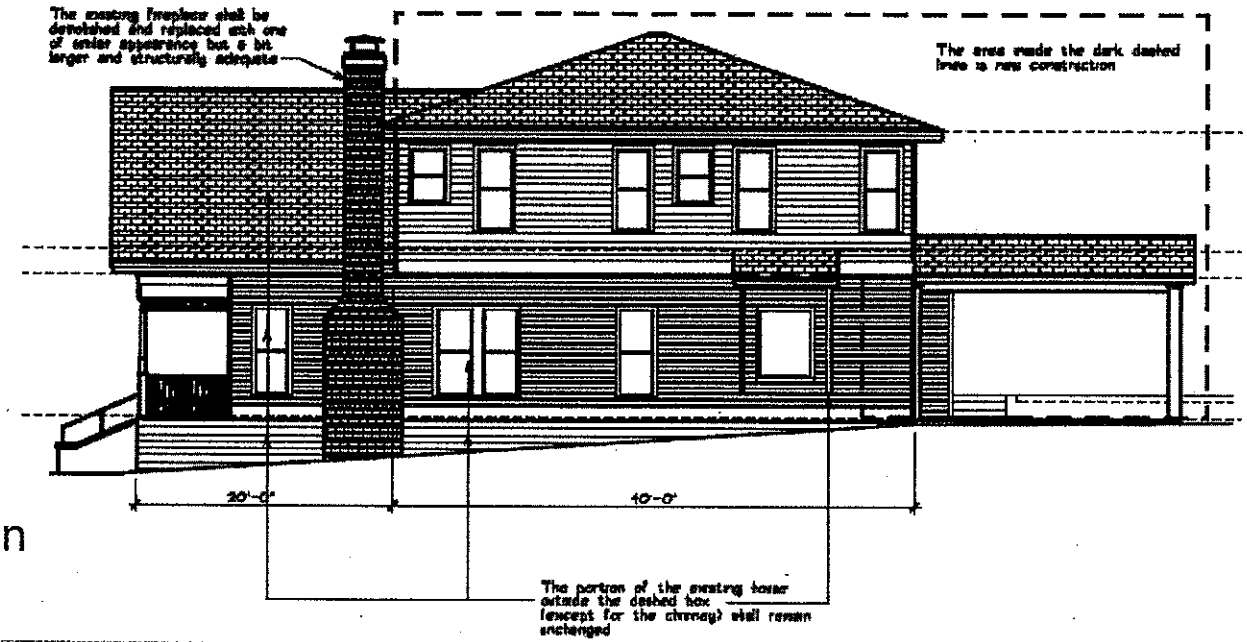
Existing Front Elevation

06-14-12

REGISTERED ARCHITECT
DAVID C. ROWLAND JR.
15354
STATE OF TEXAS

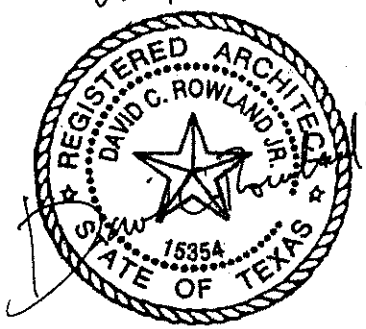
J138

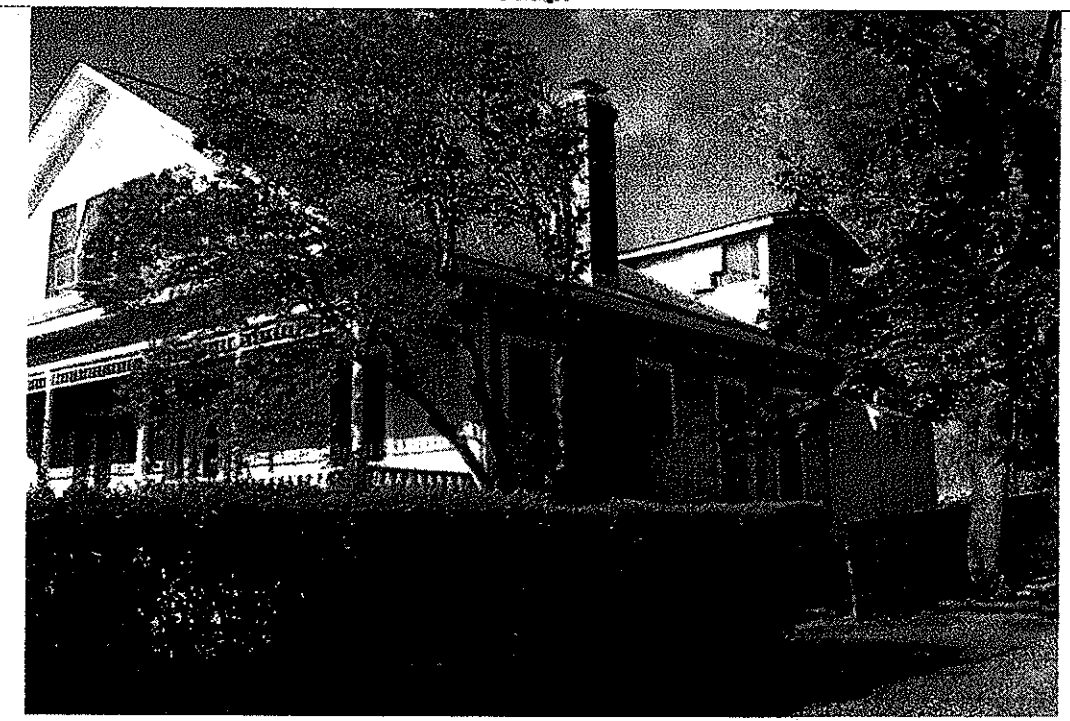
PLANS



Proposed North Elevation

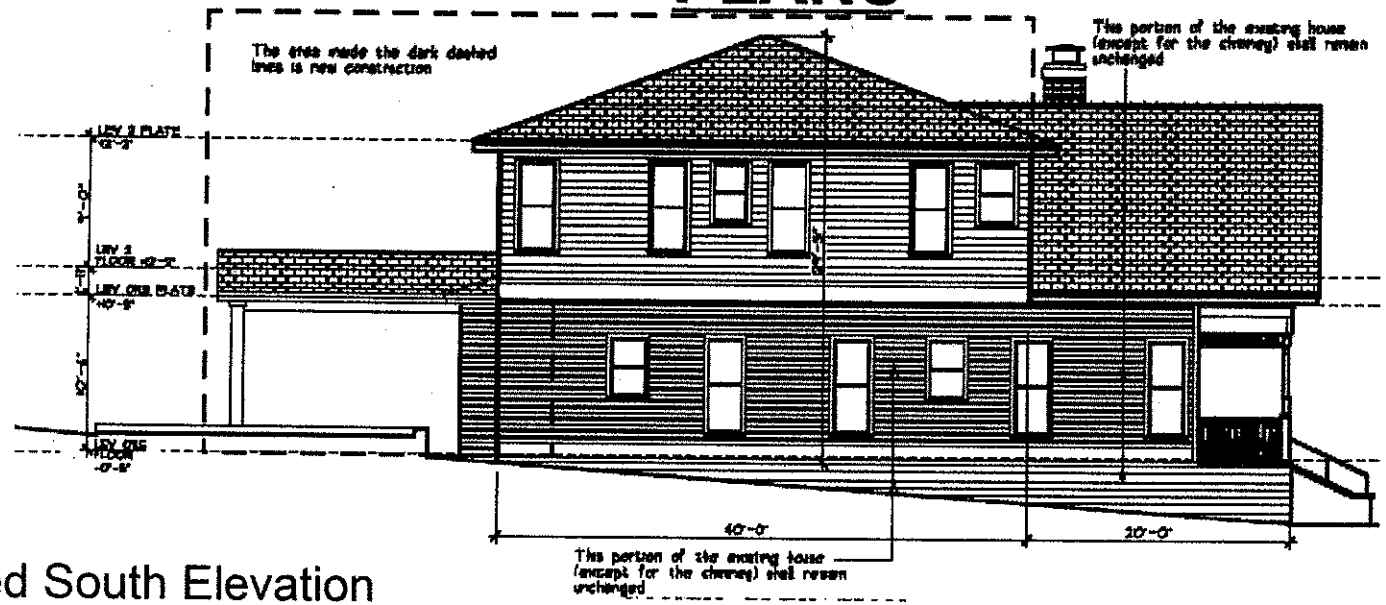
06-14-12





Existing North Elevation

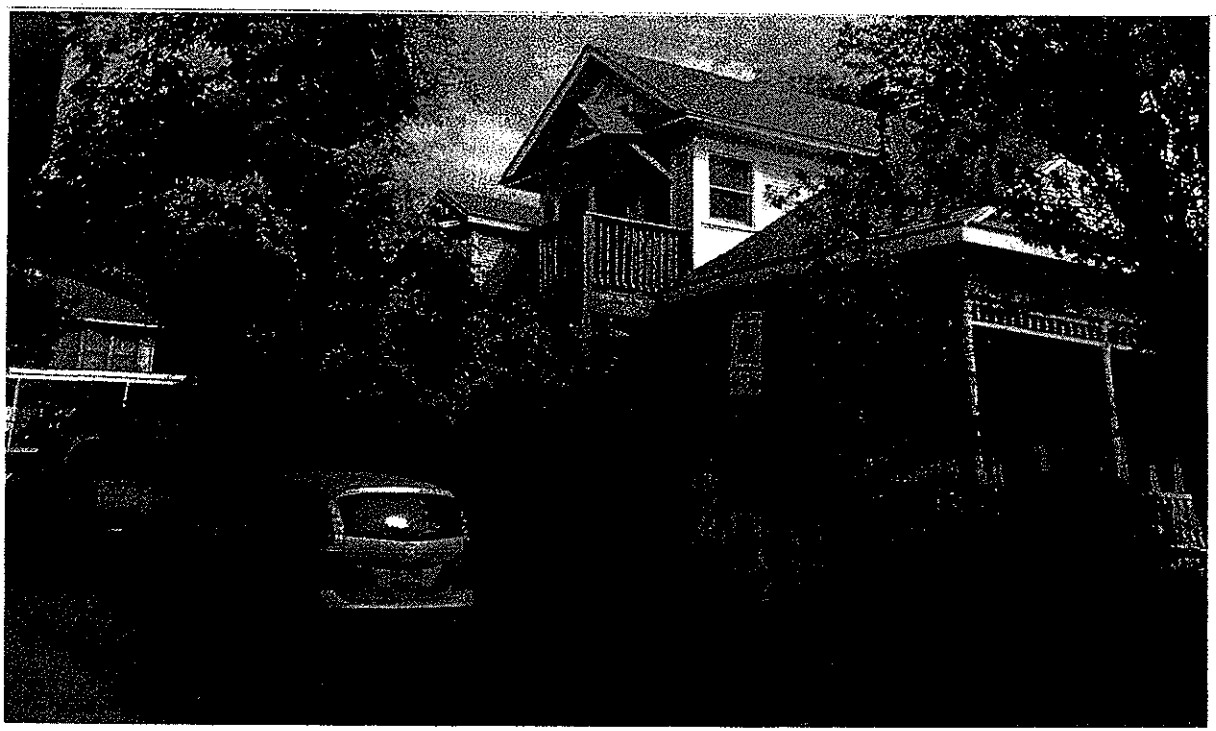
PLANS



Proposed South Elevation

06-14-12

REGISTERED ARCHITECT
DAVID C. ROWLAND JR.
15354
STATE OF TEXAS



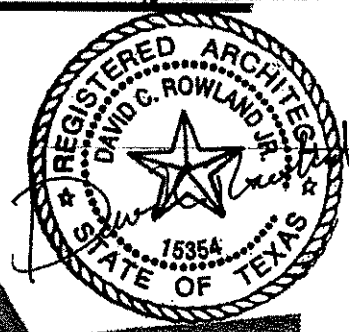
Existing South Elevation

PLANS

CJ 40



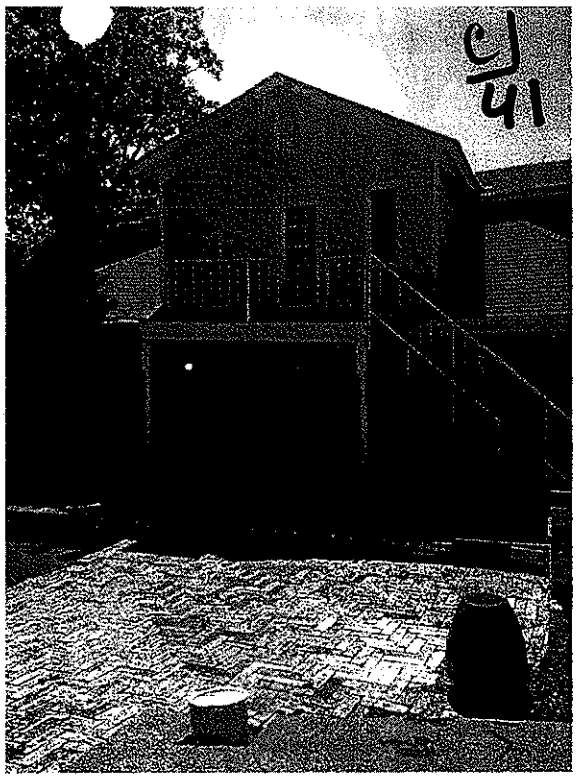
Proposed Rear Elevation



Existing Rear Elevation

20





THE CURRIER RESIDENCE

608 Blanco St.

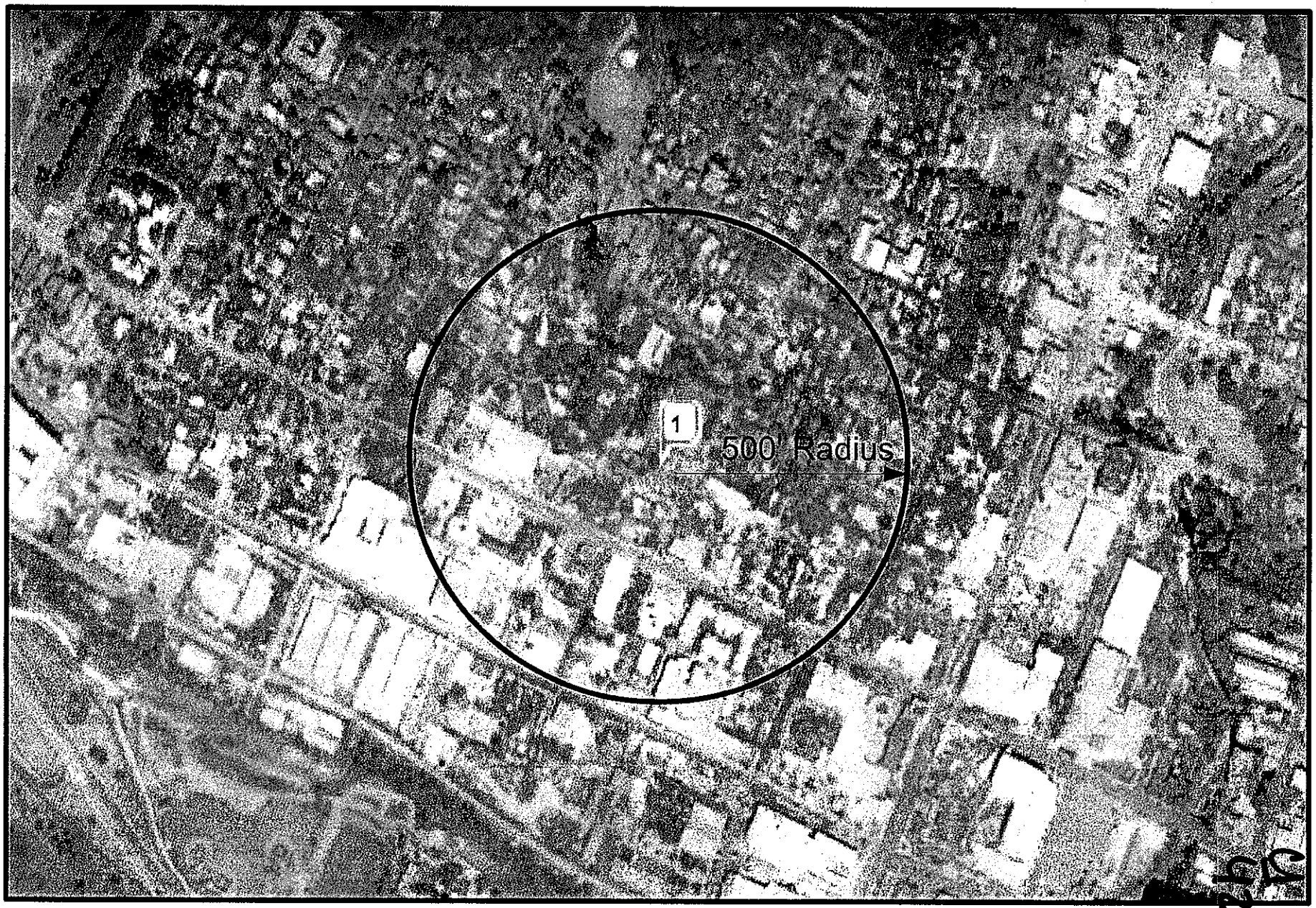
REMODEL AND ADDITION PROJECT

FAR AND SIDEWALL ARTICULATION
VARIANCE REQUEST





Aerial View of 608 Blanco St. and Surrounding Area



Aerial View of 608 Blanco St. and Adjacent Properties



TaxNetUSA: Travis County

Property ID Number: **106509** Ref ID2 Number: **01080105100000**

Owner's Name **CURRIER JAN E**

Mailing Address: PO BOX 9024
HORSESHOE BAY, TX 78657-9024

Location: 608 BLANCO ST 78703

Legal: 0.1900 AC OF LOT 5 OLT 3 DIV Z BROOKS & SHELLEY

Value Information

	2012 Preliminary
Land Value	350,000.00
Improvement Value	239,151.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	589,151.00
10% Cap Value	0.00
Total Value	589,151.00

Property Details

Deed Date	09232011
Deed Volume	
Deed Page	
Exemptions	
Freeze Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	0.190[illegible]
Block	
Tract or Lot	5
Docket No.	2011139671TR
Abstract Code	S01897
Neighborhood Code	Z7340

Data up to date as of 2012-05-30

Value By Jurisdiction

Entity Code	Entity Name	2011 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		589,151.00	589,151.00	589,151.00	589,151.00
01	AUSTIN ISD	1.242000	589,151.00	589,151.00	589,151.00	589,151.
02	CITY OF AUSTIN	0.481100	589,151.00	589,151.00	589,151.00	589,151.00
03	TRAVIS COUNTY	0.485500	589,151.00	589,151.00	589,151.00	589,151.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.078900	589,151.00	589,151.00	589,151.00	589,151.00
68	AUSTIN COMM COLL DIST	0.094800	589,151.00	589,151.00	589,151.00	589,151.00

Improvement Information

Improvement ID	State Category	Description
105384		1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
105384	107069	1ST	1st Floor	WW4+	1915	1,872
105384	107070	1/2	Half Floor	WW4+	1915	1,113
105384	382941	011	PORCH OPEN 1ST F	*4+	1915	273
105384	382942	251	BATHROOM	**	1915	3
105384	382943	413	STAIRWAY EXT	A*	1915	2
105384	382945	512	DECK UNCOVRED	*4+	1915	64
105384	382946	522	FIREPLACE	*4+	1915	1
105384	4386756	252	BEDROOMS	**	1915	2
105384	4388253	095	HVAC RESIDENTIAL	**	1915	2,985
105384	4388254	612	TERRACE UNCOVERD	*4+	1915	352
105384	4388255	612	TERRACE UNCOVERD	*4+	1915	2
105384	4388256	612	TERRACE UNCOVERD	*4+	1915	360
105384	4388257	011	PORCH OPEN 1ST F	*4+	1915	64

Total Living Area **2,985**

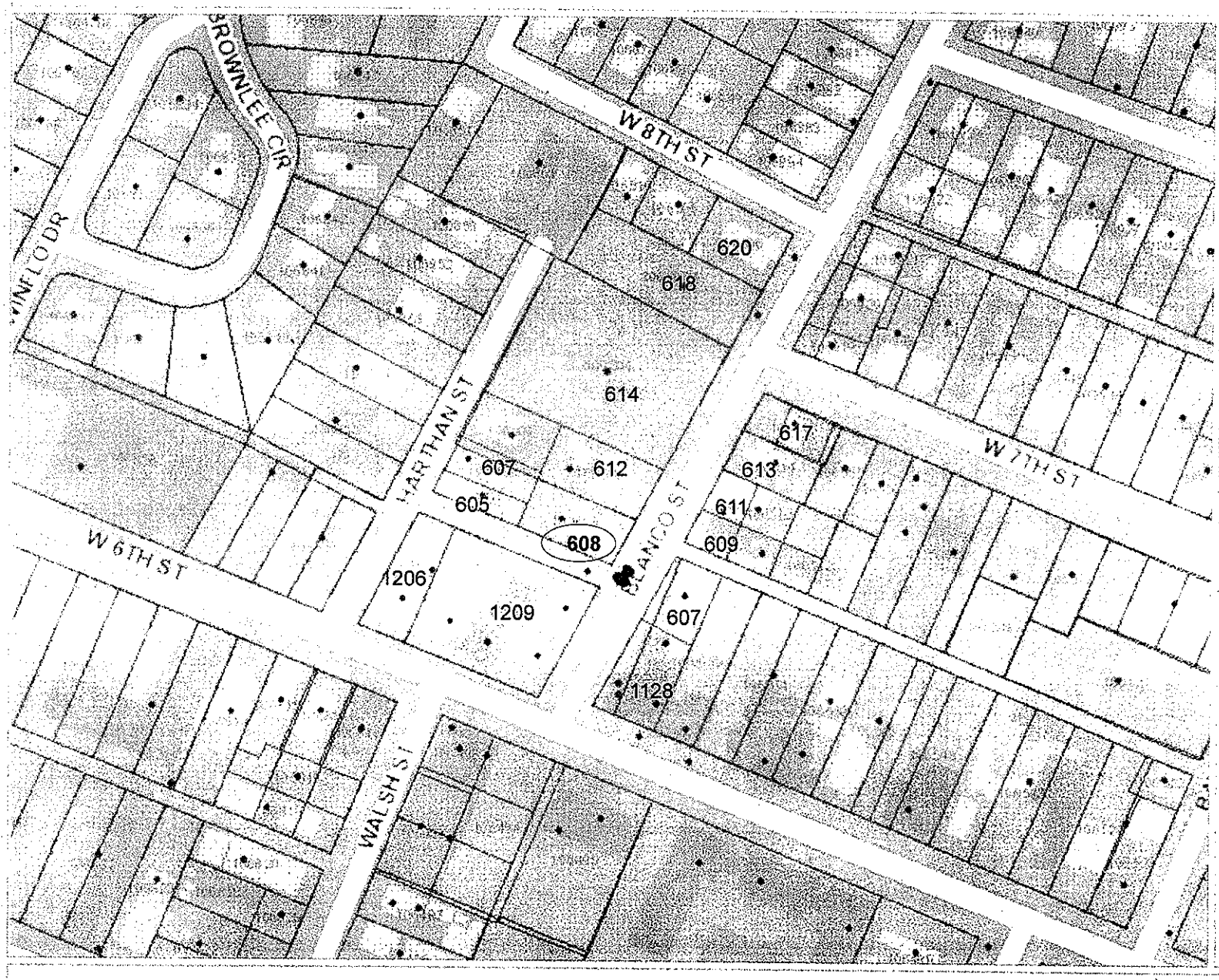
Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
106350	LAND	A1	F	0.190	0	0	8,276

FAR = 36%

sfc

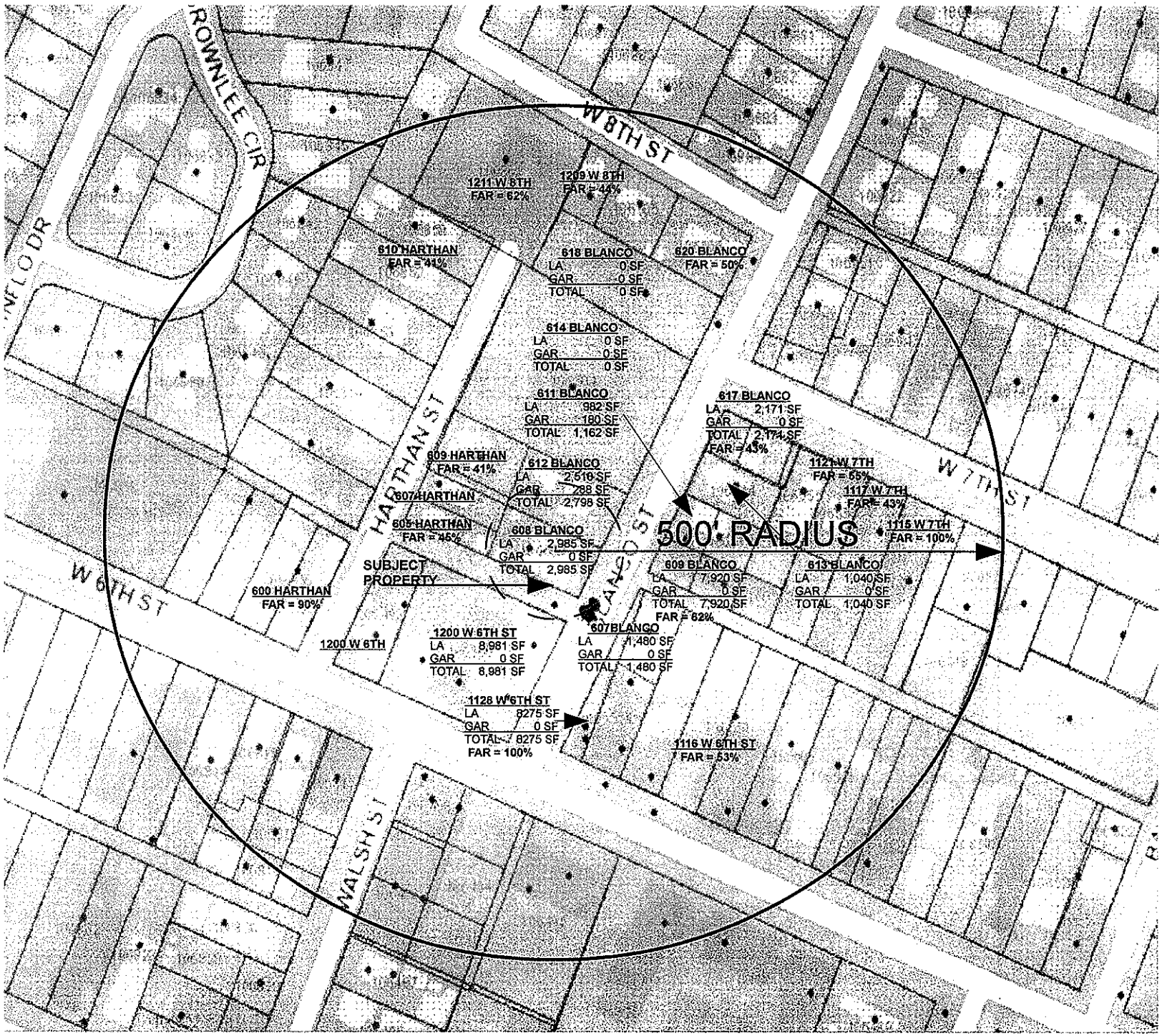
CITY OF AUSTIN DOWNTOWN WEB MAP



ADJACENT PROPERTY ADDRESSES

THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES. THIS PRODUCT HAS BEEN PRODUCED BY THE CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.

HARTHAN ST
BLANCO ST
W 9TH ST
RAYMOND SUBD
PECAN SQUARE
0108010405
DIV Z
0108010504
SITRA AND C CADDN
0108031538
BROOKS & SHELTON SUBD
0108010510
OLIN S HAGER SUBD
0108010507
MADDOX HEIGHTS
THE GARDENS AT WEST 7TH CONDOMINIUMS AMD
0108010652
BUTTLE ADDN
0108010610
OWNLEE CIR
VIEW
0108031334
0108031331
0108031312
0108031313
0108031314
0108031315
0108031328
0108031527
0108031526
0108031525
0108031524
0108031535
0108031521
0108031707
0108031706
0108031705
0109010110
0109010111
0108010626
0108010601
0108010625
0108010623
0108010622
0108010621
0108010619
0108010603
0108010604
0108010605
0108010650
0108010651
0108010602
0108010509
0108010508
0108010511
0108010506
0108010401
0108010501
0108010502
0108010503
0108031502
0108031503
0108031504
0108031505
0108031506
0108031507
0108031508
0108031509
0108031510
0108031401
0108031402
0108031403
0108031404
0109010426
0109010425
0109010424
0109010402
0109010403
0109010404
0109010406
0109010405
0109010407
0109010408
0109010409
0109010410
0109010411
0109010412
0109010501
0109010502
0109010503
0109010504
0109010505
0109010506
0109010507
0109010508
0109010509
0109010510
0109010511
0109010512
0109010513
0109010514
0109010515
0109010516
0109010517
0109010518
0109010519
0109010520
0109010521
0109010522
0109010523
0109010524
0109010525
0109010526
0109010527
0109010528
0109010529
0109010530
0109010531
0109010532
0109010533
0109010534
0109010535
0109010536
0109010537
0109010538
0109010539
0109010540
0109010541
0109010542
0109010543
0109010544
0109010545
0109010546
0109010547
0109010548
0109010549
0109010550
0109010551
0109010552
0109010553
0109010554
0109010555
0109010556
0109010557
0109010558
0109010559
0109010560
0109010561
0109010562
0109010563
0109010564
0109010565
0109010566
0109010567
0109010568
0109010569
0109010570
0109010571
0109010572
0109010573
0109010574
0109010575
0109010576
0109010577
0109010578
0109010579
0109010580
0109010581
0109010582
0109010583
0109010584
0109010585
0109010586
0109010587
0109010588
0109010589
0109010590
0109010591
0109010592
0109010593
0109010594
0109010595
0109010596
0109010597
0109010598
0109010599
0109010600
0109010601
0109010602
0109010603
0109010604
0109010605
0109010606
0109010607
0109010608
0109010609
0109010610
0109010611
0109010612
0109010613
0109010614
0109010615
0109010616
0109010617
0109010618
0109010619
0109010620
0109010621
0109010622
0109010623
0109010624
0109010625
0109010626
0109010627
0109010628
0109010629
0109010630
0109010631
0109010632
0109010633
0109010634
0109010635
0109010636
0109010637
0109010638
0109010639
0109010640
0109010641
0109010642
0109010643
0109010644
0109010645
0109010646
0109010647
0109010648
0109010649
0109010650
0109010651
0109010652
0109010653
0109010654
0109010655
0109010656
0109010657
0109010658
0109010659
0109010660
0109010661
0109010662
0109010663
0109010664
0109010665
0109010666
0109010667
0109010668
0109010669
0109010670
0109010671
0109010672
0109010673
0109010674
0109010675
0109010676
0109010677
0109010678
0109010679
0109010680
0109010681
0109010682
0109010683
0109010684
0109010685
0109010686
0109010687
0109010688
0109010689
0109010690
0109010691
0109010692
0109010693
0109010694
0109010695
0109010696
0109010697
0109010698
0109010699
0109010700
0109010701
0109010702
0109010703
0109010704
0109010705
0109010706
0109010707
0109010708
0109010709
0109010710
0109010711
0109010712
0109010713
0109010714
0109010715
0109010716
0109010717
0109010718
0109010719
0109010720
0109010721
0109010722
0109010723
0109010724
0109010725
0109010726
0109010727
0109010728
0109010729
0109010730
0109010731
0109010732
0109010733
0109010734
0109010735
0109010736
0109010737
0109010738
0109010739
0109010740
0109010741
0109010742
0109010743
0109010744
0109010745
0109010746
0109010747
0109010748
0109010749
0109010750
0109010751
0109010752
0109010753
0109010754
0109010755
0109010756
0109010757
0109010758
0109010759
0109010760
0109010761
0109010762
0109010763
0109010764
0109010765
0109010766
0109010767
0109010768
0109010769
0109010770
0109010771
0109010772
0109010773
0109010774
0109010775
0109010776
0109010777
0109010778
0109010779
0109010780
0109010781
0109010782
0109010783
0109010784
0109010785
0109010786
0109010787
0109010788
0109010789
0109010790
0109010791
0109010792
0109010793
0109010794
0109010795
0109010796
0109010797
0109010798
0109010799
0109010800
0109010801
0109010802
0109010803
0109010804
0109010805
0109010806
0109010807
0109010808
0109010809
0109010810
0109010811
0109010812
0109010813
0109010814
0109010815
0109010816
0109010817
0109010818
0109010819
0109010820
0109010821
0109010822
0109010823
0109010824
0109010825
0109010826
0109010827
0109010828
0109010829
0109010830
0109010831
0109010832
0109010833
0109010834
0109010835
0109010836
0109010837
0109010838
0109010839
0109010840
0109010841
0109010842
0109010843
0109010844
0109010845
0109010846
0109010847
0109010848
0109010849
0109010850
0109010851
0109010852
0109010853
0109010854
0109010855
0109010856
0109010857
0109010858
0109010859
0109010860
0109010861
0109010862
0109010863
0109010864
0109010865
0109010866
0109010867
0109010868
0109010869
0109010870
0109010871
0109010872
0109010873
0109010874
0109010875
0109010876
0109010877
0109010878
0109010879
0109010880
0109010881
0109010882
0109010883
0109010884
0109010885
0109010886
0109010887
0109010888
0109010889
0109010890
0109010891
0109010892
0109010893
0109010894
0109010895
0109010896
0109010897
0109010898
0109010899
0109010900
0109010901
0109010902
0109010903
0109010904
0109010905
0109010906
0109010907
0109010908
0109010909
0109010910
0109010911
0109010912
0109010913
0109010914
0109010915
0109010916
0109010917
0109010918
0109010919
0109010920
0109010921
0109010922
0109010923
0109010924
0109010925
0109010926
0109010927
0109010928
0109010929
0109010930
0109010931
0109010932
0109010933
0109010934
0109010935
0109010936
0109010937
0109010938
0109010939
0109010940
0109010941
0109010942
0109010943
0109010944
0109010945
0109010946
0109010947
0109010948
0109010949
0109010950
0109010951
0109010952
0109010953
0109010954
0109010955
0109010956
0109010957
0109010958
0109010959
0109010960
0109010961
0109010962
0109010963
0109010964
0109010965
0109010966
0109010967
0109010968
0109010969
0109010970
0109010971
0109010972
0109010973
0109010974
0109010975
0109010976
0109010977
0109010978
0109010979
0109010980
0109010981
0109010982
0109010983
0109010984
0109010985
0109010986
0109010987
0109010988
0109010989
0109010990
0109010991
0109010992
0109010993
0109010994
0109010995
0109010996
0109010997
0109010998
0109010999
0109011000
0109011001
0109011002
0109011003
0109011004
0109011005
0109011006
0109011007
0109011008
0109011009
0109011010
0109011011
0109011012
0109011013
0109011014
0109011015
0109011016
0109011017
0109011018
0109011019
0109011020
0109011021
0109011022
0109011023
0109011024
0109011025
0109011026
0109011027
0109011028
0109011029
0109011030
0109011031
0109011032
0109011033
0109011034
0109011035
0109011036
0109011037
0109011038
0109011039
0109011040
0109011041
0109011042
0109011043
0109011044
0109011045
0109011046
0109011047
0109011048
0109011049
0109011050
0109011051
0109011052
0109011053
0109011054
0109011055
0109011056
0109011057
0109011058
0109011059
0109011060
0109011061
0109011062
0109011063
0109011064
0109011065
0109011066
0109011067
0109011068
0109011069
0109011070
0109011071
0109011072
0109011073
0109011074
0109011075
0109011076
0109011077
0109011078
0109011079
0109011080
0109011081
0109011082
0109011083
0109011084
0109011085
0109011086
0109011087
0109011088
0109011089
0109011090
0109011091
0109011092
0109011093
0109011094
0109011095
0109011096
0109011097
0109011098
0109011099
0109011100
0109011101
0109011102
0109011103
0109011104
0109011105
0109011106
0109011107
0109011108
0109011109
0109011110
0109011111
0109011112
0109011113
0109011114
0109011115
0109011116
0109011117
0109011118
0109011119
0109011120
0109011121
0109011122
0109011123
0109011124
0109011125
0109011126
0109011127
0109011128
0109011129
0109011130
0109011131
0109011132
0109011133
0109011134
0109011135
0109011136
0109011137
0109011138
0109011139
0109011140
0109011141
0109011142
0109011143
0109011144
0109011145
0109011146
0109011147
0109011148
0109011149
0109011150
0109011151
0109011152
0109011153
0109011154
0109011155
0109011156
0109011157
0109011158
0109011159
0109011160
0109011161
0109011162
0109011163
0109011164
0109011165
0109011166
0109011167
0109011168
0109011169
0109011170
0109011171
0109011172
0109011173
0109011174
0109011175
0109011176
0109011177
0109011178
0109011179
0109011180
0109011181
0109011182
0109011183
0109011184
0109011185
0109011186
0109011187
0109011188
0109011189
0109011190
0109011191
0109011192
0109011193
0109011194
0109011195
0109011196
0109011197
0109011198
0109011199
0109011200
0109011201
0109011202
0109011203
0109011204
0109011205
0109011206
0109011207
0109011208
0109011209
0109011210
0109011211
0109011212
0109011213
0109011214
0109011215
0109011216
0109011217
0109011218
0109011219
0109011220
0109011221
0109011222
0109011223
0109011224
0109011225
0109011226
0109011227
0109011228
0109011229
0109011230
0109011231
0109011232
0109011233
0109011234
0109011235
0109011236
0109011237
0109011238
0109011239
0109011240
0109011241
0109011242
0109011243
0109011244
0109011245
0109011246
0109011247
0109011248
0109011249
0109011250
0109011251
0109011252
0109011253
0109011254
0109011255
0109011256
0109011257
0109011258
0109011259
0109011260
0109011261
0109011262
0109011263
0109011264
0109011265
0109011266
0109011267
0109011268
0109011269
0109011270
0109011271
0109011272
0109011273
0109011274
0109011275
0109011276
0109011277
0109011278
0109011279
0109011280
0109011281
0109011282
0109011283
0109011284
0109011285
0109011286
0109011287
0109011288
0109011289
0109011290
0109011291
0109011292
0109011293
0109011294
0109011295
0109011296
0109011297
0109011298
0109011299
0109011300
0109011301
0109011302
0109011303
0109011304
0109011305
0109011306
0109011307
0109011308
0109011309
0109011310
0109011311
0109011312
0109011313
0109011314
0109011315
0109011316
0109011317
0109011318
0109011319
0109011320
0109011321
0109011322
0109011323
0109011324
0109011325
0109011326
0109011327
0109011328
0109011329
0109011330
0109011331
0109011332
0109011333
0109011334
0109011335
0109011336
0109011337
0109011338
0109011339
0109011340
0109011341
0109011342
0109011343
0109011344
0109011345
0109011346
0109011347
0109011348
0109011349
0109011350
0109011351
0109011352
0109011353
0109011354
0109011355
0109011356
0109011357
0109011358
0109011359
0109011360
0109011361
0109011362
0109011363
0109011364
0109011365
0109011366
0109011367
0109011368
0109011369
0109011370
0109011371
0109011372
0109011373
0109011374
0109011375
0109011376
0109011377
0109011378
0109011379
0109011380
0109011381
0109011382
0109011383
0109011384
0109011385
0109011386
0109011387
0109011388
0109011389
0109011390
0109011391
0109011392
0109011393
0109011394
0109011395
0109011396
0109011397
0109011398
0109011399
0109011400
0109011401
0109011402
0109011403
0109011404
0109011405
0109011406
0109011407
0109011408
0109011409
0109011410
0109011411
0109011412
0109011413
0109011414
0109011415
0109011416
0109011417
0109011418
0109011419
0109011420
0109011421
0109011422
0109011423
0109011424
0109011425
0109011426
0109011427
0109011428
0109011429
0109011430
0109011431
0109011432
0109011433
0109011434
0109011435
0109011436
0109011437
0109011438
0109011439
0109011440
0109011441
0109011442
0109011443
0109011444
0109011445
0109011446
0109011447
0109011448
0109011449
0109011450
0109011451
0109011452
0109011453
0109011454
0109011455
0109011456
0109011457
0109011458
0109011459
0109011460
0109011461
0109011462
0109011463
0109011464
0109011465
0109011466
0109011467
0109011468
0109011469
0109011470
0109011471
0109011472
0109011473
0109011474
0109011475
0109011476
0109011477
0109011478
0109011479
0109011480
0109011481
0109011482
0109011483
0109011484
0109011485
0109011486
0109011487
0109011488
0109011489
0109011490
0109011491
0109011492
0109011493
0109011494
0109011495
0109011496
0109011497
0109011498
0109011499
0109011500
0109011501
0109011502
0109011503
0109011504
0109011505
0109011506
0109011507
0109011508
0109011509
0109011510
0109011511
0109011512
0109011513
0109011514
0109011515
0109011516
0109011517
0109011518
0109011519
0109011520
0109011521
0109011522
0109011523
0109011524
0109011525
0109011526
0109011527
0109011528
0109011529
0109011530
0109011531
0109011532
0109011533
0109011534
0109011535
0109011536
0109011537
0109011538
0109011539
0109011540
0109011541
0109011542
0109011543
0109011544
0109011545
0109011546
0109011547
0109011548
0109011549
0109011550
0109011551
0109011552
0109011553
0109011554
0109011555
0109011556
0109011557
0109011558
0109011559
0109011560
0109011561
0109011562
0109011563
0109011564
0109011565
0109011566
0109011567
0109011568
0109011569
0109011570
0109011571
0109011572
0109011573
0109011574
0109011575
0109011576
0109011577
0109011578
0109011579
0109011580
0109011581
0109011582
0109011583
0109011584
0109011585
0109011586
0109011587
0109011588
0109011589
0109011590
0109011591
0109011592
0109011593
0109011594
0109011595
0109011596
0109011597
0109011598
0109011599
0109011600
0109011601
0109011602
0109011603
0109011604
0109011605
0109011606
0109011607
0109011608
0109011609
0109011610
0109011611
0109011612
0109011613
0109011614
0109011615
0109011616
0109011617
0109011618
0109011619
0109011620
0109011621
0109011622
0109011623
0109011624
0109011625
0109011626
0109011627
0109011628
0109011629
0109011630
0109011631
0109011632
0109011633
0109011634
0109011635
0109011636
0109011637
0109011638
0109011639
0109011640
0109011641
0109011642
0109011643
0109011644
0109011645
0109011646
0109011647
0109011648
0109011649
0109011650
0109011651
0109011652
0109011653
0109011654
0109011655
0109011656
0109011657
0109011658
0109011659
0109011660
0109011661
0109011662
0109011663
0109011664
0109011665
0109011666
0109011667
0109011668
0109011669
0109011670
0109011671
0109011672
0109011673
0109011674
0109011675
0109011676
0109011677
0109011678
0109011679
0109011680
0109011681
0109011682
0109011683
0109011684
0109011685
0109011686
0109011687
0109011688
0109011689
0109011690
0109011691
0109011692
0109011693
0109011694
0109011695
0109011696
0109011697
0109011698
0109011699
0109011700
0109011701
0109011702
0109011703
0109011704
0109011705
0109011706
0109011707
0109011708
0109011709
0109011710
0109011711
0109011712
0109011713
0109011714
0109011715
0109011716
0109011717
0109011718
0109011719
0109011720
0109011721
0109011722
0109011723
0109011724
0109011725
0109011726
0109011727
0109011728
0109011729
0109011730
0109011731
0109011732
0109011733
0109011734
0109011735
0109011736
0109011737
0109011738
0109011739
0109011740
0109011741
0109011742
0109011743
0109011744
0109011745
0109011746
0109011747
0109011748
0109011749
0109011750
0109011751
0109011752
0109011753
0109011754
0109011755
0109011756
0109011757
0109011758
0109011759
0109011760
0109011761
0109011762
0109011763
0109011764
0109011765
0109011766
0109011767
0109011768
0109011769
0109011770
0109011771
0109011772
0109011773
0109011774
0109011775
0109011776
0109011777
0109011778
0109011779
0109011780
0109011781
0109011782
0109011783
0109011784
0109011785
0109011786
0109011787
0109011788
0109011789
0109011790
0109011791
0109011792
0109011793
0109011794
0109011795
0109011796
0109011797
0109011798
0109011799
0109011800
0109011801
0109011802
0109011803
0109011804
0109011805
0109011806
0109011807
0109011808
0109011809
0109011810
0109011811
0109011812
0109011813
0109011814
0109011815
0109011816
0109011817
0109011818
0109011819
0109011820
0109011821
0109011822
0109011823
0109011824
0109011825
0109011826
0109011827
0109011828
0109011829
0109011830
0109011831
0109011832
0109011833
0109011834
0109011835
0109011836
0109011837
0109011838
0109011839
0109011840
0109011841
0109011842
0109011843
0109011844
0109011845
0109011846
0109011847
0109011848
0109011849
0109011850
0109011851
0109011852
0109011853
0109011854
0109011855
0109011856
0109011857
0109011858
0109011859
0109011860
0109011861
0109011862
0109011863
0109011864
0109011865
0109011866
0109011867
0109011868
0109011869
0109011870
0109011871
0109011872
0109011873
0109011874
0109011875
0109011876
0109011877
0109011878
0109011879
0109011880
0109011881
0109011882
0109011883
0109011884
0109011885
0109011886
0109011887
0109011888
0109011889
0109011890
0109011891
0109011892
0109011893
0109011894
0109011895
0109011896
0109011897
0109011898
0109011899
0109011900
0109011901
0109011902
0109011903
0109011904
0109011905
0109011906
0109011907
0109011908
0109011909
0109011910
0109011911
0109011912
0109011913
0109011914
0109011915
0109011916
0109011917
0109011918
0109011919
0109011920
0109011921
0109011922
0109011923
0109011924
0109011925
0109011926
0109011927
0109011928
0109011929
0109011930
0109011931
0109011932
0109011933
0109011934
0109011935
0109011936
0109011937
0109011938
0109011939
0109011940
0109011941
0109011942
0109011943
0109011944
0109011945
0109011946
0109011947
0109011948
0109011949
0109011950
0109011951
0109011952
0109011953
0109011954
0109011955
0109011956
0109011957
0109011958
0109011959
0109011960
0109011961
0109011962
0109011963
0109011964
0109011965
0109011966
0109011967
0109011968
0109011969
0109011970
0109011971
0109011972
0109011973
0109011974
0109011975
0109011976
0109011977
0109011978
0109011979
0109011980
0109011981
0109011982
0109011983
0109011984
0109011985
0109011986
0109011987
0109011988
0109011989
0109011990
0109011991
0109011992
0109011993
0109011994
0109011995
0109011996
0109011997
0109011998
0109011999
0109012000
0109012001
0109012002
0109012003
0109012004
0109012005
0109012006
0109012007
0109012008
0109012009
0109012010
0109012011
0109012012
0109012013
0109012014
0109012015
0109012016
0109012017
0109012018
0109012019
0109012020
0109012021
0109012022
0109012023
0109012024
0109012025
0109012026
0109012027
0109012028
0109012029
0109012030
0109012031
0109012032
0109012033
0109012034
0109012035
0109012036
0109012037
0109012038
0109012039
0109012040
0109012041
0109012042
0109012043
0109012044
0109012045
0109012046
0109012047
0109012048
0109012049
0109012050
0109012051
0109012052
0109012053
0109012054
0109012055
0109012056
0109012057
0109012058
0109012059
0109012060
0109012061
0109012062
0109012063
0109012064
0109012065
0109012066
0109012067
0109012068
0109012069
0109012070
0109012071
0109012072
0109012073
0109012074
0109012075
0109012076
0109012077
0109012078
0109012079
0109012080
0109012081
0109012082
0109012083
0109012084
0109012085
0109012086
0109012087
0109012088
0109012089
0109012090
0109012091
0109012092
0109012093
0109012094
0109012095
0109012096
0109012097
0109012098
0109012099
0109012100
0109012101
0109012102
0109012103
0109012104
0109012105
0109012106
0109012107
0109012108
0109012109
0109012110
0109012111
0109012112
0109012113
0109012114
0109012115
0109012116
0109012117
0109012118
0109012119
0109012120
0109012121
0109012122
0109012123
0109012124
0109012125
0109012126
0109012127
0109012128
0109012129
0109012130
0109012131
0109012132
0109012133
0109012134
0109012135
0109012136
0109012137
0109012138
0109012139
0109012140
0109012141
0109012142
0109012143
0109012144
0109012145
0109012146
0109012147
0109012148
0109012149
0109012150
0109012151
0109012152
0109012153
0109012154
0109012155
0109012156
0109012157
0109012158
0109012159
0109012160
0109012161
0109012162
0109012163
0109012164
0109012165
0109012166
0109012167
0109012168
0109012169
0109012170
0109012171
0109012172
0109012173
0109012174
0109012175
0109012176
0109012177
0109012178
0109012179
0109012180
0109012181
0109012182
0109012183
0109012184
0109012185
0109012186
0109012187
0109012188
0109012189
0109012190
0109012191
0109012192
0109012193
0109012194
0109012195
0109012196
0109012197
0109012198
0109012199
0109012200
0109012201
0109012202
0109012203
0109012204
0109012205
0109012206
0109012207
0109012208
0109012209
0109012210
0109012211
0109012212
0109012213
0109012214
0109012215
0109012216
0109012217
0109012218
0109012219
0109012220
0109012221
0109012222
0109012223
0109012224
0109012225
0109012226
0109012227
0109012228
0109012229
0109012230
0109012231
0109012232
0109012233
0109012234
0109012235
0109012236
0109012237
0109012238
0109012239
0109012240
0109012241
0109012242
0109012243
0109012244
0109012245
0109012246
0109012247
0109012248
0109012249
0109012250
0109012251
0109012252
0109012253
0109012254
0109012255
0109012256
0109012257
0109012258
0109012259
0109012260
0109012261
0109012262
0109012263
0109012264
0109012265
0109012266
0109012267
0109012268
0109012269
0109012270
0109012271
0109012272
0109012273
0109012274
0109012275
0109012276
0109012277
0109012278
0109012279
0109012280
0109012281
0109012282
0109012283
0109012284
0109012285
0109012286
0109012287
0109012288
0109012289
0109012290
0109012291
0109012292
0109012293
0109012294
0109012295
0109012296
0109012297
0109012298
0109012299
0109012300
0109012301
0109012302
0109012303
0109012304
0109012305
0109012306
0109012307
0109012308
0109012309
0109012310
0109012311
0109012312
0109012313
0109012314
0109012315
0109012316
0109012317
0109012318
0109012319
0109012320
0109012321
0109012322
0109012323
0109012324
0109012325
0109012326
0109012327
0109012328
0109012329
0109012330
0109012331
0109012332
0109012333
0109012334
0109012335
0109012336
0109012337
0109012338
0109012339
0109012340
0109012341
0109012342
0109012343
0109012344
0109012345
0109012346
0109012347
0109012348
0109012349
0109012350
0109012351
0109012352
0109012353
0109012354
0109012355
0109012356
0109012357
0109012358
0109012359
0109012360
0109012361
0109012362
0109012363
0109012364
0109012365
0109012366
0109012367
0109012368
0109012369
0109012370
0109012371
0109012372
0109012373
0109012374
0109012375
0109012376
0109012377
0109012378
0109012379
0109012380
0109012381
0109012382
0109012383
0109012384
0109012385
0109012386
0109012387
0109012388
0109012389
0109012390
0109012391
0109012392
0109012393
0109012394
0109012395
0109012396
0109012397
0109012398
0109012399
0109012400
0109012401
0109012402
0109012403
0109012404
0109012405
0109012406
0109012407
0109012408
0109012409
0109012410
0109012411
0109012412
0109012413
0109012414
0109012415
0109012416
0109012417
0109012418
0109012419
0109012420
0109012421
0109012422
0109012423
0109012424
0109012425
0109012426
0109012427
0109012428
0109012429
0109012430
0109012431
0109012432
0109012433
0109012434
0109012435
0109012436
0109012437
0109012438
0109012439
0109012440
0109012441
0109012442
0109012443
0109012444
0109012445
0109012446
0109012447
0109012448
0109012449
0109012450
0109012451
0109012452
0109012453
0109012454
0109012455
0109012456
0109012457
0109012458
0109012459
0109012460
0109012461
0109012462
0109012463
0109012464
0109012465
0109012466
0109012467
0109012468
0109012469
0109012470
0109012471
0109012472
0109012473
0109012474
0109012475
0109012476
0109012477
0109012478
0109012479
0109012480
0109012481
0109012482
0109012483
0109012484
0109012485
0109012486
0109012487
0109012488
0109012489
0109012490
0109012491
0109012492
0109012493
0109012494
0109012495
0109012496
0109012497
0109012498
0109012499
0109012500
0109012501
0109012502
0109012503
0109012504
0109012505
0109012506
0109012507
0109012508
0109012509
0109012510
0109012511
0109012512
0109012513
0109012514
0109012515
0109012516
0109012517
0109012518
0109012519
0109012520
0109012521
0109012522
0109012523
0109012524
0109012525
0109012526
0109012527
0109012528
0109012529
0109012530
0109012531
0109012532
0109012533
0109012534
0109012535
0109012536
0109012537
0109012538
0109012539
0109012540
0109012541
0109012542
0109012543
0109012544
0109012545
0109012546
0109012547
0109012548
0109012549
0109012550
0109012551
0109012552
0109012553
0109012554
0109012555
0109012556
0109012557
0109012558
0109012559
0109012560
0109012561
0109012562
0109012563
0109012564
0109012565
0109012566
0109012567
0109012568
0109012569
0109012570
0109012571
0109012572
0109012573
0109012574
0109012575
0109012576
0109012577
0109012578
0109012579
0109012580
0109012581
0109012582
0109012583
0109012584
0109012585
0109012586
0109012587
0109012588
0109012589
0109012590
0109012591
0109012592
0109012593
0109012594
0109012595
0109012596
0109012597
0109012598
0109012599
0109012600
0109012601
0109012602
0109012603
0109012604
0109012605
0109012606
0109012607
0109012608
0109012609
0109012610
0109012611
0109012612
0109012613
0109012614
0109012615
0109012616
0109012617
0109012618
0109012619
0109012620
0109012621
0109012622
0109012623
0109012624
0109012625
0109012626
0109012627
0109012628
0109012629
0109012630
0109012631
0109012632
0109012633
0109012634
0109012635
0109012636
0109012637
0109012638
0109012639
0109012640
0109012641
0109012642
0109012643
0109012644
0109012645
0109012646
0109012647
0109012648
0109012649
0109012650
0109012651
0109012652
0109012653
0109012654
0109012655
0109012656
0109012657
0109012658
0109012659
0109012660
0109012661
0109012662
0109012663
0109012664
0109012665
0109012666
0109012667
0109012668
0109012669
0109012670
0109012671
0109012672
0109012673
0109012674
0109012675
0109012676
0109012677
0109012678
0109012679
0109012680
0109012681
0109012682
0109012683
0109012684
0109012685
0109012686
0109012687
0109012688
0109012689
0109012690
0109012691
0109012692
0109012693
0109012694
0109012695
0109012696
0109012697
0109012698
0109012699
0109012700
0109012701
0109012702
0109012703
0109012704
0109012705
0109012706
0109012707
0109012708
0109012709
0109012710
0109012711
0109012712
0109012713
0109012714
0109012715
0109012716
0109012717
0109012718
0109012719
0109012720
0109012721
0109012722
0109012723
0109012724
0109012725
0109012726
0109012727
0109012728
0109012729
0109012730
0109012731
0109012732
0109012733
0109012734
0109012735
0109012736
0109012737
0109012738
0109012739
0109012740
0109012741
0109012742
0109012743
0109012744
0109012745
0109012746
0109012747
0109012748
0109012749
0109012750
0109012751
0109012752
0109012753
0109012754
0109012755
0109012756
0109012757
0109012758
0109012759
0109012760
0109012761
0109012762
0109012763
0109012764
0109012765
0109012766
0109012767
0109012768
0109012769
0109012770
0109012771
0109012772
0109012773
0109012774
0109012775
0109012776
0109012777
0109012778
0109012779
0109012780
0109012781
0109012782
0109012783
0109012784
0109012785
0109012786
0109012787
0109012788
0109012789
0109012790
0109012791
0109012792
0109012793
0109012794
0109012795
0109012796
0109012797
0109012798
0109012799
0109012800
0109012801
0109012802
0109012803
0109012804
0109012805
0109012806
0109012807
0109012808
0109012809
0109012810
0109012811
0109012812
0109012813
0109012814
0109012815
0109012816
0109012817
0109012818
0109012819
0109012820
0109012821
0109012822
0109012823
0109012824
0109012825
0109012826
0109012827
0109012828
0109012829
0109012830
0109012831
0109012832
0109012833
0109012834
0109012835
0109012836
0109012837
0109012838
0109012839
0109012840
0109012841
0109012842
0109012843
0109012844
0109012845
0109012846
0109012847
0109012848
0109012849
0109012850
0109012851
0109012852
0109012853
0109012854
0109012855
0109012856
0109012857
0109012858
0109012859
0109012860
0109012861
0109012862
0109012863
0109012864
0109012865
0109012866
0109012867
0109012868
0109012869
0109012870
0109012871
0109012872
0109012873
0109012874
0109012875
0109012876
0109012877
0109012878
0109012879
0109012880
0109012881
0109012882
0109012883
0109012884
0109012885
0109012886
0109012887
0109012888
0109012889
0109012890
0109012891
0109012892
0109012893
0109012894
0109012895
0109012896
0109012897
0109012898
0109012899
0109012900
0109012901
0109012902
0109012903
0109012904
0109012905
0109012906
0109012907
0109012908
0109012909
0109012910
0109012911
0109012912
0109012913
0109012914
0109012915
0109012916
0109012917
0109012918
0109012919
0109012920
0109012921
0109012922
0109012923
0109012924
0109012925
0109012926
0109012927
0109012928
0109012929
0109012930
0109012931
0109012932
0109012933
0109012934
0109012935
0109012936
0109012937
0109012938
0109012939
0109012940
0109012941
0109012942
0109012943
0109012944
0109012945
0109012946
0109012947
0109012948
0109012949
0109012950
0109012951
0109012952
0109012953
0109012954
0109012955
0109012956
0109012957
0109012958
0109012959
0109012960
0109012961
0109012962
0109012963
0109012964
0109012965
0109012966
0109012967
0109012968
0109012969
0109012970
0109012971
0109012972
0109012973
0109012974
0109012975
0109012976
0109012977
0109012978
0109012979
0109012980
0109012981
0109012982
0109012983
0109012984
0109012985
0109012986
0109012987
0109012988
0109012989
0109012990
0109012991
0109012992
0109012993
0109012994
0109012995
0109012996
0109012997
0109012998
0109012999
0109013000
0109013001
0109013002
0109013003
0109013004
0109013005
0109013006
0109013007
0109013008
0109013009
0109013010
0109013011
0109013012
0109013013
0109013014
0109013015
0109013016
0109013017
0109013018
0109013019
0109013020
0109013021
0109013022
0109013023
0109013024
0109013025
0109013026
0109013027
0109013028
0109013029
0109013030
0109013031
0109013032
0109013033
0109013034
0109013035
0109013036
0109013037
0109013038
0109013039
0109013040
0109013041
0109013042
0109013043
0109013044
0109013045
0109013046
0109013047
0109013048
0109013049
0109013050
0109013051
0109013052
0109013053
0109013054
0109013055
0109013056
0109013057
0109013058
0109013059
0109013060
0109013061
0109013062
0109013063
0109013064
0109013065
0109013066
0109013067
0109013068
0109013069
0109013070
0109013071
0109013072
0109013073
0109013074
0109013075
0109013076
0109013077
0109013078
0109013079
0109013080
0109013081
0109013082
0109013083
0109013084
0109013085
0109013086
0109013087
0109013088
0109013089
0109013090
0109013091
0109013092
0109013093
0109013094
0109013095
0109013096
0109013097
0109013098
0109013099
0109013100
0109013101
0109013102
0109013103
0109013104
0109013105
0109013106
0109013107
0109013108
0109013109
0109013110
0109013111
0109013112
0109013113
0109013114
0109013115
0109013116
0109013117
0109013118
0109013119
0109013120
0109013121
0109013122
0109013123
0109013124
0109013125
0109013126
0109013127
0109013128
0109013129
0109013130
0109013131
0109013132
0109013133
0109013134
0109013135
0109013136
0109013137
0109013138
0109013139
0109013140
0109013141
0109013142
0109013143
0109013144
0109013145
0109013146
0109013147
0109013148
0109013149
0109013150
0109013151
0109013152
0109013153
0109013154
0109013155
0109013156
0109013157
0109013158
0109013159
0109013160
0109013161
0109013162
0109013163
0109013164
0109013165
0109013166
0109013167
0109013168
0109013169
0109013170
0109013171
0109013172
0109013173
0109013174
0109013175
0109013176
0109013177
0109013178
0109013179
0109013180
0109013181
0109013182
0109013183
0109013184
0109013185
0109013186
0109013187
0109013188
0109013189
0109013190
0109013191
0109013192
0109013193
0109013194
0109013195
0109013196
0109013197
0109013198
0109013199
0109013200
0109013201
0109013202
0109013203
0109013204
0109013205
0109013206
0109013207
0109013208
0109013209
0109013210
0109013211
0109013212
0109013213
0109013214
0109013215
0109013216
0109013217
0109013218
0109013219
0109013220
0109013221
0109013222
0109013223
0109013224
0109013225
0109013226
0109013227
0109013228
0109013229
0109013230
0109013231
0109013232
0109013233
0109013234
0109013235
0109013236
0109013237
0109013238
0109013239
0109013240
0109013241
0109013242
0109013243
0109013244
0109013245
0109013246
0109013247
0109013248
0109013249
0109013250
0109013251
0109013252
0109013253
0109013254
0109013255
0109013256
0109013257
0109013258
0109013259
0109013260
0109013261
0109013262
0109013263
0109013264
0109013265
0109013266
0109013267
0109013268
0109013269
0109013270
0109013271
0109013272
0109013273
0109013274
0109013275
0109013276
0109013277
0109013278
0109013279
0109013280
0109013281
0109013282
0109013283
0109013284
0109013285
0109013286
0109013287
0109013288
0109013289
0109013290
0109013291
0109013292
0109013293
0109013294
0109013295
0109013296
0109013297
0109013298
0109013299
0109013300
0109013301
0109013302
0109013303
0109013304
0109013305
0109013306
0109013307
0109013308
0109013309
0109013310
0109013311
0109013312
0109013313
0109013314
0109013315
0109013316
0109013317
0109013318
0109013319
0109013320
0109013321
0109013322
0109013323
0109013324
0109013325
0109013326
0109013327
0109013328
0109013329
0109013330
0109013331
0109013332
0109013333
0109013334
0109013335
0109013336
0109013337
0109013338
0109013339
0109013340
0109013341
0109013342
0109013343
0109013344
0109013345
0109013346
0109013347
0109013348
0109013349
0109013350
0109013351
0109013352
0109013353
0109013354
0109013355
0109013356
0109013357
0109013358
0109013359
0109013360
0109013361
0109013362
0109013363
0109013364
0109013365
0109013366
0109013367
0109013368
0109013369
0109013370
0109013371
0109013372
0109013373
0109013374
0109013375
0109013376
0109013377
0109013378
0109013379
0109013380
0109013381
0109013382
0109013383
0109013384
0109013385
0109013386
0109013387
0109013388
0109013389
0109013390
0109013391
0109013392
0109013393
0109013394
0109013395
0109013396
0109013397
0109013398
0109013399
0109013400
0109013401
0109013402
0109013403
0109013404
0109013405
0109013406
0109013407
0109013408
0109013409
0109013410
0109013411
0109013412
0109013413
0109013414
0109013415
0109013416
0109013417
0109013418
0109013419
0109013420
0109013421
0109013422
0109013423
0109013424
0109013425
0109013426
0109013427
0109013428
0109013429
0109013430
0109013431
0109013432
0109013433
0109013434
0109013435
0109013436
0109013437
0109013438
0109013439
0109013440
0109013441
0109013442
0109013443
0109013444
0109013445
0109013446
0109013447
0109013448
0109013449
0109013450
0109013451
0109013452
0109013453
0109013454
0109013455
0109013456
0109013457
0109013458
0109013459
0109013460
0109013461
0109013462
0109013463
0109013464
0109013465
0109013466
0109013467
0109013468
0109013469
0109013470
0109013471
0109013472
0109013473
0109013474
0109013475
0109013476
0109013477
0109013478
0109013479
0109013480
0109013481
0109013482
0109013483
0109013484
0109013485
0109013486
0109013487
0109013488
0109013489
0109013490
0109013491
0109013492
0109013493
0109013494
0109013495
0109013496
0109013497
0109013498
0109013499
0109013500
0109013501
0109013502
0109013503
0109013504
0109013505
0109013506
0109013507
0109013508
0109013509
0109013510
0109013511
0109013512
0109013513
0109013514
0109013515
0109013516
0109013517
0109013518
0109013519
0109013520
0109013521
0109013522
0109013523
0109013524
0109013525
0109013526
0109013527
0109013528
0109013529
0109013530
0109013531
0109013532
0109013533
0109013534
0109013535
0109013536
0109013537
0109013538
0109013539
0109013540
0109013541
0109013542
0109013543
0109013544
0109013545
0109013546
0109013547
0109013548
0109013549
0109013550
0109013551
0109013552
0109013553
0109013554
0109013555
0109013556
0109013557
0109013558
0109013559
0109013560
0109013561
0109013562
0109013563
0109013564
0109013565
0109013566
0109013567
0109013568
0109013569
0109013570
0109013571
0109013572
0109013573
0109013574
0109013575
0109013576
0109013577
0109013578
0109013579
0109013580
0109013581
0109013582
0109013583
0109013584
0109013585
0109013586
0109013587
0109013588
0109013589
0109



Legend

- Lot Lines
- Streets
- Building Footprints
- Named Creeks
- Lakes and Rivers
- Parks
- County
- Address Points
- Lot Line
- TCAD Parcels

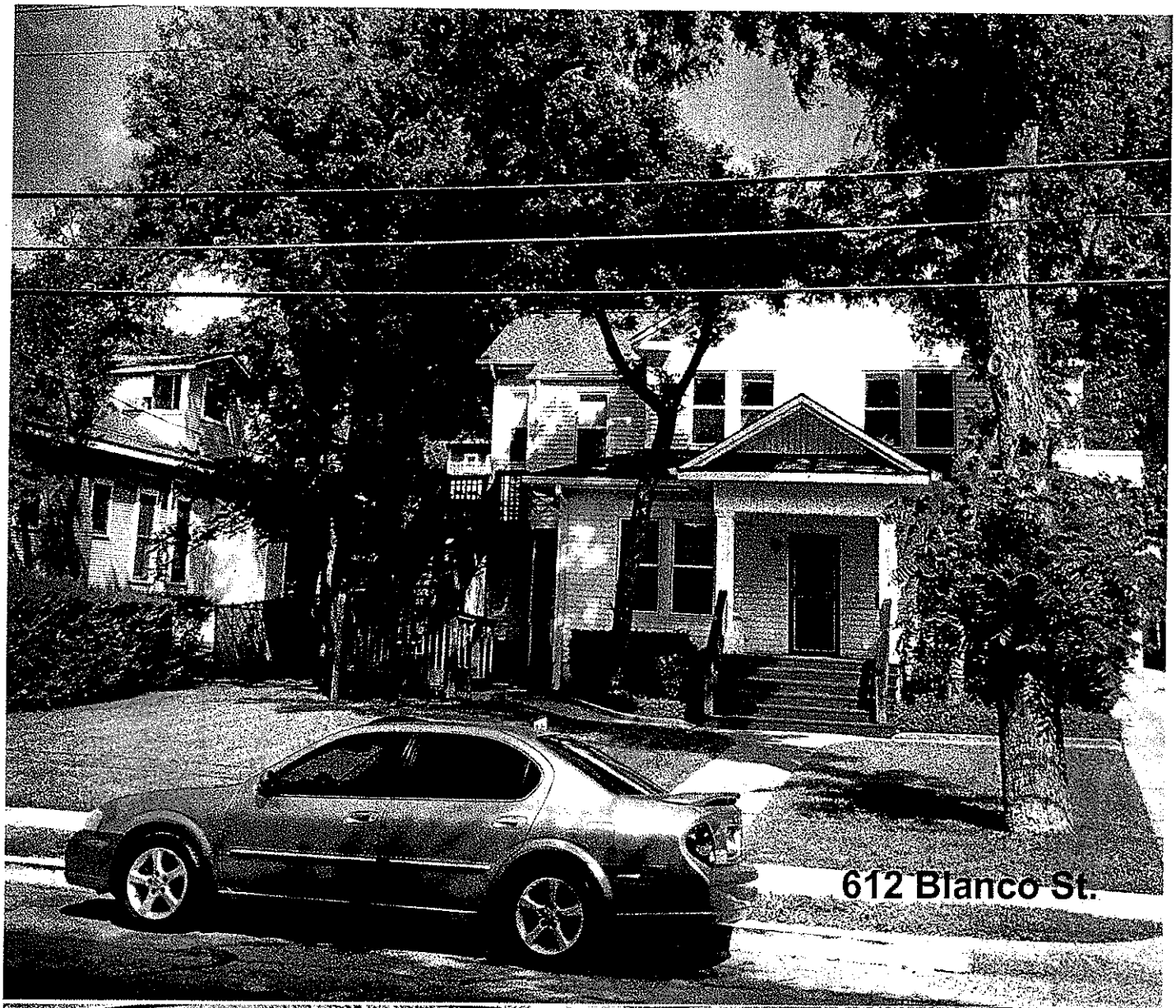
Residences within a 500' radius with a FAR greater than 40% are indicated in red

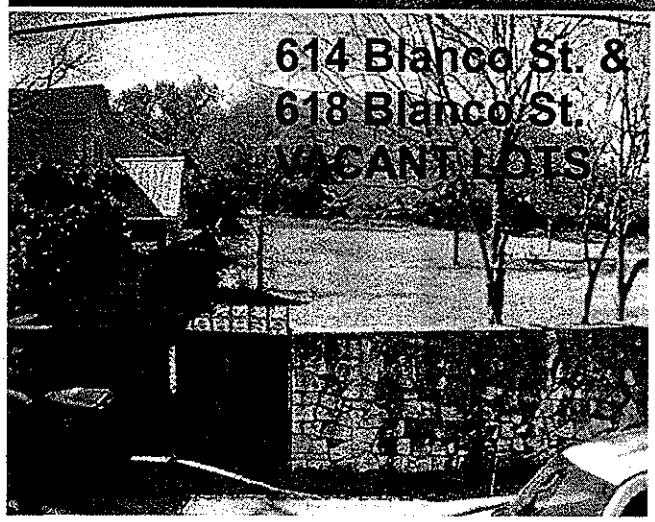
THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES. THIS PRODUCT HAS BEEN PRODUCED BY THE CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY

ADJACENT HOMES

C1/49

(Same side of the street and north on Blanco St.)







TaxNetUSA: Travis County Property ID Number: **106506** Ref ID2 Number: **01080105070000**

C1 50

Owner's Name	**TOLAR RICHARD ALLAN & BONNIE JEWELL &**
Mailing Address	AMY D & DANIEL J PHILLIPS 1201 W 8TH ST APT 101 AUSTIN, TX 78703-5248
Location	620 BLANCO ST 78703
Legal	LOT 1 HAGER OLEN E SUBD

Property Details

Deed Date	
Deed Volume	
Deed Page	
Exemptions	HS
Freeze Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	0.1837
Block	
Tract or Lot	1
Docket No.	
Abstract Code	S05464
Neighborhood Code	05CEN

Data up to date as of 2012-05-30

Value Information

	2012 Preliminary
Land Value	240,000.00
Improvement Value	186,716.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	426,716.00
10% Cap Value	0.00
Total Value	426,716.00

Value By Jurisdiction

Entity Code	Entity Name	2011 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		426,716.00	426,716.00	426,716.00	426,716.00
01	AUSTIN ISD	1.242000	426,716.00	411,716.00	426,716.00	426,716.00
02	CITY OF AUSTIN	0.481100	426,716.00	426,716.00	426,716.00	426,716.00
03	TRAVIS COUNTY	0.485500	426,716.00	341,373.00	426,716.00	426,716.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.078900	426,716.00	341,373.00	426,716.00	426,716.00
68	AUSTIN COMM COLL DIST	0.094800	426,716.00	421,716.00	426,716.00	426,716.00

Improvement Information

Improvement ID	State Category	Description
105382		APARTMENT 5-25

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
105382	107065	1ST	1st Floor	WW5	1915	1,994
105382	107066	2ND	2nd Floor	WW5	1915	1,994
105382	382926	011	PORCH OPEN 1ST F	*5	1915	62
105382	382927	011	PORCH OPEN 1ST F	*5	1915	20
105382	382928	132	PLBG 5-FIXT AVG	AVG*	1915	1
105382	382929	511	DECK	WA*	1915	320
105382	382930	571	STORAGE DET	WM3-	1915	120
105382	3097203	011	PORCH OPEN 1ST F	*5	1915	128
					Total Living Area	**3,988**

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
106347	LAND	B1	T	0.184	0	0	8,000

TaxNetUSA: Travis County

Property ID Number: **106508** Ref ID2 Number: **0108010509000**

Owner's Name **SOLOMAN PHILIP L**

Mailing Address: 612 BLANCO ST
AUSTIN, TX 78703-5308

Location: 612 BLANCO ST 78703

Legal: 70 X 126 FT LOT 2 OLT 3 DIVISION Z

Value Information

	2012 Preliminary
Land Value	350,000.00
Improvement Value	182,517.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	519,606.00
10% Cap Value	12,911.00
Total Value	532,517.00

Property Details

Deed Date	10141991
Deed Volume	11544
Deed Page	01115
Exemptions	HS
Freeze Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	0.19
Block	
Tract or Lot	2
Docket No.	
Abstract Code	S03984
Neighborhood Code	Z7305

Data up to date as of 2012-05-30

Value By Jurisdiction

Entity Code	Entity Name	2011 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		519,606.00	519,606.00	532,517.00	532,517.00
01	AUSTIN ISD	1.242000	519,606.00	504,606.00	532,517.00	532,517.
02	CITY OF AUSTIN	0.481100	519,606.00	519,606.00	532,517.00	532,517.00
03	TRAVIS COUNTY	0.485500	519,606.00	415,685.00	532,517.00	532,517.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.078900	519,606.00	415,685.00	532,517.00	532,517.00
68	AUSTIN COMM COLL DIST	0.094800	519,606.00	514,410.00	532,517.00	532,517.00

Improvement Information

Improvement ID	State Category	Description
105383		2 FAM DWELLING
398094		GARAGE APARTMENT

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
105383	107067	1ST	1st Floor	WS4	1920	1,207
105383	107068	2ND	2nd Floor	WS4	1920	895
105383	382931	011	PORCH OPEN 1ST F	*4	1920	70
105383	382932	095	HVAC RESIDENTIAL	**	1920	2,102
105383	382933	251	BATHROOM	**	1920	2
105383	382934	413	STAIRWAY EXT	A*	1920	1
398094	2516517	2ND	2nd Floor	WW4	2002	408
398094	2541134	031	GARAGE DET 1ST F	WW4	2002	288
398094	2541135	095	HVAC RESIDENTIAL	**	2002	408
398094	4344913	581	STORAGE ATT	WW4	2002	1
398094	4344914	581	STORAGE ATT	WW4	2002	30
398094	4344915	581	STORAGE ATT	WW4	2002	30
398094	4344916	581	STORAGE ATT	WW4	2002	30
398094	4344917	581	STORAGE ATT	WW4	2002	30

Total Living Area **2,510**

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
106349	LAND	B2	T	0.198	0	0	8,629

FAR = 29%

TaxNetUSA: Travis County

Property ID Number: **106504** Ref ID2 Number: **0108010504000**

Owner's Name **CHUANG WILLIAM**

Mailing Address 1230 MIRAMONTE AVE
LOS ALTOS, CA 94024-5501

Location 614 BLANCO ST 78703

Legal 160X225FT OF LOT 1-2 OLT 3 DIVISION Z

Value Information

	2012 Preliminary
Land Value	1,175,040.00
Improvement Value	0.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	1,175,040.00
10% Cap Value	0.00
Total Value	1,175,040.00

Property Details

Deed Date	12092005
Deed Volume	
Deed Page	
Exemptions	
Freeze Exempt	F
ARB Protest	F
Agent Code	2454
Land Acres	0.89[illegible]
Block	
Tract or Lot	1-2
Docket No.	2005240161TR
Abstract Code	S03984
Neighborhood Code	ZDNTN

Data up to date as of 2012-05-30

Value By Jurisdiction

Entity Code	Entity Name	2011 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		1,175,040.00	1,175,040.00	1,175,040.00	1,175,040.00
01	AUSTIN ISD	1.242000	1,175,040.00	1,175,040.00	1,175,040.00	1,175,040.
02	CITY OF AUSTIN	0.481100	1,175,040.00	1,175,040.00	1,175,040.00	1,175,040.00
03	TRAVIS COUNTY	0.485500	1,175,040.00	1,175,040.00	1,175,040.00	1,175,040.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.078900	1,175,040.00	1,175,040.00	1,175,040.00	1,175,040.00
68	AUSTIN COMM COLL DIST	0.094800	1,175,040.00	1,175,040.00	1,175,040.00	1,175,040.00

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
106345	LAND	C1	F	0.899	0	0	39,168

TaxNetUSA: Travis County Property ID Number: **106507** Ref ID2 Number: **0108010508000**

Owner's Name **CHUANG WILLIAM**

Mailing Address: 1230 MIRAMONTE AVE
LOS ALTOS, CA 94024-5501

Location: 618 BLANCO ST 78703

Legal: 75X225FT OF LOT 2 OLT 3 DIVISION Z

Value Information

	2012 Preliminary
Land Value	506,250.00
Improvement Value	0.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	506,250.00
10% Cap Value	0.00
Total Value	506,250.00

Property Details

Deed Date	12092005
Deed Volume	
Deed Page	
Exemptions	
Freeze Exempt	F
ARB Protest	F
Agent Code	2454
Land Acres	0.387
Block	
Tract or Lot	2
Docket No.	2005240161TR
Abstract Code	S03984
Neighborhood Code	ZDNTN

Data up to date as of 2012-05-30

Value By Jurisdiction

Entity Code	Entity Name	2011 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		506,250.00	506,250.00	506,250.00	506,250.00
01	AUSTIN ISD	1.242000	506,250.00	506,250.00	506,250.00	506,250.0
02	CITY OF AUSTIN	0.481100	506,250.00	506,250.00	506,250.00	506,250.00
03	TRAVIS COUNTY	0.485500	506,250.00	506,250.00	506,250.00	506,250.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.078900	506,250.00	506,250.00	506,250.00	506,250.00
68	AUSTIN COMM COLL DIST	0.094800	506,250.00	506,250.00	506,250.00	506,250.00

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

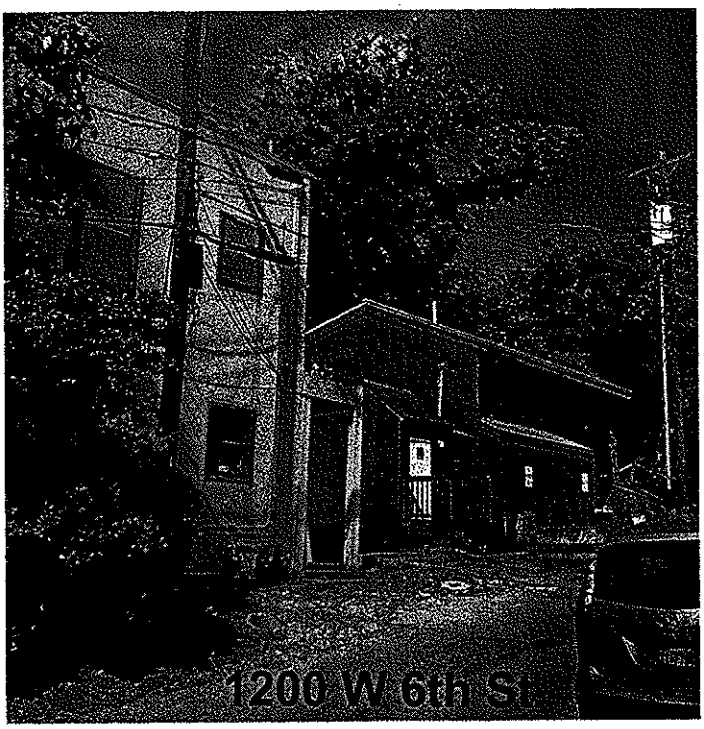
Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
106348	LAND	C1	F	0.387	0	0	16,875

ADJACENT HOMES

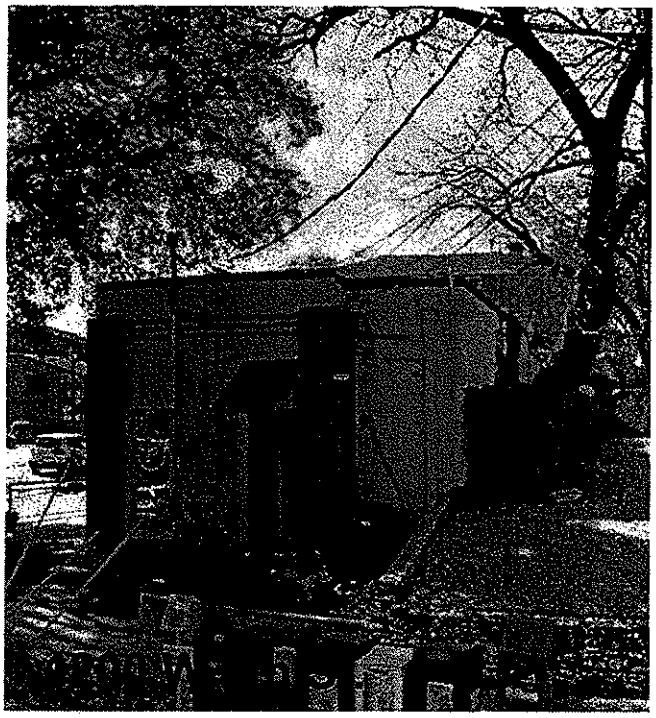
(Same side of the street and south on Blanco St.)

C/57





Pecan Square is the only property between the alley South of 608 Blanco and 6th St.





TaxNetUSA: Travis County

Property ID Number: **106500** Ref ID2 Number: **01080104050000**

Owner's Name **1200 PECAN L L C**

Mailing Address: PO BOX 300400
AUSTIN, TX 78703-0007

Location: 1200 W 6 ST 78703

Legal: LOT A PECAN SQUARE

Value Information

	2012 Preliminary
Land Value	1,056,000.00
Improvement Value	1,045,003.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	2,101,003.00
10% Cap Value	0.00
Total Value	2,101,003.00

Property Details

Deed Date	08101999
Deed Volume	00000
Deed Page	00000
Exemptions	
Freeze Exempt	F
ARB Protest	F
Agent Code	1390638
Land Acres	0.606
Block	
Tract or Lot	A
Docket No.	1999122451TR
Abstract Code	S10564
Neighborhood Code	59CEN

Data up to date as of 2012-05-30

Value By Jurisdiction

Entity Code	Entity Name	2011 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		2,101,003.00	2,101,003.00	2,101,003.00	2,101,003.00
01	AUSTIN ISD	1.242000	2,101,003.00	2,101,003.00	2,101,003.00	2,101,003
02	CITY OF AUSTIN	0.481100	2,101,003.00	2,101,003.00	2,101,003.00	2,101,003.00
03	TRAVIS COUNTY	0.485500	2,101,003.00	2,101,003.00	2,101,003.00	2,101,003.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.078900	2,101,003.00	2,101,003.00	2,101,003.00	2,101,003.00
68	AUSTIN COMM COLL DIST	0.094800	2,101,003.00	2,101,003.00	2,101,003.00	2,101,003.00

Improvement Information

Improvement ID	State Category	Description
105376		OFF/RETAIL (SFR)
798617		RESTAURANT
798618		OFF/RETAIL (SFR)

798619	RESTAURANT
798620	OFF/RETAIL (SFR)

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
105376	1654587	1ST	1st Floor	WW5	1940	1,412
105376	3746829	011	PORCH OPEN 1ST F	*5	1940	147
105376	3746830	011	PORCH OPEN 1ST F	*5	1940	666
105376	3746832	611	TERRACE	MA*	1940	1,760
105376	3746833	413	STAIRWAY EXT	A*	1940	1
105376	3746834	551	PAVED AREA	CA*	1940	2,60[illegible]
105376	3746835	551	PAVED AREA	AI*	1940	5,0[illegible]
798617	1654587	1ST	1st Floor	C5	1940	1,404
798617	3746829	501	CANOPY	A*	1940	80
798617	3746830	501	CANOPY	A*	1940	168
798617	3746831	611	TERRACE	MA*	1940	80
798617	3746832	611	TERRACE	MA*	1940	168
798618	1654587	1ST	1st Floor	WW5	1940	1,638
798618	3746827	2ND	2nd Floor	WW5	1940	1,184
798618	3746828	UBSMT	Unfinished Basement	WW5	1940	144
798618	3746829	501	CANOPY	A*	1940	240
798618	3746830	501	CANOPY	A*	1940	18
798618	3746832	611	TERRACE	MA*	1940	272
798618	3746833	413	STAIRWAY EXT	A*	1940	1
798618	4273860	611	TERRACE	MA*	1940	320
798619	1654587	1ST	1st Floor	C4	1940	1,2[illegible]
798619	3746831	611	TERRACE	MA*	1940	704
798619	3746832	611	TERRACE	MA*	1940	1,760
798620	1654587	1ST	1st Floor	WW5	1940	1,048
798620	3746826	2ND	2nd Floor	WW5	1940	1,048
798620	3746830	501	CANOPY	A*	1940	36
798620	3746833	413	STAIRWAY EXT	A*	1940	1

Total Living Area **8,981**

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft

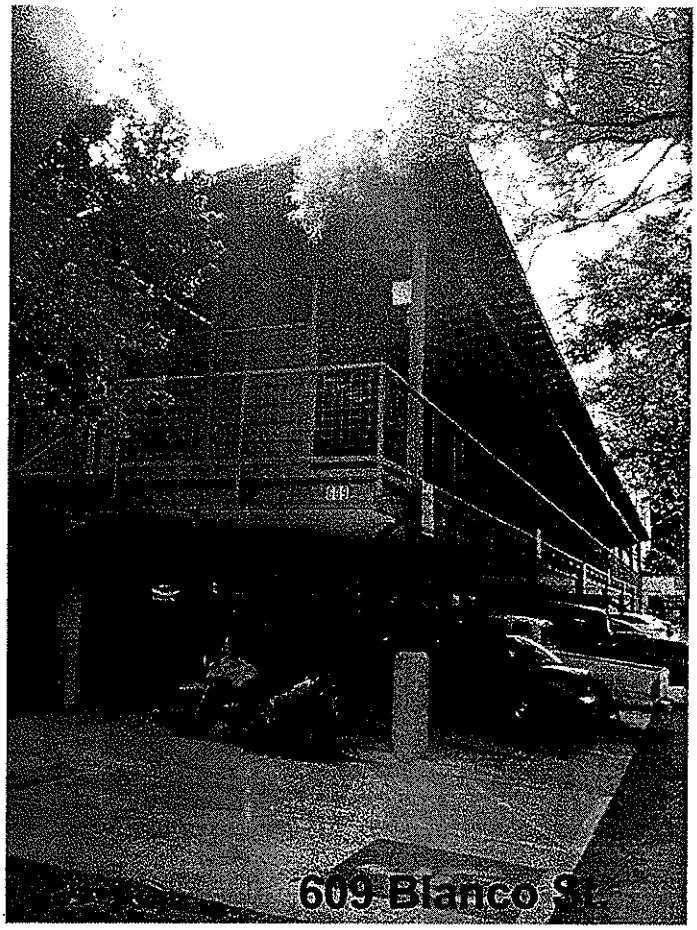
106341	COMM	F1	F	0.606	0	0	26,400

FAR = 3.48

ADJACENT HOMES

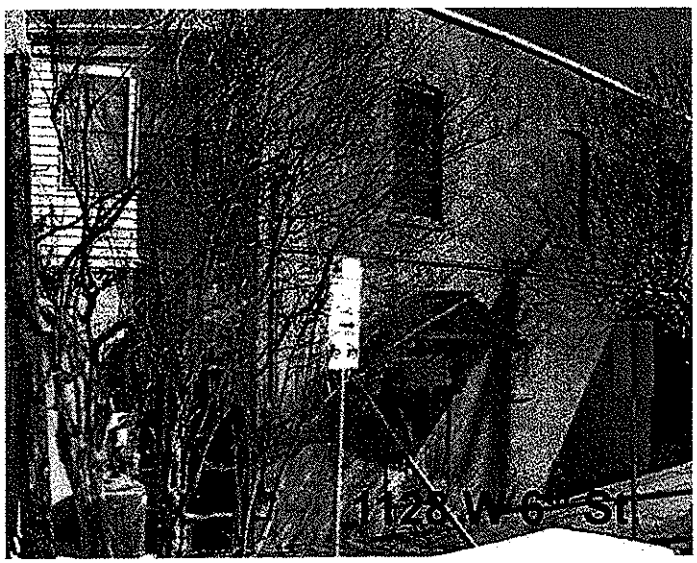
(Across the street and south on Blanco St.)

CI 61


609 Blanco St.


607 Blanco St.

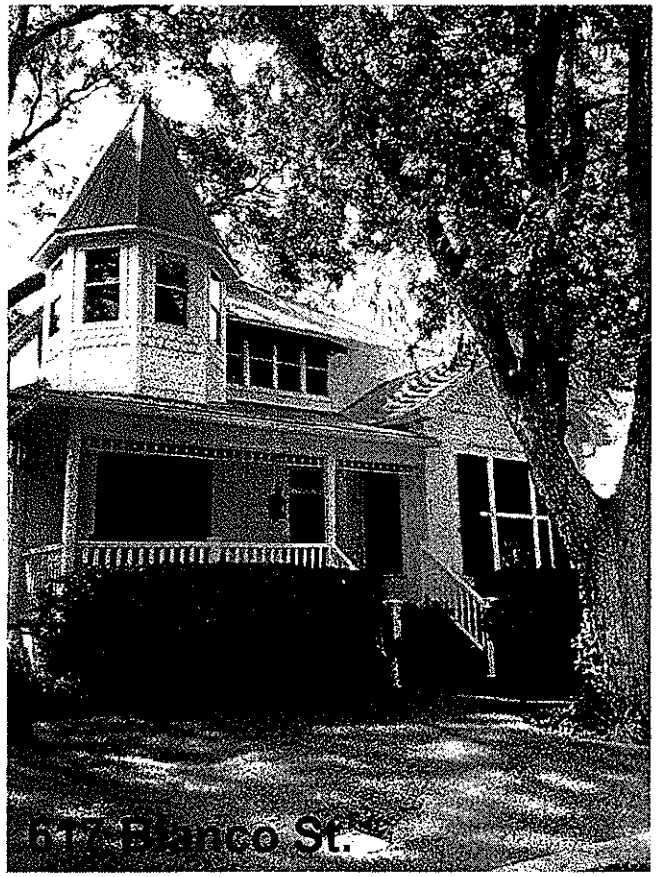

605 Blanco St.


1128 W 6th St

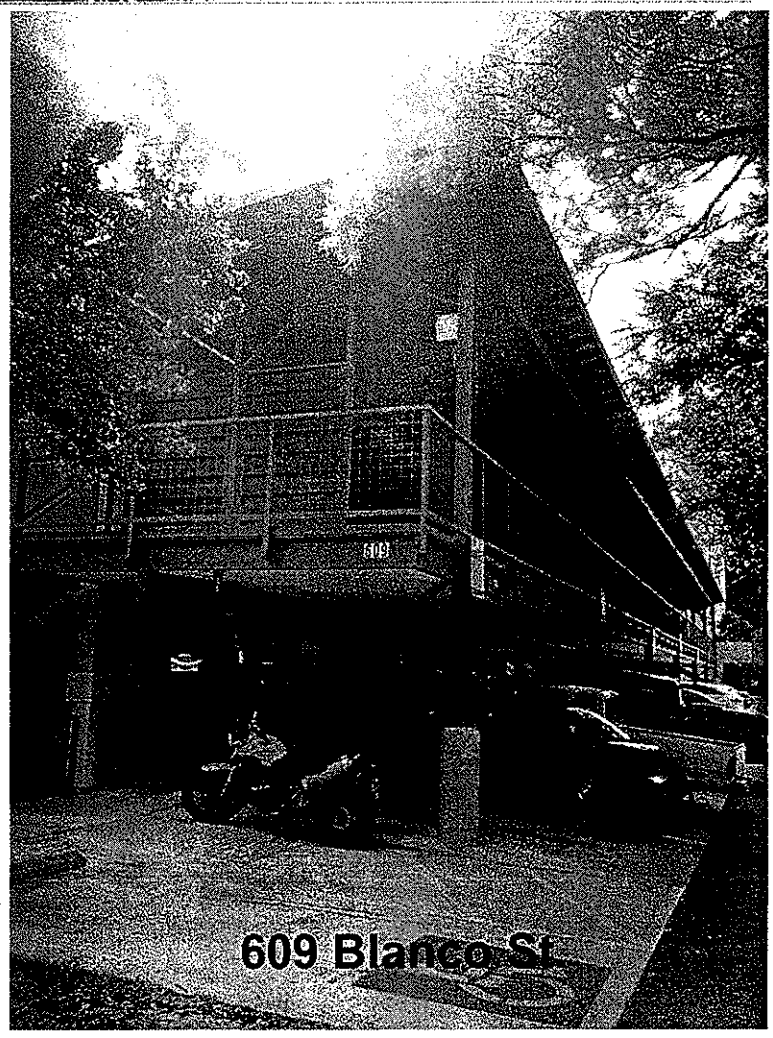
ADJACENT HOMES

(Across the street and north on Blanco St.)

C/62









TaxNetUSA: Travis County

Property ID Number: **106544** Ref ID2 Number: **01080106180030**

Owner's Name **LIAW ALEXANDER**

Mailing Address: 1106 W 6TH ST APT 212
AUSTIN, TX 78703-5333

Location: 1106 W 6 ST 212 78703

Legal: UNT 212 ENCINAL CONDOMINIUMS PLUS 4.5% INT IN COMMON AREA

Value Information

	2012 Preliminary
Land Value	62,577.00
Improvement Value	147,234.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	209,811.00
10% Cap Value	0.00
Total Value	209,811.00

Property Details

Deed Date	09032009
Deed Volume	
Deed Page	
Exemptions	HS
Freeze Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	0.028[illegible]
Block	
Tract or Lot	212
Docket No.	2009153491TR
Abstract Code	C00262
Neighborhood Code	Z00V0

Data up to date as of 2012-05-30

Value By Jurisdiction

Entity Code	Entity Name	2011 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		209,811.00	209,811.00	209,811.00	209,811.00
01	AUSTIN ISD	1.242000	209,811.00	194,811.00	209,811.00	209,811.[illegible]
02	CITY OF AUSTIN	0.481100	209,811.00	209,811.00	209,811.00	209,811.00
03	TRAVIS COUNTY	0.485500	209,811.00	167,849.00	209,811.00	209,811.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.078900	209,811.00	167,849.00	209,811.00	209,811.00
68	AUSTIN COMM COLL DIST	0.094800	209,811.00	204,811.00	209,811.00	209,811.00

Improvement Information

Improvement ID	State Category	Description
105418		CONDO (STACKED)

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
105418	107118	1ST	1st Floor	WP4+	1979	923

Total Living Area 923

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
106387	LAND	A4	T	0.029	0	0	1,252

FAR = 74%

TaxNetUSA: Travis County

Property ID Number: **106511** Ref ID2 Number: **01080106010000**

Owner's Name **SIMMONS MADGE & G G**

Mailing Address: 607 BLANCO ST
AUSTIN, TX 78703-5307

Location: 607 BLANCO ST 78703

Legal: N85.77 FT AV OF LOT 14-15 BLK B OLT 2 DIV Z RAYMOND SUBD

Value Information

	2012 Preliminary
Land Value	212,500.00
Improvement Value	125,360.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	337,860.00
10% Cap Value	0.00
Total Value	337,860.00

Property Details

Deed Date	
Deed Volume	
Deed Page	
Exemptions	HS, OA
Freeze Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	0.1274
Block	B
Tract or Lot	14-15
Docket No.	
Abstract Code	S11195
Neighborhood Code	Z7340

Data up to date as of 2012-05-30

Value By Jurisdiction

Entity Code	Entity Name	2011 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		337,860.00	337,860.00	337,860.00	337,860.00
01	AUSTIN ISD	1.242000	337,860.00	287,860.00	337,860.00	337,860.0
02	CITY OF AUSTIN	0.481100	337,860.00	286,860.00	337,860.00	337,860.00
03	TRAVIS COUNTY	0.485500	337,860.00	205,288.00	337,860.00	337,860.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.078900	337,860.00	205,288.00	337,860.00	337,860.00
68	AUSTIN COMM COLL DIST	0.094800	337,860.00	217,860.00	337,860.00	337,860.00

Improvement Information

Improvement ID	State Category	Description
105386		1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
105386	107073	1ST	1st Floor	WW4-	1927	1,156
105386	107074	2ND	2nd Floor	WW4-	1927	324
105386	382954	011	PORCH OPEN 1ST F	*4-	1927	70
105386	382955	011	PORCH OPEN 1ST F	*4-	1927	126
105386	382956	179	SHOWER STALL FV	F-V*	1927	1
105386	382957	251	BATHROOM	**	1927	1
105386	382958	522	FIREPLACE	*4-	1927	1

Total Living Area 1,480

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
106352	LAND	A1	T	0.127	0	0	5,552

FAR = 27%

TaxNetUSA: Travis County

Property ID Number: **106512** Ref ID2 Number: **01080106020000**

Owner's Name **POSH REALTY DEVELOPMENT LLC**

Mailing Address: STE F200
1101 S CAPITAL OF TEXAS HWY
WEST LAKE HILLS, TX 78746-6445

Location: 609 BLANCO ST 78703

Legal: S 50 FT OF LOT 1-4 & 50X53.83 FT OF LOT 3-4 BLK B OLT 2 DIV Z RAYMOND SUBD

Value Information

	2012 Preliminary
Land Value	383,760.00
Improvement Value	1,873,440.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	2,257,200.00
10% Cap Value	0.00
Total Value	2,257,200.00

Property Details

Deed Date	02292008
Deed Volume	
Deed Page	
Exemptions	
Freeze Exempt	F
ARB Protest	F
Agent Code	2030
Land Acres	0.2937
Block	L
Tract or Lot	1-4; 3-4
Docket No.	2008032583TR
Abstract Code	S11195
Neighborhood Code	05CEN

Data up to date as of 2012-05-30

Value By Jurisdiction

Entity Code	Entity Name	2011 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		2,257,200.00	2,257,200.00	2,257,200.00	2,257,200.00
01	AUSTIN ISD	1.242000	2,257,200.00	2,257,200.00	2,257,200.00	2,257,200.00
02	CITY OF AUSTIN	0.481100	2,257,200.00	2,257,200.00	2,257,200.00	2,257,200.00
03	TRAVIS COUNTY	0.485500	2,257,200.00	2,257,200.00	2,257,200.00	2,257,200.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.078900	2,257,200.00	2,257,200.00	2,257,200.00	2,257,200.00
68	AUSTIN COMM COLL DIST	0.094800	2,257,200.00	2,257,200.00	2,257,200.00	2,257,200.00

Improvement Information

Improvement ID	State Category	Description
105387		APARTMENT 5-25

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
105387	107075	1ST	1st Floor	WV7	1966	3,960
105387	107076	2ND	2nd Floor	WW7	1966	3,960
105387	382959	011	PORCH OPEN 1ST F	*7	1966	1,980
105387	382960	012	PORCH OPEN 2ND F	*7	1966	1,980
105387	382961	132	PLBG 5-FIXT AVG	AVG*	1966	1
105387	382962	413	STAIRWAY EXT	A*	1966	1
105387	382963	511	DECK	WA*	1966	192
105387	382965	551	PAVED AREA	AI*	1966	2,700

Total Living Area 7,920

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
106353	LAND	B1	F	0.294	0	0	12,792

FAR = 62%

TaxNetUSA: Travis County

Property ID Number: **106513** Ref ID2 Number: **01080106030000**

Owner's Name **MAGEE FRANCES TOEPPERWEIN HORNUNG**

Mailing Address: 1219 CASTLE HILL ST
AUSTIN, TX 78703-4125

Location: 611 BLANCO ST 78703

Legal: N50 FT OF S100 FT OF LOT 1-3 BLK B *LESS E 3.83 FT OLT 2 DIV Z RAYMOND SUBD

Value Information

	2012 Preliminary
Land Value	296,875.00
Improvement Value	117,167.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	414,042.00
10% Cap Value	0.00
Total Value	414,042.00

Property Details

Deed Date	07132007
Deed Volume	
Deed Page	
Exemptions	
Freeze Exempt	F
ARB Protest	F
Agent Code	2490
Land Acres	0.1764
Block	L
Tract or Lot	1-3
Docket No.	2008009362TR
Abstract Code	S11195
Neighborhood Code	Z7340

Data up to date as of 2012-05-30

Value By Jurisdiction

Entity Code	Entity Name	2011 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		414,042.00	414,042.00	414,042.00	414,042.00
01	AUSTIN ISD	1.242000	414,042.00	414,042.00	414,042.00	414,042.00
02	CITY OF AUSTIN	0.481100	414,042.00	414,042.00	414,042.00	414,042.00
03	TRAVIS COUNTY	0.485500	414,042.00	414,042.00	414,042.00	414,042.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.078900	414,042.00	414,042.00	414,042.00	414,042.00
68	AUSTIN COMM COLL DIST	0.094800	414,042.00	414,042.00	414,042.00	414,042.00

Improvement Information

Improvement ID	State Category	Description
744757		1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
744757	107077	1ST	1st Floor	WA4+	1924	982
744757	382967	011	PORCH OPEN 1ST F	*4+	1924	180
744757	382968	011	PORCH OPEN 1ST F	*4+	1924	104
744757	382969	011	PORCH OPEN 1ST F	*4+	1924	98
744757	382970	031	GARAGE DET 1ST F	WA4+	1924	180
744757	382971	095	HVAC RESIDENTIAL	**	1924	982
744757	382972	251	BATHROOM	**	1924	1

Total Living Area 982

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
106355	LAND	A1	F	0.176	0	0	7,684

FAR = 13%

TaxNetUSA: Travis County

Property ID Number: **106514** Ref ID2 Number: **01080106040000**

Owner's Name **HOOK MARJORIE ANN**

Mailing Address: 613 BLANCO ST
AUSTIN, TX 78703-5307

Location: 613 BLANCO ST 78703

Legal: LOT 3 PROCRUSTUS SUBD NO 1

Value Information

	2012 Preliminary
Land Value	225,000.00
Improvement Value	109,338.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	334,338.00
10% Cap Value	0.00
Total Value	334,338.00

Property Details

Deed Date	10141993
Deed Volume	12157
Deed Page	00974
Exemptions	HS
Freeze Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	0.1250
Block	
Tract or Lot	3
Docket No.	
Abstract Code	S10958
Neighborhood Code	Z7340

Data up to date as of 2012-05-30

Value By Jurisdiction

Entity Code	Entity Name	2011 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		334,338.00	334,338.00	334,338.00	334,338.00
01	AUSTIN ISD	1.242000	334,338.00	319,338.00	334,338.00	334,338.0
02	CITY OF AUSTIN	0.481100	334,338.00	334,338.00	334,338.00	334,338.00
03	TRAVIS COUNTY	0.485500	334,338.00	267,470.00	334,338.00	334,338.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.078900	334,338.00	267,470.00	334,338.00	334,338.00
68	AUSTIN COMM COLL DIST	0.094800	334,338.00	329,338.00	334,338.00	334,338.00

Improvement Information

Improvement ID	State Category	Description
105389		1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
105389	107078	1ST	1st Floor	WW4-	1938	1,040
105389	382973	011	PORCH OPEN 1ST F	*4-	1938	72
105389	382974	095	HVAC RESIDENTIAL	**	1938	1,040
105389	382975	251	BATHROOM	**	1938	1
105389	382976	512	DECK UNCOVRED	*4-	1938	190
105389	382977	531	OBS FENCE	WAA*	1938	1

Total Living Area 1,040

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqf
106356	LAND	A1	T	0.125	0	0	5,445

FAR-19%

2/2

TaxNetUSA: Travis County

Property ID Number: **106515** Ref ID2 Number: **01080106050000**

Owner's Name **CURRIER JAN SCOTT**

Mailing Address: PO BOX 9024
HORSESHOE BAY, TX 78657-

Location: 617 BLANCO ST 78703

Legal: N 50 FT LOT 1-2 & N50 FT OF W 15 FT LOT 3 BLK B OLT 2 DIV Z RAYMOND SUBD

Value Information

	2012 Preliminary
Land Value	225,000.00
Improvement Value	376,549.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	601,549.00
10% Cap Value	0.00
Total Value	601,549.00

Property Details

Deed Date	03082010
Deed Volume	
Deed Page	
Exemptions	
Freeze Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	0.116[illegible]
Block	
Tract or Lot	1-2; 3
Docket No.	2010036573TR
Abstract Code	S11195
Neighborhood Code	Z7350

Data up to date as of 2012-05-30

Value By Jurisdiction

Entity Code	Entity Name	2011 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		601,549.00	601,549.00	601,549.00	601,549.00
01	AUSTIN ISD	1.242000	601,549.00	601,549.00	601,549.00	601,549.0[illegible]
02	CITY OF AUSTIN	0.481100	601,549.00	601,549.00	601,549.00	601,549.00
03	TRAVIS COUNTY	0.485500	601,549.00	601,549.00	601,549.00	601,549.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.078900	601,549.00	601,549.00	601,549.00	601,549.00
68	AUSTIN COMM COLL DIST	0.094800	601,549.00	601,549.00	601,549.00	601,549.00

Improvement Information

Improvement ID	State Category	Description
105390		1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
105390	107079	1ST	1st Floor	WW5+	1920	1,392
105390	107080	2ND	2nd Floor	WW5+	1920	779
105390	382978	011	PORCH OPEN 1ST F	*5+	1920	160
105390	382979	011	PORCH OPEN 1ST F	*5+	1920	54
105390	382980	095	HVAC RESIDENTIAL	**	1920	2,171
105390	382981	251	BATHROOM	**	1920	2
105390	382982	512	DECK UNCOVRED	*5+	1920	274

Total Living Area **2,171**

Land Information

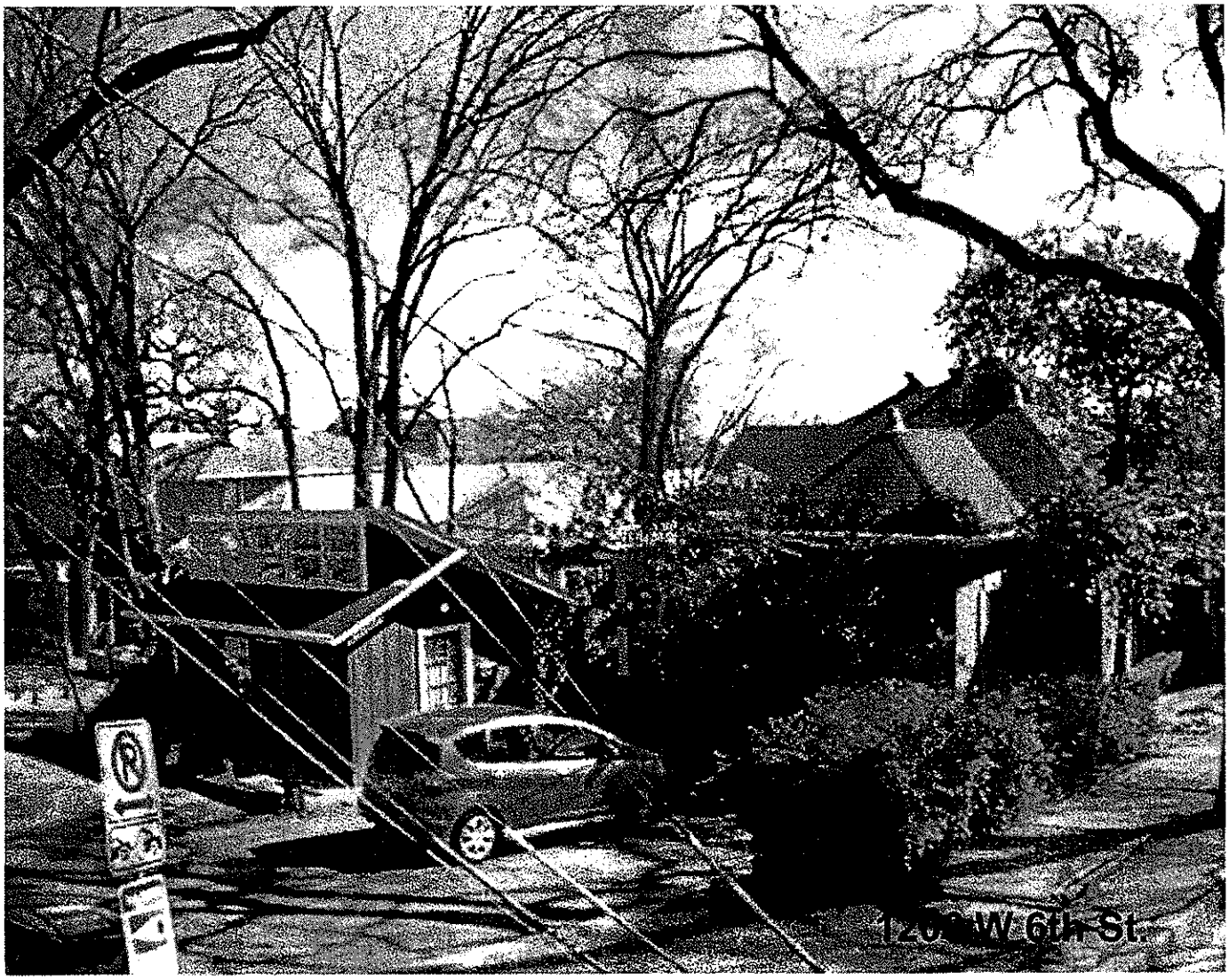
Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sq
106357	LAND	A1	F	0.117	0	0	5,074

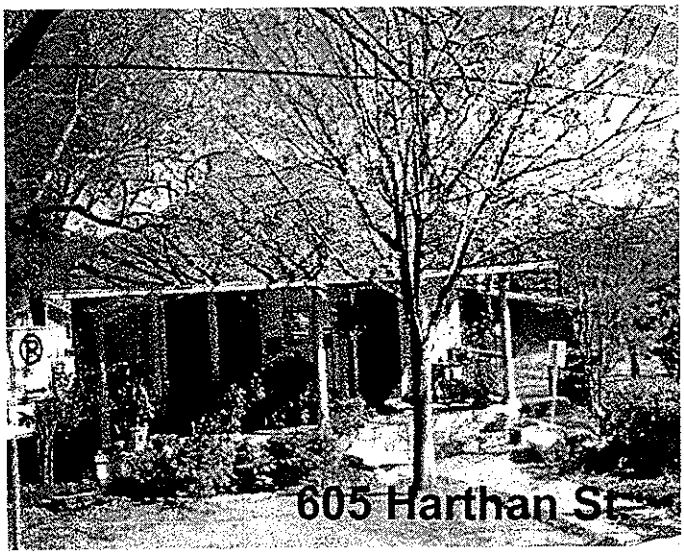
FAR = 43%

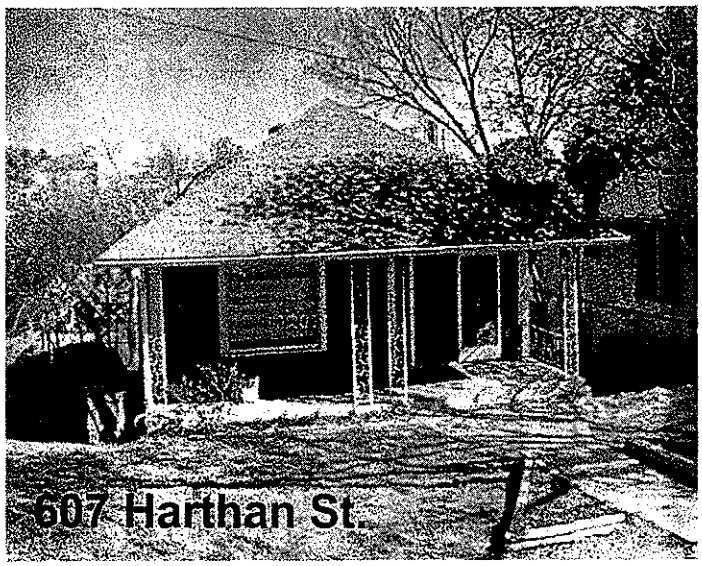
ADJACENT HOMES

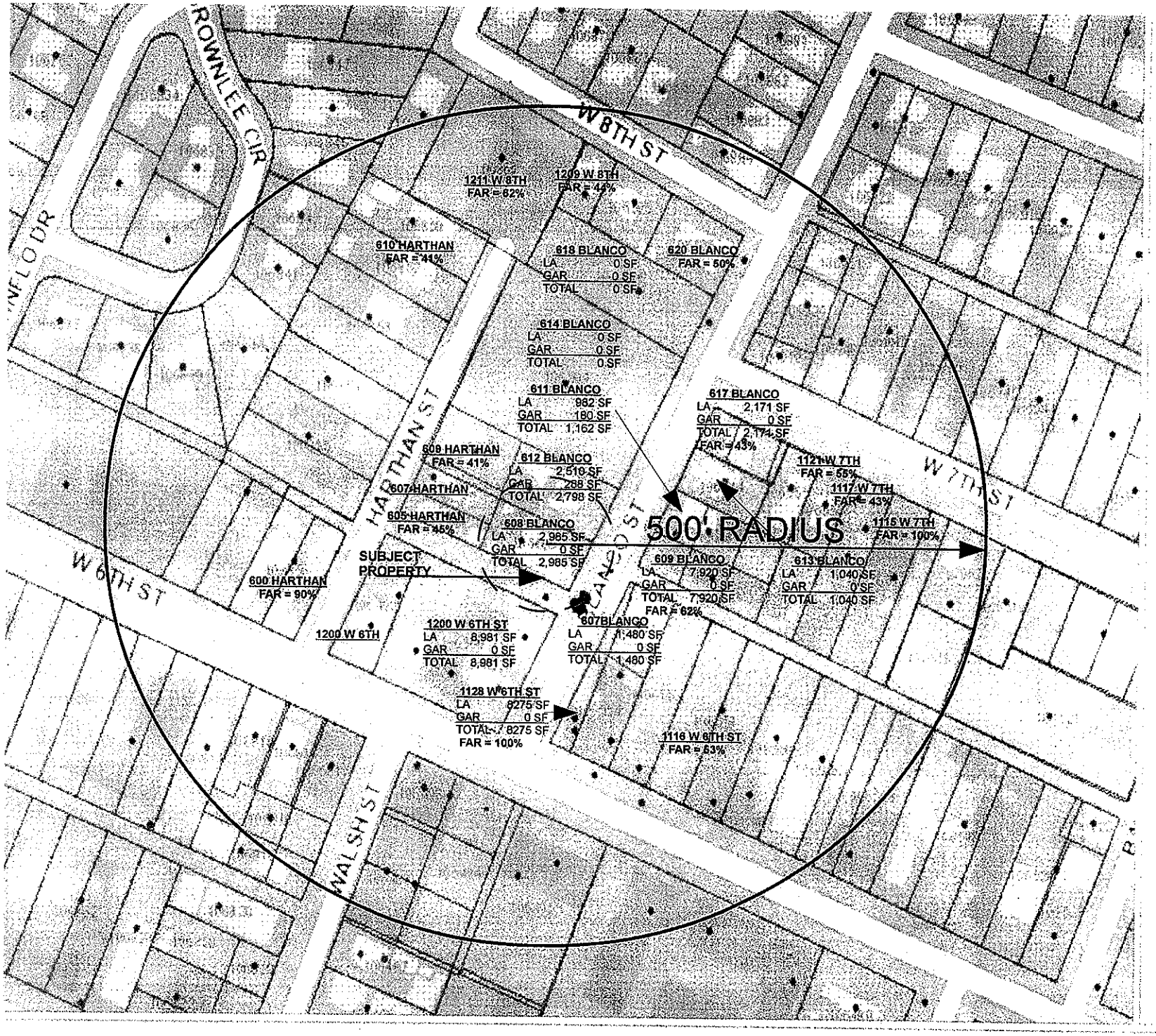
(Behind 608 Blanco on Harthan St.)

CL 75









Residences within a 500' radius with a FAR greater than 40% are indicated in red

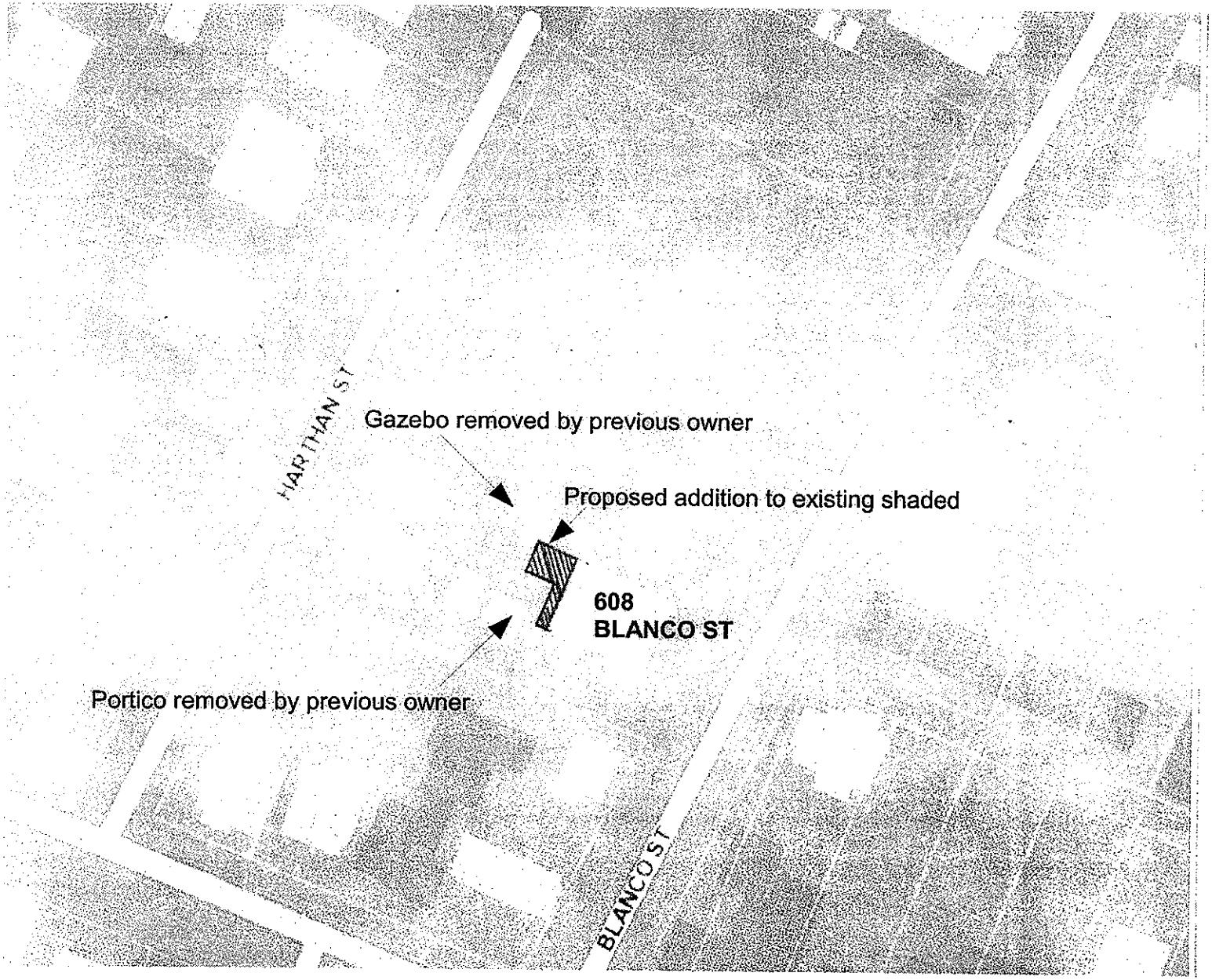
THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES. THIS PRODUCT HAS BEEN PRODUCED BY THE CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY

FAR Analysis (Residences within a 500' radius of 606 Blanco St.)

TAX I.D.	ADDRESS	LIVING AREA (SF)	LOT AREA (SF)	FAR (%)
106511	607 BLANCO ST	1480	5552	27
106514	609 BLANCO ST	7920	12792	62
106508	612 BLANCO ST	2510	8629	29
106514	613 BLANCO ST	1040	5443	19
106515	615 BLANCO ST	2171	5074	43
106506	620 BLANCO ST	3988	8000	50
106919	701 BLANCO ST	1106	2836	29
106920	705 BLANCO ST	1857	6710	28
106921	707 BLANCO ST	970	6246	16
106884	800 BLANCO ST	1344	5026	27
106856	600 HARTHAN ST	10884	12075	90
6855	602 HARTHAN ST	2980	17376	17
06854	604 HARTHAN ST	2491	8544	29
106501	605 HARTHAN ST	1400	3122	45
106853	606 HARTHAN ST	2766	16893	16
106502	607 HARTHAN ST	962	4449	22
106852	608 HARTHAN ST	1176	8246	14
106503	609 HARTHAN ST	2560	6181	41
106859	610 HARTHAN ST	3681	9055	41
106550	1116 W 6TH ST	5319	10000	53
106554	1128 W 6TH ST	8275	8269	100
473560	1115 W 7TH ST	2159	2458	100
106556	1117 W 7TH ST	2068	4761	43
106947	1118 W 7TH ST	992	8737	11
106948	1120 W 7TH ST	945	5155	18
106555	1121 W 7TH ST	2656	4808	55
106505	1207 W 8TH ST	1488	5985	25
6510	1209 W 8TH ST	1460	3340	44
06861	1211 W 8TH ST	15520	25102	62
106851	1212 W 8TH ST	2664	8373	32
106839	705 BROWNLEE CIRCLE	1604	9912	16
106840	707 BROWNLEE CIRCLE	3501	10424	34
106841	709 BROWNLEE CIRCLE	1386	6063	23
106842	711 BROWNLEE CIRCLE	988	6915	14
106845	715 BROWNLEE CIRCLE	3816	15918	24

PROPERTIES WITH FAR > 40 HIGHLIGHTED GREY

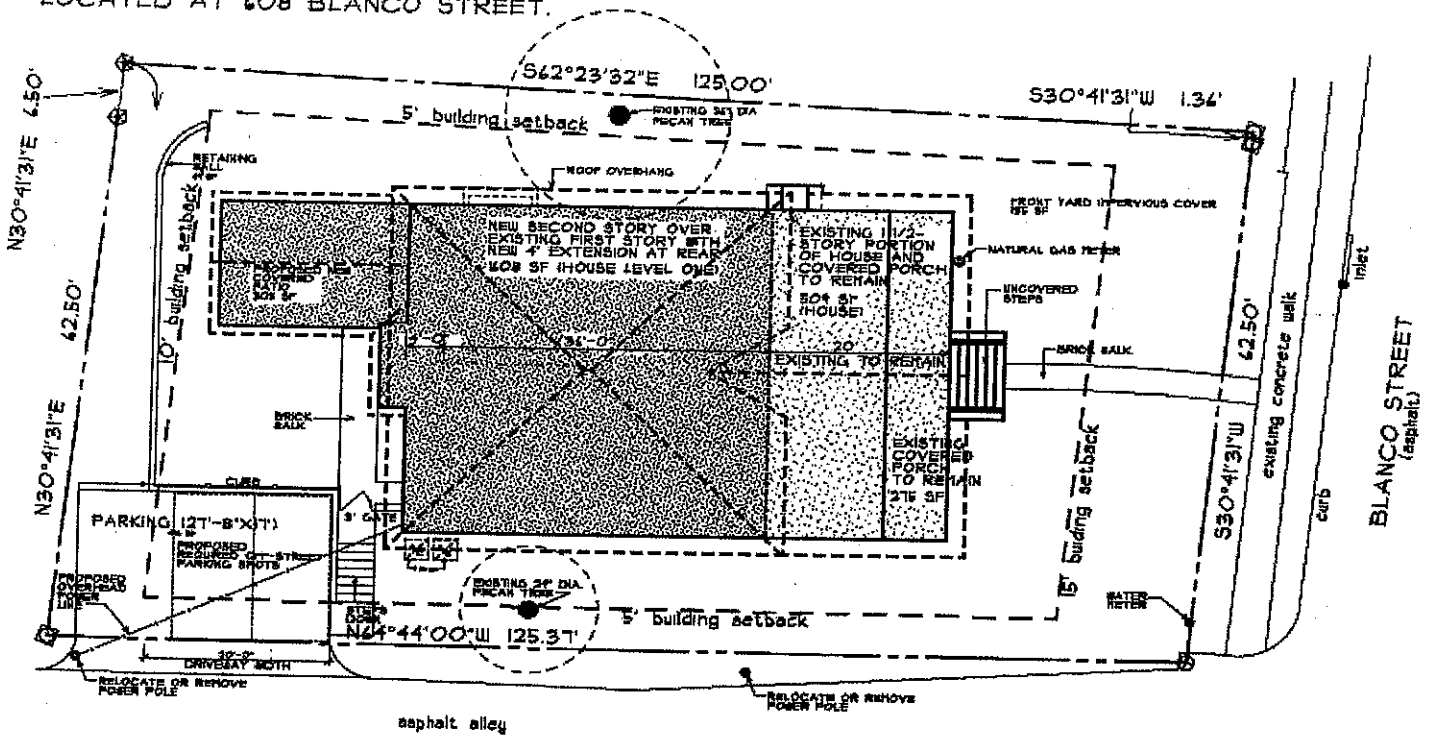
Area Plot Map



LOT ANALYSIS

Calculated Lot Area = 8,993 SF

608 BLANCO ST.
0.190 ACRE OF LAND, BEING A PORTION OF LOT 5, BROOKS AND SHELLEY SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 197 PAGE 525 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, TOGETHER WITH A PORTION OF OUTLOT 3 DIVISION Z, OF THE GOVERNMENT OUTLOTS TO THE CITY OF AUSTIN, ACCORDING TO THE MAP ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, AND BEING ALL OF THOSE TWO TRACTS WHICH WERE CONVEYED TO PHILIP L. SOLOMON BY DEED RECORDED IN VOLUME 12155 PAGE 2281 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. LOCATED AT 608 BLANCO STREET.



PLOT PLAN

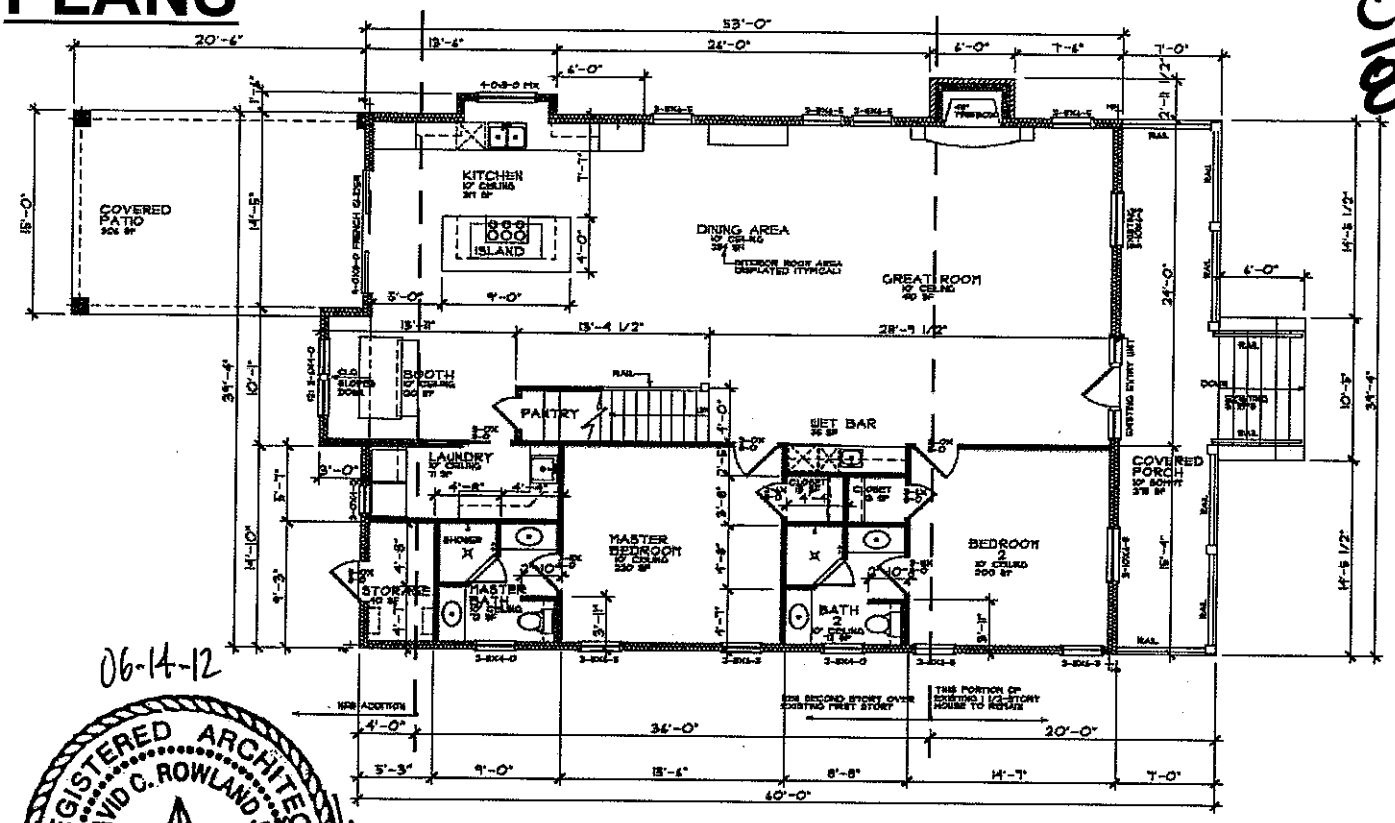
06-14-12

REGISTERED ARCHITECT
DAVID C. ROWLAND JR.
15354
STATE OF TEXAS

6 of 12

PLANS

CJ 80



LEVEL ONE FLOOR PLAN

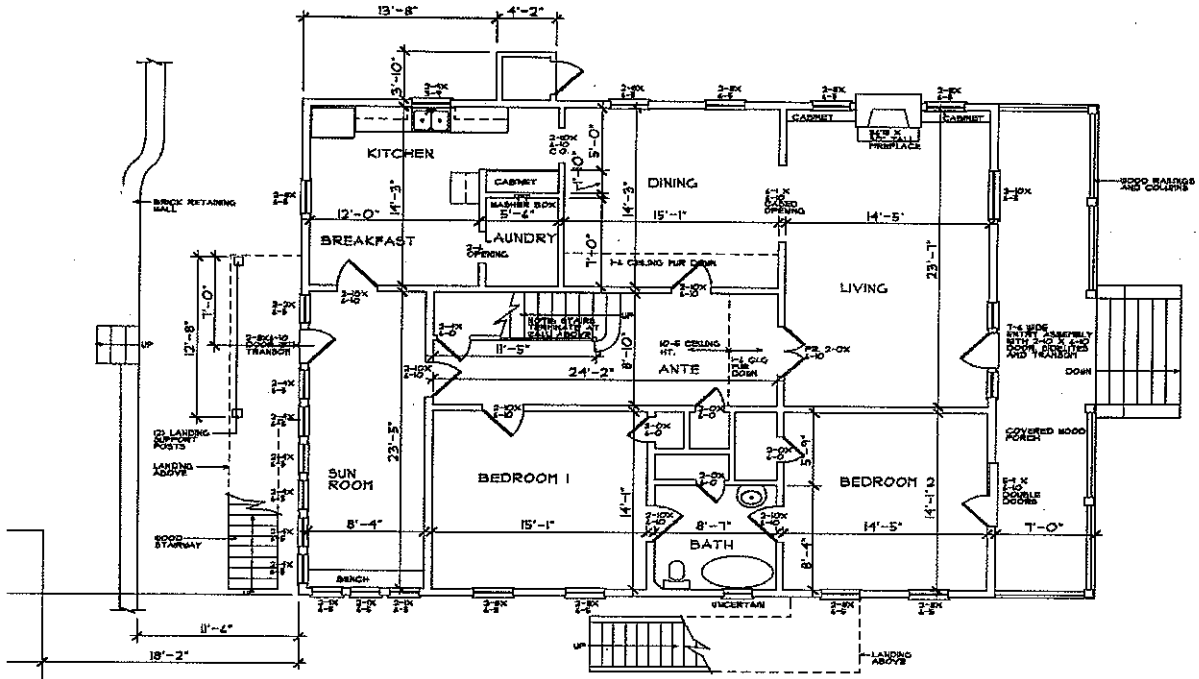
SCALE: 3/32" = 1'-0"

LEVEL ONE LIVING AREA = 3,099 SQ.FT.
LEVEL 2 LIVING AREA = 1,850 SQ.FT.
TOTAL LIVING AREA = 4,949 SQ.FT.
UNHEATED STORAGE AREA = 49 SQ.FT.
COVERED PORCH AREA = 215 SQ.FT.
COVERED PATIO AREA = 304 SQ.FT.

06-14-12

REGISTERED ARCHITECT
DAVID C. ROWLAND JR.
15354
STATE OF TEXAS

Proposed First Floor



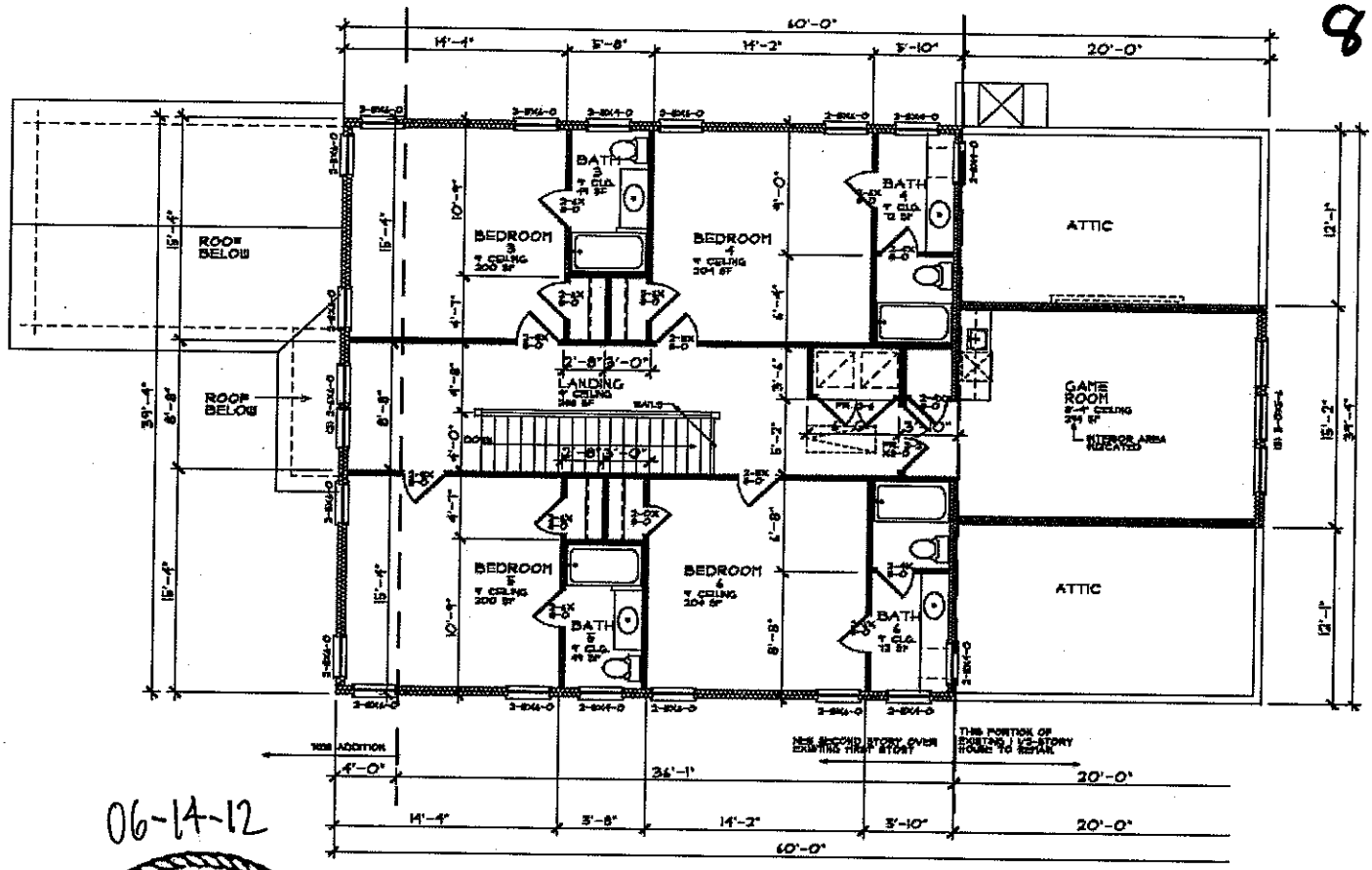
NOTES: 1. ALL CEILINGS THIS LEVEL ARE 10'-5" HIGH UNLESS NOTED OTHERWISE
2. ALL EXTERIOR DOORS AND WINDOWS HAVE A 6'-8" HEAD HEIGHT
3. WALL THICKNESSES ARE UNKNOWN AND MAY VARY
4. DIMENSIONS MAY VARY +-1 1/2" PER WALL

LEVEL ONE AS-BUILT FLOOR PLAN

Existing First Floor

PLANS

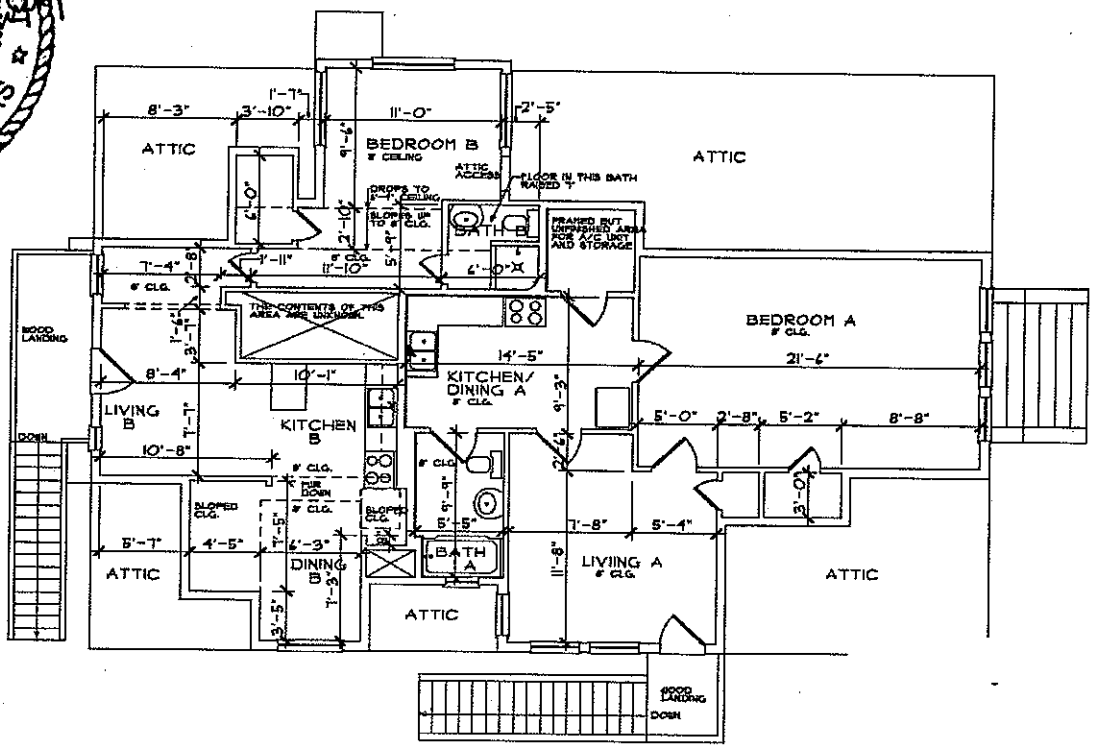
C1/81



Proposed Second Floor

06-14-12

REGISTERED ARCHITECT
DAVID C. ROWLAND JR.
15354
STATE OF TEXAS

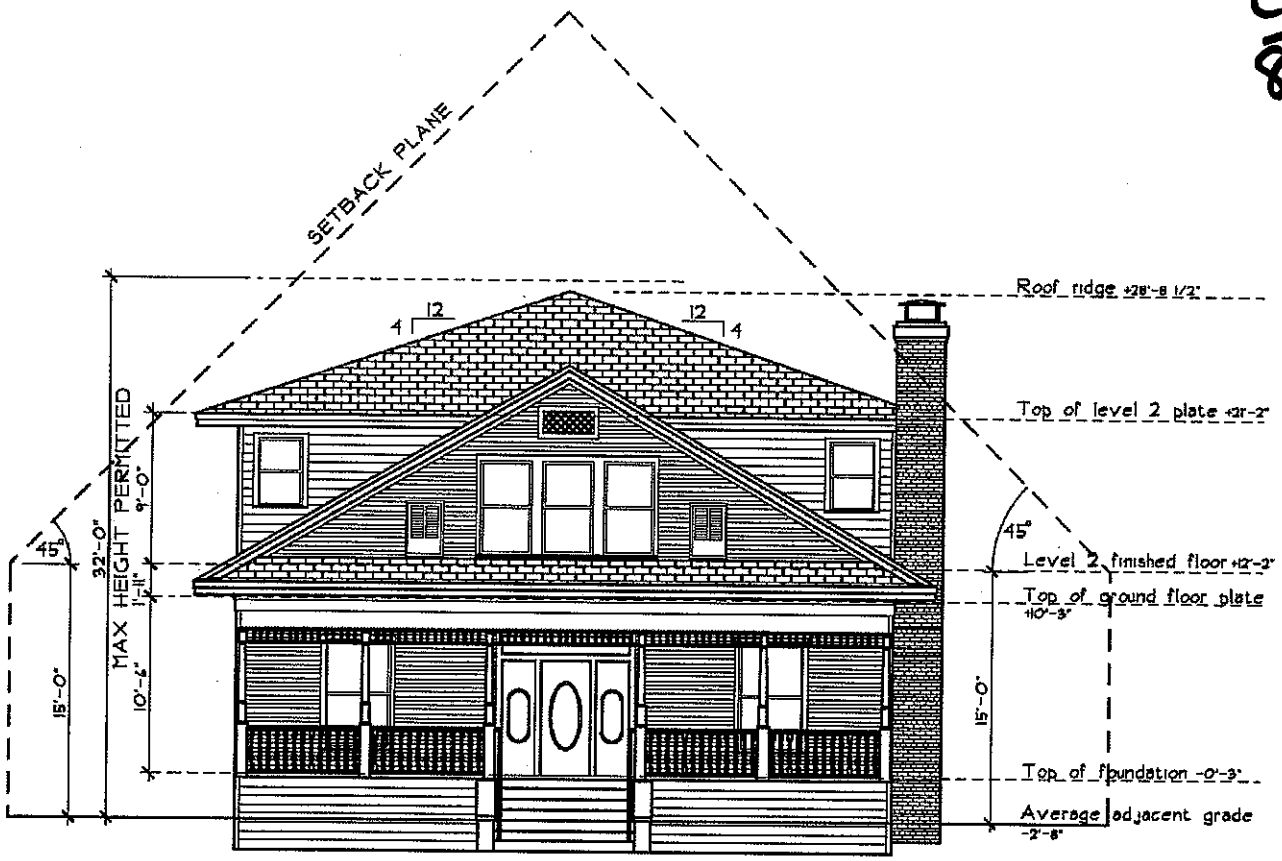


LEVEL TWO AS-BUILT FLOOR PLAN

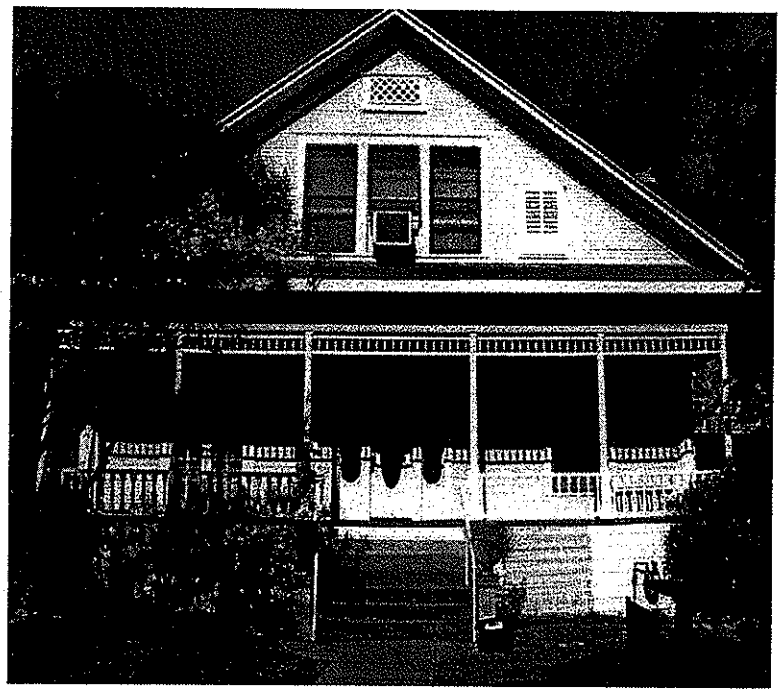
Existing Second Floor

PLANS

C1
82



Proposed Front Elevation



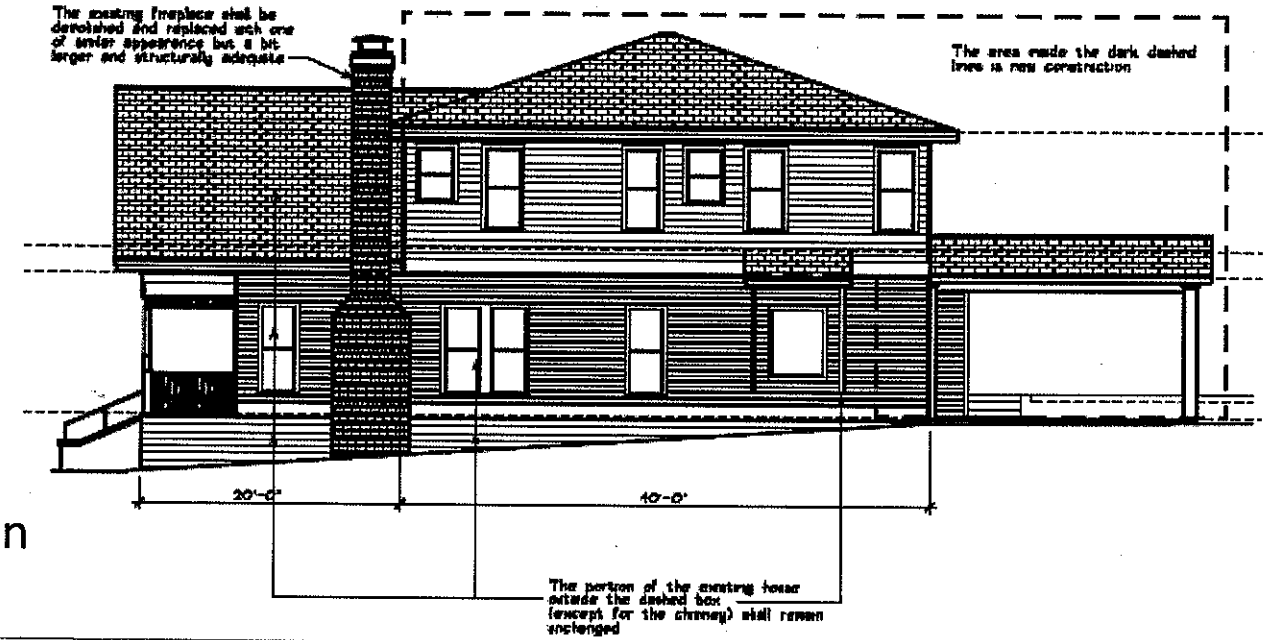
Existing Front Elevation

06-14-12

REGISTERED ARCHITECT
DAVID C. ROWLAND JR.
15354
STATE OF TEXAS

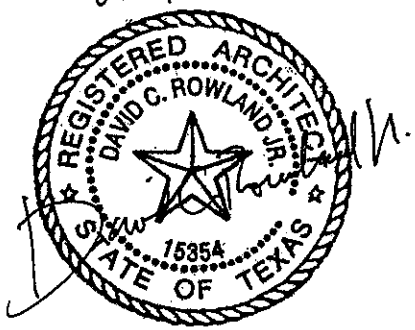
S18

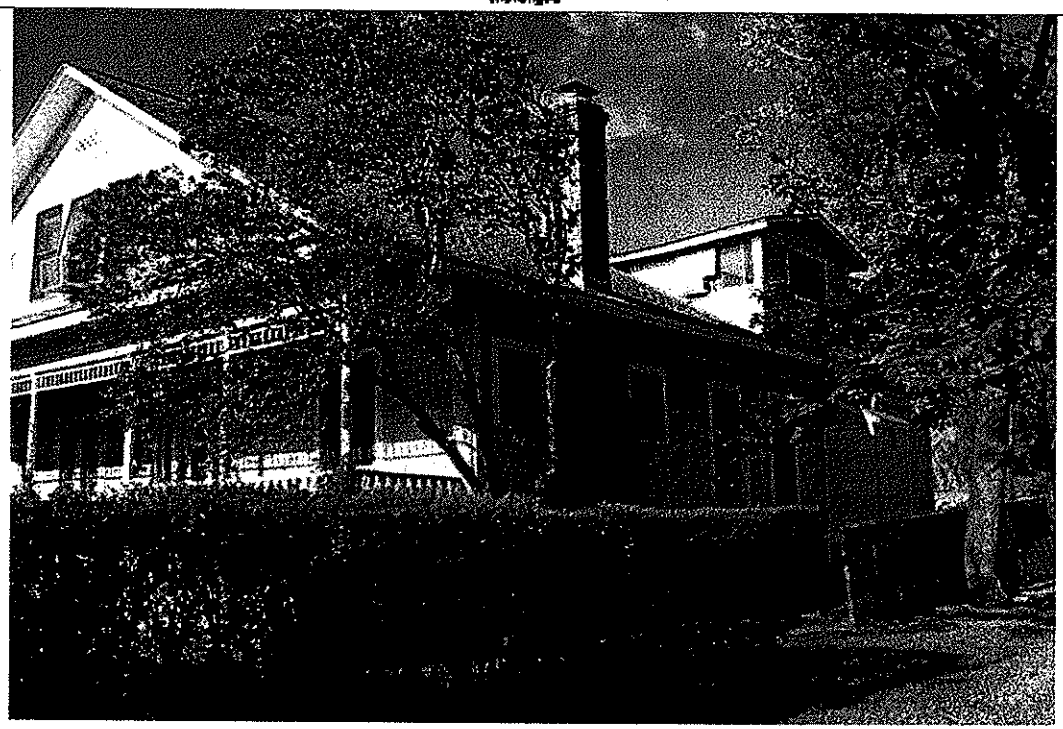
PLANS



Proposed North Elevation

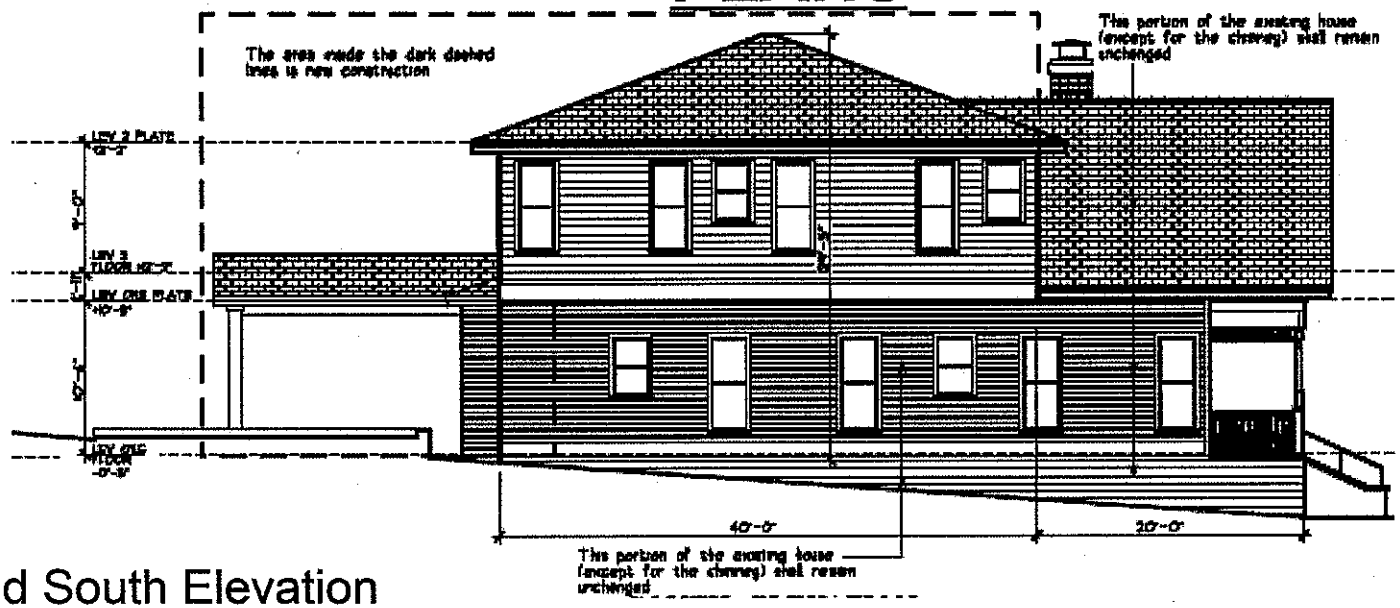
06-14-12





Existing North Elevation

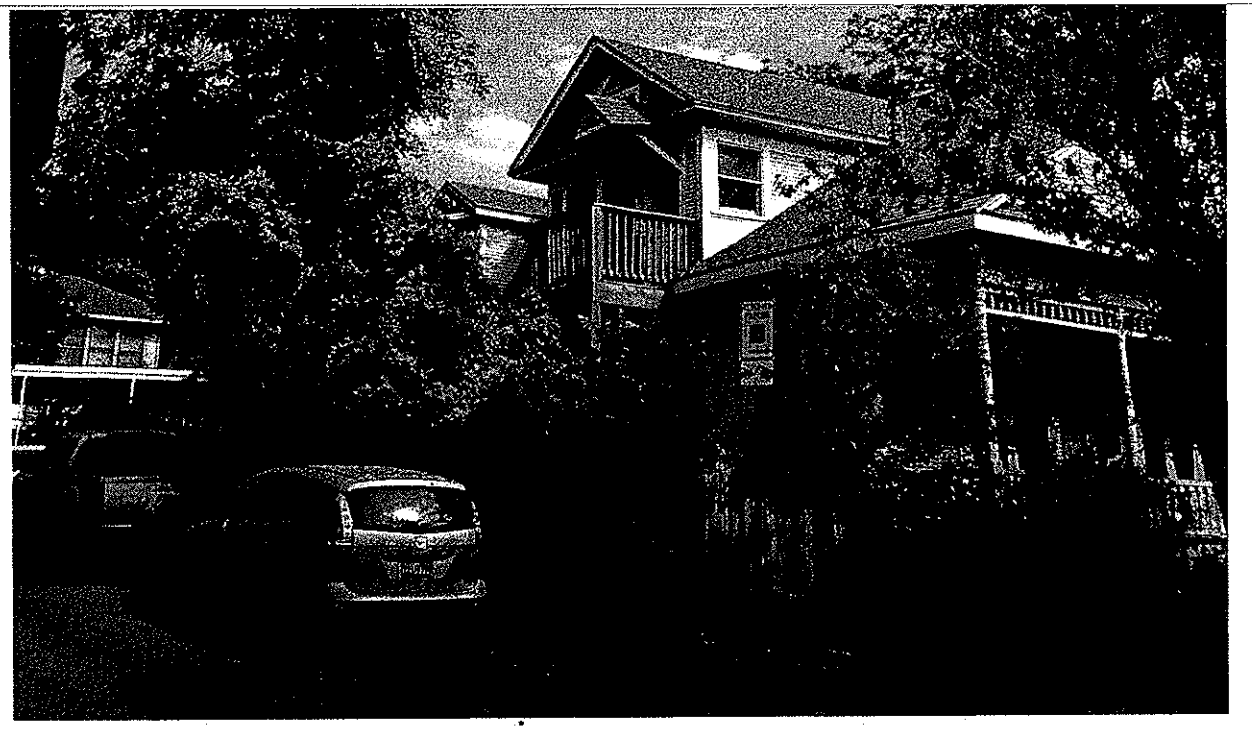
PLANS



Proposed South Elevation

06-14-12

REGISTERED ARCHITECT
DAVID C. ROWLAND JR.
15354
STATE OF TEXAS



Existing South Elevation

PLANS

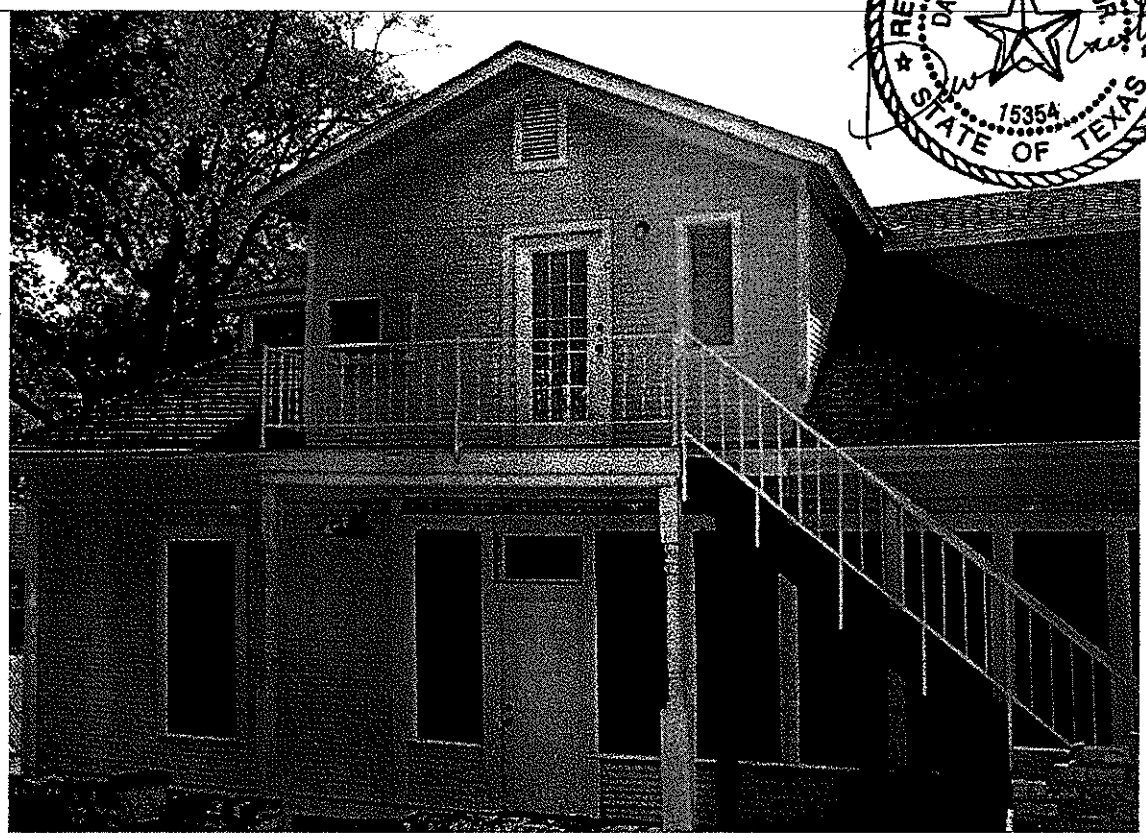
J/85



06-14-12

Proposed Rear Elevation

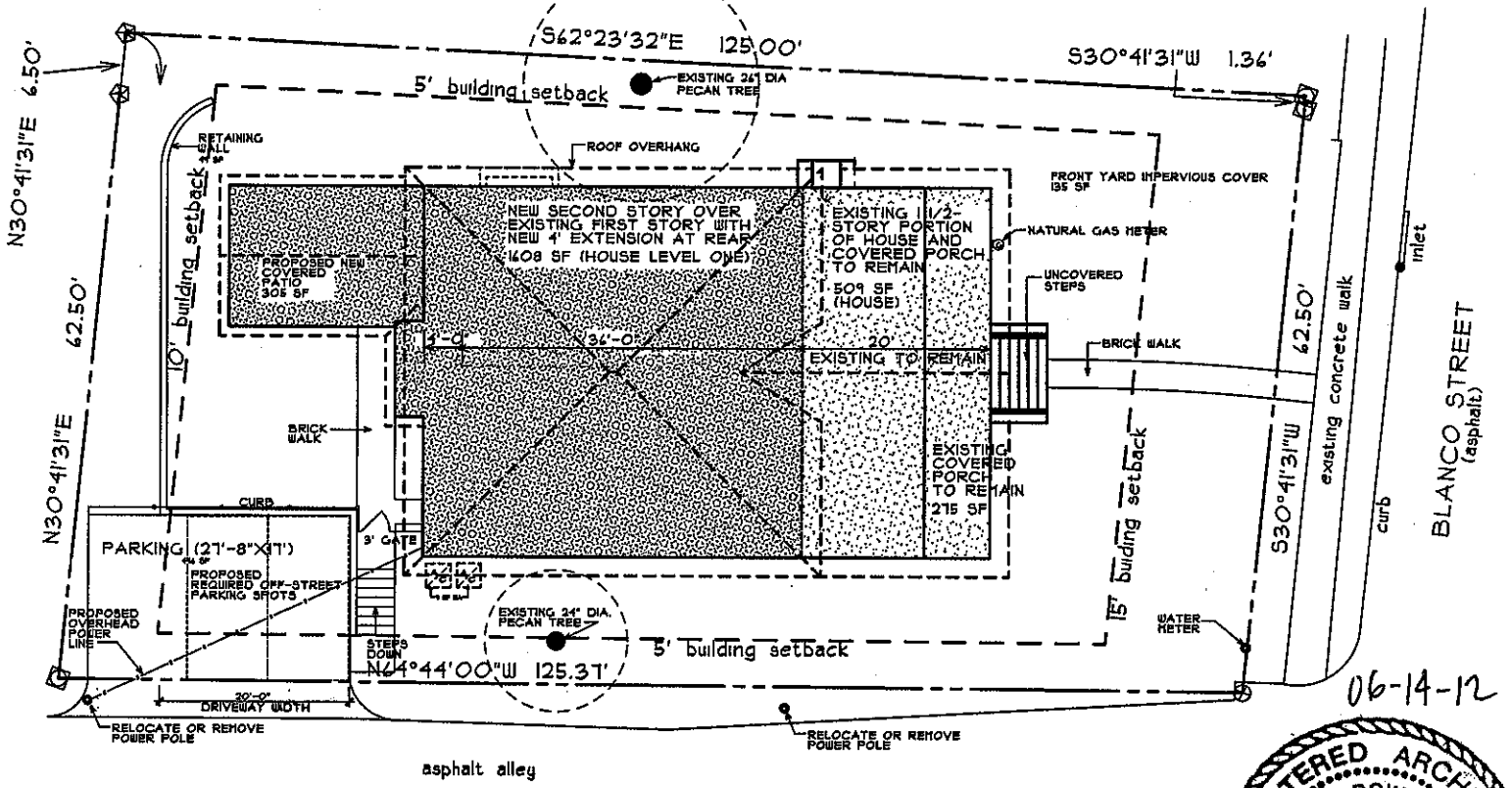
REGISTERED ARCHITECT
DAVID C. ROWLAND JR.
15354
STATE OF TEXAS



Existing Rear Elevation

608 BLANCO ST.

0.190 ACRE OF LAND, BEING A PORTION OF LOT 5, BROOKS AND SHELLEY SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 197 PAGE 525 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, TOGETHER WITH A PORTION OF OUTLOT 3 DIVISION Z, OF THE GOVERNMENT OUTLOTS TO THE CITY OF AUSTIN, ACCORDING TO THE MAP ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, AND BEING ALL OF THOSE TWO TRACTS WHICH WERE CONVEYED TO PHILIP L. SOLOMON BY DEED RECORDED IN VOLUME 12155 PAGE 2281 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. LOCATED AT 608 BLANCO STREET.



PLOT PLAN

SCALE: 1"=20'

06-14-12

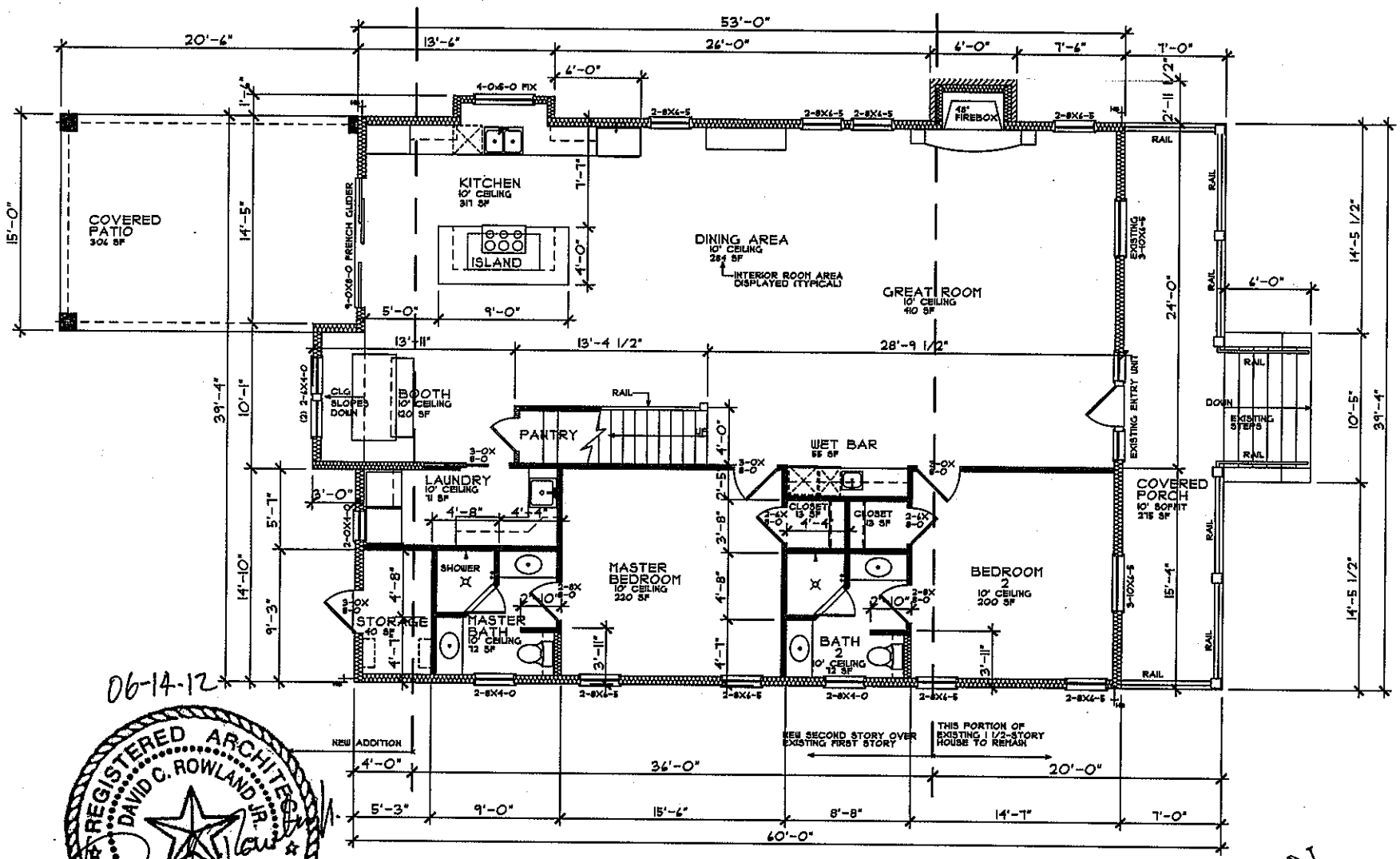
REGISTERED ARCHITECT DAVID C. ROWLAND JR. 15354 STATE OF TEXAS

608 BLANCO ST. REMODEL 2012

608 BLANCO ST., AUSTIN, TRAVIS COUNTY, TX 830-596-9700
DESIGN BY JAN CURRIER, HORSESHOE BAY 830-201-4150
DRAWN BY HOUSE PLANS, ETC., MARBLE FALLS, 78654

PLAN DATE 6/11/12
REVISION

SHEET P1



06-14-12

REGISTERED ARCHITECT
DAVID C. ROWLAND JR.
15354
STATE OF TEXAS

LEVEL ONE FLOOR PLAN

SCALE: 3/32" = 1'-0"

LEVEL ONE LIVING AREA =	2,069 SQ.FT.
LEVEL 2 LIVING AREA =	1,850 SQ.FT.
TOTAL LIVING AREA =	3,919 SQ.FT.
UNHEATED STORAGE AREA =	41 SQ.FT.
COVERED PORCH AREA =	215 SQ.FT.
COVERED PATIO AREA =	304 SQ.FT.

N

L12

608 BLANCO ST. REMODEL 2012

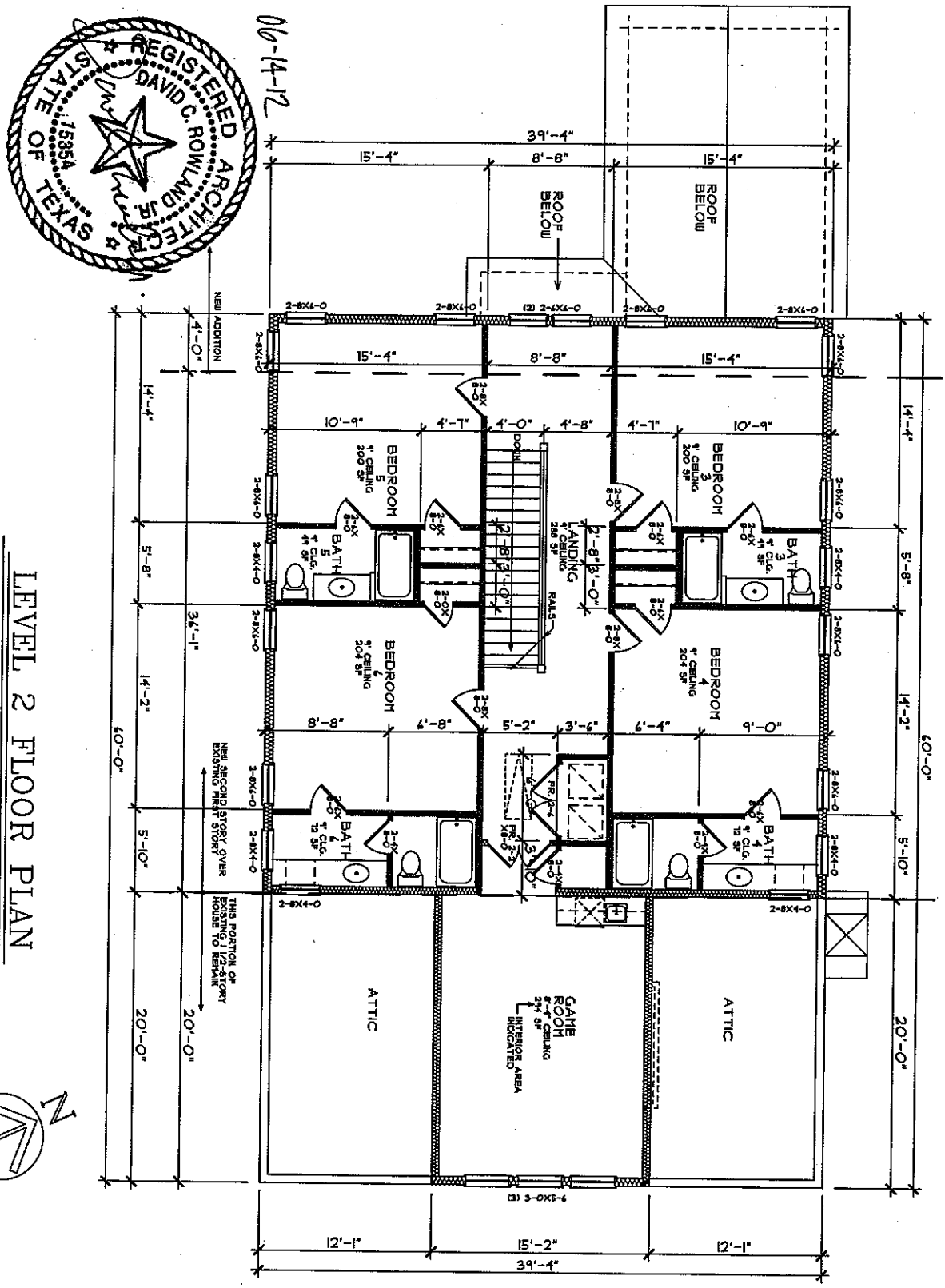
608 BLANCO ST., AUSTIN, TRA
DESIGN BY JAN CURRIER, HORSESHOE B
DRAWN BY HOUSE PLANS, ETC., MARBLE FALLS,

830-596-9700
78654 830-201-4150

PLAN DATE 6/11/12

REVISION

SHEET FP1



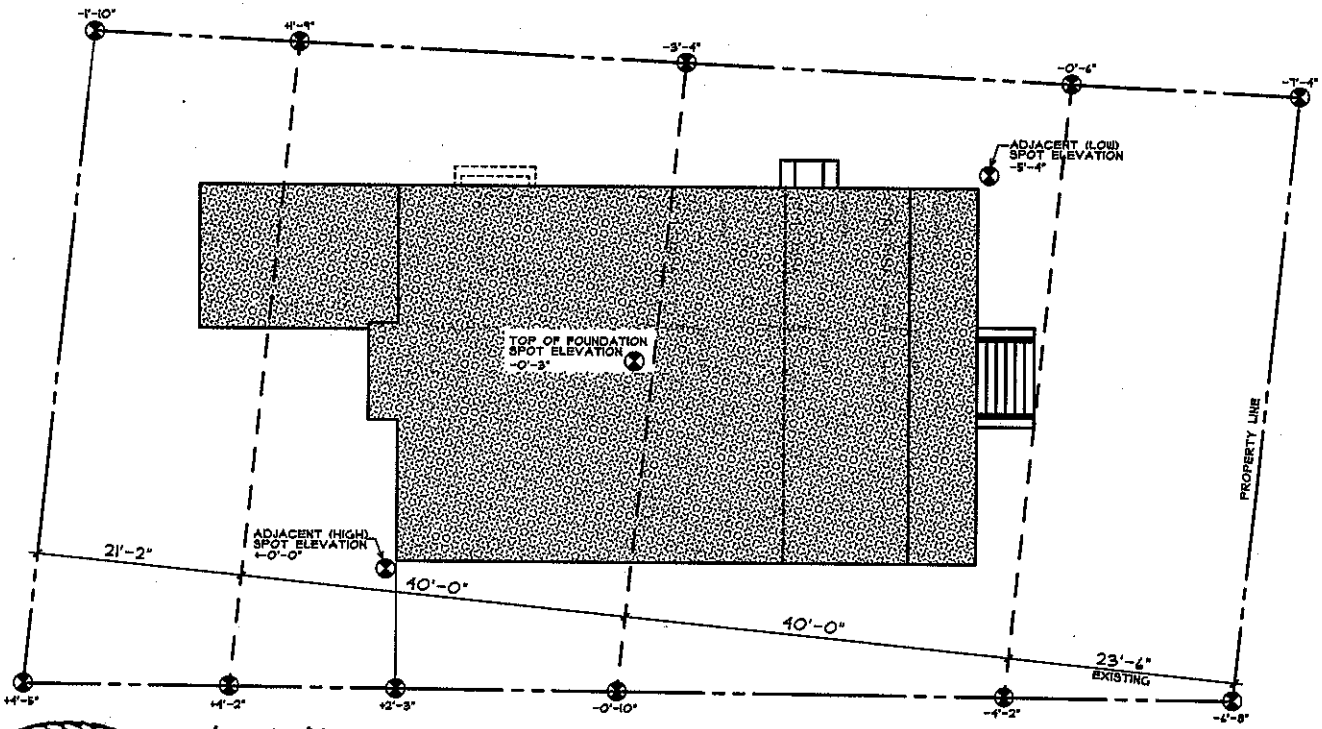
LEVEL 2 FLOOR PLAN

SCALE: 3/32" = 1'-0"

N

33

SHEET FP2	608 BLANCO ST. REMODEL 2012	PLAN DATE 6/11/12
	608 BLANCO ST., AUSTIN, TRA OUNTY, TX DESIGN BY JAN CURRIER, HORSESHOE B. 830-596-9700 DRAWN BY HOUSE PLANS, ETC., MARBLE FALLS, ... 78654 830-201-4150	REVISION



06-14-12

REGISTERED ARCHITECT
DAVID C. ROWLAND JR.
15354
STATE OF TEXAS

SETBACK PLANE COMPLIANCE PLAN

SCALE: 1"=20'

N

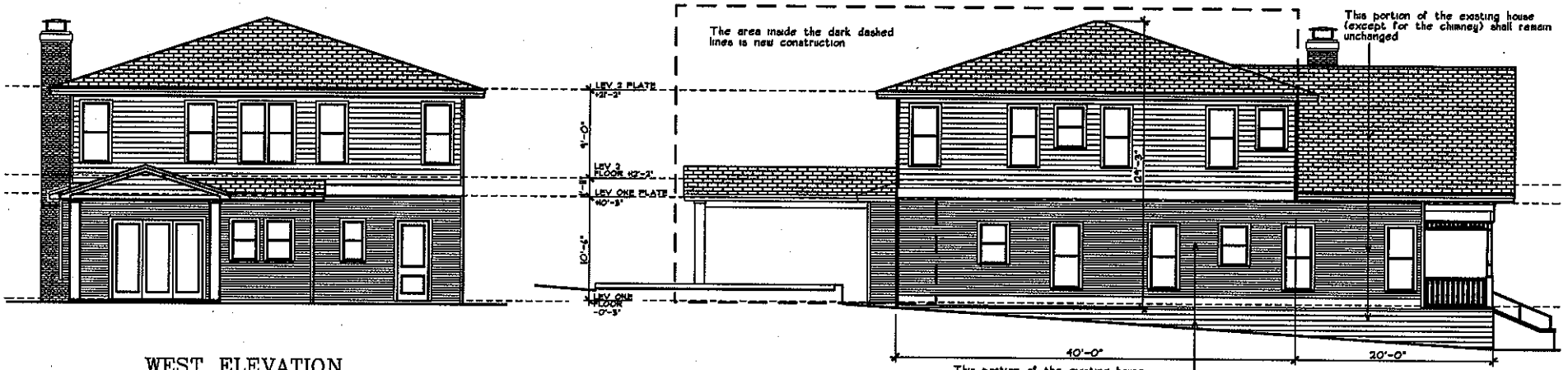
608 BLANCO ST. REMODEL 2012

608 BLANCO ST., AUSTIN, TRAVIS COUNTY, TX
DESIGN BY JAN CURRIER, HORSESHOE BAY, TX (830-598-9700
DRAWN BY HOUSE PLANS, ETC., MARBLE FALLS, TX 78654 830-201-4150

PLAN DATE 6/11/12

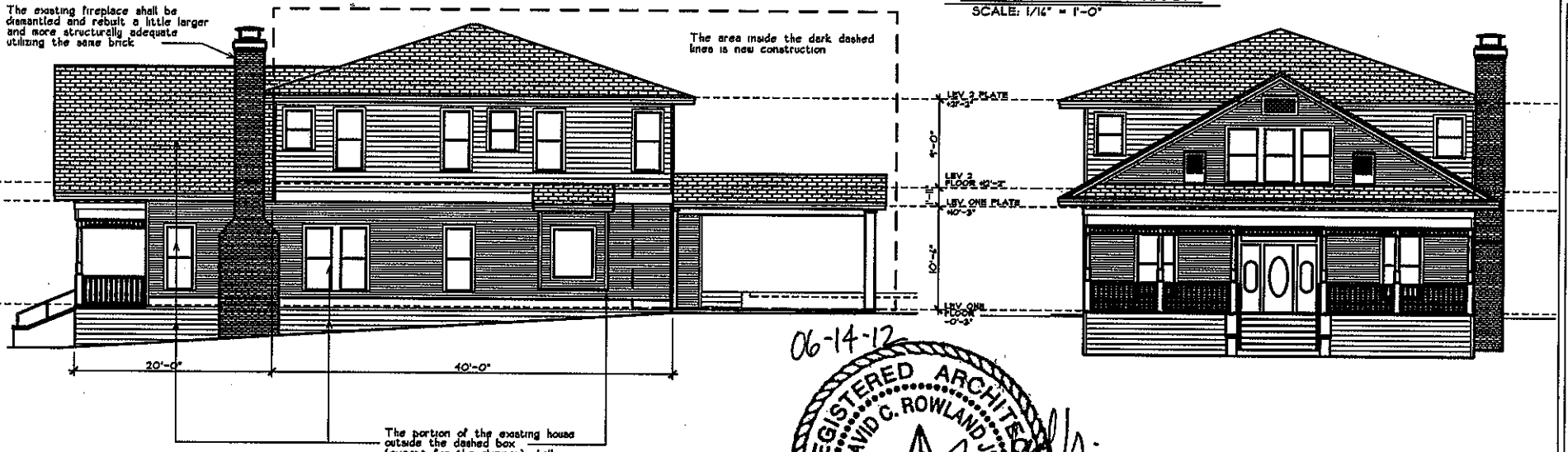
REVISION

SHEET P2



WEST ELEVATION
SCALE: 1/16" = 1'-0"

SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



NORTH ELEVATION
SCALE: 1/16" = 1'-0"

06-14-12
REGISTERED ARCHITECT
DAVID C. ROWLAND JR.
15354
STATE OF TEXAS

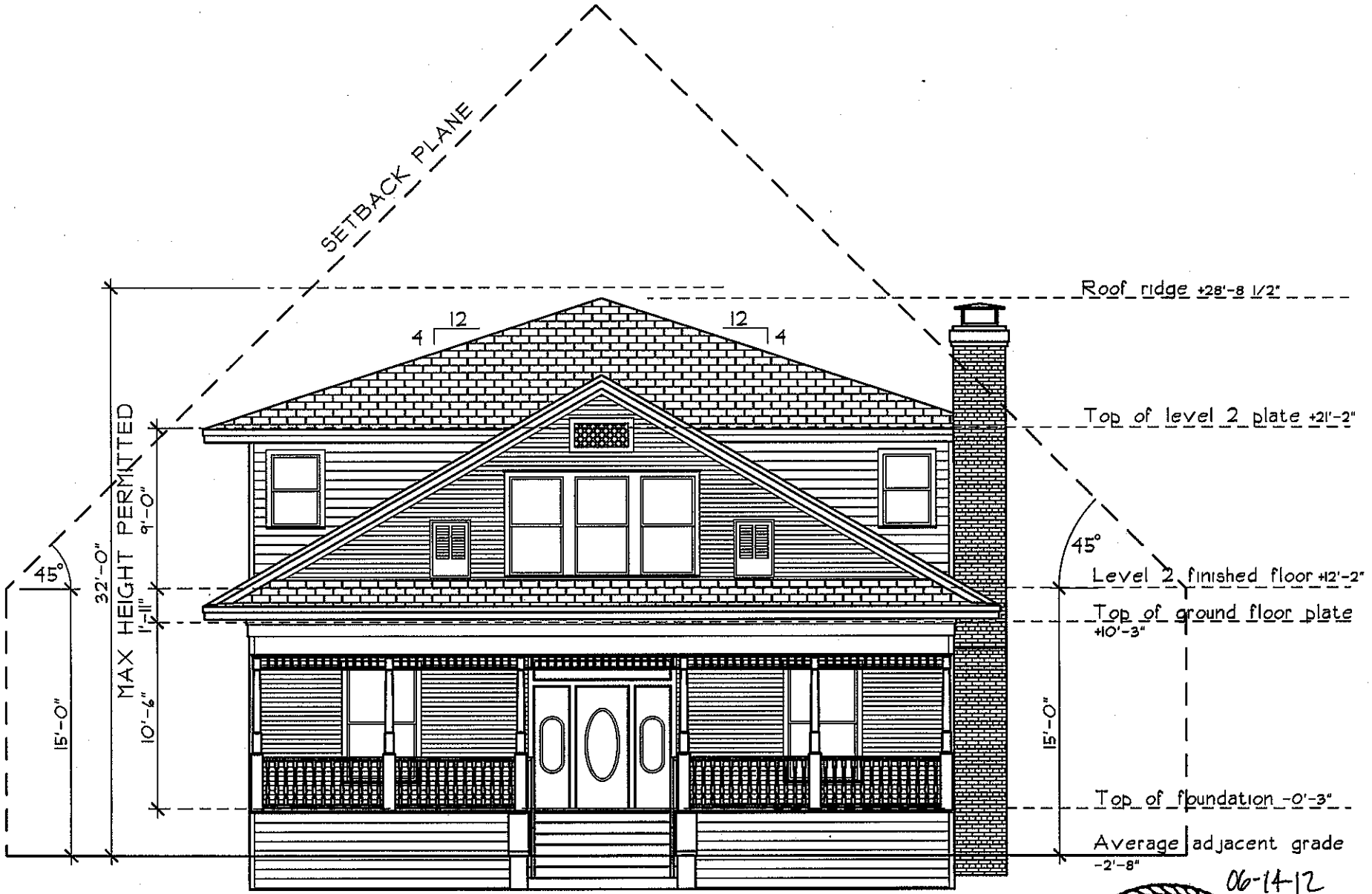
EAST ELEVATION
SCALE: 1/16" = 1'-0"

608 BLANCO ST. REMODEL 2012

608 BLANCO ST., AUSTIN, TRA — OUNTY, TX
DESIGN BY JAN CURRIER, HORSESHOE E — 830-598-9700
DRAWN BY HOUSE PLANS, ETC., MARBLE FALLS, 78654 830-201-4150

PLAN DATE 6/11/12
REVISION

SHEET
E1



SETBACK PLANE ELEVATION

SCALE: 1/8"" = 1'-0"

06-14-12

REGISTERED ARCHITECT
DAVID C. ROWLAND JR.
15354
STATE OF TEXAS

PLAN DATE	6/11/12
REVISION	

608 BLANCO ST. REMODEL 2012

608 BLANCO ST., AUSTIN, TX
DESIGN BY JAN CURRIER, HORSESHOE
DRAWN BY HOUSE PLANS, ETC., MARBLE FALLS, TX 78654

COUNTY, TX
TX 830-598-9700
830-201-4150

SHEET
E2