

If you need assistance completing this application (general inquiries only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2nd Floor (One Texas Center).

ROW

CASE #
#

C15-2013-0122
11048030

TP-022105-10-10

CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.

STREET ADDRESS: 4210 Avenue C, Austin, TX 78751

LEGAL DESCRIPTION: Subdivision – Hyde Park addition #2

Lot(s) 27-29 Block 16 Outlot _____ Division _____

I/We Dan Siegle/Carla Siegle on behalf of myself/ourselves as authorized agent for

Same affirm that on April 4, 2013,

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

 ERECT ATTACH COMPLETE REMODEL x MAINTAIN

SPECIAL EXCEPTION to permit previously unpermitted garage apartment with non-complying setbacks which were permitted in 1956

in a SF3-HD-NCCD district.
(zoning district)

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

See attachment.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:

- (b) The hardship is not general to the area in which the property is located because:

AREA CHARACTER:

3. The variance 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:

PARKING: (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

See attachment ("PARKING" section).

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

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

Signed _____ Mail Address 4210 Avenue C

City, State & Zip Austin, TX 78751

Printed _____ Phone 512.769.7523 Date _____

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

Signed Daniel M. Siff Mail Address 4210 Avenue C

City, State & Zip Austin, TX 78751

Printed _____ Phone 512.769.7523 Date _____

Concerning the property: 4210 Avenue C, Austin, TX 78751

Board of Adjustment (Special Exception Case)

4/2/13

This is a special exception for a garage apartment (565 square feet, 1 story with loft), originally a garage constructed in 1935 or earlier (see 1935 Sanborn Map) and enlarged along existing (currently non-complying) setback lines per 1956 permit (attached).

In approximately 1994 the previous owner converted this building to a dwelling unit.

We purchased the property in 2003 with written documentation from that owner that there were 4 legal dwelling units.

The lot is 9000 square feet which qualifies the property under current regulations for duplex or 2 family use.

Additionally, we have a permit indicating the home was divided into 2 units creating a duplex in 1956. This use still exists today.

There is also a small 200 square foot accessory building that the previous owners used as a guest house and from which we have since removed all plumbing (bath and kitchen) and are now utilizing as a workshop.

During changeout of a door on the small building, a neighbor notified code enforcement, alerting us to the situation we didn't fully understand. We are now trying to establish proper approvals for our property for ourselves and in the event we should sell the property.

We are attempting to correct this situation, resulting in two legal dwelling units. We wish to abandon the "duplex" dwelling in the main house and establish the garage apartment and two-family dwelling as legal.

This special exception will allow for the existing setbacks of the garage apartment.

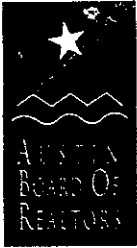
PARKING: The house built in the 1920's was not required to have parking. The garage used to provide two parking spaces. Today the home has a one lane driveway that provides two parking spaces that comply in size and location with current code and Hyde Park NCCD. Since 1956 this property has had 2 dwelling units and 2 parking spaces, so we request to maintain that situation.

The property has excess impervious cover due to stone paving installed by a previous owner. We are in the process of removing concrete between these stones and expect to come into compliance and not exceed 45% cover eventually.



LOFT ROOF ON 1997 AERIAL

LEGAL DISCLAIMER



AUSTIN/CENTRAL TEXAS REALTY INFORMATION SERVICE

SELLER'S DISCLOSURE NOTICE

THIS FORM IS FURNISHED BY THE AUSTIN/CENTRAL TEXAS REALTY INFORMATION SERVICE FOR USE BY ITS PARTICIPANTS. USE OF THIS FORM BY PERSONS WHO ARE NOT PARTICIPANTS OF THE AUSTIN/CENTRAL TEXAS REALTY INFORMATION SERVICE IS NOT AUTHORIZED.

NOTE: EFFECTIVE JANUARY 1, 1994, SECTION 5.008 OF THE TEXAS PROPERTY CODE REQUIRES A SELLER OF RESIDENTIAL REAL PROPERTY OF NOT MORE THAN ONE DWELLING UNIT TO DELIVER A COPY OF THE SELLER'S DISCLOSURE NOTICE, COMPLETE TO THE BEST OF THE SELLER'S BELIEF AND KNOWLEDGE TO A PURCHASER ON OR BEFORE THE EFFECTIVE DATE OF A CONTRACT FOR THE SALE OF THE PROPERTY. IF A CONTRACT IS ENTERED INTO WITHOUT THE SELLER PROVIDING THE NOTICE, THE BUYER MAY TERMINATE THE CONTRACT FOR ANY REASON WITHIN SEVEN (7) DAYS AFTER RECEIVING THE NOTICE. IF INFORMATION REQUIRED BY THE NOTICE IS UNKNOWN TO THE SELLER, THE SELLER MAY INDICATE THAT FACT ON THE NOTICE AND THEREBY COMPLY WITH THE REQUIREMENTS OF SECTION 5.008 OF THE TEXAS PROPERTY CODE.

CONCERNING THE PROPERTY AT

4210 Ave C Austin Side Right

(Street Address and City)

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PURCHASER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller ☒ is not occupying the Property. If unoccupied, how long since Seller has occupied the Property? _____
Seller ☒ is not knowledgeable of the current condition of the Property.

1. FEATURES AND EQUIPMENT TO REMAIN: (Mark all appropriate items TO REMAIN and their working condition)

<input type="checkbox"/> DISHWASHER	[Y] [N] [U]	<input type="checkbox"/> POOL	[Y] [N] [U]
<input type="checkbox"/> DRYER [E] [G] [110V] [220V]	[Y] [N] [U]	<input type="checkbox"/> POOL ACCESSORIES/EQUIPMENT	[Y] [N] [U]
<input type="checkbox"/> DRYER HOOKUPS [110V] [220V] [G]	[Y] [N] [U]	<input type="checkbox"/> POOL HEATER [E] [G] [SOLAR]	[Y] [N] [U]
<input type="checkbox"/> GARBAGE DISPOSAL	[Y] [N] [U]	<input type="checkbox"/> SPA/HOT TUB	[Y] [N] [U]
<input type="checkbox"/> MICROWAVE	[Y] [N] [U]	<input type="checkbox"/> SPA HEATER [E] [G] [SOLAR]	[Y] [N] [U]
<input type="checkbox"/> OVEN [E] [G]	[Y] [N] [U]	<input type="checkbox"/> CABLE TV WIRING	[Y] [N] [U]
<input type="checkbox"/> RANGE [E] [G]	[Y] [N] [U]	<input type="checkbox"/> INTERCOM SYSTEM	[Y] [N] [U]
<input type="checkbox"/> REFRIGERATOR(S) # _____	[Y] [N] [U]	<input type="checkbox"/> SATELLITE DISH SYSTEM	[Y] [N] [U]
<input type="checkbox"/> TRASH COMPACTOR	[Y] [N] [U]	<input type="checkbox"/> OWNED <input type="checkbox"/> LEASED	
<input type="checkbox"/> WASHER	[Y] [N] [U]	MO LEASE \$ _____ MO SVC CHG \$ _____	
<input type="checkbox"/> WASHER HOOKUPS [110V] [220V]	[Y] [N] [U]	<input type="checkbox"/> SPECIALTY WIRING _____	
<input type="checkbox"/> WATER HEATER # _____ [E] [G] [SOLAR]	[Y] [N] [U]	<input type="checkbox"/> TV ANTENNA	[Y] [N] [U]
<input type="checkbox"/> WATER SOFTENER <input type="checkbox"/> OWNED <input type="checkbox"/> LEASED	[Y] [N] [U]	<input type="checkbox"/> AUTOMATIC LAWN SPRINKLER SYSTEM	[Y] [N] [U]
MO LEASE \$ _____ MO SVC CHG \$ _____	[Y] [N] [U]	<input type="checkbox"/> CARPORT: ATTACHED [Y] [N]	[Y] [N] [U]
<input type="checkbox"/> SAUNA	[Y] [N] [U]	# SPACES _____	
<input type="checkbox"/> FIREPLACE <input type="checkbox"/> WOOD <input type="checkbox"/> GAS # _____	[Y] [N] [U]	<input type="checkbox"/> FENCES/FENCE WALLS	[Y] [N] [U]
<input type="checkbox"/> FIREPLACE LOGS/ ARTIFICIAL # _____	[Y] [N] [U]	<input type="checkbox"/> FRENCH DRAIN	[Y] [N] [U]
<input type="checkbox"/> GAS FIRE STARTER # _____	[Y] [N] [U]	<input type="checkbox"/> GARAGE: ATTACHED [Y] [N]	[Y] [N] [U]
<input type="checkbox"/> MOCK FIREPLACE WITH CHIMNEY # _____	[Y] [N] [U]	# SPACES _____	
<input type="checkbox"/> ATTIC FAN(S) # _____	[Y] [N] [U]	<input type="checkbox"/> GARAGE DOOR OPENER # _____ [E]	[Y] [N] [U]
<input type="checkbox"/> BATHROOM HEATER # _____ [E] [G]	[Y] [N] [U]	<input type="checkbox"/> GARAGE REMOTE CONTROL # _____	[Y] [N] [U]
<input checked="" type="checkbox"/> CEILING FAN(S) # <u>1</u>	[Y] [N] [U]	<input type="checkbox"/> GAZEBO	[Y] [N] [U]
<input type="checkbox"/> CENTRAL A/C # _____ [E] [G]	[Y] [N] [U]	<input type="checkbox"/> MAILBOX	[Y] [N] [U]
<input type="checkbox"/> CENTRAL HEAT # _____ [E] [G] [HP]	[Y] [N] [U]	<input type="checkbox"/> OUTDOOR GRILL	[Y] [N] [U]
<input type="checkbox"/> EVAPORATIVE COOLER # _____	[Y] [N] [U]	<input type="checkbox"/> PATIO/DECKING	[Y] [N] [U]
<input type="checkbox"/> EXHAUST FANS # _____ [E]	[Y] [N] [U]	<input type="checkbox"/> PLUMBING SYSTEM	[Y] [N] [U]
<input type="checkbox"/> GAS FIXTURES	[Y] [N] [U]	<input type="checkbox"/> PUBLIC SEWER SYSTEM	[Y] [N] [U]
<input type="checkbox"/> GAS LINES (NAT/LP)	[Y] [N] [U]	<input type="checkbox"/> SEPTIC SYSTEM/TANK	[Y] [N] [U]
<input type="checkbox"/> SPACE HEATER # _____ [E] [G]	[Y] [N] [U]	DATE PUMPED _____	
<input type="checkbox"/> WALL/WINDOW A/C # <u>1</u>	[Y] [N] [U]	<input type="checkbox"/> PORTABLE STORAGE BLDG(S) # _____	[Y] [N] [U]
<input type="checkbox"/> CARBON MONOXIDE DETECTOR	[Y] [N] [U]	<input type="checkbox"/> RAIN GUTTERS	[Y] [N] [U]
<input type="checkbox"/> SMOKE DETECTORS # _____	[Y] [N] [U]	<input type="checkbox"/> SUMP PUMP	[Y] [N] [U]
<input type="checkbox"/> SECURITY SYSTEM <input type="checkbox"/> OWNED <input type="checkbox"/> LEASED	[Y] [N] [U]	<input type="checkbox"/> WINDOW SCREENS	[Y] [N] [U]
MO LEASE \$ _____ MO SVC CHG \$ _____	[Y] [N] [U]		
<input type="checkbox"/> FIRE ALARMS/DETECTOR(S) # _____	[Y] [N] [U]	<input type="checkbox"/> OTHER _____	

Explain all No [N] or Unknown [U] answers: _____

The following Property is to be excluded from the sale: _____

Seller's Disclosure Notice concerning:

(Property Address)

4210 Ave C Austin Side Right

2. SERVICES TO THIS PROPERTY PROVIDED BY: (Fill in names of suppliers)

WATER supply:

☒ CITY ☐ WELL ☐ PRIVATE ☐ MUD
☐ WCID ☐ COOP ☐ OTHER

WASTEWATER:

☒ CITY ☐ COOP ☐ MUD ☐ OTHER
☐ SEPTIC ☐ TAR 1407 (Information About On-Site Sewer Facility)

ELECTRICITY:

CABLE TV:

SOLID WASTE PROVIDER:

GAS supply:

☐ UTILITY ☐ TANK ☐ BOTTLE ☐ COOP
TANK/BOTTLE MO. LEASE \$

HOMEOWNER'S ASSOC:

MONTHLY HOMEOWNER'S FEE: \$

MANAGER'S NAME:

TELEPHONE:

HOA Transfer Fee \$

HOA Transfer Fee Paid by ☐ Seller ☐ Buyer ☐ Negotiable

☐ SELLER TO OBTAIN HOA INFORMATION

3. ARE YOU (SELLER) AWARE OF ANY KNOWN DEFECTS/MALFUNCTIONS IN ANY OF THE FOLLOWING? (Mark Yes [Y] if you are aware, mark No [N] if you are not aware.)

BASEMENT

[Y] [N]

FIREPLACE(S)

[Y] [N]

ROOF:

[Y] [N]

CEILINGS

[Y] [N]

FLOORS

[Y] [N]

ROOF APPROX AGE

DOORS

[Y] [N]

FOUNDATION/SLAB(S)

[Y] [N]

ROOF TYPE

DRIVEWAY(S)

[Y] [N]

INTERIOR WALLS

[Y] [N]

SIDEWALKS

[Y] [N]

ELECTRICAL SYSTEM(S)

[Y] [N]

LIGHTING FIXTURES

[Y] [N]

SWIMMING POOL

[Y] [N]

EXTERIOR WALLS

[Y] [N]

PLUMBING/SEWER/SEPTIC

[Y] [N]

WINDOWS

[Y] [N]

OTHER STRUCTURAL COMPONENTS (DESCRIBE):

If the answer to any of the above is yes, explain. (Attach additional sheets as necessary):

4. ARE YOU (SELLER) AWARE OF ANY OF THE FOLLOWING? (Mark Yes [Y] if you are aware, mark No [N] if you are not aware.)

ACTIVE TERMITES

[Y] [N]

PREVIOUS FLOODING OF LAND

[Y] [N]

WOOD DESTROYING INSECTS

[Y] [N]

IMPROPER DRAINAGE

[Y] [N]

TERMITE OR WOOD ROT NEEDING REPAIR

[Y] [N]

LOCATED IN 100 YEAR FLOOD PLAIN

[Y] [N]

PREVIOUS TERMITE DAMAGE

[Y] [N]

PRESENT FLOOD INSURANCE COVERAGE

[Y] [N]

PREVIOUS TERMITE TREATMENT

[Y] [N]

SETTLING OR SOIL MOVEMENT

[Y] [N]

WATER PENETRATION OF BLDG

[Y] [N]

FAULTLINES OR LANDFILL

[Y] [N]

PREVIOUS STRUCTURAL OR ROOF REPAIR

[Y] [N]

SUBSURFACE STRUCTURE(S)/PIT(S)

[Y] [N]

ASBESTOS COMPONENTS

[Y] [N]

SPRING(S): UNDERGROUND

[Y] [N]

UREA FORMALDEHYDE INSULATION

[Y] [N]

SPRING(S): INTERMITTENT/WEATHER

[Y] [N]

RADON GAS

[Y] [N]

UNDERGROUND STORAGE TANKS

[Y] [N]

LEAD BASED PAINT

[Y] [N]

ENDANGERED SPECIES/HABITAT ON PROPERTY

[Y] [N]

ALUMINUM WIRING

[Y] [N]

HAZARDOUS OR TOXIC WASTE

[Y] [N]

PREVIOUS FIRES

[Y] [N]

DISEASED TREES

[Y] [N]

FOUNDATION REPAIR

[Y] [N]

FENCE LINES NOT CORRESPONDING TO PROPERTY BOUNDARIES

[Y] [N]

PREVIOUS FLOODING OF BUILDING(S)

[Y] [N]

WETLANDS ON PROPERTY

[Y] [N]

UNPLATTED EASEMENTS

[Y] [N]

OTHER

If the answer to any of the above is yes, explain. (Attach additional sheets as necessary)

roof leak - repaired

5. ARE YOU (SELLER) AWARE OF ANY ITEM, EQUIPMENT, OR SYSTEM IN OR ON THE PROPERTY THAT IS IN NEED OF REPAIR, WHICH HAS NOT BEEN PREVIOUSLY DISCLOSED IN THIS NOTICE?

☐ Yes (if you are aware) ☒ No (if you are not aware). If yes, explain (attach additional sheets as necessary).

Seller's Disclosure Notice concerning:

(Property Address)

4210 Ave C Austin Side Right

6. ARE YOU (SELLER) AWARE OF ANY OF THE FOLLOWING? (Mark Yes [Y] if you are aware, mark No [N] if you are not aware.)

- ☒ [Y] [N] Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building code in effect at that time?
- [Y] [N] Homeowners' Association or maintenance fees or assessments?
- [Y] [N] Any "common area" facilities (such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others?
- [Y] [N] Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property?
- [Y] [N] Any lawsuits or other legal proceedings directly or indirectly affecting the Property?
- [Y] [N] Any condition of the Property which materially affects the physical health or safety of an individual?
- [Y] [N] Features of the Property shared in common with adjoining landowners, such as walls, fences and driveways, whose use or responsibility for maintenance may have an effect on the subject Property?
- [Y] [N] Any encroachments, easements or similar matters that may affect your interest in the subject Property?
- [Y] [N] Land fill (compacted or otherwise) on the Property or any portion thereof?
- [Y] [N] Any settling from any cause or slippage, sliding or other soil problems?
- [Y] [N] Major damage to the Property or any of the structures from fire, earthquake, floods or landslides?
- [Y] [N] Any future highway, freeway, air traffic patterns which affects this real Property?
- [Y] [N] Any future annexation plans which affect this real Property?
- [Y] [N] Within the previous 12 months, has there been an equity loan on this Property? If Yes, date ___/___/___
- [Y] [N] Flood Insurance on Property?
- [Y] [N] Previous FEMA claim paid?
- [Y] [N] Death on the Property other than death caused by: natural causes, suicide, or accident unrelated to the Property's condition.
- [Y] [N] Was the dwelling built before 1978? ☐ Unknown
- [Y] [N] Any repairs or treatment, other than routine maintenance, made to the Property to eliminate environmental hazards such as asbestos, radon, lead-based paint, urea formaldehyde, or mold?
- [Y] [N] Other items of concern? _____

If the answer to any of the above is yes, explain (Attach additional sheets as necessary):

See main home SD

7. CHECK ANY TAX EXEMPTION(S) WHICH YOU (SELLER) CURRENTLY CLAIM FOR THE PROPERTY:

- | | | |
|------------------------------------|---|---------------------------------------|
| <input type="checkbox"/> Homestead | <input type="checkbox"/> Disabled | <input type="checkbox"/> Agricultural |
| <input type="checkbox"/> Over 65 | <input type="checkbox"/> Disabled Veteran | <input type="checkbox"/> Unknown |
| <input type="checkbox"/> None | <input type="checkbox"/> Other _____ | |

8. HAVE YOU (SELLER) RECEIVED ANY WRITTEN INSPECTION REPORTS FROM PERSONS WHO REGULARLY PROVIDE INSPECTIONS AND WHO ARE EITHER LICENSED AS INSPECTORS OR OTHERWISE PERMITTED BY LAW TO PERFORM INSPECTIONS? ☐ Yes ☒ No

If yes, attach copies and list the following:

Date of Inspection	Name of Document	Author of Report	Number of Pages
--------------------	------------------	------------------	-----------------

IS A PREVIOUS SELLER'S DISCLOSURE AVAILABLE? ☐ Yes ☒ No. If so, please attach.

IS A CURRENT SURVEY AVAILABLE? ☐ Yes ☒ No. If so, please attach.

HAVE ANY CHANGES BEEN MADE THAT WOULD AFFECT THE SURVEY? ☐ Yes ☒ No

9. HAVE YOU (SELLER) MADE, OR HAD MADE, MAJOR REPAIRS OR IMPROVEMENTS (COSTING \$500 OR MORE) TO THE PROPERTY DURING THE TIME YOU HAVE OWNED THE PROPERTY? ☐ Yes ☒ No. ARE YOU AWARE OF MAJOR REPAIRS OR IMPROVEMENTS MADE BY PREVIOUS OWNERS? ☐ Yes ☒ No. If yes to either, please explain.

Converted garage into apt.

COIT

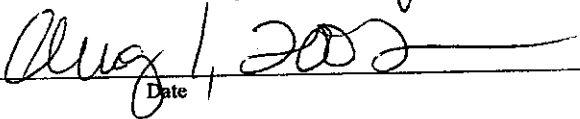
Seller's Disclosure Notice concerning:

4210 Ave C Austin side light
(Property Address)

10. SELLER HAS NOT RECEIVED ANY NOTICES, EITHER ORAL OR WRITTEN, REGARDING THE NEED FOR REPAIR OR REPLACEMENT OF ANY PORTION OF THE PROPERTY FROM ANY GOVERNMENTAL AGENCY, APPRAISER, INSPECTOR, MORTGAGE LENDER, REPAIR SERVICE OR OTHERS, EXCEPT:



Seller's Signature



Date

Seller's Signature

Date

THE UNDERSIGNED BUYER HEREBY ACKNOWLEDGES RECEIPT OF A COPY OF THIS STATEMENT.

NOTICES TO BUYER:

LISTING BROKER, _____, AND OTHER BROKER _____, ADVISE YOU THAT SELLER'S DISCLOSURE NOTICE WAS COMPLETED BY SELLER, AS OF THE DATE SIGNED. THE LISTING AND OTHER BROKERS HAVE RELIED ON THIS NOTICE AS TRUE AND CORRECT AND HAVE NO REASON TO BELIEVE IT TO BE FALSE OR INACCURATE.

THE TEXAS DEPARTMENT OF PUBLIC SAFETY MAINTAINS A DATABASE THAT CONSUMERS MAY SEARCH, AT NO COST, TO DETERMINE IF REGISTERED SEX OFFENDERS ARE LOCATED IN CERTAIN ZIP CODE AREAS. TO SEARCH THE DATABASE, VISIT WWW.TXDPS.STATE.TX.US. FOR INFORMATION CONCERNING PAST CRIMINAL ACTIVITY IN CERTAIN AREAS OR NEIGHBORHOODS, CONTACT THE LOCAL POLICE DEPARTMENT.

YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY PRIOR TO CLOSING. ALL INSPECTION REPORTS FURNISHED BY THE SELLER ARE PROVIDED FOR INFORMATION PURPOSES ONLY AND ARE NOT INTENDED TO BE A SUBSTITUTE FOR AN INSPECTION PERFORMED BY AN INSPECTOR OF BUYER'S CHOICE.

THE DISCLOSURE NOTICE CONTAINS NO ESTIMATE OF THE NUMBER OF SQUARE FEET OF SPACE WITHIN THE RESIDENCE AND BROKERS MAKE NO REPRESENTATIONS REGARDING SUCH AREA. IF SQUARE FOOTAGE IS IMPORTANT TO BUYER, BUYER SHOULD HAVE IT MEASURED BY A PROFESSIONAL.

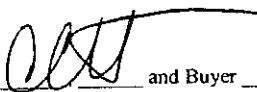
Buyer's Signature

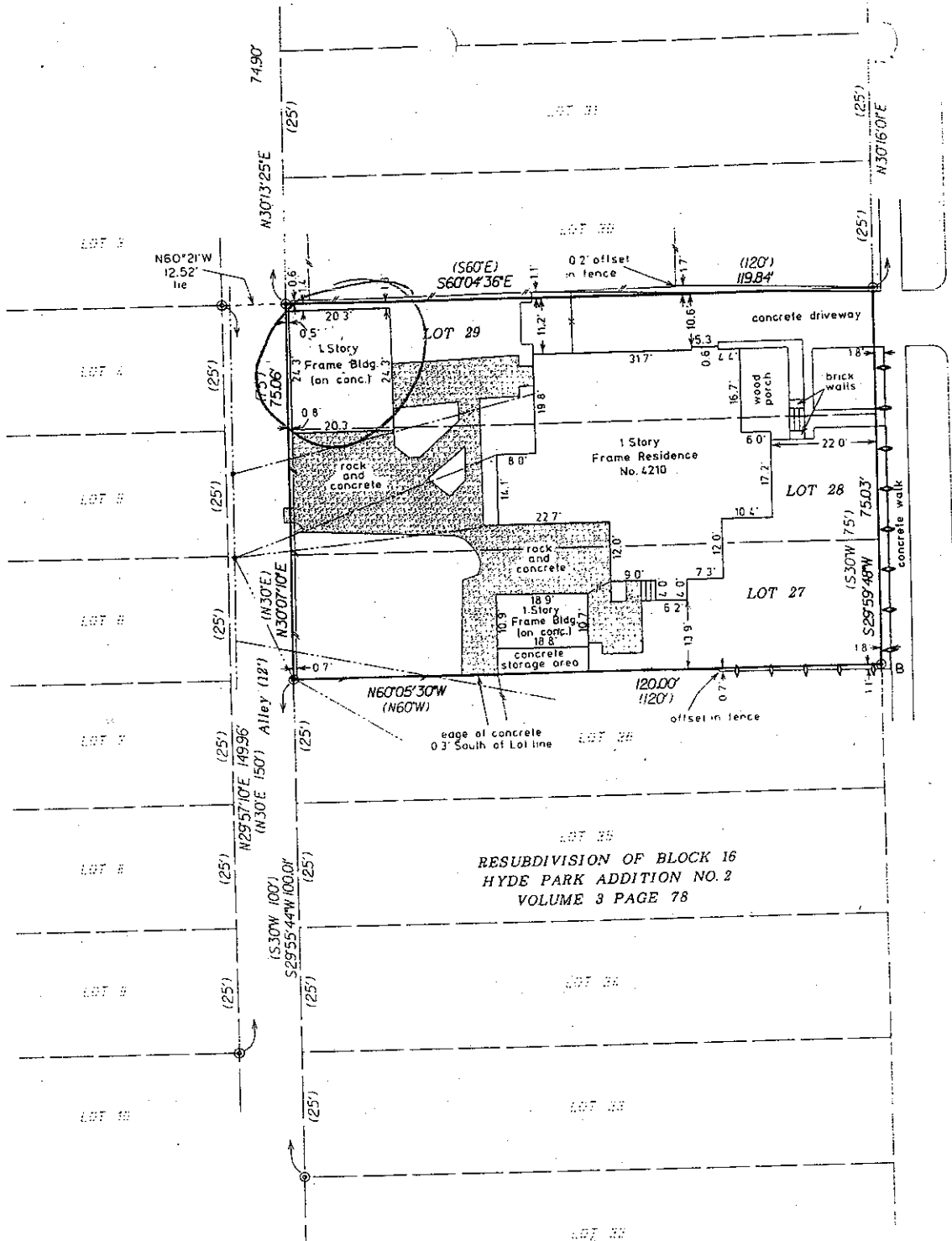
Buyer's Signature

Date

Date

[NOTE: This form furnished by the AUSTIN/CENTRAL TEXAS REALTY INFORMATION SERVICE for the convenience of its Participants.]





AVENUE C (60' ROW)

Feldpausch Siegle

SURVEY OF
 LOT 27 INCLUSIVE, RESUBDIVISION OF BLOCK 16, HYDE PARK ADDITION NO. 2, A S
 IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN V
 PAGE 78 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, LOCATED AT 4210 AVENUE

I hereby certify that a survey was this
 property legally described hereon
 no boundary line conflicts,
 overlapping of improvements,
 etc., except as shown hereon.
 ed road This property lies within
 outside the 100 year flood plain
 management Agency Flood
 24 0165 E, dated June 16, 1993
 D., 2003



Concerning the property: 4210 Avenue C, Austin, TX 78751

**Board of Adjustment (Special Exception Case)
10/22/13**

This is a special exception for a garage apartment (565 square feet, 1 story with loft), originally a garage constructed in 1935 or earlier (see 1935 Sanborn Map) and enlarged along existing (currently non-complying) setback lines per 1956 permit (attached).

In approximately 1994 the previous owner converted this building to a dwelling unit. We purchased the property in 2003 with written documentation from that owner that there were 4 legal dwelling units.

Granting this exception will not alter the character of the area, as these buildings have been in the same configuration since well before we purchased the property in 2003. Neither will it affect the use of the adjacent property.

The lot is 9000 square feet which qualifies the property under current regulations for duplex or 2 family use.

Additionally, we have a permit indicating the home was divided into 2 units creating a duplex in 1956. This use still exists today.

There is also a small 200 square foot accessory building that the previous owners used as a guest house and from which we have since removed all plumbing (bath and kitchen) and are now utilizing as a workshop.

During changeout of a door on the small building, a neighbor notified code enforcement, alerting us to the situation we didn't fully understand. We are now trying to establish proper approvals for our property for ourselves and in the event we should sell the property.

We are attempting to correct this situation, resulting in two legal dwelling units. We wish to abandon the "duplex" dwelling in the main house and establish the garage apartment and two-family dwelling as legal.

This special exception will allow for the existing setbacks of the garage apartment.

PARKING: The house built in the 1920's was not required to have parking. The garage used to provide two parking spaces. Today the home has a one lane driveway that provides two parking spaces that comply in size and location with current code and Hyde Park NCCD. Since 1956 this property has had 2 dwelling units and 2 parking spaces, so we request to maintain that situation.

The property has excess impervious cover due to stone paving installed by a previous owner. We are in the process of removing concrete between these stones and expect to come into compliance and not exceed 45% cover eventually.



SPECIAL EXCEPTION INSPECTION



Address:	4210 Avenue C
Permit Number:	2013-119674
Property Owner Requesting Special Exception:	Dan Siegle

Special Exception Requested:

Rear setback and side yard encroachment

Date Structure was originally constructed: 1994

Date of Inspection:	11-20-2013
Building Official or designated representative	
X	The granting of the variances requested will <u>Not</u> result in any hazard to the life, health or public safety for either the property for which the variance is requested or to an adjoining public or private property
	The granting of the variances request will result in a hazard to the life, health or public safety of the either the property for which the variance is requested or to an adjoining public or private property. The following hazards related to the variance request were noted in this inspection: 1.

City of Austin Residential Permit Application

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

TO DEPARTMENT OF DEVELOPMENT	2013-114547 PR	BP
	Assigned: <u>SPK</u>	DNED Date:
	Review Date: <u>10/3/13</u>	Issue Date:
	Reviewed/Approved:	Issued:

Project Information

Project Address: <u>4210 Avenue C, Austin, TX 78751</u>	Tax Parcel ID: <u>218052</u>
Legal Description: <u>Lot 27-29 Block 16 Hyde Park Addn #2</u>	
Zoning District or PUD: <u>Residential</u>	Lot Size (square feet): <u>9000</u>
Neighborhood Plan Area (if applicable):	Historic District (if applicable): <u>Hyde Park</u>
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> Note: Boundaries are defined under Title 25-2 Subchapter F of the Land Development Code.	
Does this site currently have water availability? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> wastewater availability? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> If no, contact Austin Water Utility to apply for water/wastewater taps or sewer extension request.	
Does this site have or will it have an auxiliary water source? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> If yes, submit approved auxiliary and potable plumbing plans (Auxiliary water supplies are wells, rainwater harvesting, river water, lake water, reclaimed water, etc.)	
Does this site have a septic system? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> 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 <input type="checkbox"/> N <input checked="" type="checkbox"/> If yes, contact the Development Assistance Center for a Site Plan Exemption.	
Does this site front a paved street? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> Is this site adjacent to a paved alley? Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	
Does this site have a Board of Adjustment (BOA) variance? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> Case # _____ (if applicable)	
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> 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 includes canopy and/or critical root zone impacts to nearby trees. Y <input type="checkbox"/> N <input checked="" type="checkbox"/> 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 <input type="checkbox"/> N <input type="checkbox"/> Note: Proximity to a floodplain may require additional review time.	

Description of Work

Existing Use: vacant <input type="checkbox"/> single-family residential <input checked="" type="checkbox"/> duplex residential <input type="checkbox"/> two-family residential <input type="checkbox"/> other _____	
Proposed Use: vacant <input checked="" type="checkbox"/> single-family residential <input type="checkbox"/> duplex residential <input type="checkbox"/> two-family residential <input checked="" type="checkbox"/> other <u>Change 3 units to 2</u>	
Project Type: new construction <input type="checkbox"/> addition <input type="checkbox"/> addition/remodel <input type="checkbox"/> remodel/repair <input type="checkbox"/> other <u>Permit Compliance</u>	
# of bedrooms existing: _____ # of bedrooms proposed: _____ # of baths existing: _____ # of baths proposed: _____	
Will all or part of an existing exterior wall be removed as part of the project? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> 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.) <u>Permit Garage Apartment - Life Safety - Special Exception</u> <u>Abandon 2nd Dwelling in House.</u>	
Trades Permits Required: electric <input checked="" type="checkbox"/> plumbing <input type="checkbox"/> mechanical (HVAC) <input type="checkbox"/> concrete (right-of-way) <input type="checkbox"/>	

Job Valuation

Total Job Valuation: \$ <u>500</u>	Portion of Total Job Valuation Dedicated to Addition/New Construction: \$ _____ Bldg: \$ _____ Elec: \$ _____ Plmbg: \$ _____ Mech: \$ _____ Primary Structure: \$ _____ Accessory Structure: \$ _____	Portion of Total Job Valuation Dedicated to Remodel/Repair: \$ _____ Bldg: \$ _____ Elec: \$ _____ Plmbg: \$ _____ Mech: \$ _____
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.		

Building and Site Area			
Area Description	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.			
a) 1 st floor conditioned area	1727		
b) 2 nd floor conditioned area	650		
c) 3 rd floor conditioned area			
d) Basement			
e) Covered Parking (garage or carport) GARAGE APART.	493		
f) Covered Patio, Deck or Porch / /	381		
g) Balcony			
h) Other ACCESSORY BLDG	201		
Total Building Coverage (exclude b, c & d from total)	3002		
i) Driveway	811		
j) Sidewalks	100		
k) Uncovered Patio /			
l) Uncovered Wood Deck (counts at 50%)			
m) AC pads			
n) Other (Pool Coping, Retaining Walls) SHED(73) ROCK(533)	1626		
Total Site Coverage	5539		
o) Pool			
p) Spa			

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):	3002 % of lot size: 33
Proposed Building Coverage (sq ft):	_____ % of lot size: _____
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):	5539 % of lot size: 61
Proposed Impervious Cover (sq ft):	_____ % of lot size: _____
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) Parking (LDC 25-6 Appendix A & 25-6-478)	
Building Height: 21.5 ft Number of Floors: 1	# of spaces required: _____ # of spaces provided: _____
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): _____ 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	

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
1 st Floor	<u>1927</u>			
2 nd Floor	<u>650</u>			
3 rd Floor				
Basement				
Attic				
Garage (attached) ⁴⁹³	<u>573</u>			
+ 161 (80)				
(detached)				
Carport (attached)				
(detached)				
Accessory building(s)	<u>201</u>			
(detached)				
TOTAL GROSS FLOOR AREA				<u>3351</u>

(Total Gross Floor Area /lot size) x 100 = 37.2 Floor-To-Area Ratio (FAR)

Is this project claiming a "parking area" exemption as described under Article 3?	Y	<input checked="" type="radio"/>
Is this project claiming a "ground floor porch" exemption as described under Article 3?	Y	<input checked="" type="radio"/>
Is this project claiming a "basement" exemption as described under Article 3?	Y	<input checked="" type="radio"/>
Is this project claiming a "habitable attic" exemption as described under Article 3?	Y	<input checked="" type="radio"/>
Is a sidewall articulation required for this project?	Y	<input checked="" type="radio"/>
Does any portion of the structure extend beyond a setback plane?	Y	<input checked="" type="radio"/>

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.

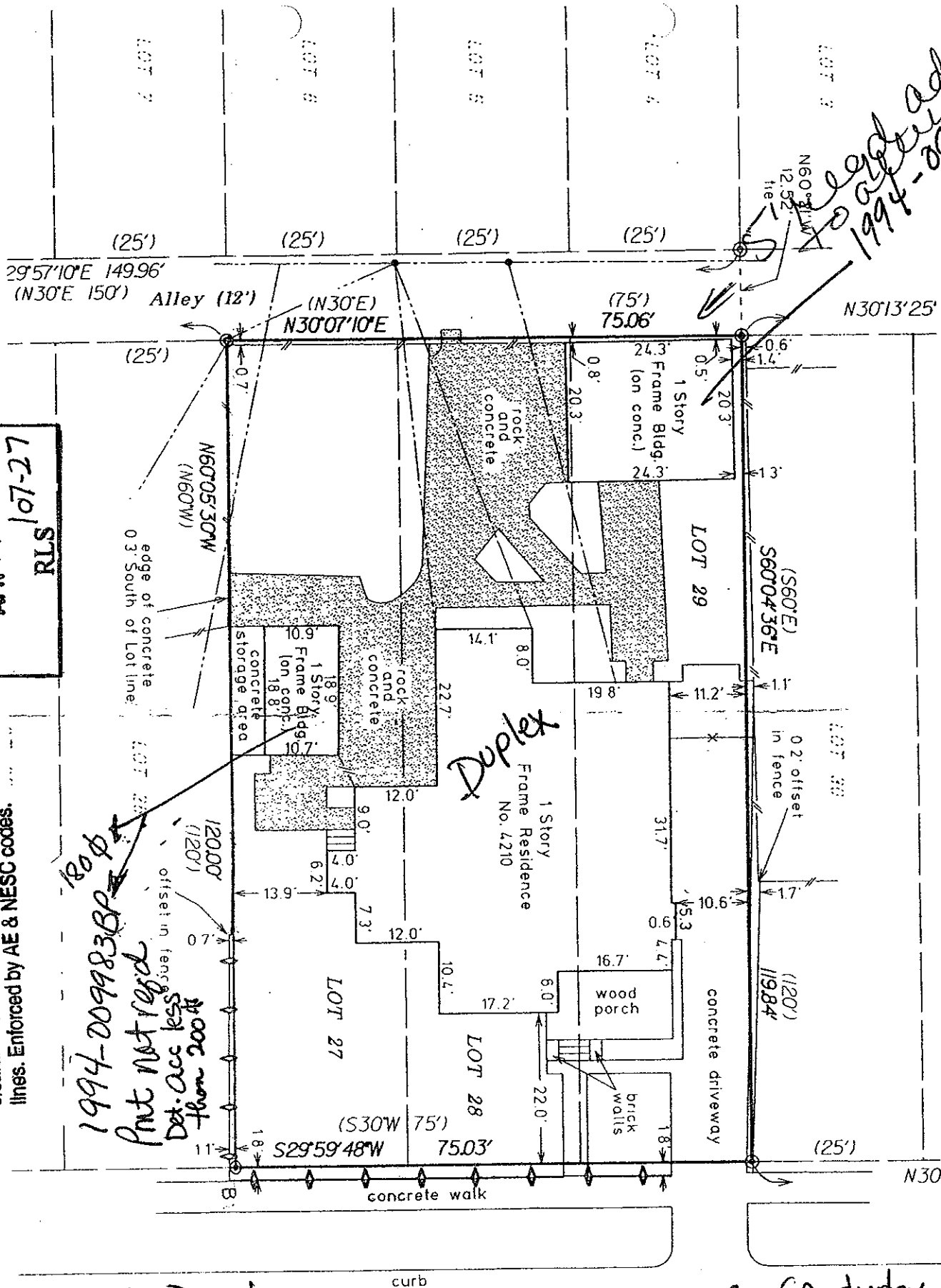
Habitable Attic exemption: A habitable portion of an attic may be exempted if: 1. The roof above it is not a flat or mansard roof and has a slope of 3 to 12 or greater; 2. It is fully contained within the roof structure; 3. It has only one floor; 4. It does not extend beyond the footprint of the floors 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.

Contact Information			
Owner	DANIEL G. SIEGLE CARLA FEIDPAUSCH SIEGLE	Applicant or Agent	(OWNER)
Mailing Address	4210 AVENUE C AUSTIN, TX. 78751	Mailing Address	
Phone	512.769.7523	Phone	
Email	sieglemaster@gmail.com	Email	
Fax		Fax	
General Contractor		Design Professional	
Mailing Address		Mailing Address	
Phone		Phone	
Email		Email	
Fax		Fax	

Acknowledgments	
Is this site registered as the owner's homestead for the current tax year with the appraisal district?	<input checked="" type="radio"/> Y <input type="radio"/> N
<p>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.</p> <p>I understand that I am responsible for complying with any subdivision notes, 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.</p> <p>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, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>I hereby certify that to the best of my knowledge and ability, the information provided in this application is complete and accurate.</p> <p>I further acknowledge that, should any information contained herein prove incorrect, the building official may suspend or revoke any resulting permit and/or license.</p> <p>I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the site, I am required to complete a Tree Ordinance Review Application by contacting (512) 974-1876 or cityarborist@austintexas.gov. This initiates the tree permitting requirement needed to proceed with the development review process.</p> <p>Erosion and Sedimentation Controls are required per Section 25-8-181.</p> <p>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.</p> <p>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.</p>	
Applicant's signature: <u>Daniel G. Siegle</u>	Date: _____

AE APPROVED
APR 17 2013
RLS 107-27

All structures etc. must maintain 7'5" clearance from AE energized power lines. Enforced by AE & NESC codes.



Addn to create Duplex #63470 - 4-12-1956 (A duplex unit could be detached)
AVENUE C (60' ROW)

One Stop Shop
505 Barton Springs Rd
(512) 974-2632 – phone
(512) 974-9112 – phone
(512) 974-9109 – fax
(512) 974-9779 – fax



All structures etc. must maintain 7'5" clearance from AE energized power lines. Enforced by AE & NESC codes.

Austin Energy
Building Service Planning Application (BSPA)

This form to be used for review of Building Permit only
For use in One Stop Shop Only

Responsible Person for Service Request Dan Siegle

Email sieglemeister@gmail.com Fax _____ Phone 512.769.7523

☒ Residential ☐ Commercial ☐ New Construction ☒ Remodeling

Project Address 4210 Avenue C, Austin, TX 78751 OR

Legal Description LOT 27-29 BLK 16 HYDEPARK ADDN #2 Lot 27-29 Block 16

Who is your electrical provider? ☒ AE ☐ Other _____

☒ Overhead Service ☐ Underground Service ☒ Single-phase (1Ø) ☐ Three-phase (3Ø)

Location of meter SOUTHWEST CORNER OF MAIN HOUSE. RR

Number of existing meters on gutter _____ (show all existing meters on riser diagram)

Expired permit # # 12-042964 BP

Comments Foundation repair on existing house

BSPA Completed by (Signature & Print Name) _____ Date _____ Phone _____

Approved ☒ Yes ☐ No _____

AE Representative _____ Date _____ Phone _____

Application expires 180 days after the date of approval
(Any change to the above information requires a new BSPA)





LOFT ROOF ON 1997 AERIAL

LEGAL DISCLAIMER

(=) Assessed Value:

=

N/A

Payable Jurisdiction

Owner: SIEGLE CARLA FELDPUSCH & DANIEL G

% Ownership: 100.0000000000%

Total Value: N/A

Entl. Y	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	N/A	N/A	N/A	N/A
02	CITY OF AUSTIN	N/A	N/A	N/A	N/A
03	TRAVIS COUNTY	N/A	N/A	N/A	N/A
0A	TRAVIS CENTRAL APP DIST	N/A	N/A	N/A	N/A
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	N/A	N/A	N/A	N/A
68	AUSTIN COMM COLL DIST	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			
				Taxes w/Current Exemptions:	N/A
				Taxes w/o Exemptions:	N/A

Improvement / Building

Improvement #1:	1 FAM DWELLING	State Code	A1	Living Area	2797.0 (sq ft)	Value	N/A
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WW - 4+		1930	1872.0
2ND	2nd Floor	WW - 4+		1930	483.0
1/2	Half Floor	WW - 4+		1930	442.0
095	HVAC RESIDENTIAL	* - *		1930	2797.0
SO	Sketch Only	SO - *			480.0
SO	Sketch Only	SO - *			209.0
SO	Sketch Only	SO - *			66.0
SO	Sketch Only	SO - *			96.0
SO	Sketch Only	SO - *			221.0

erson Edw
Miss J W ©
ehton E C ©
h C H
e Park Laundry
H R C Jr ©
ey C L
ms R H ©
sey J C
er B W
W Forty-second
n O M
ord L A
ose Maggie Mrs
nd
James ©
ree N O ©
J S ©
y P F ©
nt
owell W A ©
ove O R ©
an S T O
W Forty-third
H ©
Side Church
Christ
e A P © contr
son J T ©
C E ©
lock A E ©
T W F
y Susan Mrs ©
y L P
an J C Mrs ©
len J P ©
W H ©
W Forty-fourth
S S H etc
J T
fer Chas
on Cleo

4101 Berkman E V ©
4102 Barnes S E ©
4103 Dieter Philip ©
4104 Martin Arth
4106 Green J H ©
Hough J W
4107 Crane E A ©
4108 Field H L ©
4109 Doole J S ©
4110 Smith Emma
4111 Carter L E
4113 Williams M E ©
4114 Risch C L ©
4115 Smyth D D ©
W Forty-second
4201 Swahn Simon ©
4203 Anderson Gustie
Mrs
4204 Luckey J A ©
4205 Davis O M ©
4206 Green W T ©
4208 Torn P E ©
4209 Spence Hugh ©
4211 Seymour D A ©
4212 Cooke G H ©
4210 Cooke T C
4213 Kirkpatrick J E ©
4214 Oatman S T ©
4215 Rich S E ©
W Forty-third
4300 Elliott H N
4302 Franks S J Rev ©
4303 Burnette S A ©
Martin M B
4304 Buckley C S ©
4305 Mitchell Edw
4306 Witt B D ©
4307 Vacant
4311 Hancock Percy ©
4313 Carroll L W ©
4314 Wattinger F A ©
4315 Farley F B

1930
folk
Directory

per post
pastor



City of Austin
BUILDING PERMIT

PERMIT NO: 1994-006486-BP

4210 AVENUE C

Type: RESIDENTIAL Status: Expired

Issue Date: 06/10/1994 EXPIRY DATE: 12/07/1994

LEGAL DESCRIPTION Lot: 28 Block: 16 Subdivision: HYDE PARK NO. 2 AMENDED	SITE APPROVAL	ZONING
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PROPOSED OCCUPANCY: Enclose Garage For A Gameroom & Add Loft	WORK PERMITTED: Remodel	ISSUED BY:
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TOTAL SQFT	VALUATION Tot Val Rem: \$0.00 Tot Job Val: \$500.00	TYPE CONST.	USE CAT. 435	GROUP	FLOORS	UNITS 1	# OF PKG SPACES
TOTAL BLDG. COVERAGE	% COVERAGE	TOTAL IMPERVIOUS COVERAGE	% COVERAGE	# OF BATHROOMS	METER SIZE		

<u>Contact</u> Owner, SIEGLE CARLA FELDPAUSCH & DANIEL G	<u>Phone</u> 0-	<u>Contact</u>	<u>Phone</u>
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<u>Fee Desc</u>	<u>Amount</u>	<u>Date</u>	<u>Fee Desc</u>	<u>Amount</u>	<u>Date</u>	<u>Fee Desc</u>	<u>Amount</u>	<u>Date</u>
Building Permit Fee	23.00	6/10/1994						
Fees Total:	23.00							

<u>Inspection Requirements</u> Building Inspection

All Buildings, Fences, Landscaping, Patios, Flatwork And Other Uses Or Obstructions Of A Drainage Easement Are Prohibited, Unless Expressly Permitted By A License Agreement Approved By COA Authorizing Use Of The Easement.

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.

<u>Comments</u> Ok Per B Baker***

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.

T. C. Cooke 4210 Ave. C.

85. 27, 28 & 29 16

Hyde Park

Fr. Addn. to side & front of Det. Gar.

63958

6-13-56

\$100.

Owner

M. L. Cook 4210 Ave. G

85. 27, 28 & 29 16

Hyde Park #2

Addn. to Res. for Duplex

63470

4-12-58

\$900.

Travis Cook

10

T. C. Cooke 4210 Ave. C.

85. 27, 28 & 29 16

Hyde Park

Fr. Addn. to side & front of Det. Gar.

63958

6-13-56

\$100.

Owner

SO	Sketch Only	SO - *		221.0
011	PORCH OPEN 1ST F	* - 4+	1930	24.0
251	BATHROOM	* - *	1930	4.0
483	LIVING QUARTERS	G - *	1930	275.0
483	LIVING QUARTERS	S - *	1930	576.0
522	FIREPLACE	* - 4+	1930	1.0

gas. apt

1931 to June 29th
 Before 1950 - Dwelling Unit for 2 units
 1000^{sq} ft. Lot
 SF
 1 Dwelling Unit for energy
 3000^{sq} ft. of Lot Size

4300

St



**AUSTIN/CENTRAL TEXAS REALTY INFORMATION SERVICE
SELLER'S DISCLOSURE NOTICE**

THIS FORM IS FURNISHED BY THE AUSTIN/CENTRAL TEXAS REALTY INFORMATION SERVICE
FOR USE BY ITS PARTICIPANTS. USE OF THIS FORM BY PERSONS WHO ARE NOT PARTICIPANTS
OF THE AUSTIN/CENTRAL TEXAS REALTY INFORMATION SERVICE IS NOT AUTHORIZED.

NOTE: EFFECTIVE JANUARY 1, 1994, SECTION 5.008 OF THE TEXAS PROPERTY CODE REQUIRES A SELLER OF RESIDENTIAL REAL PROPERTY OF NOT MORE THAN ONE DWELLING UNIT TO DELIVER A COPY OF THE SELLER'S DISCLOSURE NOTICE, COMPLETE TO THE BEST OF THE SELLER'S BELIEF AND KNOWLEDGE TO A PURCHASER ON OR BEFORE THE EFFECTIVE DATE OF A CONTRACT FOR THE SALE OF THE PROPERTY. IF A CONTRACT IS ENTERED INTO WITHOUT THE SELLER PROVIDING THE NOTICE, THE BUYER MAY TERMINATE THE CONTRACT FOR ANY REASON WITHIN SEVEN (7) DAYS AFTER RECEIVING THE NOTICE. IF INFORMATION REQUIRED BY THE NOTICE IS UNKNOWN TO THE SELLER, THE SELLER MAY INDICATE THAT FACT ON THE NOTICE AND THEREBY COMPLY WITH THE REQUIREMENTS OF SECTION 5.008 OF THE TEXAS PROPERTY CODE.

CONCERNING THE PROPERTY AT

4210 Ave C Austin Side Light

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PURCHASER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller ☒ is not occupying the Property. If unoccupied, how long since Seller has occupied the Property? _____
 Seller ☒ is not knowledgeable of the current condition of the Property.

1. FEATURES AND EQUIPMENT TO REMAIN: (Mark all appropriate items **TO REMAIN** and their working condition)

- ☐ DISHWASHER
☐ DRYER [E] [G] [110V] [220V]
☐ DRYER HOOKUPS [110V] [220V] [G]
☐ GARBAGE DISPOSAL
☐ MICROWAVE
☐ OVEN [E] [G]
☐ RANGE [E] [G]
☐ REFRIGERATOR(S) # _____
☐ TRASH COMPACTOR
☐ WASHER
☐ WASHER HOOKUPS [110V] [220V]
☐ WATER HEATER # _____ [E] [G] [SOLAR]
☐ WATER SOFTENER ☐ OWNED ☐ LEASED
 MO LEASE \$ _____ MO SVC CHG \$ _____
☐ SAUNA
☐ FIREPLACE ☐ WOOD ☐ GAS # _____
☐ FIREPLACE LOGS/ ARTIFICIAL # _____
☐ GAS FIRE STARTER # _____
☐ MOCK FIREPLACE WITH CHIMNEY # _____
☐ ATTIC FAN(S) # _____
☐ BATHROOM HEATER # _____ [E] [G]
☒ CEILING FAN(S) # 1
☐ CENTRAL A/C # _____ [E] [G]
☐ CENTRAL HEAT # _____ [E] [G] [HP]
☐ EVAPORATIVE COOLER # _____
☐ EXHAUST FANS # _____ [E]
☐ GAS FIXTURES
☐ GAS LINES (NAT/LP)
☐ SPACE HEATER # _____ [E] [G]
☐ WALL/WINDOW A/C # 1
☐ CARBON MONOXIDE DETECTOR
☐ SMOKE DETECTORS # _____
☐ SECURITY SYSTEM ☐ OWNED ☐ LEASED
 MO LEASE \$ _____ MO SVC CHG \$ _____
☐ FIRE ALARMS/DETECTOR(S) # _____

- [illegible]

- | | |
|--|-------------|
| <input type="checkbox"/> POOL | [Y] [N] [U] |
| <input type="checkbox"/> POOL ACCESSORIES/EQUIPMENT | [Y] [N] [U] |
| <input type="checkbox"/> POOL HEATER [E] [G] [SOLAR] | [Y] [N] [U] |
| <input type="checkbox"/> SPA/HOT TUB | [Y] [N] [U] |
| <input type="checkbox"/> SPA HEATER [E] [G] [SOLAR] | [Y] [N] [U] |
| <input type="checkbox"/> CABLE TV WIRING | [Y] [N] [U] |
| <input type="checkbox"/> INTERCOM SYSTEM | [Y] [N] [U] |
| <input type="checkbox"/> SATELLITE DISH SYSTEM | [Y] [N] [U] |
| <input type="checkbox"/> OWNED <input type="checkbox"/> LEASED | |
| MO LEASE \$ _____ MO SVC CHG \$ _____ | |
| <input type="checkbox"/> SPECIALTY WIRING _____ | |
| <input type="checkbox"/> TV ANTENNA | [Y] [N] [U] |
| <input type="checkbox"/> AUTOMATIC LAWN SPRINKLER SYSTEM | [Y] [N] [U] |
| <input type="checkbox"/> CARPORT: ATTACHED [Y] [N] | [Y] [N] [U] |
| # SPACES _____ | |
| <input type="checkbox"/> FENCES/FENCE WALLS | [Y] [N] [U] |
| <input type="checkbox"/> FRENCH DRAIN | [Y] [N] [U] |
| <input type="checkbox"/> GARAGE: ATTACHED [Y] [N] | [Y] [N] [U] |
| # SPACES _____ | |
| <input type="checkbox"/> GARAGE DOOR OPENER # _____ [E] | [Y] [N] [U] |
| <input type="checkbox"/> GARAGE REMOTE CONTROL # _____ | [Y] [N] [U] |
| <input type="checkbox"/> GAZEBO | [Y] [N] [U] |
| <input type="checkbox"/> MAILBOX | [Y] [N] [U] |
| <input type="checkbox"/> OUTDOOR GRILL | [Y] [N] [U] |
| <input type="checkbox"/> PATIO/DECKING | [Y] [N] [U] |
| <input type="checkbox"/> PLUMBING SYSTEM | [Y] [N] [U] |
| <input type="checkbox"/> PUBLIC SEWER SYSTEM | [Y] [N] [U] |
| <input type="checkbox"/> SEPTIC SYSTEM/TANK | [Y] [N] [U] |
| DATE PUMPED _____ | |
| <input type="checkbox"/> PORTABLE STORAGE BLDG(S) # _____ | [Y] [N] [U] |
| <input type="checkbox"/> RAIN GUTTERS | [Y] [N] [U] |
| <input type="checkbox"/> SUMP PUMP | [Y] [N] [U] |
| <input type="checkbox"/> WINDOW SCREENS | [Y] [N] [U] |
| <input type="checkbox"/> OTHER _____ | |

Explain all No [N] or Unknown [U] answers:

The following Property is to be excluded from the sale:

Seller's Disclosure Notice concerning:

(Property Address)

4210 Ave C Austin Side Right

2. SERVICES TO THIS PROPERTY PROVIDED BY: (Fill in names of suppliers)

WATER supply: Austin Energy
☐ CITY ☐ WELL ☐ PRIVATE ☐ MUD
☐ WCID ☐ COOP ☐ OTHER
WASTE WATER:
☒ CITY ☐ COOP ☐ MUD ☐ OTHER
☐ SEPTIC ☐ TAR 1407 (Information About On-Site Sewer Facility)
ELECTRICITY: City
CABLE TV: Time Warner
SOLID WASTE PROVIDER:

GAS supply:
☐ UTILITY ☐ TANK ☐ BOTTLE ☐ COOP
TANK/BOTTLE MO. LEASE \$
HOMEOWNER'S ASSOC:
MONTHLY HOMEOWNER'S FEE: \$
MANAGER'S NAME:
TELEPHONE:
HOA Transfer Fee \$
HOA Transfer Fee Paid by ☐ Seller ☐ Buyer ☐ Negotiable
☐ SELLER TO OBTAIN HOA INFORMATION

3. ARE YOU (SELLER) AWARE OF ANY KNOWN DEFECTS/MALFUNCTIONS IN ANY OF THE FOLLOWING? (Mark Yes [Y] if you are aware, mark No [N] if you are not aware.)

BASEMENT	[Y] [N]	FIREPLACE(S)	[Y] [N]	ROOF:	[Y] [N]
CEILINGS	[Y] [N]	FLOORS	[Y] [N]	ROOF APPROX AGE <u>?</u>	[Y] [N]
DOORS	[Y] [N]	FOUNDATION/SLAB(S)	[Y] [N]	ROOF TYPE <u>Flt</u>	[Y] [N]
DRIVEWAY(S)	[Y] [N]	INTERIOR WALLS	[Y] [N]	SIDEWALKS	[Y] [N]
ELECTRICAL SYSTEM(S)	[Y] [N]	LIGHTING FIXTURES	[Y] [N]	SWIMMING POOL	[Y] [N]
EXTERIOR WALLS	[Y] [N]	PLUMBING/SEWER/SEPTIC	[Y] [N]	WINDOWS	[Y] [N]

OTHER STRUCTURAL COMPONENTS (DESCRIBE):

If the answer to any of the above is yes, explain. (Attach additional sheets as necessary):

4. ARE YOU (SELLER) AWARE OF ANY OF THE FOLLOWING? (Mark Yes [Y] if you are aware, mark No [N] if you are not aware.)

ACTIVE TERMITES	[Y] [N]	PREVIOUS FLOODING OF LAND	[Y] [N]
WOOD DESTROYING INSECTS	[Y] [N]	IMPROPER DRAINAGE	[Y] [N]
TERMITE OR WOOD ROT NEEDING REPAIR	[Y] [N]	LOCATED IN 100 YEAR FLOOD PLAIN	[Y] [N]
PREVIOUS TERMITE DAMAGE	[Y] [N]	PRESENT FLOOD INSURANCE COVERAGE	[Y] [N]
PREVIOUS TERMITE TREATMENT	[Y] [N]	SETTLING OR SOIL MOVEMENT	[Y] [N]
WATER PENETRATION OF BLDG	[Y] [N]	FAULTLINES OR LANDFILL	[Y] [N]
PREVIOUS STRUCTURAL OR ROOF REPAIR	[Y] [N]	SUBSURFACE STRUCTURE(S) / PIT(S)	[Y] [N]
ASBESTOS COMPONENTS	[Y] [N]	SPRING(S): UNDERGROUND	[Y] [N]
UREA FORMALDEHYDE INSULATION	[Y] [N]	SPRING(S): INTERMITTENT/WEATHER	[Y] [N]
RADON GAS	[Y] [N]	UNDERGROUND STORAGE TANKS	[Y] [N]
LEAD BASED PAINT	[Y] [N]	ENDANGERED SPECIES/HABITAT ON PROPERTY	[Y] [N]
ALUMINUM WIRING	[Y] [N]	HAZARDOUS OR TOXIC WASTE	[Y] [N]
PREVIOUS FIRES	[Y] [N]	DISEASED TREES	[Y] [N]
FOUNDATION REPAIR	[Y] [N]	FENCE LINES NOT CORRESPONDING TO PROPERTY BOUNDARIES	[Y] [N]
PREVIOUS FLOODING OF BUILDING(S)	[Y] [N]	WETLANDS ON PROPERTY	[Y] [N]
		UNPLATTED EASEMENTS	[Y] [N]

OTHER

If the answer to any of the above is yes, explain. (Attach additional sheets as necessary)

roof leak - repaired

5. ARE YOU (SELLER) AWARE OF ANY ITEM, EQUIPMENT, OR SYSTEM IN OR ON THE PROPERTY THAT IS IN NEED OF REPAIR, WHICH HAS NOT BEEN PREVIOUSLY DISCLOSED IN THIS NOTICE?

☐ Yes (if you are aware) ☒ No (if you are not aware). If yes, explain (attach additional sheets as necessary).

Seller's Disclosure Notice concerning:

(Property Address)

4210 Ave C Austin Side Right

6. ARE YOU (SELLER) AWARE OF ANY OF THE FOLLOWING? (Mark Yes [Y] if you are aware, mark No [N] if you are not aware.)

- ☒ [Y] [N] Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building code in effect at that time?
- [Y] [N] Homeowners' Association or maintenance fees or assessments?
- [Y] [N] Any "common area" facilities (such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others?
- [Y] [N] Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property?
- [Y] [N] Any lawsuits or other legal proceedings directly or indirectly affecting the Property?
- [Y] [N] Any condition of the Property which materially affects the physical health or safety of an individual?
- [Y] [N] Features of the Property shared in common with adjoining landowners, such as walls, fences and driveways, whose use or responsibility for maintenance may have an effect on the subject Property?
- [Y] [N] Any encroachments, easements or similar matters that may affect your interest in the subject Property?
- [Y] [N] Land fill (compacted or otherwise) on the Property or any portion thereof?
- [Y] [N] Any settling from any cause or slippage, sliding or other soil problems?
- [Y] [N] Major damage to the Property or any of the structures from fire, earthquake, floods or landslides?
- [Y] [N] Any future highway, freeway, air traffic patterns which affects this real Property?
- [Y] [N] Any future annexation plans which affect this real Property?
- [Y] [N] Within the previous 12 months, has there been an equity loan on this Property? If Yes, date ___/___/___
- [Y] [N] Flood Insurance on Property?
- [Y] [N] Previous FEMA claim paid?
- [Y] [N] Death on the Property other than death caused by: natural causes, suicide, or accident unrelated to the Property's condition.
- [Y] [N] Was the dwelling built before 1978? ☐ Unknown
- [Y] [N] Any repairs or treatment, other than routine maintenance, made to the Property to eliminate environmental hazards such as asbestos, radon, lead-based paint, urea formaldehyde, or mold?
- [Y] [N] Other items of concern? _____

If the answer to any of the above is yes, explain (Attach additional sheets as necessary):

See main house SD

7. CHECK ANY TAX EXEMPTION(S) WHICH YOU (SELLER) CURRENTLY CLAIM FOR THE PROPERTY:

- | | | |
|------------------------------------|---|---------------------------------------|
| <input type="checkbox"/> Homestead | <input type="checkbox"/> Disabled | <input type="checkbox"/> Agricultural |
| <input type="checkbox"/> Over 65 | <input type="checkbox"/> Disabled Veteran | <input type="checkbox"/> Unknown |
| <input type="checkbox"/> None | <input type="checkbox"/> Other _____ | |

8. HAVE YOU (SELLER) RECEIVED ANY WRITTEN INSPECTION REPORTS FROM PERSONS WHO REGULARLY PROVIDE INSPECTIONS AND WHO ARE EITHER LICENSED AS INSPECTORS OR OTHERWISE PERMITTED BY LAW TO PERFORM INSPECTIONS? ☐ Yes ☒ No

If yes, attach copies and list the following:

Date of Inspection

Name of Document

Author of Report

Number of Pages

IS A PREVIOUS SELLER'S DISCLOSURE AVAILABLE? ☐ Yes ☒ No. If so, please attach.

IS A CURRENT SURVEY AVAILABLE? ☐ Yes ☒ No. If so, please attach.

HAVE ANY CHANGES BEEN MADE THAT WOULD AFFECT THE SURVEY? ☐ Yes ☒ No

9. HAVE YOU (SELLER) MADE, OR HAD MADE, MAJOR REPAIRS OR IMPROVEMENTS (COSTING \$500 OR MORE) TO THE PROPERTY DURING THE TIME YOU HAVE OWNED THE PROPERTY? ☐ Yes ☒ No. ARE YOU AWARE OF MAJOR REPAIRS OR IMPROVEMENTS MADE BY PREVIOUS OWNERS? ☐ Yes ☒ No. If yes to either, please explain.

Converted garage into apt.


CCT

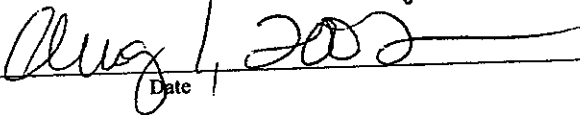
Seller's Disclosure Notice concerning:

(Property Address)

4210 Ave C Austin side right

10. SELLER HAS NOT RECEIVED ANY NOTICES, EITHER ORAL OR WRITTEN, REGARDING THE NEED FOR REPAIR OR REPLACEMENT OF ANY PORTION OF THE PROPERTY FROM ANY GOVERNMENTAL AGENCY, APPRAISER, INSPECTOR, MORTGAGE LENDER, REPAIR SERVICE OR OTHERS, EXCEPT:



Seller's Signature


Date

Seller's Signature

Date

THE UNDERSIGNED BUYER HEREBY ACKNOWLEDGES RECEIPT OF A COPY OF THIS STATEMENT.

NOTICES TO BUYER:

LISTING BROKER, _____, AND OTHER BROKER _____, ADVISE YOU THAT SELLER'S DISCLOSURE NOTICE WAS COMPLETED BY SELLER, AS OF THE DATE SIGNED. THE LISTING AND OTHER BROKERS HAVE RELIED ON THIS NOTICE AS TRUE AND CORRECT AND HAVE NO REASON TO BELIEVE IT TO BE FALSE OR INACCURATE.

THE TEXAS DEPARTMENT OF PUBLIC SAFETY MAINTAINS A DATABASE THAT CONSUMERS MAY SEARCH, AT NO COST, TO DETERMINE IF REGISTERED SEX OFFENDERS ARE LOCATED IN CERTAIN ZIP CODE AREAS. TO SEARCH THE DATABASE, VISIT WWW.TXDPS.STATE.TX.US. FOR INFORMATION CONCERNING PAST CRIMINAL ACTIVITY IN CERTAIN AREAS OR NEIGHBORHOODS, CONTACT THE LOCAL POLICE DEPARTMENT.

YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY PRIOR TO CLOSING. ALL INSPECTION REPORTS FURNISHED BY THE SELLER ARE PROVIDED FOR INFORMATION PURPOSES ONLY AND ARE NOT INTENDED TO BE A SUBSTITUTE FOR AN INSPECTION PERFORMED BY AN INSPECTOR OF BUYER'S CHOICE.

THE DISCLOSURE NOTICE CONTAINS NO ESTIMATE OF THE NUMBER OF SQUARE FEET OF SPACE WITHIN THE RESIDENCE AND BROKERS MAKE NO REPRESENTATIONS REGARDING SUCH AREA. IF SQUARE FOOTAGE IS IMPORTANT TO BUYER, BUYER SHOULD HAVE IT MEASURED BY A PROFESSIONAL.

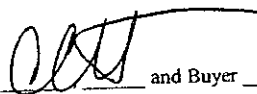
Buyer's Signature

Date

Buyer's Signature

Date

[NOTE: This form furnished by the AUSTIN/CENTRAL TEXAS REALTY INFORMATION SERVICE for the convenience of its Participants.]



Travis CAD

Property Search Results > 218052 SIEGLE CARLA FELDPUSCH & DANIEL G for Year 2013

Property			
Account			
Property ID:	218052	Legal Description: LOT 27-29 BLK 16 HYDE PARK ADDN NO 2	
Geographic ID:	0221051010	Agent Code:	
Type:	Real		
Property Use Code:			
Property Use Description:			
Location			
Address:	4210 AVENUE C TX 78751	Mapco:	555T
Neighborhood:	OLD HYDE PARK (SFR)	Map ID:	021801
Neighborhood CD:	Z6500		
Owner			
Name:	SIEGLE CARLA FELDPUSCH & DANIEL G	Owner ID:	198364
Mailing Address:	4210 AVENUE C AUSTIN, TX 78751-3791	% Ownership:	100.0000000000%
		Exemptions:	HS

Values

(+) Improvement Homesite Value:	+	\$252,153	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$359,198	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$611,351	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$611,351	
(-) HS Cap:	-	\$30,589	
<hr/>			
(=) Assessed Value:	=	\$580,762	

Taxing Jurisdiction

Owner: SIEGLE CARLA FELDPUSCH & DANIEL G
 % Ownership: 100.0000000000%
 Total Value: \$611,351

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.242000	\$611,351	\$565,762	\$7,026.76
02	CITY OF AUSTIN	0.502700	\$611,351	\$580,762	\$2,919.49
03	TRAVIS COUNTY	0.494600	\$611,351	\$464,610	\$2,297.97
0A	TRAVIS CENTRAL APP DIST	0.000000	\$611,351	\$580,762	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.129000	\$611,351	\$464,610	\$599.35
68	AUSTIN COMM COLL DIST	0.094900	\$611,351	\$574,954	\$545.63
Total Tax Rate:		2.463200			
				Taxes w/Current Exemptions:	\$13,389.20
				Taxes w/o Exemptions:	\$14,305.33

Improvement / Building

Improvement #1: 1 FAM DWELLING State Code: A1 Living Area: 2797.0 sqft Value: \$252,153

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WW - 4+		1930	1872.0
2ND	2nd Floor	WW - 4+		1930	483.0
1/2	Half Floor	WW - 4+		1930	442.0
095	HVAC RESIDENTIAL	* - *		1930	2797.0
SO	Sketch Only	SO - *			480.0
SO	Sketch Only	SO - *			209.0
SO	Sketch Only	SO - *			66.0
SO	Sketch Only	SO - *			96.0
SO	Sketch Only	SO - *			221.0
SO	Sketch Only	SO - *			221.0
011	PORCH OPEN 1ST F	* - 4+		1930	24.0
251	BATHROOM	* - *		1930	4.0
483	LIVING QUARTERS	G - *		1930	275.0
483	LIVING QUARTERS	S - *		1930	576.0
522	FIREPLACE	* - 4+		1930	1.0
011	PORCH OPEN 1ST F	* - 4+		1930	170.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.2039	8882.48	75.00	120.00	\$359,198	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	N/A	N/A	N/A	N/A	N/A	N/A
2013	\$252,153	\$359,198	0	611,351	\$30,589	\$580,762
2012	\$177,965	\$350,000	0	527,965	\$0	\$527,965
2011	\$154,008	\$350,000	0	504,008	\$0	\$504,008
2010	\$236,146	\$350,000	0	586,146	\$0	\$586,146
2009	\$249,835	\$350,000	0	599,835	\$20,956	\$578,879

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	2/28/2003	WD	WARRANTY DEED	HUFF CAMILLE CONLEY	SIEGLE CARLA FELDPAUSCH & DANIEL G	00000	00000	2003048011TR
2	7/9/2002	DV	DIVORCE	HUFF DAVID LAURENCE & CAMILLE	HUFF CAMILLE CONLEY	00000	00000	2003048010TR
3	5/21/1992	WD	WARRANTY DEED	HUFF CAMILLE CONLEY	HUFF DAVID LAURENCE & CAMILLE	11695	00801	

Questions Please Call (512) 834-9317

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