

City of Austin
Local Historic District Tax Abatement
Part I - Application for Certificate of Eligibility

Address of property: 4004 Avenue G
Name of Local Historic District: Hyde Park
☒ Contributing property ☐ Non-contributing property
Legal Description of Property: Lot 21-22 BLK 31 Hyde Park Addn No 1
Tax Parcel ID Number: 02190610140000

APPLICANT/PROJECT CONTACT:

Name: Myles and Nancy Turner Telephone: (512) 468-9479
Mailing Address: 1902 Bremen St, Unit B Mobile phone: (512) 468-9479
City: Austin State: TX Zip: 78703 Email: katie.turner10@yahoo.com

OWNER:
Name: Myles and Nancy Turner Telephone: (512) 468-9479
Mailing Address: 4004 Avenue G Mobile phone: (512) 468-9479
City: Austin State: TX Zip: 78751 Email: katie.turner10@yahoo.com

Proposed Use of the Property: primary residence for owners
Proposed Scope of Work:

- 2nd story addition, front porch re-design (previously approved by HLC on June 22, 2015)
- restoration of home, and reconstruction of historic features

Projected Construction Schedule: Aug. 2015 - Aug 2016

Has the property received any other property tax relief under § 11.24 of the Texas Tax Code?:

no

Describe all City Code violations, if any, on the property within the previous five years:

none

For Historic Preservation Office use only:

- ☐ Property is not a contributing or potentially contributing structure
☒ Certificate of Eligibility approved by Historic Landmark Commission
☐ Certificate of Eligibility not approved by Historic Landmark Commission

Brian [Signature]
Historic Preservation Officer

July 28, 2015
Date

**City of Austin
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ESTIMATE OF EXPENDITURES

Property Address: 4004 Avenue G	
Proposed Scope of Work	Estimated Cost
Demolition of non-historic features (includes asbestos abatement)	\$12,445.00
Exterior Wall and masonry clean	\$3,000.00
Frame (1st floor original structure)	\$10,329.44
Masonry (materials and labor)	\$2,000.00
Stucco	\$3,400.00
Exterior metal railing (porch restoration)	\$1,500.00
Exterior doors	\$2,500.00
HVAC	\$7,702.00
Solar Panels	\$15,000.00
Rainwater Collection System	\$11,575.00
Exterior Paint	\$7,500.00
Rain Gutters	\$2,500.00
Total Plumbing (original house)	\$4,500.00
Total Electric (original house)	\$7,500.00
Window Material	\$4,000.00
Landscape features (restoration of porch)	\$2,500.00
Demolition costs (eligible costs) ^{concrete, etc.}	\$5,500.00
Tile Surrounds: Flooring (original bath)	\$1,000.00
Total:	\$104,451.44
Pre-rehabilitation/restoration value of property:	\$253,381.00
% of value being spent on rehabilitation/restoration:	30%
% of total estimated costs being spent on exterior work:	10%

2160.237
65%
22%

Attach additional pages if needed.

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THE STATE OF Texas §
COUNTY OF Travis §

STATEMENT OF UNDERSTANDING, AUTHORIZATION FOR INSPECTION OF PROPERTY,
AND AFFIDAVIT REGARDING TAXES, FEES, FINES AND PENALTIES

Property Address: 4004 Avenue G Austin, TX 78751
Owner's Name: Myles & Nancy Turner

I am over 18 years of age and am competent to sign this Affidavit.
I am the owner of the property identified above.
I am seeking a tax abatement for the property identified above.

I certify that the information in the application for a tax abatement, including all supporting documentation, is complete and correct.

I authorize city officials to visit and inspect the property as necessary to certify eligibility and verification for a tax abatement.

I acknowledge that I have read and understand the program requirements, and that I will not receive an abatement until all program requirements have been met and I have obtained a certificate of verification from the City of Austin.

I understand that all rehabilitation work must be completed within 2 years after the date of the issuance of a Certificate of Eligibility and Certificate of Appropriateness. If the deadline for completion is subsequently extended by the Historic Landmark Commission all rehabilitation work must be completed by the extended time specified. I understand that penalties may apply if I do not complete the work as proposed and approved by the Historic Landmark Commission.

I affirm that improvements will comply with the historic area combining district Preservation Plan and Design Standards.

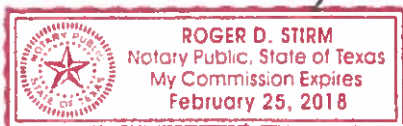
I understand that I must make an application to Travis County Appraisal District each year in order to receive the abatement for that year, and that if I do not make the application in time, I will lose the ability to receive a tax abatement for that year.

All property taxes are current, and no City of Austin fees, fines or penalties are owed, on the property or any property owned by a business association in which I have an ownership interest.

Signature [Signature] 7/1/15
Owner/Applicant Date

I declare under penalty of perjury that the statements above are true and correct.

Subscribed and sworn to before me, by the said NANCY TURNER, this
the 1st day of July, 2015, to certify which witness my hand and seal of office.



[Signature]
Notary Public, State of TEXAS
My commission expires 02/25/2018

City of Austin
Local Historic District Tax Abatement
Part II - Verification of Work Completed and Statement of Expenditures

Address of property: 4004 Avenue G
Name of Historic District: Hyde Park
Legal Description of Property: Lot 21-22 Blk 31 Hyde Park Addn No 1
Tax Parcel ID Number: 02190610140000

APPLICANT/PROJECT CONTACT:

Name: Myles and Nancy Turner Telephone: (512) 468-9479
Mailing Address: 4004 Avenue G Mobile phone: (512) 468-9479
City: Austin State: TX Zip: 78751 Email: katie.turner10@yahoo.com

OWNER:
Name: Myles and Nancy Turner Telephone: (512) 468-9479
Mailing Address: 4004 Avenue G Mobile phone: (512) 468-9479
City: Austin State: TX Zip: 78751 Email: katie.turner10@yahoo.com

Date of Certificate of Eligibility: July 28, 2015

Date Certificate of Occupancy obtained: December 13, 2016

Brief description of completed Scope of Work:

• 2nd story addition, front porch re-design (previously approved by HLC on June 22, 2015)
• restoration of home, and reconstruction of historic features

Total eligible expenditures: \$ 68,177.99

Pre-rehabilitation appraised value: \$ 160,237

For City Historic Preservation Office use only:

☐ Inspection completed _____.

☐ Work completed per approved Certificate of Eligibility and Certificate of Appropriateness

☐ Work not completed per approved Certificate of Eligibility and Certificate of Appropriateness

Historic Preservation Officer

Date

City of Austin
Local Historic District Tax Abatement
Part II - Verification of Work Completed and Statement of Expenditures

THE STATE OF Texas §
COUNTY OF Travis §

CITY OF AUSTIN HISTORIC AREA DISTRICT TAX ABATEMENT
STATEMENT OF COMMITMENT TO REPAY TAXES FOR NONCOMPLIANCE

Property Address: 4004 Avenue G
Owner's Name: Myles and Nancy Turner

I am over 18 years of age and am competent to sign this Affidavit.
I am the owner of the property identified above.
I am seeking a tax abatement for the property identified above.

I, the owner of property identified above, do hereby commit to repay to the City of Austin all City taxes previously abated on property should the property be determined by the City Building Official or Historic Preservation Officer to be out of compliance with any of the provisions of Section 25-11 of the City of Austin Code of Ordinances or the historic area combining district Preservation Plan and Design Standards.

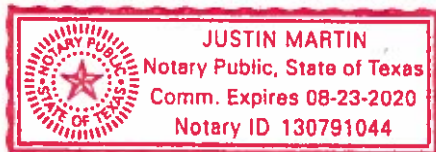
I understand this commitment shall be filed by the City of Austin in the Travis County Deed Records and shall run with the land and bind the owner and the owner's heirs and assigns. I further understand that any unpaid repayment shall constitute a lien against said property.

I hereby indemnify the City of Austin against all claims arising out of the granting of an abatement.

Signature Nancy Turner 11/3/17
Owner/Applicant Date

I declare under penalty of perjury that the statements above are true and correct.

Subscribed and sworn to before me, by the said Nancy Turner, this
the 3rd day of January, 2017, to certify which witness my hand and seal of office.



[Signature]
Notary Public, State of Texas
My commission expires 08-23-2020

City of Austin
Local Historic District Tax Abatement
Part II - Verification of Work Completed and Statement of Expenditures

RECORD OF REHABILITATION EXPENDITURES

Address of Property: 4004 Avenue G Austin, TX 78751			
Scope of Work	Contractor/vendor	Receipt Date	Amount
Demolition of Non-historic	Mend Services	1/27/16	\$12,945.00
Foundation	Azavache Concrete	1/27/16	\$9,775.50
Framing (1 st floor)	Cuernas Chuecos	3/22/16	\$13,049.55
Frame (Wood)	Stock Building	3/22/16	\$8,847.51
Masonry	S. Hernandez	7/27/16	\$2,000.00
Metal Railing	Ornamental Iron Fence Supply	12/14/16	\$1,500.00
Exterior Doors	Stock Building	4/22/16	\$1,457.36
HVAC	Elite HVAC	4/22/16	\$7,977.50
Exterior Paint	Nicholas Huerta	7/27/16	\$7,500.00
Gutters	Seamless Gutters	12/14/16	\$3,530.00
Plumbing	Accent Plumbing	7/27/16	\$4,500.00
Electric	American Electric	7/27/16	\$9,810.00
Windows	Stock Building	4/22/16	\$4,000.00
Porch	Stock Building	12/14/16	\$1,006.07
Porch	Azavache Concrete	12/14/16	\$1,500.00
Original Bath	Contract Flooring	11/02/16	\$1,500.00
Total:			\$68,177.99
Pre-rehabilitation/restoration value of property:			\$160,237
% of value spent on rehabilitation/restoration:			43%
% of total cost spent on exterior work:			14%

Attach additional pages if needed.



City of Austin

CERTIFICATE OF OCCUPANCY

BUILDING PERMIT NO. 2015-109350 BP

ISSUE DATE: 12/13/2016

BUILDING ADDRESS: 4004 AVENUE G

LEGAL DESCRIPTION: LOT 21-22 BLK 31 HYDE PARK ADDN NO 1 (PRORATE 4/20/11 TO 12-31-11)

PROPOSED OCCUPANCY:

R- 434 Addition & Alterations

Addition and Remodel - Partial demolition for 2nd story addition, interior remodel, MEP addition of covered porch, att one car garage.

NEW BUILDING SQUARE FOOTAGE: 1035 SQ. FT.

REMODEL BUILDING SQUARE FOOTAGE: 0

SPRINKLER SYSTEM:

CODE YEAR: 2012

CODE TYPE: International Residential Code

FIXED OCCUPANCY:

NON FIXED OCCUPANCY:

CONTRACTOR: Zach Savage Homes, LLC

******* CERTIFICATE OF OCCUPANCY *******

THIS IS TO CERTIFY THAT THE BUILDING OR STRUCTURE AT THE ADDRESS LISTED ABOVE HAS BEEN INSPECTED FOR COMPLIANCE WITH THE REQUIREMENTS OF THE AUSTIN CITY CODE FOR THE GROUP AND DIVISION OF OCCUPANCY LISTED ABOVE.

NEITHER THE ISSUANCE OF THIS CERTIFICATE NOR THE INSPECTIONS MADE SHALL LESSEN THE RESPONSIBILITY OR LIABILITY OF ANY PERSON, FIRM OR CORPORATION

OWNING, OPERATING, CONTROLLING OR INSTALLING ANY APPLIANCE OR MATERIAL UPON THE PREMISE, OR DOING ANY WORK WHATSOEVER ON SUCH PREMISE.

THE CITY OF AUSTIN DOES NOT ASSUME ANY RESPONSIBILITY OR LIABILITY BY REASON OF THE INSPECTION OR REINSPECTION OF THE PREMISE, OR THE ISSUANCE OF THIS "CERTIFICATE OF OCCUPANCY", OR BY ANY REASON OF ANY APPROVAL OR DISAPPROVAL.

BUILDING CODE REVIEWER:

Rick Arzola

For Carl Wren Building Official

This is NOT a Tax
Statement

2015 Notice of Appraised Value

Do Not Pay From
This Notice

TRAVIS CENTRAL APPRAISAL DISTRICT
8314 CROSS PARK DR
P O BOX 149012
AUSTIN, TX 78714-9012

Phone: (512) 834-9138 Fax: (512) 834-2582

DATE OF NOTICE: April 28, 2015

#BWNRRFT

#N115040898056871#

50994 1 AV 0.381*****ADT0**5-DIGIT 78703 5DGS 2 FT 170

|||||

Property ID: 805687 - 02190610140000

TURNER MYLES M & NANCY K

4004 AVENUE G

AUSTIN TX 78751-4708

Property ID: 805687

Ownership %: 100.00

Ref ID2: 02190610140000

DBA:

Legal: LOT 21-22 BLK 31 HYDE PARK ADDN NO 1 (PRORATE
4/20/11 TO 12-31-11)

Legal Acres: 0.1492

Situs: 4004 AVENUE G TX 78751

Owner ID: 1504089

EFile PIN: gb2iLKzepbg4

THIS IS NOT A BILL

Dear Property Owner,

We have appraised the property listed above for the tax year 2015. As of January 1, our appraisal is outlined below.

Appraisal Information				Last Year - 2014		Proposed - 2015	
Structure & Improvement Market Value				103,230		160,237	
Market Value of Non Ag/Timber Land				218,025		218,025	
Market Value of Ag/Timber Land				0		0	
Market Value of Personal Property/Minerals				0		0	
Total Market Value				321,255		378,262	
Productivity Value of Ag/Timber Land				0		0	
Appraised Value				321,255		353,381	
Homestead Cap Value excluding Non-Homestead Value (i.e. Ag, Commercial)				321,255		353,381	
Exemptions - (DV - Disabled Vet; DP-Disabled Person; HS-Homestead; OV65-Over 65)				HS		HS	
2014 Taxable Value	Taxing Unit	2015 Proposed Appraised Value	2015 Exemption Amount	2015 Taxable Value	2014 Tax Rate	2015 Estimated Taxes	Freeze Year and Tax Ceiling**
306,255	AUSTIN ISD	353,381	15,000	338,381	1.222000	4,135.01	
321,255	CITY OF AUSTIN	353,381	5,000	348,381	0.480900	1,678.36	
257,004	TRAVIS COUNTY	353,381	70,676	282,705	0.456300	1,289.98	
257,004	TRAVIS COUNTY HEALTHCARE	353,381	70,676	282,705	0.126400	357.34	
316,255	AUSTIN COMM COLL DIST	353,381	5,000	348,381	0.094200	328.17	

The governing body of each unit decides whether or not property taxes will increase. The appraisal district only determines the value of your property. "The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials."

If you qualified your home for a 65 and older or disabled person exemption for school taxes, the school taxes on that home cannot increase as long as you own and live in that home. The tax ceiling is the amount that you pay in the year that you qualified for the 65 and older or disabled person exemption. The school taxes on your home may not go above the amount of the ceiling, unless you improve the home (other than normal repairs and maintenance).

Enclosed are copies of the following documents published by the Texas Comptroller of Public Accounts: (1) Property Taxpayer Remedies; and (2) notice of protest.

Deadline for filing a protest:

June 1, 2015

Location of Hearings:

8314 Cross Park Dr., Austin, TX 78754

ARB will begin hearings:

June 1, 2015

To file a protest, complete the notice of protest form on the back of this notice by following the instructions included in the form and no later than the deadline above, mail or deliver the form to the appraisal review board at the following address: Travis Appraisal Review Board

PO Box 149012

Austin, TX 78714-9012.

If you have any questions or need more information, please contact the appraisal district office at (512) 834-9138 or at the address shown above.