

MINUTES OF THE CITY COUNCIL

CITY OF AUSTIN, TEXAS

Special Meeting

December 21, 1976
4:00 P.M.

Council Chambers
301 West Second Street

The meeting was called to order with Mayor Friedman presiding.

Roll Call:

Present: Mayor Friedman, Mayor Pro Tem Snell, Councilmembers Hofmann, Lebermann, Linn, Trevino

Absent: Councilmember Himmelblau

Mayor Friedman stated that this was a called Special Meeting of the City Council for the purpose of hearing tax appeals from the Board of Equalization.

Mayor Friedman stated that there had been a request to POSTPONE and RESET the following tax appeals:

Property	1975 Appraised Value 100%	1976 Appraised Value 100%	1976 Rendered Value 75%	1976 Assessed Value 75%	1976 Value by Board of Equalization 75%
Land	\$294,298	\$379,947	Did Not	\$284,960	\$284,960
Imps.	<u>428,736</u>	<u>491,410</u>	Render	<u>368,560</u>	<u>368,560</u>
Total	\$723,034	\$871,357		\$653,520	\$653,520

Ownership and Description:

HOLIDAY INN OF AMERICA - Austin North
By Bill Gilbreth
(1st of 2 properties)

Parcel No. 2-2915-0135
7.86 Acres
James P. Wallace Survey

Address of Property:
6901 Interregional

Property	1975 Appraised Value 100%	1976 Appraised Value 100%	1976 Rendered Value 75%	1976 Assessed Value 75%	1976 Value by Board of Equalization 75%
Land	\$ 81,918	\$ 81,918	Did Not	\$ 61,440	\$ 61,440
Imps.	<u>1,429,875</u>	<u>1,444,459</u>	Render	<u>1,083,340</u>	<u>1,083,340</u>
Total	\$1,511,793	\$1,526,377		\$1,144,780	\$1,144,780

Ownership and Description:

MAURICE D. HALL
By Bill Gilbreth
(2nd Property)

Parcel No. 2-0104-0420
54612 Square feet of
Block F, Outlots 54-55,
and 71, Div. Q, Lambies
Resubdivision of Voss

Address of Property:
20 I. H. 35 North

Mayor Friedman stated that the following tax appeal had been heard by the Council on December 10, 1976, and the value set by the Board of Equalization was sustained. Mr. McCall had appeared to be heard after the Council had adjourned, but was present well within the 2:30 p.m. to 5:00 p.m. period designated by the Council for tax appeals. Mr. McCall had been rescheduled to appear before the Council to present his appeal to see if the Council would consider changing its decision. The Council then HEARD the following tax appeal:

Property	1975 Appraised Value 100%	1976 Appraised Value 100%	1976 Rendered Value 75%	1976 Assessed Value 75%	1976 Value by Board of Equalization 75%
Land	\$ 3,375	\$ 3,397	Did Not	\$ 2,850	\$ 2,850
Imps.	<u>22,408</u>	<u>29,570</u>	Render	<u>22,180</u>	<u>22,180</u>
Total	\$25,783	\$33,367		\$25,030	\$25,030

Ownership and Description:

LEE R. McCALL

Parcel No. 2-2525-0913
Lot 20, Block B
Vintage Hills, Section 4

Address of Property:
3102 Val Drive

Mr. McCall distributed a statement to the Council and then presented his appeal. He stated that the appraisal on his house for 1974 increased \$2,030 over the previous assessment. In 1976 the increase in appraisal over 1974 was \$5,370. He questioned the increases on several improvements to his property, and compared those increases with other property on his block. He also felt that there was discrimination in assessing various sections of the City. He thought he could sell his property for \$30,000.

Mr. Klitgaard compared Mr. McCall's property with two other area properties, and stated that Mr. McCall had requested the comparison. The same unit values had been applied throughout the district. There were some problems with depreciation, but the Tax Department was working on them.

Council Action

When Mayor Friedman asked what was the will of the Council, there was no motion. Therefore, the prior action taken on December 10, 1976, to uphold the recommendation of the Board of Equalization remained UNCHANGED.

The Council then HEARD the following tax appeals:

Property	1975 Appraised Value 100%	1976 Appraised Value 100%	1976 Rendered Value 75%	1976 Assessed Value 75%	1976 Value by Board of Equalization 75%
Land	\$ 2,549	\$ 2,975	\$ 1,910	\$ 2,230	\$ 2,230
Imps.	<u>8,733</u>	<u>11,427</u>	<u>6,558</u>	<u>8,558</u>	<u>8,570</u>
Total	\$11,282	\$14,402	\$ 8,460	\$10,800	\$10,800

Ownership and Description:

ANTHONY R. BERTUCCI
(1st of 5 properties)

Parcel No. 2-3515-0103
Lot 8, St. Anthony Village
Section 1

Address of Property:
300 Wonsley

Property	1975 Appraised Value 100%	1976 Appraised Value 100%	1976 Rendered Value 75%	1976 Assessed Value 75%	1976 Value by Board of Equalization 75%
Land	\$ 3,150	\$ 3,544	\$ 2,360	\$ 2,660	\$ 2,660
Imps.	<u>24,390</u>	<u>32,233</u>	<u>18,290</u>	<u>21,680</u>	<u>21,680</u>
Total	\$27,540	\$35,777	\$20,650	*\$24,340	*\$24,340

Ownership and Description:

*Assessed value less \$2,500 Veteran's Exemption

ANTHONY R. BERTUCCI
(2nd Property)

Parcel No. 2-3920-0206
Lot 29, Block C
Northcape, Section 1

Address of Property:
9410 Hansford Drive

Property	1975 Appraised Value 100%	1976 Appraised Value 100%	1976 Rendered Value 75%	1976 Assessed Value 75%	1976 Value by Board of Equalization 75%
Land	\$ 3,026	\$ 3,404	Did Not	\$ 2,550	\$ 2,550
Imps.	<u>24,939</u>	<u>31,464</u>	Render	<u>23,600</u>	<u>23,600</u>
Total	\$27,965	\$34,808		\$26,150	\$26,150

Ownership and Description:

ANTHONY R. BERTUCCI
(3rd property)

Parcel No. 2-4021-0117
Lot 12, Block G
Northcape, Section 4
Revised

Address of Property:
9906 Randall Drive

CITY OF AUSTIN, TEXAS

Property	1975 Appraised Value 100%	1976 Appraised Value 100%	1976 Rendered Value 75%	1976 Assessed Value 75%	1976 Value by Board of Equalization 75%
Land	\$ 3,131	\$ 3,522	\$ 2,350	\$ 2,640	\$ 2,640
Imps.	<u>24,562</u>	<u>30,970</u>	<u>18,420</u>	<u>23,230</u>	<u>23,230</u>
Total	\$27,693	\$34,492	\$20,770	\$25,870	\$25,870

Ownership and Description:

ANTHONY R. BERTUCCI
(4th property)

Parcel No. 2-4122-0713
Lot 11, Block C
Northcape, Section 4
Revised

Address of Property:
9908 Randall Drive

Property	1975 Appraised Value 100%	1976 Appraised Value 100%	1976 Rendered Value 75%	1976 Assessed Value 75%	1976 Value by Board of Equalization 75%
Land	\$ 5,520	\$ 6,073	\$ 4,140	\$ 4,550	\$ 4,550
Imps.	<u>17,317</u>	<u>22,203</u>	<u>12,990</u>	<u>16,650</u>	<u>16,650</u>
Total	\$22,837	\$28,276	\$17,130	\$21,200	\$21,200

Ownership and Description:

ANTHONY R. BERTUCCI
(5th property)

Parcel No. 4-0204-0721
Lot 2A, Resubdivision of
Lots 2, 4, 6, 8, 10, 12,
14, 16, and 18, Block G,
Southwood, Section 2

Address of Property:
2400 South 5th Street

Mr. Bertucci stated that he paid \$14,746 for the property at 300 Wonsley and that he was assessed at \$14,397. He felt that the assessment was off by \$2,000. Mr. Bertucci stated that he paid \$27,500 for his home at 9410 Hansford. Heavy traffic on the street, plus the building of smaller homes

in the neighborhood lessened the value of his property. He felt the property was over-assessed by \$3,000. Mr. Bertucci stated that he paid \$32,500 each for the properties located at 9906 Randall Drive and 9908 Randall Drive in May, 1976. He stated that he could show comparable duplex listings in MLS that were selling now for only \$33,000. Mr. Bertucci objected to the valuation on the lot located at 2400 South 5th Street. He had tried to rezone the property to "O" Office, but the change was denied. The house on the property was presently being used as a residence. Because of traffic problems at the intersection of Oltorf and South 5th Street, it was difficult to keep the duplex rented.

In summary, Mr. Bertucci stated that most of the property he had bought had been on the market for six to seven months. He felt that he had bought the properties at their true market price and could not see how he and the Tax Department could be so far apart on the valuations.

Mr. Klitgaard stated that both the Tax Department and the Board of Equalization had some doubt as to whether transactions involving the subject properties qualified as market transactions. The properties located at 9906 and 9908 Randall Drive were foreclosures. In response to Mr. Klitgaard's question as to whether or not the property located at 300 Wonsley sold in 1973 for \$17,250, Mr. Bertucci stated that he did not know. Mr. Klitgaard stated that the property located at 9410 Hansford Drive had been compared with comparables in the area. The house was larger than most of the others in the area, but the same unit schedules were used to value the property as was used for all comparables in the district. Mr. Klitgaard stated that the Tax Department was aware of the problem with the property located at 2400 South 5th Street and Oltorf. The land value was as great as it was due to the large size of the lot, which was almost twice as large as other lots in the area.

Council Action

Councilmember Linn moved that the Council uphold the recommendations of the Board of Equalization as follows:

Ownership and Description	Property	1976	
		Value by Board of Equalization 75%	Council Action
ANTHONY R. BERTUCCI (1st of 5 properties)	Land	\$ 2,230	\$ 2,230
	Imps.	<u>8,570</u>	<u>8,570</u>
	Total	\$10,800	\$10,800

Parcel No. 2-3515-0103
Lot 8, St. Anthony Village
Section 1

Address of Property:
300 Wonsley

Ownership and Description	Property	1976 Value by Board of Equalization 75%	Council Action
ANTHONY R. BERTUCCI (2nd property)	Land	\$ 2,660	\$ 2,660
	Imps.	<u>21,680</u>	<u>21,680</u>
	Total	*\$24,340	*\$24,340

Parcel No. 2-3920-0206 *Assessed value less \$2,500 Veteran's Exemption.
 Lot 29, Block C
 Northcape, Section 1

Address of Property:
 9410 Hansford Drive

Ownership and Description	Property	1976 Value by Board of Equalization 75%	Council Action
ANTHONY R. BERTUCCI (3rd property)	Land	\$ 2,550	\$ 2,550
	Imps.	<u>23,600</u>	<u>23,600</u>
	Total	\$26,150	\$26,150

Parcel No. 2-4021-0117
 Lot 12, Block G
 Northcape, Section 4
 Revised

Address of Property:
 9906 Randall Drive

Ownership and Description	Property	1976 Value by Board of Equalization 75%	Council Action
ANTHONY R. BERTUCCI (4th property)	Land	\$ 2,640	\$ 2,640
	Imps.	<u>23,230</u>	<u>23,230</u>
	Total	\$25,870	\$25,870

Parcel No. 2-4122-0713
 Lot 11, Block G
 Northcape, Section 4
 Revised

Address of Property:
 9908 Randall Drive

Ownership and Description	Property	1976 Value by Board of Equalization 75%	Council Action
ANTHONY R. BERTUCCI (5th property)	Land	\$ 4,550	\$ 4,550
	Imps.	<u>16,650</u>	<u>16,650</u>
	Total	\$21,200	\$21,200

Parcel No. 4-0204-0721
 Lot 2A, Resubdivision of
 Lots 2, 4, 6, 8, 10, 12,
 14, 16, and 18, Block G,
 Southwood, Section 2

Address of Property:
 2400 South 5th Street

The motion, seconded by Mayor Pro Tem Snell, carried by the following vote:

- Ayes: Mayor Friedman, Mayor Pro Tem Snell, Councilmembers Hofmann, Linn, Trevino
- Noes: None
- Absent: Councilmember Himmelblau
- Not in Council Chamber when roll was called: Councilmember Lebermann

No one appeared to be heard on the following tax appeals:

Property	1975 Appraised Value 100%	1976 Appraised Value 100%	1976 Rendered Value 75%	1976 Assessed Value 75%	1976 Value by Board of Equalization 75%
Land	\$ 9,910	\$10,570	Did Not	\$ 7,930	\$ 7,930
Imps.	<u>32,003</u>	<u>42,895</u>	Render	<u>25,170</u>	<u>25,170</u>
Total	\$41,913	\$53,465		*\$33,100	*\$33,100

Ownership and Description:

*Assessed value less \$7,000 Homestead Exemption

HOLLAND PAGE

(1st of 2 properties)

Parcel No. 1-4204-1005

Lot 11, Block F,

Northwest Hills

Mesa Oaks Phase 4A

Address of Property:

7602 Rockpoint Drive

Property	1975 Appraised Value 100%	1976 Appraised Value 100%	1976 Rendered Value 75%	1976 Assessed Value 75%	1976 Value by Board of Equalization 75%
Land	\$59,193	\$ 70,237	Did Not	\$52,680	\$52,680
Imps.	<u>26,559</u>	<u>31,784</u>	Render	<u>23,840</u>	<u>23,840</u>
Total	\$85,752	\$102,021		\$76,520	\$76,520

Ownership and Description:

HOLLAND PAGE

(2nd property)

Parcel No. 2-3714-0804

3.52 Acres James P.

Wallace Survey

Address of Property:

8305 Lamar

Mayor Friedman stated that action on the appeals would be deferred until December 22, 1976. However, he did ask Mr. Klitgaard to present his testimony at this time.

Mr. Klitgaard stated that Mr. Page's home had been updated in value on the same basis as all comparable property in the taxing jurisdiction. He then presented details of the appraisal on the property. The property located at 8305 Lamar was a warehouse which was built in 1953. The property carried a relatively low class of 2+ with a unit cost schedule of \$5.18 per square foot.

ADJOURNMENT

The Council adjourned at 5:00 p.m.

APPROVED

Alley H. Field

Mayor

ATTEST:

Grace Monroe

City Clerk