ORDINANCE NO. 20051201-055

AN ORDINANCE LEVYING ASSESSMENTS FOR CALENDAR YEAR 2006 FOR PROPERTY IN THE AUSTIN DOWNTOWN PUBLIC IMPROVEMENT DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Findings: The Council finds that:

(A) Chapter 372 *(Public Improvement District Assessment Act)* of the Texas Local Government Code (Act) authorized the creation of the Austin Downtown Public Improvement District (District).

(B) On October 24, 2002, the City Council passed a resolution, which approved the reauthorization of the District in accordance with its findings.

(C) On November 3, 2005, the City Council approved a calendar year 2006 assessment rate, proposed year 2006 assessment roll, and a Service Plan and Budget for the District.

(D) On December 1, 2005, the City Council held a public hearing, properly noticed under the Act, to consider the levy of the proposed assessments on property within the District for calendar year 2006.

(E) At the December 1, 2005 public hearing, the City Council heard each objection to a proposed assessment, found in each case that the assessments levied against each parcel are reasonable and consistent with the special benefits conferred by the District, and passed on each objection before it closed the public hearing.

(F) The assessments set out in Exhibit A, attached to and incorporated in this ordinance:

(1) should be made and levied against the property and property owners within the District;

(2) are in proportion to the benefits to the property for the services and improvements in the District; and

(3) establish substantial justice, equality, and uniformity in the amount assessed against each property owners for the benefits received and burdens imposed.

(G) In each case, the property assessed is benefited by the services and improvements provided in the District.

(H) The exclusion of certain property from assessment is reasonable because the excluded property will not receive a benefit from the District that is sufficient to justify an assessment and the exclusions promote efficient management of the District.

(I) The procedures followed and apportionment of the cost of the services and improvements in the District comply with applicable law and the purpose for which the District was formed.

(J) The assessments are based on the Travis Central Appraisal District appraised value of property within the District.

PART 2. Exemptions and Exclusions. The Council exempts the following from payment of the assessment and excludes from the assessment roll:

(A) City property used for a public purpose;

(B) property owned by the County, or a political subdivision of the State of Texas and used for a public purpose;

(C) property exempt from taxation under Section 11.20 (*Religious Organizations*) of the Texas Property Tax Code;

(D) property used exclusively for school purposes, as identified by the Travis Central Appraisal District records;

(E) property owned by an association engaged in promoting the religious, education, and physical development of boys, girls, young men or young women operating under a state or national organization and used exclusively for such purpose, including property owned by the Austin Independent School District;

(F) property owned by an institution of purely public charity, as identified by the Travis Central Appraisal District records;

(G) property used primarily for recreational, park, or scenic purposes during the calendar year immediately preceding the effective date of this ordinance;

(H) property owned by a utility that is located in a public street or rights-of-way;

(I) property used as a residence that fits the definition of a homestead in Section 41.002 *(Definition of Homestead)* of the Texas Property Code;

(J) any hospital; and

(K) the first $500,000 in valuation of property liable for assessment.

PART 3. Historic Property. Property designated by the City as "H" Historic is assessed on the basis of the reduced value provided by the formula in City Code Section 11-1-22 *(Determination of Exemption Amount)*.

PART 4. Assessment and Levy. The assessments shown on Exhibit A are levied and assessed against the property in the District and against the record owner of the property identified by the Travis Central Appraisal District records.

PART 5. Liability of Multiple Owners. Each owner of property in the District owned by two or more individuals or entities is personally liable for the amount of the assessment equal to the share of the total assessment against the property based on the owner's partial interest in the total property ownership. A property owner's interest in property may be released from an assessment lien if the owner pays the owner's proportionate share of an assessment.

PART 6. Interest and Lien.

(A) An assessment shown on Exhibit A:

(1) accrues interest at the rate of 0% from the effective date of this ordinance until February 1, 2006;

(2) accrues interest, penalties, and attorney's fees in the same manner as a delinquent ad valorem tax after February 1, 2006, until paid; and

(3) is a lien on the property shown in Exhibit A" and the personal liability of the property owner.

(B) A lien executed under this ordinance is the first enforceable lien and claim against the property on which an assessment is levied, and is superior to all other liens and claims except a state, county, school district, or City ad valorem tax.

PART 7. Due Date and Collection. An assessment is due and payable in full on or before February 1, 2006. If a property owner defaults on payment of an assessment

against the owner's property, the city manager may file suit to collect the assessment and may initiate a lien foreclosure, including interest, penalties, costs and attorney's fees.

PART 8. Statutory Authority. The assessments levied by this ordinance are made under the authority of Chapter 372 (*Public Improvement District Assessment Act*) of the Texas Local Government Code.

PART 9. Reassessment.

(A) If the Travis Central Appraisal District's appraised value of property in the District is reduced by a court order, from which appeal has been exhausted, or by a final settlement or appeal process of the Travis Central Appraisal District, the City Manager shall reduce the assessment on the property, under Section 372.020 (*Reassessment*) of the Texas Local Government Code.

(B) The City Manager shall reimburse a property owner with the amount of an assessment paid to the City that is excessive due to the reduction in the Travis Central Appraisal District's appraised value of the property, plus interest on the excess payment at the rate of 1.75% per annum.

PART 10. Severability. The provisions of this ordinance are severable. If any provision of this ordinance or its application to a person or circumstance is held to be invalid, the invalidity does not affect other provisions or applications of this ordinance.

PART 11. This ordinance takes effect on December 12, 2005.

PASSED AND APPROVED

§
§
§

December 1, 2005

Will Wynn
Mayor

APPROVED:

David Allan Smith
City Attorney

ATTEST:

Shirley A. Brown
City Clerk

EXHIBIT A

CITY OF AUSTIN
DOWNTOWN PUBLIC IMPROVEMENT DISTRICT (PID)
2006 ASSESSMENT

Based on 08/16/2005 TCAD tax roll

Parcel	Owner	Historical Zone Yes/No	Land Assessed Value	Improvement Assessed Value	Total Assessed Value	Exemption	Net Assessed Value	$.10/$100 Amount
02-0200-0202 0000	AUSTIN TRUST COMPANY	No	878,592	640,682	1,519,274	500,000	1,019,274	1,019.00
02-0200-0206 0000	CROCKETT M H	No	2,378,880	13,903,520	16,282,400	500,000	15,782,400	15,782.00
02-0200-0208 0001	BYRAM PROPERTIES	No	0	553,542	553,542	500,000	53,542	54.00
02-0200-0208 0002	BARTON SPRINGS CENTER LTD	No	0	2,400,000	2,400,000	500,000	1,900,000	1,900.00
02-0300-0201 0000	BATHAUS LTD	No	500,940	477,858	978,798	500,000	478,798	479.00
02-0300-0202 0000	FINKELSTEIN DORIS J &	No	302,700	527,822	830,522	500,000	330,522	331.00
02-0300-0216 0000	H E PROPERTIES L P	No	10,471,950	19,028,050	29,500,000	500,000	29,000,000	29,000.00
02-0302-0202 0000	COX PUBLICATIONS TEXAS L P	No	8,868,276	12,097,810	20,966,086	500,000	20,466,086	20,466.00
02-0302-0204 0000	COX TEXAS PUBLICATIONS	No	4,889,160	0	4,889,160	500,000	4,389,160	4,389.00
02-0404-0101 0000	TRINITY STREET JOINT VENTURE	No	2,249,830	0	2,249,830	500,000	1,749,830	1,750.00
02-0404-0610 0000	LORENZCO INC	No	591,437	0	591,437	500,000	91,437	91.00
02-0404-1101 0000	TRIPLETT RICK TRUSTEE OF THE	No	545,160	0	545,160	500,000	45,160	45.00
02-0404-1108 0000	ROSENTHAL RICHARD J	No	1,001,160	407,140	1,408,300	500,000	908,300	908.00
02-0404-1111 0000	WALLER CREEK ELEVEN LTD	No	722,775	0	722,775	500,000	222,775	223.00
02-0404-1204 0000	WALLER CREEK ELEVEN LTD	No	3,123,574	0	3,123,574	500,000	2,623,574	2,624.00
02-0404-1401 0000	TRIPLETT RICK TRUSTEE OF THE	No	1,415,000	8,249	1,423,249	500,000	923,249	923.00
02-0404-1405 0000	TRACEY DENIS	Yes	441,600	683,858	1,125,458	952,329	173,129	173.00
02-0404-1812 0000	WINN BARBARA G	No	751,548	2,720	754,268	500,000	254,268	254.00
02-0404-1907 0000	PZ ADVENTURES INC	No	353,280	192,524	545,804	500,000	45,804	46.00
02-0404-1909 0000	STENGER INVESTMENTS LTD	No	745,612	48,416	794,028	500,000	294,028	294.00
02-0404-2005 0000	NECHES STREET PARTNERS LP	No	221,672	1,261,868	1,483,540	500,000	983,540	984.00

Parcel	Owner	Historical Zone Yes/No	Land Assessed Value	Improvement Assessed Value	Total Assessed Value	Exemption	Net Assessed Value	$.10/$100 Amount
02-0501-0301 0000	AMLI DOWNTOWN AUSTIN L P	No	7,617,600	28,599,856	36,217,456	500,000	35,717,456	35,717.00
02-0501-0401 0000	NALLE PLASTICS FAMILY LIMITED	No	1,468,800	0	1,468,800	500,000	968,800	969.00
02-0501-0402 0000	CR IV INDUSTRIAL L P	No	556,800	7,294	564,094	500,000	64,094	64.00
02-0501-0406 0000	NALLE PLASTICS FAMILY LIMITED	No	1,472,000	1,172,800	2,644,800	500,000	2,144,800	2,145.00
02-0501-0407 0000	NALLE PLASTICS FAMILY LIMITED	No	1,472,000	1,091,856	2,563,856	500,000	2,063,856	2,064.00
02-0501-0506 0000	CITY OF AUSTIN	No	6,471,036	0	6,471,036	500,000	5,971,036	5,971.00
02-0501-0506 0003	COMPUTER SCIENCES CORP	No	0	19,801,635	19,801,635	500,000	19,301,635	19,302.00
02-0501-0510 0000	CITY OF AUSTIN	No	1,319,967	0	1,319,967	500,000	819,967	820.00
02-0501-0707 0000	CITY OF AUSTIN	No	7,541,424	0	7,541,424	500,000	7,041,424	7,041.00
02-0501-0707 0001	COMPUTER SCIENCES CORP	No	0	22,381,751	22,381,751	500,000	21,881,751	21,882.00
02-0501-0801 0000	METROPOLITAN LIFE INSURANCE CO	No	5,961,600	46,338,400	52,300,000	500,000	51,800,000	51,800.00
02-0501-0810 0000	METROPOLITAN TOWER REALTY COMP	No	4,865,740	149,260	5,015,000	500,000	4,515,000	4,515.00
02-0502-0102 0000	S/H AUSTIN PARTNERSHIP	No	736,000	11,056	747,056	500,000	247,056	247.00
02-0502-0103 0000	S/H AUSTIN PARTNERSHIP	No	368,000	413,261	781,261	500,000	281,261	281.00
02-0502-0104 0000	USRP FUNDING 2001-A L P	Yes	736,000	968,300	1,704,300	1,168,150	536,150	536.00
02-0502-0105 0000	HOSPITAL HOUSEKEEPING SYSTEMS	Yes	441,600	1,202,392	1,643,992	1,211,596	432,396	432.00
02-0502-0106 0000	SMITH W B BUILDING LTD	Yes	451,200	1,070,789	1,521,989	1,148,195	373,794	374.00
02-0502-0107 0000	AP3 PPW LTD	No	432,000	435,499	867,499	500,000	367,499	367.00
02-0502-0108 0000	AP3 PPW LTD	No	441,600	266,097	707,697	500,000	207,697	208.00
02-0502-0202 0000	AUSTIN TRUST COMPANY & ANN CHI	No	552,000	6,838	558,838	500,000	58,838	59.00
02-0502-0203 0000	AUSTIN TRUST COMPANY TRUSTEE	No	184,000	415,568	599,568	500,000	99,568	100.00
02-0502-0204 0000	DOROT L P	No	369,800	798,756	1,168,556	500,000	668,556	669.00
02-0502-0205 0000	DOROT L P	No	369,700	520,388	890,088	500,000	390,088	390.00
02-0502-0206 0000	DOROT L P	No	375,800	555,179	930,979	500,000	430,979	431.00
02-0502-0208 0000	MB & MS ENTERPRISES INC	No	259,440	803,578	1,063,018	500,000	563,018	563.00

Parcel	Owner	Historical Zone Yes/No	Land Assessed Value	Improvement Assessed Value	Total Assessed Value	Exemption	Net Assessed Value	$.10/$100 Amount
02-0502-0209 0000	AP3-PPW LTD & MOR/ARR LTD	No	441,600	1,518,004	1,959,604	500,000	1,459,604	1,460.00
02-0502-0210 0000	OLSON L P THE	No	441,600	1,247,400	1,689,000	500,000	1,189,000	1,189.00
02-0502-0301 0000	TEMPLE INLAND INSURANCE CORPOR	No	10,557,000	10,468,424	21,025,424	500,000	20,525,424	20,525.00
02-0502-0408 0000	EOP FRANKLIN PLAZA LIMITED	No	12,690,405	44,837,587	57,527,992	500,000	57,027,992	57,028.00
02-0502-0501 0000	FINLEY COMPANY	No	883,200	7,615	890,815	500,000	390,815	391.00
02-0502-0502 0000	FINLEY COMPANY	No	582,720	204,672	787,392	500,000	287,392	287.00
02-0502-0503 0000	SHELLEY GEORGE PENDEXTER	No	441,600	137,601	579,201	500,000	79,201	79.00
02-0502-0504 0000	OGDEN MARY	No	521,280	273,321	794,601	500,000	294,601	295.00
02-0502-0507 0000	LACK & HURLEY INC	No	1,104,000	0	1,104,000	500,000	604,000	604.00
02-0502-0508 0000	FINLEY COMPANY	No	368,000	254,150	622,150	500,000	122,150	122.00
02-0502-0509 0000	FINLEY COMPANY	No	736,000	6,801	742,801	500,000	242,801	243.00
02-0502-0601 0000	301 CONGRESS AVENUE L P	No	9,442,305	44,257,695	53,700,000	500,000	53,200,000	53,200.00
02-0502-0606 0000	DAVIS PARTNERS L P	Yes	1,152,180	3,339,130	4,491,310	2,457,611	2,033,699	2,034.00
02-0502-0607 0000	OLD POSSE L P	No	441,600	2,975,178	3,416,778	500,000	2,916,778	2,917.00
02-0502-0707 0000	HOMESTEAD MANAGEMENT LP	Yes	414,050	920,950	1,335,000	1,063,988	271,012	271.00
02-0502-0708 0000	F & J HEIERMAN BUILDING LTD	Yes	190,900	819,044	1,009,944	957,247	52,697	53.00
02-0502-0710 0000	BLOOR PROPERTY PARTNERSHIP	No	2,246,130	0	2,246,130	500,000	1,746,130	1,746.00
02-0502-0713 0000	COUSINS PROPERTIES TEXAS LP	No	7,447,950	73,531,050	80,979,000	500,000	80,479,000	80,479.00
02-0502-0811 0000	SAN JACINTO OFFICE TOWER LIMIT	No	16,277,355	37,163,737	53,441,092	500,000	52,941,092	52,941.00
02-0502-0812 0000	TOWN LAKE RESIDENCES L P	No	4,499,999	1	4,500,000	500,000	4,000,000	4,000.00
02-0502-0813 0000	HEF 1-AUS NO 2 LP	No	13,725,315	22,274,685	36,000,000	500,000	35,500,000	35,500.00
02-0502-0907 0000	EOP FRANKLIN PLAZA LIMITED	No	3,540,400	7,546,600	11,087,000	500,000	10,587,000	10,587.00
02-0502-1001 0000	CONVENTUS CORPORATION	No	971,520	798,136	1,769,656	500,000	1,269,656	1,270.00
02-0502-1005 0000	FINLEY COMPANY	No	2,355,200	9,248,800	11,604,000	500,000	11,104,000	11,104.00
02-0502-1008 0000	J17 FORTUNE L P	No	588,800	96,299	685,099	500,000	185,099	185.00

Parcel	Owner	Historical Zone Yes/No	Land Assessed Value	Improvement Assessed Value	Total Assessed Value	Exemption	Net Assessed Value	$.10/$100 Amount
02-0502-1102 0000	WHITLEY COMPANY THE	No	1,943,040	204,322	2,147,362	500,000	1,647,362	1,647.00
02-0502-1401 0000	KUHN POZEZ PROPERTIES	No	619,500	530,500	1,150,000	500,000	650,000	650.00
02-0502-1402 0000	KNIGHT ROBERT E	No	589,900	34,566	624,466	500,000	124,466	124.00
02-0502-1404 0000	REYNOLDS M M TRUSTEE OF THE M	No	556,992	193,008	750,000	500,000	250,000	250.00
02-0502-1408 0000	BANDY IVY LEE ET AL	No	358,400	184,196	542,596	500,000	42,596	43.00
02-0502-1411 0000	NCNB TEXAS NATIONAL BANK ETAL	No	588,800	431,277	1,020,077	500,000	520,077	520.00
02-0502-1501 0000	DJ INTERESTS LTD	No	647,680	159,979	807,659	500,000	307,659	308.00
02-0502-1503 0000	3RD TRI 2001 LTD	No	971,520	91,493	1,063,013	500,000	563,013	563.00
02-0502-1507 0000	MOCHASANLIN 2001 LTD	No	1,943,040	2,056,960	4,000,000	500,000	3,500,000	3,500.00
02-0502-1604 0000	HOUSTON W B ETAL	No	1,295,360	492,023	1,787,383	500,000	1,287,383	1,287.00
02-0502-1701 0000	301 E 5TH STREET LTD	No	647,680	689,179	1,336,859	500,000	836,859	837.00
02-0502-1702 0000	FINLEY COMPANY	No	323,840	235,453	559,293	500,000	59,293	59.00
02-0502-1703 0000	FINLEY COMPANY	No	323,840	248,643	572,483	500,000	72,483	72.00
02-0502-1704 0000	FINLEY COMPANY	No	647,680	473,580	1,121,260	500,000	621,260	621.00
02-0502-1711 0000	FINLEY COMPANY	No	971,520	11,976	983,496	500,000	483,496	483.00
02-0502-1840 0000	CIPIONE CLAYMON A & PATRICIA A	No	112,191	597,342	709,533	500,000	209,533	210.00
02-0601-0301 0000	INTEL CORPORATION	No	1,801,870	99,113	1,900,983	500,000	1,400,983	1,401.00
02-0601-0908 0000	BRE/ESA TX PROPERTIES L P	No	1,134,602	950,768	2,085,370	500,000	1,585,370	1,585.00
02-0601-1004 0000	CHRISTENSEN CARRIELU BYRAM TRU	Yes	573,510	666,490	1,240,000	976,623	263,377	263.00
02-0601-1203 0000	STEIN SHERRILL SIMMS TRUSTEE O	No	294,400	391,539	685,939	500,000	185,939	186.00
02-0601-1204 0000	THREE D PROPERTIES LIMITED	No	294,400	270,510	564,910	500,000	64,910	65.00
02-0601-1205 0000	THREE D PROPERTIES LIMITED	No	588,800	861,113	1,449,913	500,000	949,913	950.00
02-0601-1206 0000	AUSTIN TRUST COMPANY & ANN CHI	No	588,800	0	588,800	500,000	88,800	89.00
02-0601-1207 0000	GRAHAM ANN CHILES & SUSAN CHIL	No	294,400	213,294	507,694	500,000	7,694	8.00
02-0601-1209 0000	401 GUADALUPE LTD	No	883,200	716,300	1,599,500	500,000	1,099,500	1,100.00

Parcel	Owner	Historical Zone Yes/No	Land Assessed Value	Improvement Assessed Value	Total Assessed Value	Exemption	Net Assessed Value	$.10/$100 Amount
02-0601-1302 0000	HORIZON BANK & TRUST SSB	No	747,200	213,675	960,875	500,000	460,875	461.00
02-0601-1306 0000	EHRLICH SIXTH STREET	No	284,850	284,386	569,236	500,000	69,236	69.00
02-0601-1307 0000	PEARSON FOREST S & ROSEMARY BU	No	441,600	160,332	601,932	500,000	101,932	102.00
02-0601-1308 0000	HARRISON ROSEMARY BUAAS ETAL	No	294,400	479,426	773,826	500,000	273,826	274.00
02-0601-1317 0000	AGB LAVACA PLAZA LP	No	3,533,700	7,574,168	11,107,868	500,000	10,607,868	10,608.00
02-0601-1401 0000	300 WEST SIXTH L P	No	8,412,404	56,829,596	65,242,000	500,000	64,742,000	64,742.00
02-0601-1507 0000	TRAVIS REALTY CORP	No	7,617,600	17,629,388	25,246,988	500,000	24,746,988	24,747.00
02-0601-1601 0000	SHEFFIELD PARTNERS LTD	No	794,880	439,567	1,234,447	500,000	734,447	734.00
02-0601-1602 0000	RILEY PEYTON NO 1 LTD	No	294,400	434,100	728,500	500,000	228,500	229.00
02-0601-1603 0000	BRAINARD MARK D	No	294,400	244,518	538,918	500,000	38,918	39.00
02-0601-1604 0000	TERRAGORA INVESTMENTS L P	No	441,600	576,100	1,017,700	500,000	517,700	518.00
02-0601-1605 0000	DORRELL RICHARD	No	883,200	1,027,900	1,911,100	500,000	1,411,100	1,411.00
02-0601-1606 0000	CR IV INDUSTRIAL L P	No	883,200	775,500	1,658,700	500,000	1,158,700	1,159.00
02-0601-1701 0000	HOMY LTD	No	294,400	395,600	690,000	500,000	190,000	190.00
02-0601-1702 0000	GALINDO RAMON G	No	294,400	270,509	564,909	500,000	64,909	65.00
02-0601-1704 0000	HORTON WILMOT ROBERDEAU & JOHN	No	294,400	253,626	548,026	500,000	48,026	48.00
02-0601-1705 0000	HORTON JOHN C III & WILMONT R	No	588,800	1,396,200	1,985,000	500,000	1,485,000	1,485.00
02-0601-1706 0000	404 COLORADO LTD	No	294,400	524,168	818,568	500,000	318,568	319.00
02-0601-1707 0000	AUSTIN TRULUCKS LTD	No	294,400	1,087,100	1,381,500	500,000	881,500	882.00
02-0601-1708 0000	AUSTIN JSB LTD	No	478,700	1,115,900	1,594,600	500,000	1,094,600	1,095.00
02-0601-1709 0000	FINLEY COMPANY	No	404,500	471,292	875,792	500,000	375,792	376.00
02-0601-1711 0000	FINLEY COMPANY	No	294,400	327,131	621,531	500,000	121,531	122.00
02-0601-1820 0000	AUSTIN PT BK ONE TOWER OFFICE	No	7,648,800	36,539,200	44,188,000	500,000	43,688,000	43,688.00
02-0601-2005 0001	UNIVERSITY OF TEXAS BOARD OF R	No	259,512	1,150,872	1,410,384	500,000	910,384	910.00
02-0601-2010 0000	CANILE COMPANY L C THE	No	2,070,000	1,737	2,071,737	500,000	1,571,737	1,572.00

Parcel	Owner	Historical Zone Yes/No	Land Assessed Value	Improvement Assessed Value	Total Assessed Value	Exemption	Net Assessed Value	$.10/$100 Amount
02-0601-2193 0000	LBJ BROWN BUILDING L P	Yes	118,231	2,662,536	2,780,767	1,860,826	919,941	920.00
02-0601-2203 0000	WITTENBERG MAUREEN L	No	24,524	477,031	501,555	500,000	1,555	2.00
02-0601-2228 0000	BUEKER MICHAEL J	No	25,504	594,342	619,846	500,000	119,846	120.00
02-0601-2243 0000	TRUBITT RICHARD D & SHERILEE F	No	20,500	520,770	541,270	500,000	41,270	41.00
02-0601-2248 0000	ZEMAN LORI	No	20,499	563,135	583,634	500,000	83,634	84.00
02-0601-2255 0000	LOC LTD	No	20,490	554,510	575,000	500,000	75,000	75.00
02-0601-2261 0000	FRANCESCHINI KIRK	No	20,189	675,489	695,678	500,000	195,678	196.00
02-0601-2262 0000	CR REAL EATATE INVESTMENTS LP	No	50,509	552,893	603,402	500,000	103,402	103.00
02-0603-0106 0000	MERIT SCARBROUGH L P	Yes	3,326,400	6,242,310	9,568,710	4,452,755	5,115,955	5,116.00
02-0603-0110 0000	YARINGS BUILDING LTD	No	493,740	502,943	996,683	500,000	496,683	497.00
02-0603-0112 0000	HORTON JOHN C & JOHN C III &	No	470,400	421,445	891,845	500,000	391,845	392.00
02-0603-0205 0000	NALLE GEORGE S & ASSOCIATES LT	Yes	470,580	1,279,420	1,750,000	1,257,355	492,645	493.00
02-0603-0207 0000	AUSTIN TRUST COMPANY & SUSAN C	No	561,600	0	561,600	500,000	61,600	62.00
02-0603-0212 0000	ZML-ONE AMERICAN CENTER LIMITE	No	2,980,800	55,962,072	58,942,872	500,000	58,442,872	58,443.00
02-0603-0217 0000	ZML-ONE AMERICAN CENTER LIMITE	No	2,621,565	0	2,621,565	500,000	2,121,565	2,122.00
02-0603-0303 0000	HORTON WILMOT ROBERDEAU & JOHN	No	448,500	354,586	803,086	500,000	303,086	303.00
02-0603-0311 0000	CMI #7 PARTNERS L P	No	220,800	419,501	640,301	500,000	140,301	140.00
02-0603-0312 0000	712 CONGRESS LIMITED	Yes	441,600	1,365,300	1,806,900	1,293,050	513,850	514.00
02-0603-0315 0000	MESCHIN BUILDING L C	No	220,800	293,000	513,800	500,000	13,800	14.00
02-0603-0402 0000	CITY OF AUSTIN	No	2,980,800	0	2,980,800	500,000	2,480,800	2,481.00
02-0603-0403 0000	CANNON MARTHA P ETAL	No	810,000	0	810,000	500,000	310,000	310.00
02-0603-0404 0000	DANFORTH FRANCES M &	No	1,350,000	0	1,350,000	500,000	850,000	850.00
02-0603-0406 0000	CRESCENT REAL ESTATE FUNDING V	No	1,404,000	38,094,800	39,498,800	500,000	38,998,800	38,999.00
02-0603-0407 0000	CHEN SAM INC	Yes	441,600	2,788,200	3,229,800	2,004,500	1,225,300	1,225.00
02-0603-0408 0000	KAROTKIN DORIS L TRUSTEE OF TH	No	441,600	320,494	762,094	500,000	262,094	262.00

Parcel	Owner	Historical Zone Yes/No	Land Assessed Value	Improvement Assessed Value	Total Assessed Value	Exemption	Net Assessed Value	$.10/$100 Amount
02-0603-0501 0000	SOUTHWESTERN BELL TELEPHONE	No	2,605,440	3,850,860	6,456,300	500,000	5,956,300	5,956.00
02-0603-0501 0001	AT&T COMMUNICATIONS	No	1,810,560	2,676,021	4,486,581	500,000	3,986,581	3,987.00
02-0603-0514 0000	900 CONGRESS I LTD	No	1,504,980	1,255,681	2,760,661	500,000	2,260,661	2,261.00
02-0603-0613 0000	WALTON STACY OFFICE	No	1,472,000	203,000	1,675,000	500,000	1,175,000	1,175.00
02-0603-0615 0000	WALTON STACY OFFICE	No	2,980,800	5,539,467	8,520,267	500,000	8,020,267	8,020.00
02-0603-0616 0000	WALTON STACY OFFICE	No	2,980,800	20,977,156	23,957,956	500,000	23,457,956	23,458.00
02-0603-0701 0000	MERIT LITTLEFIELD L P	Yes	1,676,700	8,361,889	10,038,589	5,100,120	4,938,469	4,938.00
02-0603-0703 0000	JOSEPH DOLORES ANN	No	220,800	298,600	519,400	500,000	19,400	19.00
02-0603-0708 0000	COVENTUS CORPORATION	No	220,800	294,005	514,805	500,000	14,805	15.00
02-0603-0711 0000	WENDLANDT BILL COMPANY INC	No	232,100	381,230	613,330	500,000	113,330	113.00
02-0603-0712 0000	GREAT AMERICAN LIFE INSURANCE	No	2,512,000	9,488,000	12,000,000	500,000	11,500,000	11,500.00
02-0603-0713 0000	GREAT AMERICAN LIFE INSURANCE	No	1,168,000	6,587,000	7,755,000	500,000	7,255,000	7,255.00
02-0603-0714 0000	JLKP BRAZOS 610 FAMILY LIMITED	No	141,700	964,467	1,106,167	500,000	606,167	606.00
02-0603-0801 0000	BHR TEXAS L P	Yes	1,987,200	12,917,713	14,904,913	7,455,657	7,449,256	7,449.00
02-0603-0802 0000	BHR TEXAS L P	No	496,800	198,287	695,087	500,000	195,087	195.00
02-0603-0804 0000	721 CONGRESS LTD	No	416,300	397,900	814,200	500,000	314,200	314.00
02-0603-0805 0000	KFP BROOKS BUILDING LTD & SFA	No	1,799,500	87,900	1,887,400	500,000	1,387,400	1,387.00
02-0603-0811 0000	KFP BROOKS BUILDING LTD	No	1,855,600	4,481,400	6,337,000	500,000	5,837,000	5,837.00
02-0603-0815 0000	KFP BROOKS BUILDING LTD	No	812,600	0	812,600	500,000	312,600	313.00
02-0603-0901 0000	FINLEY COMPANY	Yes	412,800	1,127,073	1,539,873	1,166,737	373,136	373.00
02-0603-0902 0000	HELLER ANDREW & MARY ANN HELLE	No	235,200	392,433	627,633	500,000	127,633	128.00
02-0603-0905 0000	KARBACH DENNIS B	Yes	220,800	1,539,581	1,760,381	1,324,991	435,390	435.00
02-0603-0910 0000	823 CONGRESS LTD	No	735,264	17,811,196	18,546,460	500,000	18,046,460	18,046.00
02-0603-0912 0000	COMMODORE PLAZA PARKING L P	No	529,000	0	529,000	500,000	29,000	29.00
02-0603-0914 0000	AGBRI ONE COMMODORE L P	No	2,993,600	6,012,800	9,006,400	500,000	8,506,400	8,506.00

Parcel	Owner	Historical Zone Yes/No	Land Assessed Value	Improvement Assessed Value	Total Assessed Value	Exemption	Net Assessed Value	$.10/$100 Amount
02-0603-1001 0000	MIER EXPEDITION COMPANY L C	No	441,600	956,800	1,398,400	500,000	898,400	898.00
02-0603-1002 0000	905 LTD	No	220,800	636,590	857,390	500,000	357,390	357.00
02-0603-1008 0000	919 CONGRESS AVENUE LLC	No	1,987,200	17,688,744	19,675,944	500,000	19,175,944	19,176.00
02-0603-1014 0000	N W COMMUNICATIONS OF AUSTIN I	No	339,200	465,260	804,460	500,000	304,460	304.00
02-0603-1018 0000	NW COMMUNICATIONS OF AUSTIN IN	No	598,000	1,559,351	2,157,351	500,000	1,657,351	1,657.00
02-0603-1019 0000	823 CONGRESS LTD	No	663,500	936,500	1,600,000	500,000	1,100,000	1,100.00
02-0603-1102 0000	HANG EM HIGH SALOON L L C	Yes	588,800	1,291,111	1,879,911	1,292,756	587,155	587.00
02-0603-1109 0000	TOUCHE INC	No	285,650	392,915	678,565	500,000	178,565	179.00
02-0603-1114 0000	WALTON STACY DEVELOPMENT	No	647,680	124,800	772,480	500,000	272,480	272.00
02-0603-1115 0000	WALTON STACY DEVELOPMENT	No	971,520	422,182	1,393,702	500,000	893,702	894.00
02-0603-1201 0000	FIREHOUSE #1 CORPORATION	No	142,000	440,615	582,615	500,000	82,615	83.00
02-0603-1208 0000	BULLARD THOMAS HUGH	No	262,400	950,177	1,212,577	500,000	712,577	713.00
02-0603-1209 0000	WHITE B O JR & ROBERT E WHITE	No	179,200	321,912	501,112	500,000	1,112	1.00
02-0603-1210 0000	WHIMSICAL NOTIONS INC	No	291,200	682,650	973,850	500,000	473,850	474.00
02-0603-1214 0000	HANNIG ROW PARTNERSHIP	Yes	1,033,600	2,866,400	3,900,000	2,191,600	1,708,400	1,708.00
02-0603-1218 0000	HIGHLAND RESOURCES INC	No	3,250,700	9,888,378	13,139,078	500,000	12,639,078	12,639.00
02-0603-1301 0000	CRESCENT REAL ESTATE	No	7,623,000	60,104,000	67,727,000	500,000	67,227,000	67,227.00
02-0603-1404 0000	BAUSTIN BRAZOS LTD	No	273,240	1,915,387	2,188,627	500,000	1,688,627	1,689.00
02-0603-1405 0000	WHITTINGTON HARRY M	No	706,560	2,683,440	3,390,000	500,000	2,890,000	2,890.00
02-0603-1408 0000	PEARSON JOHN B III	No	353,280	1,520,251	1,873,531	500,000	1,373,531	1,374.00
02-0603-1412 0001	PEARSON JOHN B III	No	0	575,815	575,815	500,000	75,815	76.00
02-0603-1412 0100	BARLETT HEIRS LTD &	No	0	575,815	575,815	500,000	75,815	76.00
02-0603-1502 0000	AGBRI TWO COMMODORE L P	No	1,766,400	13,251,900	15,018,300	500,000	14,518,300	14,518.00
02-0603-1601 0000	WHITTINGTON HARRY M & MERCEDES	No	552,000	507,550	1,059,550	500,000	559,550	560.00
02-0603-1602 0000	WHITTINGTON HARRY M & MERCEDES	No	345,000	394,910	739,910	500,000	239,910	240.00

Parcel	Owner	Historical Zone Yes/No	Land Assessed Value	Improvement Assessed Value	Total Assessed Value	Exemption	Net Assessed Value	$.10/$100 Amount
02-0603-1603 0000	ELMIGER FAMILY LTD &	No	294,400	617,004	911,404	500,000	411,404	411.00
02-0603-1615 0000	HART MARGARET WOLF & AS TRUSTE	No	294,400	382,320	676,720	500,000	176,720	177.00
02-0603-1616 0000	HART MARGARET WOLF & AS TRUSTE	No	294,400	384,173	678,573	500,000	178,573	179.00
02-0603-1702 0000	HIGHLAND RESOURCES INC	No	590,000	11,308	601,308	500,000	101,308	101.00
02-0603-1706 0000	PECAN STREET REAL ESTATE HOLDI	No	294,400	610,388	904,788	500,000	404,788	405.00
02-0603-1711 0000	CRADDOCK LARRY J & BETTE C PRE	No	294,400	545,861	840,261	500,000	340,261	340.00
02-0603-2103 0000	NORWOOD TOWER L P	No	3,362,286	8,046,272	11,408,558	500,000	10,908,558	10,909.00
02-0603-2202 0000	MERIT LITTLEFIELD MALL L P	No	1,177,600	1,973,175	3,150,775	500,000	2,650,775	2,651.00
02-0603-2203 0000	LITTLEFIELD AUSTIN PARTNERS LP	No	883,200	2,244,000	3,127,200	500,000	2,627,200	2,627.00
02-0603-2204 0000	LITTLEFIELD AUSTIN PARTNERS LP	No	883,200	2,000,000	2,883,200	500,000	2,383,200	2,383.00
02-0604-0105 0000	409-411 EAST 6TH STREET	Yes	409,600	757,400	1,167,000	981,100	185,900	186.00
02-0604-0204 0000	KING ASSET MANAGEMENT INC	No	441,600	126,600	568,200	500,000	68,200	68.00
02-0604-0206 0000	ABRAHAM JOSEPH (SIB) JR	No	496,800	16,060	512,860	500,000	12,860	13.00
02-0604-0214 0000	REEF ENTERPRIZES L L C	No	306,200	215,200	521,400	500,000	21,400	21.00
02-0604-0511 0000	SHELTON MICHAEL L & SHANNON SE	No	397,440	397,560	795,000	500,000	295,000	295.00
02-0604-0514 0000	MAURO CARMELO & HILARY	Yes	1,191,735	627,872	1,819,607	1,093,848	725,759	726.00
02-0604-0606 0000	CARRINGTON GROUP L L C	Yes	397,440	599,983	997,423	899,352	98,071	98.00
02-0604-0610 0000	508 E SIXTH STREET LTD	No	501,552	192,948	694,500	500,000	194,500	195.00
02-0604-0903 0000	TEXAS ELEMENTARY PRINCIPALS &	No	198,720	366,867	565,587	500,000	65,587	66.00
02-0604-1001 0000	GRANT BUILDINGS L P	No	3,808,800	3,280,593	7,089,393	500,000	6,589,393	6,589.00
02-0604-1103 0000	UC3 LTD	No	142,830	381,800	524,630	500,000	24,630	25.00
02-0604-1115 0000	HENDRIX FRANK	No	361,000	165,200	526,200	500,000	26,200	26.00
02-0604-1117 0000	PECAN STREET LIMITED PARTNERSH	No	207,320	351,453	558,773	500,000	58,773	59.00
02-0604-1311 0000	RED RIVER REAL ESTATE L C	No	189,274	402,327	591,601	500,000	91,601	92.00
02-0604-1314 0000	WALKER BROTHERS VENTURE	No	423,936	80,204	504,140	500,000	4,140	4.00

Parcel	Owner	Historical Zone Yes/No	Land Assessed Value	Improvement Assessed Value	Total Assessed Value	Exemption	Net Assessed Value	$.10/$100 Amount
02-0604-1317 0000	RED RIVER REAL ESTATE LC	No	626,730	46,426	673,156	500,000	173,156	173.00
02-0604-1406 0000	SUTTON ICE HOUSE LTD	No	485,622	93,959	579,581	500,000	79,581	80.00
02-0604-1407 0000	SUTTON ICE HOUSE LTD	No	426,679	75,289	501,968	500,000	1,968	2.00
02-0604-1520 0000	THI AUSTIN L P	No	1,118,872	9,881,128	11,000,000	500,000	10,500,000	10,500.00
02-0604-1521 0000	RMC 2004 PORTFOLIO I LP ETAL	No	543,708	6,729,472	7,273,180	500,000	6,773,180	6,773.00
02-0604-1613 0000	PETERS JOSEPHINE EST	No	423,936	110,840	534,776	500,000	34,776	35.00
02-0604-1911 0000	AMERICAN LEGION DEPARTMENT OF	No	377,568	326,176	703,744	500,000	203,744	204.00
02-0801-0905 0000	BURTON CHARLES R & R Q MINTON	No	246,400	433,307	679,707	500,000	179,707	180.00
02-0801-1101 0000	TRAVIS REALTY CORP	No	2,123,520	6,301,480	8,425,000	500,000	7,925,000	7,925.00
02-0801-1206 0000	RUSK JEFFREY E & SUSAN S	No	394,240	466,905	861,145	500,000	361,145	361.00
02-0801-1212 0000	FROST NATIONAL BANK	No	630,770	219,230	850,000	500,000	350,000	350.00
02-0801-1405 0000	TADA SERVICES INC	No	551,460	988,097	1,539,557	500,000	1,039,557	1,040.00
02-0801-1415 0000	TEXAS AFL CIO	No	761,600	477,478	1,239,078	500,000	739,078	739.00
02-0801-1502 0000	SHELLEY DAN	No	257,600	332,706	590,306	500,000	90,306	90.00
02-0801-1503 0000	301 LTD	No	515,200	914,800	1,430,000	500,000	930,000	930.00
02-0801-1506 0000	TEXAS STATE TEACHERS ASSOCIATI	No	2,649,600	3,462,649	6,112,249	500,000	5,612,249	5,612.00
02-0801-1602 0000	WHITTINGTON HARRY M ET AL	No	1,413,120	3,086,880	4,500,000	500,000	4,000,000	4,000.00
02-0801-1606 0000	900 CONGRESS I LTD	No	596,300	1,059,700	1,656,000	500,000	1,156,000	1,156.00
02-0801-1701 0000	CRESCENT REAL ESTATE EQUITIES	No	1,059,840	1,890,160	2,950,000	500,000	2,450,000	2,450.00
02-0801-1707 0000	TEXAS BANKERS ASSOC	No	1,226,600	600,449	1,827,049	500,000	1,327,049	1,327.00
02-0801-1906 0000	SCHLUETER STAN TRUSTEE	No	305,902	444,098	750,000	500,000	250,000	250.00
02-0801-1906 0004	SCHLUETER STAN & RANDY	No	74,920	807,520	882,440	500,000	382,440	382.00
02-0801-1906 0005	DEWHURST DAVID H	No	49,787	558,808	608,595	500,000	108,595	109.00
02-0801-1906 0068	STOCKBAUER ROGER & PAULINE	No	28,270	500,830	529,100	500,000	29,100	29.00
02-0801-1906 0108	MARSH ANDREA TRUSTEE	No	56,210	575,774	631,984	500,000	131,984	132.00

Parcel	Owner	Historical Zone Yes/No	Land Assessed Value	Improvement Assessed Value	Total Assessed Value	Exemption	Net Assessed Value	$.10/$100 Amount
02-0801-1906 0113	KIDD WHITEHURST & HARKNESS	No	122,313	704,705	827,018	500,000	327,018	327.00
02-0801-1906 0117	JOHNSON & JOHNSON	No	82,819	491,544	574,363	500,000	74,363	74.00
02-0801-2003 0000	TEXAS TRIAL LAWYERS ASSOCIATIO	No	829,290	2,878,710	3,708,000	500,000	3,208,000	3,208.00
02-0803-0401 0000	CONGRESS HOLDINGS LTD	No	408,960	3,062,653	3,471,613	500,000	2,971,613	2,972.00
02-0803-0402 0000	CONGRESS HOLDINGS LTD	No	3,766,905	7,642,077	11,408,982	500,000	10,908,982	10,909.00
02-0803-0404 0000	CONGRESS HOLDINGS LTD	No	320,050	482,415	802,465	500,000	302,465	302.00
02-0803-1003 0000	OLIVE GROVE PARTNERS II LTD	No	397,100	2,820,900	3,218,000	500,000	2,718,000	2,718.00
02-0803-1012 0000	PUBLIC EMPLOYEES CREDIT UNION	No	1,411,480	777,747	2,189,227	500,000	1,689,227	1,689.00
02-0803-1013 0000	OLIVE GROVE PARTNERS III LTD	No	793,300	0	793,300	500,000	293,300	293.00
02-0803-1102 0000	TEXAS ASSOCIATION OF REALTORS	No	1,548,200	3,380,198	4,928,398	500,000	4,428,398	4,428.00
02-0803-1109 0000	TEXAS RETIRED TEACHERS	No	1,104,000	3,317,250	4,421,250	500,000	3,921,250	3,921.00
02-0803-1110 0000	LA QUINTA DEVELOPMENT PARTNERS	No	1,738,800	3,396,200	5,135,000	500,000	4,635,000	4,635.00
02-0805-0610 0000	TEXAS ASSOCIATION OF BROADCAST	No	637,500	2,028,019	2,665,519	500,000	2,165,519	2,166.00
02-0805-0613 0000	TEXAS ASSOCIATION OF SCHOOL	No	443,700	1,172,581	1,616,281	500,000	1,116,281	1,116.00
02-0805-0614 0000	TEXAS ASSOC OF SCHOOL BOARDS	No	436,470	357,030	793,500	500,000	293,500	294.00
02-0805-0616 0000	TEXAS PUBLIC EMPLOYEES ASSN	No	435,668	633,145	1,068,813	500,000	568,813	569.00
02-0805-1015 0000	VELOCITY CREDIT UNION	No	1,416,950	1,655,728	3,072,678	500,000	2,572,678	2,573.00
02-0805-1109 0000	VOCATIONAL AGRICULTURE	No	276,000	752,243	1,028,243	500,000	528,243	528.00
02-0805-1118 0000	NALLE ALAN WOODS	No	380,400	323,512	703,912	500,000	203,912	204.00
02-0805-1301 0000	TEXAS HOTEL-VEF IV LP	No	6,922,080	16,867,250	23,789,330	500,000	23,289,330	23,289.00
02-0805-1401 0000	VELOCITY CREDIT UNION	No	1,173,000	392,183	1,565,183	500,000	1,065,183	1,065.00
02-0805-1405 0000	TEXAS MOTOR TRANSPORTATION &	No	879,750	748,661	1,628,411	500,000	1,128,411	1,128.00
02-0805-1601 0100	CITY OF AUSTIN	No	0	520,000	520,000	500,000	20,000	20.00
02-0905-1601 0000	CITY OF AUSTIN	No	0	1,747,145	1,747,145	500,000	1,247,145	1,247.00
02-1002-1307 0000	HARREN STEVE	No	710,400	1,438,203	2,148,603	500,000	1,648,603	1,649.00

Parcel	Owner	Historical Zone Yes/No	Land Assessed Value	Improvement Assessed Value	Total Assessed Value	Exemption	Net Assessed Value	$.10/$100 Amount
02-1002-1405 0000	TEXAS MEDICAL ASSOCIATION	No	2,119,680	13,480,605	15,600,285	500,000	15,100,285	15,100.00
02-1002-1410 0000	COMBINED LAW ENFORCEMENT ASSOC	No	768,000	1,085,167	1,853,167	500,000	1,353,167	1,353.00
02-1002-1511 0000	WXI/NWT REAL ESTATE LIMITED PA	No	3,695,820	31,558,289	35,254,109	500,000	34,754,109	34,754.00
02-1002-1601 0000	SOUTHWESTERN BELL TELEPHONE	No	4,570,560	17,078,240	21,648,800	500,000	21,148,800	21,149.00
02-1002-1705 0000	HARREN STEVE G CHILDRENS TRUST	No	176,010	673,922	849,932	500,000	349,932	350.00
02-1002-1712 0000	TRAVIS HOTEL GROUP L P	No	356,010	493,990	850,000	500,000	350,000	350.00
02-1002-1714 0000	HARDIN RICHARD G &	No	534,210	187,462	721,672	500,000	221,672	222.00
02-1002-1905 0000	COUNTRY STORE GALLERY INCORPOR	No	353,675	227,177	580,852	500,000	80,852	81.00
02-1002-1907 0000	TEXAS MID-CONTINENT OIL & GAS	No	206,080	380,454	586,534	500,000	86,534	87.00
02-1002-2004 0000	FELCOR/JPM AUSTIN HOLDINGS L P	No	2,119,680	10,880,320	13,000,000	500,000	12,500,000	12,500.00
02-1002-2012 0000	TEXAS RESTAURANT ASSOCIATION	No	1,236,480	794,890	2,031,370	500,000	1,531,370	1,531.00
02-1002-2203 0000	BERRY-GAMMON PARTNERSHIP	No	372,480	740,576	1,113,056	500,000	613,056	613.00
02-1002-2213 0000	TEQUILA MOCKINGBIRD LLC	No	246,780	329,440	576,220	500,000	76,220	76.00
02-1002-2214 0000	INSAINICO L L C	Yes	245,760	770,903	1,016,663	946,892	69,771	70.00
02-1002-2303 0000	ARTPLEX I L P	No	314,880	735,120	1,050,000	500,000	550,000	550.00
02-1002-2304 0000	ROBBINS FREDDIE H & STUART B	No	529,920	169,497	699,417	500,000	199,417	199.00
02-1002-2308 0000	VILLEGAS ANTHONY & C J VILLEGA	No	311,880	300,577	612,457	500,000	112,457	112.00
02-1002-2509 0000	CAYE SOUTH MANAGEMENT GROUP IN	No	357,950	308,719	666,669	500,000	166,669	167.00
02-1002-2609 0000	SUTHERLAND RESOURCES INC	No	326,400	517,094	843,494	500,000	343,494	343.00
02-1002-2904 0000	TWEAN NEWS CHANNEL OF AUSTIN L	No	294,400	1,305,600	1,600,000	500,000	1,100,000	1,100.00
02-1004-1802 0000	AUSTIN SAENGERRUNDE	Yes	877,230	706,070	1,583,300	1,072,343	510,957	511.00
		Total:	**390,678,585**	**1,129,293,936**	**1,519,972,521**	**178,329,621**	**1,341,642,900**	**1,341,646**
		Parcel Count:	**292**					