

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								
MCWILLIAMS, ANDREA B 12 NILES ROAD		1	Level	6	Septic	1	Paved	7	Waterfront	Description RESIDNTL RES LAND	Code 1010 1010	Assessed 620,400 7,730,600	Assessed 620,400 7,730,600					
				4	Gas			1	Excel View									
				2	Public Water													
SUPPLEMENTAL DATA																		
AUSTIN TX 78703		Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT A #DL 2 GIS ID F_964640_2686763				Plan Ref. Land Ct# 15109-A #SR Life Estate PP STATU A:Active Assoc Pid#				<table border="1"> <tr> <td colspan="2">Total</td> <td>8,351,000</td> <td colspan="2">8,351,000</td> </tr> </table>				Total		8,351,000	8,351,000	
Total		8,351,000	8,351,000															
VISION																		

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)																																																									
MCWILLIAMS, ANDREA B		C230439	0	07-06-2022		U	I			10	1F	<table border="1"> <tr> <th>Year</th><th>Code</th><th>Assessed</th><th>Year</th><th>Code</th><th>Assessed</th><th>Year</th><th>Code</th><th>Assessed</th> </tr> <tr> <td>2023</td><td>1010</td><td>519,800</td><td>2022</td><td>1010</td><td>431,400</td><td>2021</td><td>1010</td><td>382,000</td> </tr> <tr> <td></td><td>1010</td><td>7,027,800</td><td></td><td>1010</td><td>4,049,000</td><td></td><td>1010</td><td>3,817,600</td> </tr> <tr> <td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>1010</td><td>2,500</td> </tr> <tr> <td colspan="2">Total</td><td colspan="2"></td><td colspan="2"></td><td colspan="2"></td><td colspan="2"></td><td colspan="2">7,547,600</td><td colspan="2">Total</td><td colspan="2">4,480,400</td><td colspan="2">Total</td><td colspan="2">4,202,100</td> </tr> </table>				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	2023	1010	519,800	2022	1010	431,400	2021	1010	382,000		1010	7,027,800		1010	4,049,000		1010	3,817,600								1010	2,500	Total										7,547,600		Total		4,480,400		Total		4,202,100	
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MCWILLIAMS, DEAN R & ANDREA B		C223291	0	08-10-2020		U	I			3,500,000	1																																																												
HEALEY, STEPHEN J IV ET AL		C188321	0	04-09-2009		U	I			100	1A																																																												
HEALEY, ELIZABETH A TR & HEALEY, STEPHEN J &		C133053	0	02-15-1994		U	I			1	A																																																												
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EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
			Total	0.00																

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY							
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value	Valuation Method
WF13				OSTVIL	568,400	48,500	3,500	7,730,600	0	8,351,000	C
				Total Appraised Parcel Value				8,351,000			

NOTES												BUILDING PERMIT RECORD						VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result									
BLDR-23-64	06-22-2023	804	Addn Alt-Res	150,000		0		Addition to house, includes ne	06-12-2023	SR	02		03	Cycl Insp Comp									
BLDR-22-53	05-18-2022	804	Addn Alt-Res	150,000	06-12-2023	0		EXPIRED - Addition to house t	07-22-2022	SR	02		13	CALL BACK									
BLDR-21-38	03-17-2021	880	Alt-Int work-Res	50,000	06-30-2021	100	06-30-2021	Interior renovations to existing	09-14-2021	SR	02		03	Cycl Insp Comp									
EXPR-21-1	02-01-2021	835	Sid/Wind/Roof/	10,963	06-30-2021	100	06-30-2021	Insulation and Air Sealing.	06-04-2020	WD				FR Field Review									
20-2496	09-10-2020	835	Sid/Wind/Roof/	70,000	06-30-2021	100	06-30-2021	expedited permit request for ro	10-03-2016	KM	02		03	Cycl Insp Comp									
10780	10-01-1995	NR	New Roof	0	01-15-1996	100		OS ROOFIN	08-06-2009	DR	03		16	In Office Review									
									07-10-2007	KLP	03		16	In Office Review									

LAND LINE VALUATION SECTION																			
B	Use Code	Description	Zone	LA	Land Units	Unit Price	Size Adj	AC Disc	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value			
1	1010	Single Fam M-0	RF-1	3	0.740	AC	176,344.00	1.31646	1.0000	5	1.00	WF13	45.000	ABUTS PUBLIC WAY	1.0000	10,446,75	7,730,600		
					Total Card Land Units	0.74	AC	Parcel Total Land Area					0.74	Total Land Value					7,730,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	63	Gambrel			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	10	Wood Shingle			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	07	7 Bedrooms			
Full Baths	4				
Half Baths	1				
Extra Fixtures					
Total Rooms	10	10 Rooms			
Bath Style					
Kitchen Style	02	Modernized			
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	04	Brick Walls			
Rms Prts					
Bath Split	30	3 Full-0 Half			
CONDO DATA			COST / MARKET VALUATION		
Parcel Id		C	Owne		0.0
Adjust Ttp		Code	Description		Factor%
Condo Flr		Condo Unit			
Building Value New			823,772		
Year Built			1900		
Effective Year Built			1979		
Depreciation Code			A		
Remodel Rating					
Year Remodeled					
Depreciation %			31		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			69		
RCNLD			568,400		
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL2	Fireplace 1.5 s	B	1	6000.00	1979		69		0.00	4,100
FPO	Ext FP Openin	B	3	2000.00	1979		69		0.00	4,100
WDC	Wood Decking	L	108	20.00	1986		34		0.00	1,200
FOP	Open Porch-ro	B	396	55.00	1979		69		0.00	10,600
FEP	Enclosed porc	B	550	70.00	1979		69		0.00	20,000
BMT	Basement-Unfi	B	391	26.01	1979		69		0.00	9,700
STRS	Stairs to Water	L	35	122.52	1996		54	C	1.00	2,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,496	1,496	1,496	243.94	364,928
BMT	Basement Area	0	391	0	0.00	0
FEP	Enclosed Porch	0	550	0	0.00	0
FOP	Open Porch	0	397	0	0.00	0
FUS	Upper Story	1,881	1,881	1,881	243.94	458,844
WDK	Wood Deck	0	108	0	0.00	0
Ttl Gross Liv / Lease Area		3,377	4,823	3,377		823,772

