

**GENERAL INFO**

**ACCOUNT**

Property ID: 156816  
 Geographic ID: 0158550278  
 Type: R  
 Zoning:  
 Agent: COWAN WILLIAM G JR  
 Legal Description: LOT 3 BACK OF THE MOON SUBD  
 AMENDED PLAT OF

**OWNER**

Name: JONES ALEX E  
 Secondary Name:  
 Mailing Address: STE E 2407 S CONGRESS AVE AUSTIN  
 TX 78704-5500  
 Owner ID: 1639764  
 % Ownership: 100.00  
 Exemptions:

Property Use:

**LOCATION**

Address: 5240 MCCORMICK MOUNTAIN DR TX  
 78734  
 Market Area:  
 Market Area CD: R1000WF  
 Map ID: 015957

**PROTEST**

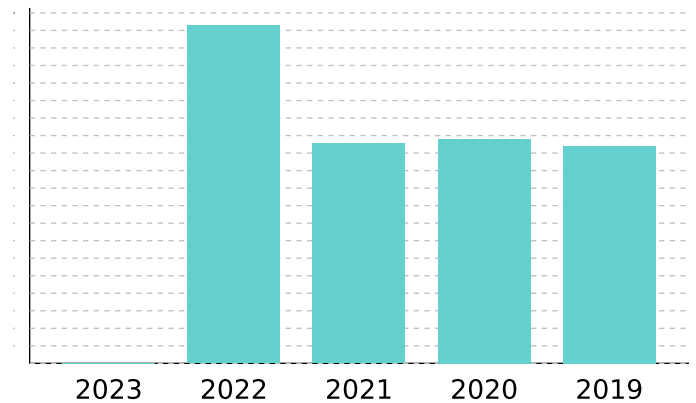
Protest Status:  
 Informal Date:  
 Formal Date:

**VALUES**

**CURRENT VALUES**

Land Homesite: \$330,345  
 Land Non-Homesite: \$0  
 Special Use Land Market: \$0  
 Total Land: \$330,345  
  
 Improvement Homesite: \$633,578  
 Improvement Non-Homesite: \$0  
 Total Improvement: \$633,578  
  
 Market: \$963,923  
 Special Use Exclusion (-): \$0  
 Appraised: \$963,923  
 Value Limitation Adjustment (-): \$0  
  
 Net Appraised: \$963,923

**VALUE HISTORY**



Values for the current year are preliminary and are subject to change.

**VALUE HISTORY**

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$330,345	\$633,578	\$0	\$963,923	\$0	\$963,923
2021	\$330,345	\$296,719	\$0	\$627,064	\$0	\$627,064
2020	\$330,345	\$310,155	\$0	\$640,500	\$0	\$640,500
2019	\$330,345	\$290,655	\$0	\$621,000	\$0	\$621,000

## TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
03	TRAVIS COUNTY	0.357365	\$963,923	\$963,923
07	LAKE TRAVIS ISD	1.230100	\$963,923	\$963,923
0A	TRAVIS CENTRAL APP DIST	0.000000	\$963,923	\$963,923
17	TRAVIS CO WCID NO 17	0.056800	\$963,923	\$963,923
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.111814	\$963,923	\$963,923
52	TRAVIS CO ESD NO 6	0.100000	\$963,923	\$963,923

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

## IMPROVEMENT

Improvement #1: **1 FAM DWELLING** Improvement Value: **N/A** Main Area: **1,578**  
 State Code: **A1** Gross Building Area: **5,857.5**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
1ST	1st Floor	R3		0	1995	1995	996
2ND	2nd Floor	R3		0	1995	1995	582
011	PORCH OPEN 1ST F	R3		0	1995	1995	864
613	TERRACE COVERED	R3		0	1995	1995	616
011	PORCH OPEN 1ST F	R3		0	1995	1995	120
437	FENCE MASON LF	A		1	1995	1995	100
630	PORCH CLOS FIN	R3		0	1995	1995	56
095	HVAC RESIDENTIAL	R3		0	1995	1995	1,578
012	PORCH OPEN 2ND F	R3		0	1995	1995	64
251	BATHROOM	R3		0	1995	1995	1.5
SO	Sketch Only	R3		0	1995	1995	800
SO	Sketch Only	R3		0	1995	1995	80

### Improvement Features

1ST Foundation: SLAB, Roof Style: HIP, Roof Covering: TILE, Shape Factor: I, Floor Factor: 1ST, Grade Factor: A  
 2ND Shape Factor: I, Floor Factor: 2ND, Grade Factor: A

Improvement #2: **1 FAM DWELLING** Improvement Value: **N/A** Main Area: **720**  
 State Code: **A3** Gross Building Area: **2,810**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
630	PORCH CLOS FIN	R6		0	1965	1965	360
512	DECK UNCOVERED	R6		0	1965	1965	1,008
095	HVAC RESIDENTIAL	R6		0	1965	1965	720
1ST	1st Floor	R6		0	1965	1965	720
473	BOAT DK FLT COV	FS2C		1	1965	1965	1
251	BATHROOM	R6		0	1965	1965	1

### Improvement Features

1ST Shape Factor: R, Floor Factor: 1ST, Grade Factor: F

## LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	6.3892	278,313.5	\$1.19	N/A	N/A

## DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
3/19/15	SW	SPECIAL WARRANTY	JONES ALEXANDER E &	JONES ALEX E				2015043395 TR
3/19/15	SW	SPECIAL WARRANTY	HUTTON CABIN TRUST	JONES ALEXANDER E & KELLY R				2015043394 TR
11/30/09	WD	WARRANTY DEED	JONES ALEX & KELLY R NICHOLS	HUTTON CABIN TRUST				2009200092 TR
11/30/09	WD	WARRANTY DEED	SMITH MICHAEL D & HOLLY A	JONES ALEX & KELLY R NICHOLS				2009200090 TR
1/15/09	WD	WARRANTY DEED	EASON JOSEPH C & LINDA B	SMITH MICHAEL D & HOLLY A				2009008405 TR
6/1/07	WD	WARRANTY DEED	GIOJA GEOFFREY & LINDA	EASON JOSEPH C & LINDA B				2007100746 TR
7/19/93	SW	SPECIAL WARRANTY	HEISEY JAMES ETAL	GIOJA GEOFFREY & LINDA		11993	00272	
	WD	WARRANTY DEED		HEISEY JAMES ETAL		00000	00000	