

GENERAL INFO

ACCOUNT

Property ID: 320649
 Geographic ID: 0414051009
 Type: R
 Zoning: SF2
 Agent: TEXAS TAX PROTEST
 Legal Description: LOT 16 BLK W GREENWOOD HILLS SEC 5

OWNER

Name: JONES DAVID R
 Secondary Name:
 Mailing Address: 3402 CLAWSON RD AUSTIN TX 78704-6009
 Owner ID: 1298890
 % Ownership: 100.00
 Exemptions:

Property Use:

LOCATION

Address: 4906 MANCHESTER CIR TX 78745

Market Area:
 Market Area CD: J2600
 Map ID: 041508

PROTEST

Protest Status:
 Informal Date:
 Formal Date:

VALUES

CURRENT VALUES

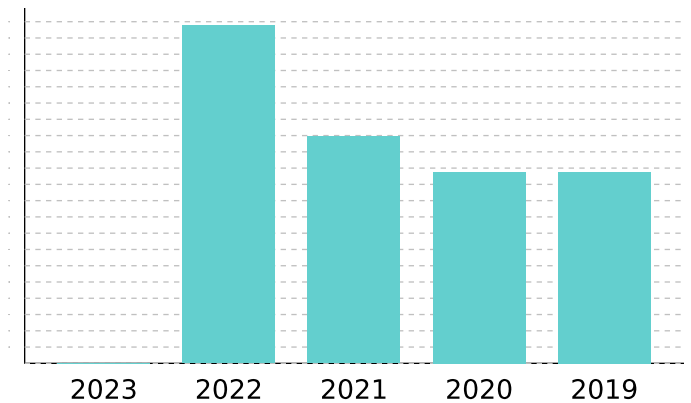
Land Homesite: \$0
 Land Non-Homesite: \$367,500
 Special Use Land Market: \$0
 Total Land: \$367,500

 Improvement Homesite: \$0
 Improvement Non-Homesite: \$151,576
 Total Improvement: \$151,576

 Market: \$519,076
 Special Use Exclusion (-): \$0
 Appraised: \$519,076
 Value Limitation Adjustment (-): \$0

 Net Appraised: \$519,076

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	\$367,500	\$151,576	\$0	\$519,076	\$0	\$519,076
2021	\$157,500	\$190,856	\$0	\$348,356	\$0	\$348,356
2020	\$157,500	\$136,248	\$0	\$293,748	\$0	\$293,748
2019	\$157,500	\$136,248	\$0	\$293,748	\$0	\$293,748

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
01	AUSTIN ISD	1.061700	\$519,076	\$519,076
02	CITY OF AUSTIN	0.541000	\$519,076	\$519,076
03	TRAVIS COUNTY	0.357365	\$519,076	\$519,076
0A	TRAVIS CENTRAL APP DIST	0.000000	\$519,076	\$519,076
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.111814	\$519,076	\$519,076
68	AUSTIN COMM COLL DIST	0.104800	\$519,076	\$519,076

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: **1,196**
 State Code: **A1** Gross Building Area: **2,514**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
1ST	1st Floor	R5		0	1969	1969	1,196
522	FIREPLACE	R5		0	1969	1969	1
095	HVAC RESIDENTIAL	R5		0	1969	1969	1,196
612	TERRACE UNCOVERD	R5		0	1969	1969	120
251	BATHROOM	R5		0	1969	1969	1

Improvement Features

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

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	0.3034	13,214.72	\$27.81	N/A	N/A

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
9/12/05	WD	WARRANTY DEED	JONES DAVID R DDS INC	JONES DAVID R				2005171241 TR
6/1/79	WD	WARRANTY DEED		JONES DAVID R DDS INC		06590	01168	