

Property

Account			
Property ID:	199638	Legal Description:	S64' OF LOT 5&6 BLOCK 153 ORIGINAL CITY
Geographic ID:	0210000607	Zoning:	GO
Type:	Real	Agent Code:	ID:1800098
Property Use Code:			
Property Use Description:			
Protest			
Protest Status:	EF(eFile)		
Informal Date:			
Formal Date:			
Location			
Address:	1304 RIO GRANDE ST TX 78701	Mapsc0:	
Neighborhood:	MULTI-FAMILY IN NORTH AND WEST UNIVERSITY	Map ID:	011008
Neighborhood CD:	Z40005		
Owner			
Name:	AUSTIN SPIRITS LLC	Owner ID:	1675070
Mailing Address:	6605 BEAUFORD DR AUSTIN , TX 78750-8125	% Ownership:	100.00000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$104,615	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$429,000	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$533,615	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$533,615	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$533,615	

Taxing Jurisdiction

Owner:	AUSTIN SPIRITS LLC
% Ownership:	100.00000000000%
Total Value:	\$533,615

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax		
01	AUSTIN ISD	1.192000	\$533,615	\$533,615	\$6,360.69		
02	CITY OF AUSTIN	0.440300	\$533,615	\$533,615	\$2,349.51		
03	TRAVIS COUNTY	0.354200	\$533,615	\$533,615	\$1,890.06		
0A	TRAVIS CENTRAL APP DIST	0.000000	\$533,615	\$533,615	\$0.00		
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.105221	\$533,615	\$533,615	\$561.47		
68	AUSTIN COMM COLL DIST	0.104800	\$533,615	\$533,615	\$559.23		
Total Tax Rate:		2.196521					
					Taxes w/Current Exemptions:	\$11,720.96	
					Taxes w/o Exemptions:	\$11,720.97	

Improvement / Building

Improvement #1:	FOURPLEX	State Code:	B4	Living Area:	5022.0 sqft	Value: \$104,615
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WP - 4		1916	2439.0
2ND	2nd Floor	WP - 4		1916	2583.0
011	PORCH OPEN 1ST F	* - 4		1916	84.0
251	BATHROOM	* - *		1916	4.0
413	STAIRWAY EXT	A - *		1916	1.0
509	CANOPY FV	F-V - *		1916	1.0
630	PORCH CLOS FIN	* - 4		1916	150.0
630	PORCH CLOS FIN	* - 4		1916	270.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.2028	8832.00	0.00	0.00	\$429,000	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	\$104,615	\$429,000	0	533,615	\$0	\$533,615
2018	\$90,021	\$275,000	0	365,021	\$0	\$365,021
2017	\$168,202	\$250,000	0	418,202	\$0	\$418,202
2016	\$318,171	\$250,000	0	568,171	\$0	\$568,171
2015	\$190,786	\$150,000	0	340,786	\$0	\$340,786
2014	\$190,957	\$150,000	0	340,957	\$0	\$340,957

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	8/1/2014	WD	WARRANTY DEED	GAGE ROBERT L LIFE ESTATE	AUSTIN SPIRITS LLC			2014115620
2	9/24/1996	SW	SPECIAL WARRANTY DEED		GAGE ROBERT L LIFE ESTATE	12799	00448	

Questions Please Call (512) 834-9317

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