

Hello Planning Commission,

I am an owner at The Westgate tower and in support of zoning historic at the city level. As our building manager has mentioned, we as owners have shouldered increased costs and responsibility to take meticulous care of our building and maintain its historical integrity. There is simply no other building downtown that has taken the extreme care that the Westgate has to maintain our historic integrity. There is also no other residential building downtown that meets the requirements that the Westgate does. I would also argue that assuming that every unit in this building is a million dollar unit and that all unit owners are wealthy individuals who are strictly after the tax break that is offered is presumptuous and incorrect. The Westgate has some of the most modestly sized and affordable units in all of Downtown. We are one of the only buildings downtown to have units that sell for less than the average median home price in Austin.

I was hurt by the Planning Commissions previous comments that seemed to suggest that granting us historic designation should not be offered unless the building was under immediate threat of redevelopment. This is my home. Isn't the planning commission supposed to be sticking up for the old Austin, those of us who can't afford to lose our homes to redevelopment?

My ask is that the Planning Commission does not write off The Westgate as a haven for wealthy individuals and instead views the Westgate as a building that is comprised of owners from all economic backgrounds who have formed a community in the building with the common purpose of maintaining its' historic integrity and accuracy. If we do not get historic zoning, I fear that one day soon this admired building will have no choice but to sell to a developer who will turn it into another overpriced glass box that only the city's elite can afford. I ask that the planning commission think about the owners who chose to live at the Westgate because it's what they could afford. I ask that the Planning Commission thinks about the owners who have dedicated the time and money preserving the Westgate thus far to ensure we keep an old part of Austin still standing for the public to admire. I ask that the Planning Commission thinks of the owners who chose the Westgate as their home because they have admired the building and dreamed about living in this historic residence since they were kids growing up in Austin.

We, as a building, have been doing our part to maintain this building and meet the requirements outlined so I ask that the Planning Commission takes a factual based approach and approves historic zoning.

Carson Berry



PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and will be published online.

Case Number: C14H-2022-0073

Contact: Kalan Contreras, 512-974-2727

Public Hearing: August 09, 2022, Planning Commission

Brian Evans

Your Name (please print)

☒ I am in favor
☐ I object

Your address(es) affected by this application (optional)

Brian Evans

Signature

Date

Daytime Telephone (optional):

Comments:

If you use this form to comment, it may be returned to:
City of Austin, Housing & Planning Department Kalan Contreras
P. O. Box 1088
Austin, TX 78767-8810
Or email: Kalan.contreras@austintexas.gov

From: [Rick Hardin](#)
To: [Contreras, Kalan](#)
Cc: [Rivera, Andrew](#); [Michael Levy](#); [Harden, Joi](#); [REDACTED]
Subject: RE: C14-H-2022-0073 - Westgate Tower - Planning Commission August 23, 2022
Date: Thursday, August 18, 2022 9:32:33 AM

*** External Email - Exercise Caution ***

Hello Ms. Contreras,

Thank you for this information and attachment listing “landmarks” by districts. This is most helpful.

I am hopeful that before the next scheduled hearing for Westgate Tower historic zoning designation before Planning Commission, that you or City staff will be able to independently confirm the maximum total tax exemption benefits available to Westgate Tower AND all of the individual condo owners were it to be zoned historic, and those exemptions hypothetically applied for and granted in year 2022.

I do not think that an applicant (in a position of conflict and inexperienced) should be relied upon for that calculation. If City staff has not performed this calculation itself, I will likely ask for a postponement until staff is able to independently verify the potential cost to the taxpayers in the participating taxing authorities.

You indicate below that the information requested in my **question #4**, you have requested from TCAD. Please let me know when that information is made available, I would request a copy of that information. I am certain the total financial cost of this program is relevant not just for Planning Commissioners, but for you and staff, City Council, and the public at large. It is newsworthy. Historic tax exemptions are sizeable sums of tax money diverted into this single program, millions annually and in perpetuity.

When the ordinances governing City historic landmarking were written, and subsequently revised, no one anticipated nor foresaw the prospect of granting historic tax exemptions to hundreds of condominium owners in exclusive restricted access high-rise towers. I believe this would surprise and shock many.

I would urge staff to examine this flaw and recommend that the ordinances be revisited and revised to **not allow individual condominium owners** to make application nor to receive historic tax exemptions for those individual condos. I can think of **no public benefit, none**, from this misuse and waste of tax money that could be better used for public health by Travis Central Health, or public education for ACC and AISD, or affordable housing or housing the homeless for Travis County and the City of Austin.

This ordinance loophole could be easily eliminated by ordinance amendment through City staff initiative, City legal drafting, and City Council action approval, prior to a final zoning hearing for this application C14-H-2022-0073. There really is no harm to move forward thoughtfully here, for the benefit of the welfare of the Historic Program, the public trust in that program, and protection and beneficial use of our tax money.

Respectfully,
Richard Hardin

From: Contreras, Kalan <Kalan.Contreras@austintexas.gov>

Sent: Thursday, August 18, 2022 8:52 AM

To: Rick Hardin <[REDACTED]>

Cc: Rivera, Andrew <Andrew.Rivera@austintexas.gov>; Michael Levy <[REDACTED]>

Harden, Joi <Joi.Harden@austintexas.gov>

Subject: RE: C14-H-2022-0073 - Westgate Tower - Planning Commission August 23, 2022

Hello, Mr. Hardin,

We have not yet heard back from TCAD, though I believe the property owner is working on providing those calculations. If possible, we will provide this information as backup material for posting on the Planning Commission site prior to the hearing.

1.How many City designated Historic Landmarks are there today in the City of Austin? In Travis County? There are a total of 660 landmarks, including each individually listed Moonlight Tower.

2.How many City designated Historic Landmarks are there today outside the City of Austin in Travis County? If known please provide. There are no buildings designated per City code outside the City of Austin limits. However, there is a designated steam locomotive that appears to have been moved to Williamson County at some point in the late '90s.

3.Are there any City designated Historic Landmarks in the municipalities of Rollingwood, Westlake, or Manor (each municipality being situated within Travis County)? If known please provide. See above.

4.What is the total dollar amount of all historic tax exemptions for all City of Austin approved Historic Landmarks, which have been given to owners of City designated Historic Landmarks in calendar Year 2022? If known please provide. What are these total tax exemption amounts as broken down between each participating taxing entity (ACC, Travis Central Health, City of Austin, Travis County, AISD)? If known please provide. We do not currently have access to total amounts, but have requested this information from TCAD. Taxing percentages are as follows:

Historic-Owner Occupied Exemptions		
Rebates	Land	Improvements
AISD	25%	50%
COA	50%	100%
TC	100%	100%
TC Health	100%	100%
ACC	0%	0%
Historic-Non-Owner Occupied Exemptions		
Rebates	Land	Improvements
AISD	12.5%	25%
COA	25%	50%
TC	25%	50%
TC Health	25%	50%

ACC	0%	0%
-----	----	----

5. Does the City of Austin Historic Landmark Commission include any commissioners which were appointed specifically by ACC, Travis Central Health, Travis County, AISD, Rollingwood, Manor, or Westlake? If known please detail. Historic Landmark Commissioners are appointed by City of Austin Councilmembers.

6. Is there a map that City staff has prepared or possesses which depicts the location of all City designated Historic Landmarks to date? If so, are the City Council precincts shown on that map? If such a map graphic exists, can it be found online or emailed? An interactive map showing historic properties is located on our website (<https://www.austintexas.gov/department/historic-preservation>). Please find the direct link here: <https://austin.maps.arcgis.com/apps/webappviewer/index.html?id=5251cd8ad3534754ad9a3d6a222c68ec>. Council precincts are not currently included, but I am happy to look into adding them to the basemap. I have also attached a map showing counts of landmarks per district and can provide a similar map with location points if needed.

Kalan Contreras

MSPH | Senior Planner | Historic Preservation Office
Planning and Zoning Department
512.974.2727 | kalan.contreras@austintexas.gov

PER CITY ORDINANCE: All individuals scheduling or accepting a meeting invitation with a City Official are requested to provide responses to the questions at the following link: <https://bit.ly/HPDLobbyingForm>

Please note that all information provided is subject to public disclosure. For more information please visit: [City of Austin Ordinance 2016-0922-005](#) | [City Clerk's website](#) | [City Clerk's FAQs](#)



From: Rick Hardin [REDACTED]
Sent: Wednesday, August 17, 2022 3:22 PM
To: Contreras, Kalan <Kalan.Contreras@austintexas.gov>
Cc: Rivera, Andrew <Andrew.Rivera@austintexas.gov>; Michael Levy [REDACTED]
Harden, Joi <Joi.Harden@austintexas.gov>
Subject: RE: C14-H-2022-0073 - Westgate Tower - Planning Commission August 23, 2022

*** External Email - Exercise Caution ***

RE: Case C14-H-2022-0073 - Westgate Tower – Historic Tax Exemptions

Hello Ms. Contreras,

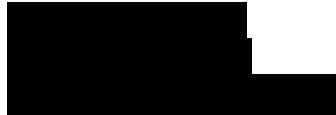
This email is to check back with you to determine whether you have received any information from TCAD as per your request(s) in order to be able to calculate the potential maximum financial impact if the Westgate Tower itself (grounds, building exterior and common areas), as well as each and every individual condominium owner, if every condo owner were to apply for, and receive historic landmark tax exemptions from each of the participating governmental entities, in year 2022 (or 2023 if that TCAD data is available). *If so could you share that information with me prior to the upcoming hearing?*

Separately, could you kindly provide answers to the following questions:

1. How many City designated Historic Landmarks are there today in the City of Austin? In Travis County? *If known please provide.*
2. How many City designated Historic Landmarks are there today outside the City of Austin in Travis County? *If known please provide.*
3. Are there any City designated Historic Landmarks in the municipalities of Rollingwood, Westlake, or Manor (each municipality being situated within Travis County)? *If known please provide.*
4. What is the total dollar amount of all historic tax exemptions for all City of Austin approved Historic Landmarks, which have been given to owners of City designated Historic Landmarks in calendar Year 2022? *If known please provide.* What are these total tax exemption amounts as broken down between each participating taxing entity (ACC, Travis Central Health, City of Austin, Travis County, AISD)? *If known please provide.*
5. Does the City of Austin Historic Landmark Commission include any commissioners which were appointed specifically by ACC, Travis Central Health, Travis County, AISD, Rollingwood, Manor, or Westlake? *If known please detail.*
6. Is there a map that City staff has prepared or possesses which depicts the location of all City designated Historic Landmarks to date? If so, are the City Council precincts shown on that map? *If such a map graphic exists, can it be found online or emailed?*

Respectfully,

Richard G. Hardin



Mailing Address:

P.O. Box 5628
Austin, TX 78763-5628

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to cybersecurity@austintexas.gov.

From: [Rick Hardin](#)
To: [Contreras, Kalan](#)
Cc: [Rivera, Andrew](#); [Michael Levy](#); [Harden, Joi](#)
Subject: Re: C14-H-2022-0073 - Westgate Tower
Date: Monday, August 29, 2022 11:01:26 AM
Attachments: [image001.png](#)
[image001.png](#)

*** External Email - Exercise Caution ***

Thank you!

Sent from my iPhone, so expect typos.

Richard Hardin
[REDACTED]

On Aug 29, 2022, at 10:23 AM, Contreras, Kalan
<Kalan.Contreras@austintexas.gov> wrote:

Good morning, Mr. Hardin,

See responses below. Please note that some items are pending and will hopefully be resolved closer to the hearing date.

Best,

Kalan Contreras

*MSHP | Senior Planner | Historic Preservation Office
Planning and Zoning Department
512.974.2727 | kalan.contreras@austintexas.gov*

PER CITY ORDINANCE: All individuals scheduling or accepting a meeting invitation with a City Official are requested to provide responses to the questions at the following link: <https://bit.ly/HPDLobbyingForm>

Please note that all information provided is subject to public disclosure. For more information please visit: [City of Austin Ordinance 2016-0922-005](#) | [City Clerk's website](#) | [City Clerk's FAQs](#)



From: Rick Hardin <[REDACTED]>
Sent: Monday, August 29, 2022 9:20 AM

To: Contreras, Kalan <Kalan.Contreras@austintexas.gov>
Cc: Rivera, Andrew <Andrew.Rivera@austintexas.gov>; Michael Levy
<[REDACTED]> Harden, Joi <Joi.Harden@austintexas.gov>
Subject: C14-H-2022-0073 - Westgate Tower

*** External Email - Exercise Caution ***

RE: Case C14-H-2022-0073 - Westgate Tower – Historic Tax Exemptions

Hello Ms. Contreras,

This email is determine answers to several questions listed below.

1. **Have you, or your staff or colleagues with the City Historic Preservation Office performed an independent calculation as to the maximum potential tax exemptions available to the Westgate Tower ownership if the entire property were to be designated and zoned a historic landmark? *If so, a digital copy of these calculations are requested.***

It appears that with the governing City landmark ordinance in hand, and the TCAD 2022 valuation information available online (<https://stage.travis.prodigycad.com/property-search>) along with the 2022 tax rates for the participating governmental entities, that this should be a calculation that the Historic Preservation Office can accomplish without relying upon an applicant's estimates, which appear to be inaccurate and under estimating the full tax loss impact. <https://travis.trueprodigy-taxtransparency.com/taxTransparency/property/196989>

We are currently attempting to retrieve individual condo information, including information on the application of the homestead exemption, from TCAD to confirm values which the applicant compiled prior to the last meeting. The applicant's estimate used the 2021 TCAD tax rates below; this is also the rate that we use when calculating rough estimates for single-parcel zoning.

TCAD TAX RATES

Taxing Entity	Year 2021	Year 2022 Proposed
City of Austin	0.541000	0.462700
Travis County	0.357365	0.318239
ACC	0.104800	0.092200
AISD	1.061700	0.996600
Travis County Healthcare District	0.111814	0.098684

2. **Do you, or your staff or colleagues with the City Historic Preservation**

Office have in your paper or digital files copies of the Applicants ad valorem tax exemption calculations which the Applicant delivered verbally to the Planning Commission during the August 23, 2022 public hearing? If so, a digital (or scanned if not available in digital format) copy of these calculations are requested.

Yes. Please review the calculations provided as backup on the Planning Commission website at: <https://www.austintexas.gov/edims/document.cfm?id=390298>

3. **Have you, or your staff or colleagues with the City Historic Preservation Office examined the City Landmark ordinance(s) to determine the ability of the City to zone all or portions of real property as “H” Historic? In the instance of Westgate Tower to zone the land and common areas Historic, but no zone the individual condominiums, which are interior airspace and are conveniently separate TCAD tax parcels. If so, a digital (or scanned if not available in digital format) copy of this determination is requested.**
4. **Has the City Historic Preservation Office determined whether staff will or will not, recommend Historic zoning for Westgate Tower for the land and common areas only (a separate tax parcel) and not recommend Historic zoning for the 94 individual condominiums (which are conveniently separate TCAD tax parcels)? If so, a digital (or scanned if not available in digital format) copy of any staff determination is requested.**

We will be working with the City’s legal team over the next month to determine whether partial historic zoning is possible, and, if so, the best way to accomplish such zoning. Updates are expected by the next Planning Commission meeting.

Respectfully,

Richard G. Hardin
O. (512) 322-9292

 [com](#)

Mailing Address:

P.O. Box 5628
Austin, TX 78763-5628

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to cybersecurity@austintexas.gov.

Respectfully,
Richard Hardin

From: Contreras, Kalan <Kalan.Contreras@austintexas.gov>

Sent: Thursday, August 18, 2022 8:52 AM

To: Rick Hardin <[REDACTED]>

Cc: Rivera, Andrew <Andrew.Rivera@austintexas.gov>; Michael Levy <[REDACTED]>

Harden, Joi <Joi.Harden@austintexas.gov>

Subject: RE: C14-H-2022-0073 - Westgate Tower - Planning Commission August 23, 2022

Hello, Mr. Hardin,

We have not yet heard back from TCAD, though I believe the property owner is working on providing those calculations. If possible, we will provide this information as backup material for posting on the Planning Commission site prior to the hearing.

1.How many City designated Historic Landmarks are there today in the City of Austin? In Travis County? There are a total of 660 landmarks, including each individually listed Moonlight Tower.

2.How many City designated Historic Landmarks are there today outside the City of Austin in Travis County? If known please provide. There are no buildings designated per City code outside the City of Austin limits. However, there is a designated steam locomotive that appears to have been moved to Williamson County at some point in the late '90s.

3.Are there any City designated Historic Landmarks in the municipalities of Rollingwood, Westlake, or Manor (each municipality being situated within Travis County)? If known please provide. See above.

4.What is the total dollar amount of all historic tax exemptions for all City of Austin approved Historic Landmarks, which have been given to owners of City designated Historic Landmarks in calendar Year 2022? If known please provide. What are these total tax exemption amounts as broken down between each participating taxing entity (ACC, Travis Central Health, City of Austin, Travis County, AISD)? If known please provide. We do not currently have access to total amounts, but have requested this information from TCAD. Taxing percentages are as follows:

Historic-Owner Occupied Exemptions		
Rebates	Land	Improvements
AISD	25%	50%
COA	50%	100%
TC	100%	100%
TC Health	100%	100%
ACC	0%	0%
Historic-Non-Owner Occupied Exemptions		
Rebates	Land	Improvements
AISD	12.5%	25%
COA	25%	50%
TC	25%	50%
TC Health	25%	50%

ACC	0%	0%
-----	----	----

5. Does the City of Austin Historic Landmark Commission include any commissioners which were appointed specifically by ACC, Travis Central Health, Travis County, AISD, Rollingwood, Manor, or Westlake? If known please detail. Historic Landmark Commissioners are appointed by City of Austin Councilmembers.

6. Is there a map that City staff has prepared or possesses which depicts the location of all City designated Historic Landmarks to date? If so, are the City Council precincts shown on that map? If such a map graphic exists, can it be found online or emailed? An interactive map showing historic properties is located on our website (<https://www.austintexas.gov/department/historic-preservation>). Please find the direct link here: <https://austin.maps.arcgis.com/apps/webappviewer/index.html?id=5251cd8ad3534754ad9a3d6a222c68ec>. Council precincts are not currently included, but I am happy to look into adding them to the basemap. I have also attached a map showing counts of landmarks per district and can provide a similar map with location points if needed.

Kalan Contreras

MSPH | Senior Planner | Historic Preservation Office
Planning and Zoning Department
512.974.2727 | kalan.contreras@austintexas.gov

PER CITY ORDINANCE: All individuals scheduling or accepting a meeting invitation with a City Official are requested to provide responses to the questions at the following link: <https://bit.ly/HPDLobbyingForm>

Please note that all information provided is subject to public disclosure. For more information please visit: [City of Austin Ordinance 2016-0922-005](#) | [City Clerk's website](#) | [City Clerk's FAQs](#)



From: Rick Hardin [REDACTED]
Sent: Wednesday, August 17, 2022 3:22 PM
To: Contreras, Kalan <Kalan.Contreras@austintexas.gov>
Cc: Rivera, Andrew <Andrew.Rivera@austintexas.gov>; Michael Levy [REDACTED]
Harden, Joi <Joi.Harden@austintexas.gov>
Subject: RE: C14-H-2022-0073 - Westgate Tower - Planning Commission August 23, 2022

*** External Email - Exercise Caution ***

RE: Case C14-H-2022-0073 - Westgate Tower – Historic Tax Exemptions

Hello Ms. Contreras,

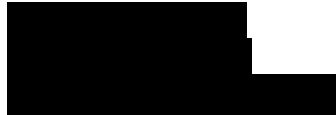
This email is to check back with you to determine whether you have received any information from TCAD as per your request(s) in order to be able to calculate the potential maximum financial impact if the Westgate Tower itself (grounds, building exterior and common areas), as well as each and every individual condominium owner, if every condo owner were to apply for, and receive historic landmark tax exemptions from each of the participating governmental entities, in year 2022 (or 2023 if that TCAD data is available). *If so could you share that information with me prior to the upcoming hearing?*

Separately, could you kindly provide answers to the following questions:

1. How many City designated Historic Landmarks are there today in the City of Austin? In Travis County? *If known please provide.*
2. How many City designated Historic Landmarks are there today outside the City of Austin in Travis County? *If known please provide.*
3. Are there any City designated Historic Landmarks in the municipalities of Rollingwood, Westlake, or Manor (each municipality being situated within Travis County)? *If known please provide.*
4. What is the total dollar amount of all historic tax exemptions for all City of Austin approved Historic Landmarks, which have been given to owners of City designated Historic Landmarks in calendar Year 2022? *If known please provide.* What are these total tax exemption amounts as broken down between each participating taxing entity (ACC, Travis Central Health, City of Austin, Travis County, AISD)? *If known please provide.*
5. Does the City of Austin Historic Landmark Commission include any commissioners which were appointed specifically by ACC, Travis Central Health, Travis County, AISD, Rollingwood, Manor, or Westlake? *If known please detail.*
6. Is there a map that City staff has prepared or possesses which depicts the location of all City designated Historic Landmarks to date? If so, are the City Council precincts shown on that map? *If such a map graphic exists, can it be found online or emailed?*

Respectfully,

Richard G. Hardin



Mailing Address:

P.O. Box 5628
Austin, TX 78763-5628

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to cybersecurity@austintexas.gov.

From: [Rick Hardin](#)
To: [Contreras, Kalan](#)
Cc: [Rivera, Andrew](#); [Michael Levy](#); [Harden, Joi](#)
Subject: Re: C14-H-2022-0073 - Westgate Tower
Date: Monday, August 29, 2022 11:01:26 AM
Attachments: [image001.png](#)
[image001.png](#)

*** External Email - Exercise Caution ***

Thank you!

Sent from my iPhone, so expect typos.

Richard Hardin
[REDACTED]

On Aug 29, 2022, at 10:23 AM, Contreras, Kalan
<Kalan.Contreras@austintexas.gov> wrote:

Good morning, Mr. Hardin,

See responses below. Please note that some items are pending and will hopefully be resolved closer to the hearing date.

Best,

Kalan Contreras

*MSHP | Senior Planner | Historic Preservation Office
Planning and Zoning Department
512.974.2727 | kalan.contreras@austintexas.gov*

PER CITY ORDINANCE: All individuals scheduling or accepting a meeting invitation with a City Official are requested to provide responses to the questions at the following link: <https://bit.ly/HPDLobbyingForm>

Please note that all information provided is subject to public disclosure. For more information please visit: [City of Austin Ordinance 2016-0922-005](#) | [City Clerk's website](#) | [City Clerk's FAQs](#)



From: Rick Hardin <[REDACTED]>
Sent: Monday, August 29, 2022 9:20 AM

To: Contreras, Kalan <Kalan.Contreras@austintexas.gov>
Cc: Rivera, Andrew <Andrew.Rivera@austintexas.gov>; Michael Levy
<[REDACTED]> Harden, Joi <Joi.Harden@austintexas.gov>
Subject: C14-H-2022-0073 - Westgate Tower

*** External Email - Exercise Caution ***

RE: Case C14-H-2022-0073 - Westgate Tower – Historic Tax Exemptions

Hello Ms. Contreras,

This email is determine answers to several questions listed below.

1. **Have you, or your staff or colleagues with the City Historic Preservation Office performed an independent calculation as to the maximum potential tax exemptions available to the Westgate Tower ownership if the entire property were to be designated and zoned a historic landmark? *If so, a digital copy of these calculations are requested.***

It appears that with the governing City landmark ordinance in hand, and the TCAD 2022 valuation information available online (<https://stage.travis.prodigycad.com/property-search>) along with the 2022 tax rates for the participating governmental entities, that this should be a calculation that the Historic Preservation Office can accomplish without relying upon an applicant's estimates, which appear to be inaccurate and under estimating the full tax loss impact. <https://travis.trueprodigy-taxtransparency.com/taxTransparency/property/196989>

We are currently attempting to retrieve individual condo information, including information on the application of the homestead exemption, from TCAD to confirm values which the applicant compiled prior to the last meeting. The applicant's estimate used the 2021 TCAD tax rates below; this is also the rate that we use when calculating rough estimates for single-parcel zoning.

TCAD TAX RATES

Taxing Entity	Year 2021	Year 2022 Proposed
City of Austin	0.541000	0.462700
Travis County	0.357365	0.318239
ACC	0.104800	0.092200
AISD	1.061700	0.996600
Travis County Healthcare District	0.111814	0.098684

2. **Do you, or your staff or colleagues with the City Historic Preservation**

Office have in your paper or digital files copies of the Applicants ad valorem tax exemption calculations which the Applicant delivered verbally to the Planning Commission during the August 23, 2022 public hearing? If so, a digital (or scanned if not available in digital format) copy of these calculations are requested.


Yes. Please review the calculations provided as backup on the Planning Commission website at: <https://www.austintexas.gov/edims/document.cfm?id=390298>

- 3. Have you, or your staff or colleagues with the City Historic Preservation Office examined the City Landmark ordinance(s) to determine the ability of the City to zone all or portions of real property as “H” Historic? In the instance of Westgate Tower to zone the land and common areas Historic, but no zone the individual condominiums, which are interior airspace and are conveniently separate TCAD tax parcels. If so, a digital (or scanned if not available in digital format) copy of this determination is requested.**
- 4. Has the City Historic Preservation Office determined whether staff will or will not, recommend Historic zoning for Westgate Tower for the land and common areas only (a separate tax parcel) and not recommend Historic zoning for the 94 individual condominiums (which are conveniently separate TCAD tax parcels)? If so, a digital (or scanned if not available in digital format) copy of any staff determination is requested.**

We will be working with the City’s legal team over the next month to determine whether partial historic zoning is possible, and, if so, the best way to accomplish such zoning. Updates are expected by the next Planning Commission meeting.

Respectfully,

Richard G. Hardin
O. (512) 322-9292

 [com](#)

Mailing Address:

P.O. Box 5628
Austin, TX 78763-5628

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to cybersecurity@austintexas.gov.

September 22, 2022

Planning and Zoning Commission:

Thank you for your consideration of making the Westgate Towers a Historical Landmark Combining District. I grew up in nearby Taylor, Texas and have always loved this building. When my mom and I traveled to downtown Austin to shop or visit the capitol we always drove by the Westgate. At that time (early 1970's), there were few buildings that competed with the height and majesty of the Westgate. I was enthralled that people actually live in that building. What a dream! Fifty years later, I'm fortunate enough to have purchased a modest 1,100 square foot home in the amazing building.

It was one of the buildings that inspired me to become an architect. I'm now a practicing architect in downtown Austin and have worked on architectural preservation projects around the country. My work has included the restoration of Radio City Music Hall, the Downtown Los Angeles Main Public Library, the main Cleveland Public Library, and the New Amsterdam Theatre in Manhattan. I'm currently working on historic projects at Texas Tech University, Stephen F. Austin University, and the City of Richardson, Texas.

During my time living in New York City (31 years and moved back to central Texas in 2020), I've worked with the NY Landmarks Preservation Commission on multiple projects. I understand the importance and opportunities of historic buildings in maintaining rich, inviting, amazing neighborhoods and communities. In my 33 years of architectural practice, I believe the Westgate represents an extraordinary candidate as a Historical Landmark Combining District for the City of Austin. It has every component that's important in designating a historic landmark:

1. It's over 50 years old and represents a period of architectural significance.
2. It retains a high degree of architectural integrity.
3. It's listed on the National Register of Historic Places (2010)
4. It's a recorded Texas Landmark (2012)
5. It's a place of historical significance (capital view corridor, LBJ, Headliner Club, etc).
6. And very importantly, it represents an era of Austin-past.

I say this because it's astonishing to me that Planning & Zoning has not already unanimously approved this City of Austin designation. I've been involved in so many projects where building owners were fighting against historic designations and didn't want to maintain the architectural significance of their building. The amount of time, money, and effort focused on maintaining the Westgate is substantial (I'm on the buildings' architectural committee). It's a rarity to have a buildings' ownership and management interested and involved in its historic importance.

I strongly encourage you to support a vote for designating the Westgate a Historical Landmark Combining District.

Thank you,

A handwritten signature in black ink, appearing to read 'D. Moss', with a stylized flourish at the end.

Douglas Moss, AIA, LEED AP, NCARB
Partner - Steinberg Hart

From: [Rick Hardin](#)
To: [Anderson, Greg - BC](#); [Azhar, Awais - BC](#); [Cox, Grayson - BC](#); [Flores, Yvette - BC](#); [Hempel, Claire - BC](#); [Howard, Patrick - BC](#); [Mushtaler, Jennifer - BC](#); [Llanes, Carmen - BC](#); [Schneider, Robert - BC](#); [Shaw, Todd - BC](#); [Shieh, James - BC](#); [Thompson, Jeffrey - BC](#); [Rivera, Andrew](#); [Morgan, Anne](#); [Contreras, Kalan](#)
Cc: [Bill Aleshire](#) [REDACTED]
Subject: Comments to Commissioners on Agenda Item 19, Oct 11, 2022; C14H-2022-0073 - Westgate Tower
Date: Tuesday, October 11, 2022 10:29:40 AM
Attachments: [CASE NUMBER C14H-2022-0073- WESTGATE PC 10-11-22 PC.pdf](#)
[Tex Gov't Code section 211.0165.pdf](#)
[HISTORIC ZONING APPLICATION FORM, INSTRUCTIONS \(redline\).pdf](#)
[ZONING CHANGE REVIEW SHEET \(Signed\).pdf](#)
[Westgate Tower - Unit 1202 Delinquent Tax Bill.pdf](#)
[Westgate Tower - Unit 1409 Delinquent Tax Bill.pdf](#)

*** External Email - Exercise Caution ***

SIX (6) ATTACHMENTS

CASE NUMBER: C14H-2022-0073
WESTGATE CONDOMINIUM ASSOCIATION
1122 COLORADO STREET, AUSTIN, TX
PLANNING COMMISSION – OCTOBER 11, 2022

The current Application is invalid and incomplete. The Planning Commission should reject the Westgate Tower application for zoning change because:

- 1. APPLICATION INACCURATE & INCOMPLETE:** The application is incomplete, contains inaccurate information, and fails to follow procedures required using the City's form for Historic Zoning. The applicant is not the "Owner;" the applicant has not provided proof of each Owner, not the HOA. **The HOA and HOA Board own no real property, only Owners can grant the applicant written permission to seek the zoning change on the Owner's behalf.**
- 2. OWNER SIGNATURES REQUIRED ON APPLICATION:** 1122 Colorado Street, Austin, Texas is owned by 102 individual owners. Contrary to the false assertion in the application that the "Owner" is "Westgate Condominium Association," that association does not own any of the property at that location. **The 102 owners each have a deed, and each own their condominium plus a percentage of the common area.** The land and common area are not owned by a single person, entity, or the HOA. **City staff's Zoning Change Review Sheet falsely says, "PRESENT OWNERS: Westgate Condominium Association." *Not true.***

The ownership list is included in the agenda backup, but there is **no documentation showing which Owners of the 102 individual parcels are applying for zoning**, or in accordance with the City rules, signed an authorization by any one, let alone all, of the Owners for the Association or any agent to seek historic zoning on each of the Owner's behalf. ***This alone is sufficient grounds to deny the application.***

Each Owner was not provided a statement, as required by Local Govt Code LGC § 211.0165(c) describing the impact that a historic designation of the owner's property may have on the owner or the Owner's property not later than 15th day

before the initial hearing. *This alone is sufficient grounds to deny the application.*

3. **NON-COMPLIANCE WITH STATE LAW – CITY COUNCIL NEEDS TO DESIGNATE COMMISSION WITH SOLE AUTHORITY:** The City must comply with Tex. Loc. Gov't Code § 211.0165 (as amended by S.B. 1585, eff. September 1, 2021), which requires the City to “designate *one*” commission (zoning, planning or historical commission) “with *exclusive authority* to approve the designations of properties as local historic landmarks....” Since September 1, 2021 no property can be subjected to action on historic zoning by more than one commission, which must be designated as the exclusive authority to designate property as historic. Moreover, unless “the owner of the property(s) consents,” the vote required for such designation by both the “designated” commission and the City Council must be by 3/4th vote.

If the Historic Landmark Commission is given “*exclusive authority*”, then the Planning Commission would not have authority on this historic zoning case or any others.

4. **MISSING TAX CERTIFICATES:** There appear to be unpaid taxes on one or more Westgate condominiums. The Application Instructions Section 1 says, “A Tax Certificate [indicating that not taxes are owed on the property] must be submitted with all zoning applications.” The application is incomplete because it does not include 102 tax certificates showing taxes paid current, running the risk that the Planning Commission would approve Historic Zoning on a property on which there are delinquent taxes.

This alone is sufficient grounds to deny the application.

5. **OWNERS OF WESTGATE TOWER HAVE NOT SIGNED THE APPLICATION, NOR AUTHORIZED THE AGENT IN COMPLIANCE WITH CITY APPLICATION INSTRUCTIONS AND STATE LAW:**

The City’s “Application Instructions” for Historic Zoning Section A (1) says “Please indicate name of current owner. The current owner, or authorized agent, may apply for the zoning change.” Application Instruction A (16) (“Owner Information” states: “Owner information - Owner information is required. If the owner agrees to be represented by an agent, then please a written authorization for the agent to represent the owner's interests. If there is more than one owner, attach additional owner information to application. Be sure that all signatures are legible and address information is correct.”

No owner signatures are included in the application. An undated, unsworn, letter on stationery from “*The Westgate*,” signed by Gordon Johnson as “*Westgate President*” purports that the “Board of Directors for the Westgate Condominium Association” authorized Brian Evans to serve as “*Agent on behalf of all Westgate Owners*.” The letter does not indicate how the Board of Directors obtained authority to make such a designation, nor does the letter even state the date of any meeting by the Directors at which such vote occurred. Regardless, to be a valid application, either **each Owner must sign it or provide a legible signature directly designating an agent to represent that, Owner.** The process and application information used by the Westgate Tower application violates state law and the City’s own procedures by omitting the Owner’s themselves from ever putting in writing, anywhere, that the

Owner wants or agrees to the restrictions of historic zoning. *This alone is reason enough for the Planning Commission to reject the application.*

6. **MISSING DEED REFERENCE TO THE PRESENT OWNER, OCCUPANCY:**

The Application Instructions Section 11 requires “The volume and page numbers of the deed conveying the property to the present owner and the total size of the property conveyed shall be shown....” The application does not contain the County Clerk’s property record “volume and page numbers” of the deed to “the present owner.” The Application contains Standard Form F.1 (“Historical Documentation – Deed Chronology”), but all the applicant did was put the street address on the “example” form, *i.e.*, the form submitted does not contain any deed chronology for the property and ignores the instruction “Continue through the present.”

Likewise, the Application does not contain the required Form F.2 (“Historical Documentation – Occupancy History”). The applicant merely inserted the street address on the “example” form and does not comply with the instruction to “provide a chronology of all occupants of the property from its construction to the present.”

7. **SYSTEMIC FAILURE TO COMPLY WITH STATE LAW:**

On March 17, 2022, the City of Austin lost a court challenge to its zoning tactics in *City of Austin v. Acuna*, No. 14-20-00356-CV, 2022 WL 805953, at *2 (Tex. App.—Houston [14th Dist.] Mar. 17, 2022, no pet.). With that fresh slap from the Courts, one might expect the City officials to carefully comply with zoning statutes, including Tex. Loc. Gov’t Code section 211.0165. **Nothing in the application backup demonstrates any compliance with any part of Section 211.0165.**

The Application also violated the Austin City Code. Austin City Code § 25-2-242(3) says zoning may be initiated by the “record owner.” **This application was not initiated by the record owners and no proper designation of an Agent for each Owner has been provided. Austin City Code § 25-2-353(B) says: A record owner or the record owner's agent filing an application for an owner-initiated historic landmark (H) designation shall affirm that no person involved in the matter was or will be compensated on a contingent fee basis or arrangement. *No such affirmation is included in the Application or agenda backup.***

- **Why has this application which is expecting a massive tax break, being processed in violation of State law, and contrary to normal application requirements of the City?**
- **The Landmark Commission should have not approved the Application** without requiring each Owner to sign a designation of agent, and should have required the Application include all of the required information. Likewise, the Planning Commission should reject this application as incomplete, unauthorized by each Owner, and in violation of Tex. Loc. Gov’t Code § 211.0165 and Austin City Code § 25.2-353(B). **At this point, there is a question whether the Historic Landmark or the Planning Commission have jurisdiction.**
- **We have heard no arguments from the either the applicant, nor any condo high-rise owners explaining the public benefit** of giving them a tax windfall of as much as \$675,000 annually away from the City, Travis County, ACC, AISD, and Travis Health. Our needs for affordable housing, our homeless, our school children, our roads, parks,

and health system present a far greater public need.

- **Planning Commissioners you have the power to recommend historic zoning and historic tax exemption only for the Common Area (land, landscaping, and building structure and exterior), and exclude the 102 high-rise condos at a cost of over \$650,000 annually, in perpetuity. To include the individual condos in tax exemptions serves absolutely no public benefit, nor any preservation purpose.**

Respectfully,
Richard Hardin

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to cybersecurity@austintexas.gov.

September 27, 2022

Planning and Zoning Commission

Thank you for the consideration of the Westgate Tower as a Historical Landmark District. As exemplified in the application and in other correspondence Westgate Tower clearly meets the requirements for this zoning change. I encourage you to follow the recommendations of city staff and the Historic Landmark Commission by voting to approve the requested zoning change.

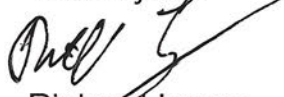
I am an owner of a small residential unit in the Westgate Tower. I owned a small house in the Zilker neighborhood for 30 years until the tax burden became too great. I chose housing in the downtown area to facilitate easy access to public transit. I am blind and unable to drive. I evaluated other downtown residential properties, some located in Austin historic landmark buildings. None met my needs as affordably as my unit in Westgate Tower. I am very fortunate to live here.

I became aware of the Westgate Tower in the early 1970s when a friend from my home town worked for Lumberman's Investment while attending college. I was not aware of the residential aspect of this high rise until one of my bosses bought an efficiency unit to reduce his commuting cost. He loved to share the pictures of the Capitol he took from his condo.

I have been following the board meetings on the internet. I am concerned by comments regarding interior modifications and public access to the building. These have no bearing on historic landmark requirements. Certificates of Appropriateness are only applicable to modifications to the exterior of the landmark structure or site.

The tax incentive program is designed to encourage owners to maintain the historic structure and site by offsetting owner costs with tax exemptions. It is the chief appraiser who evaluates each owners' annual application. The application can be approved, denied or modified. We can estimate the cost of the zoning change based on the program as it exist today. We cannot predict the programatic changes to be made in the future and cannot, therefore, predict cost with certainty beyond the current period.

Thank you



Richard Lyons

CASE NUMBER: C14H-2022-0073
WESTGATE CONDOMINIUM ASSOCIATION
1122 COLORADO STREET, AUSTIN, TX
PLANNING COMMISSION – OCTOBER 11, 2022

The current Application is invalid and incomplete. The Planning Commission should reject the Westgate Tower application for zoning change because:

1. **APPLICATION INACCURATE & INCOMPLETE:** The application is incomplete, contains inaccurate information, and fails to follow procedures required using the City's form for Historic Zoning. The applicant is not the "Owner;" the applicant has not provided proof of each Owner, not the HOA. The HOA and HOA Board own no real property, only Owners can grant the applicant written permission to seek the zoning change on the Owner's behalf.
2. **OWNER SIGNATURES REQUIRED ON APPLICATION:** 1122 Colorado Street, Austin, Texas is owned by 102 individual owners. Contrary to the false assertion in the application that the "Owner" is "Westgate Condominium Association," that association does not own any of the property at that location. The 102 owners each have a deed, and each own their condominium plus a percentage of the common area. The land and common area are not owned by a single person, entity, or the HOA. City staff's Zoning Change Review Sheet falsely says, "PRESENT OWNERS: Westgate Condominium Association." *Not true.*

The ownership list is included in the agenda backup, but there is no documentation showing which Owners of the 102 individual parcels are applying for zoning, or in accordance with the City rules, signed an authorization by any one, let alone all, of the Owners for the Association or any agent to seek historic zoning on each of the Owner's behalf. *This alone is sufficient grounds to deny the application.*

Each Owner was not provided a statement, as required by Local Govt Code LGC § 211.0165(c) describing the impact that a historic designation of the owner's property may have on the owner or the Owner's property not later than 15th day before the initial hearing. *This alone is sufficient grounds to deny the application.*

3. **NON-COMPLIANCE WITH STATE LAW – CITY COUNCIL NEEDS TO DESIGNATE COMMISSION WITH SOLE AUTHORITY:** The City must comply with Tex. Loc. Gov't Code § 211.0165 (as amended by S.B. 1585, eff. September 1, 2021), which requires the City to "designate *one*" commission (zoning, planning or historical commission) "with *exclusive authority* to approve the designations of properties as local historic landmarks...." Since September 1, 2021 no property can be subjected to action on historic zoning by more than one commission, which must be designated as the exclusive authority to designate property as historic. Moreover, unless "the owner of the property(s) consents," the vote required for such designation by both the "designated" commission and the City Council must be by 3/4th vote.

If the Historic Landmark Commission is given “*exclusive authority*”, then the Planning Commission would not have authority on this historic zoning case or any others.

4. **MISSING TAX CERTIFICATES:** There appear to be unpaid taxes on one or more Westgate condominiums. The Application Instructions Section 1 says, “A Tax Certificate [indicating that not taxes are owed on the property] must be submitted with all zoning applications.” The application is incomplete because it does not include 102 tax certificates showing taxes paid current, running the risk that the Planning Commission would approve Historic Zoning on a property on which there are delinquent taxes.

This alone is sufficient grounds to deny the application.

5. **OWNERS OF WESTGATE TOWER HAVE NOT SIGNED THE APPLICATION, NOR AUTHORIZED THE AGENT IN COMPLIANCE WITH CITY APPLICATION INSTRUCTIONS AND STATE LAW:**

The City’s “Application Instructions” for Historic Zoning Section A (1) says “Please indicate name of current owner. The current owner, or authorized agent, may apply for the zoning change.” Application Instruction A (16) (“Owner Information” states: “Owner information - Owner information is required. If the owner agrees to be represented by an agent, then please a written authorization for the agent to represent the owner's interests. If there is more than one owner, attach additional owner information to application. Be sure that all signatures are legible and address information is correct.”

16. **Owner information** - Owner information is required. If the owner agrees to be represented by an agent, then please a written authorization for the agent to represent the owner's interests. If there is more than one owner, attach additional owner information to application. Be sure that all signatures are legible and address information is correct.

No owner signatures are included in the application. An undated, unsworn, letter on stationery from “*The Westgate*,” signed by Gordon Johnson as “*Westgate President*” purports that the “Board of Directors for the Westgate Condominium Association” authorized Brian Evans to serve as “*Agent on behalf of all Westgate Owners*.” The letter does not indicate how the Board of Directors obtained authority to make such a designation, nor does the letter even state the date of any meeting by the Directors at which such vote occurred. Regardless, to be a valid application, either each Owner must sign it or provide a legible signature directly designating an agent to represent that, Owner. The process and application information used by the Westgate Tower application violates state law and the City’s own procedures by omitting the Owner’s themselves from ever putting in writing, anywhere, that the Owner wants or agrees to the restrictions of historic zoning. *This alone is reason enough for the Planning Commission to reject the application.*

6. **MISSING DEED REFERENCE TO THE PRESENT OWNER, OCCUPANCY:**

The Application Instructions Section 11 requires “The volume and page numbers of the deed conveying the property to the present owner and the total size of the property conveyed shall be shown....” The application does not contain the County Clerk’s property record “volume and page numbers” of the deed to “the present owner.” The Application contains Standard Form F.1 (“Historical Documentation – Deed Chronology”), but all the applicant did was put the street address on the “example” form, *i.e.*, the form submitted does not contain any deed chronology for the property and ignores the instruction “Continue through the present.”

Likewise, the Application does not contain the required Form F.2 (“Historical Documentation – Occupancy History”). The applicant merely inserted the street address on the “example” form and does not comply with the instruction to “provide a chronology of all occupants of the property from its construction to the present.”

7. SYSTEMIC FAILURE TO COMPLY WITH STATE LAW:

On March 17, 2022, the City of Austin lost a court challenge to its zoning tactics in *City of Austin v. Acuna*, No. 14-20-00356-CV, 2022 WL 805953, at *2 (Tex. App.—Houston [14th Dist.] Mar. 17, 2022, no pet.). With that fresh slap from the Courts, one might expect the City officials to carefully comply with zoning statutes, including Tex. Loc. Gov’t Code section 211.0165. Nothing in the application backup demonstrates any compliance with any part of Section 211.0165.

The Application also violated the Austin City Code. Austin City Code § 25-2-242(3) says zoning may be initiated by the “record owner.” This application was not initiated by the record owners and no proper designation of an Agent for each Owner has been provided. Austin City Code § 25-2-353(B) says: A record owner or the record owner's agent filing an application for an owner-initiated historic landmark (H) designation shall affirm that no person involved in the matter was or will be compensated on a contingent fee basis or arrangement. *No such affirmation is included in the Application or agenda backup.*

-
- **Why has this application which is expecting a massive tax break, being processed in violation of State law, and contrary to normal application requirements of the City?**
 - **The Landmark Commission should have not approved the Application** without requiring each Owner to sign a designation of agent, and should have required the Application include all of the required information. Likewise, the Planning Commission should reject this application as incomplete, unauthorized by each Owner, and in violation of Tex. Loc. Gov’t Code § 211.0165 and Austin City Code § 25.2-353(B). **At this point, there is a question whether the Historic Landmark or the Planning Commission have jurisdiction.**
 - **We have heard no arguments from the either the applicant, nor any condo high-rise owners explaining the public benefit** of giving them a tax windfall of as much as \$675,000 annually away from the City, Travis County, ACC, AISD, and Travis Health. Our needs for affordable housing, our homeless, our school children, our roads, parks, and health system present a far greater public need.
 - **Planning Commissioners you have the power to recommend historic zoning and historic tax exemption only for the Common Area (land, landscaping, and building structure and exterior), and exclude the 102 high-rise condos at a cost of over \$650,000 annually, in perpetuity. To include the individual condos in receiving tax exemptions serves absolutely no public benefit, nor any preservation purpose.**

**City of Austin - Historic Preservation Office
Historic Zoning Application Packet**

General Overview

Historic zoning is a zoning overlay which is added to the base zoning of a specific tract of land (for example CBD-H denotes Central Business District-Historic Zoning). To qualify for City Historic Landmark status, a property must meet one or more (but typically five or more) of the local historic criteria (see criteria below). Applicants need to submit historical documentation demonstrating how the property meets these criteria (see attached submittal requirements).

The City Historic Landmark Commission reviews all applications for City Historic Landmark designation, with the Austin City Council making final decisions on these designations. Please note that at least (3) months is typically required to process a City Historic Landmark designation through the City Council from the time a complete application is received.

Once designated, all proposed exterior site and building changes (other than routine maintenance) to a historically zoned tract require advance review and approval by the City Historic Landmark Commission. A copy of the Historic Landmark Commission's review standards is available from the City Historic Preservation Office. City Historic Landmark properties that are in good repair and in full compliance with the City historic review requirements are eligible to apply annually for a historic property tax exemption. For information on the historic zoning process, refer to Chapter 25-2 of the City Land Development Code.

WHERE TO APPLY:

To ensure that the application is complete, an advance review by the City Historic Preservation Office is required. Applications may be submitted at the receptionist's desk, 5th floor, One Texas Center, 505 Barton Springs Road by appointment. Phone (512) 974-2727 for an appointment.

TIME FRAME FOR PROCESSING HISTORIC ZONING CASES:

Each historic zoning case is reviewed by the Historic Landmark Commission at a regularly scheduled meeting of the Commission approximately four to six weeks after receipt of application. The Historic Landmark Commission meets once a month, typically on the 4th Monday of each month. The case is then heard by either the Zoning and Platting Commission or the Planning Commission approximately three weeks after the Historic Landmark Commission hearing, and then by the City Council approximately six weeks later.

SUBMITTAL REQUIREMENTS:

Refer to Instructions and Submittal Checklist. Complete Application Forms, supplemental materials, and Affidavits.

THE FOLLOWING CITY HISTORIC LANDMARK CRITERIA ARE CONSIDERED WHEN REVIEWING A CITY HISTORIC LANDMARK APPLICATION:

- The property is at least 50 years old and represents a period of significance of at least 50 years ago, unless the property is of exceptional importance as defined by National Register Bulletin 22, National Park Service (1996); and
- The property retains a high degree of integrity, as defined by the National Register of Historic Places, that clearly conveys its historical significance and does not include an addition or alteration which has significantly compromised its integrity; and
- The property is individually listed in the National Register of Historic Places; or is designated as a Recorded Texas Historic Landmark, State Archeological Landmark, or National Historic Landmark OR demonstrates significance in at least two of the following categories:
 - (i) Architecture. The property embodies the distinguishing characteristics of a recognized architectural style, type, or method of construction; exemplifies technological innovation in design or construction; displays high artistic value in representing ethnic or folk art, architecture, or construction; represents a rare example of an architectural style in the city; serves as an outstanding example of the work of an architect, builder, or artisan who significantly contributed to the development of the city, state, or nation; possesses cultural, historical, or architectural value as a particularly fine or unique example of a utilitarian or vernacular structure; or represents an architectural curiosity or one-of-a-kind building. A property located within a local historic district is ineligible to be nominated for landmark designation under the criterion for architecture, unless it possesses exceptional significance or is representative of a separate period of significance.
 - (ii) Historical Associations. The property has long-standing significant associations with persons, groups, institutions, businesses, or events of historic importance which contributed significantly to the history of the city, state, or nation; or represents a significant portrayal of the cultural practices or the way of life of a definable group of people in a historic time.
 - (iii) Archeology. The property has, or is expected to yield, significant data concerning the human history or prehistory of the region;

City of Austin - Historic Preservation Office
Historic Zoning Application Packet

- (iv) Community Value. The property has a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, a neighborhood, or a particular group.
- (v) Landscape Feature. The property is a significant natural or designed landscape or landscape feature with artistic, aesthetic, cultural, or historical value to the city.

HOW TO OBTAIN INFORMATION:

Contact the City Historic Preservation Office if you have questions concerning an Historic Zoning application. The Historic Preservation Officer will serve as liaison between you and the City of Austin and function as your main point of contact. Once your application has been submitted, any questions, problems, conflicts, etc., should be directed to the Historic Preservation Officer at (512) 974-6454.

APPOINTMENTS:

Appointments should be made if you wish to see the City Historic Preservation Officer or other staff.

ETHICS AND FINANCIAL DISCLOSURE INFORMATION:

If you or your agent/representative were a City employee or City official within the past 24 months, you may be subject to the Ethics and Financial Disclosure Ordinance (860717-X). Additional information is available from the City Clerk.

City of Austin - Historic Preservation Office
Historic Zoning Application Packet

Application Instructions

All applications must include: A. Application Form, B. Tax Maps, C. Tax Certificate, D. Submittal Verification and Inspection Authorization Form, E. Acknowledgement Form, and F. Historical Documentation. All information must be complete before an application form can be accepted and processed. Please note that fees are required for owner-initiated historic zoning cases [contact City Intake Office at (512) 974-2681 or (512) 974-6338 for fee information].

A. APPLICATION FORM - Type or print all information. One copy of the completed application form shall be submitted in which the following items shall be addressed:

1. **Owner:** Please indicate name of current owner. The current owner, or authorized agent, may apply for the zoning change.
2. **Project Name:** Fill in the proposed "historic name" of the property. Generally, this should be the last name of the first owner of the historic house/building followed by last names of any owners who occupied the site for a significant amount of time (e.g., Bailey-Houston House).
3. **Project Street Address(es):** Indicate the project address or, if not available, the range of addresses for all streets abutting the property. For assistance, contact city addressing staff at 974-2398.
4. **Area to be Rezoned:** The area of the tract(s) for which a zoning change is being requested shall be shown in square feet or acres. If more than one type of zoning is being requested, identify each tract and indicate size and type of zoning being requested.
5. **Existing and Proposed Zoning:** Indicate existing zoning (e.g., SF-3) and use (e.g., residence), as well as proposed zoning (e.g., SF-3-H) and use (e.g., residence). If more than one tract is involved, identify by tract number and corresponding acreage or square footage. Zoning map books are available in the Document Sales Section, One Texas Center, 505 Barton Springs Road, 1st Floor in order to assist with verifying a tract's existing zoning.
6. - 9. **Active Zoning case, Subdivision case, Restrictive Covenant changes, and/or Site Plan Requests:** If there are any pending requests on the property covered by this application, please indicate requested information.
10. **Property Description:** The property description shall accurately describe only that area for which a zoning change is being requested. This description shall be by either lot and block of a recorded subdivision, including plat book and page, or by certified field notes describing only the land area needed for the proposed use(s). If field notes are supplied, the survey map and a copy of field notes are needed using the following format:
 - a) Prepared on 8 1/2 x 11 paper
 - b) Typed in a standard business typeface (Legible)
 - c) Begin with a caption that describes the total tract
 - d) Surveyor's calls included
 - e) End with the words "to the point of beginning"
 - f) Sealed by a registered public surveyor
11. **Deed Reference and tax parcel identification number.** The volume and page numbers of the deed conveying the property to the present owner and the total size of the property conveyed shall be shown. This information is on your deed or is available in the County Clerk's Office, Travis County Courthouse. Tax parcel identification information is available from the Travis County Appraisal District (TCAD) on their web site www.traviscad.org at Walnut Creek Business Park, 8314 Cross Park Drive (U.S. 290 and Cross Park Drive), phone (512) 834-9317.
- 12.-14. **Other Provisions. Combining/Overlay Districts** - If the historic zoning request falls within a zoning combining district (such as a Neighborhood Plan or NP combining area), National Register Historic District or other overlay districts please fill in this information in the space provided. For additional information, contact the the Development Assistance Center at (512) 974-6370.

City of Austin - Historic Preservation Office
Historic Zoning Application Packet

15. **Type of Ownership** - If the ownership is other than sole or community property, attach a list of the partners/beneficiaries/principals and their positions.
16. **Owner information** - Owner information is required. If the owner agrees to be represented by an agent, then please a written authorization for the agent to represent the owner's interests. If there is more than one owner, attach additional owner information to application. Be sure that all signatures are legible and address information is correct.
17. **Agent Information** - If designated, this will be the Planning and Zoning Department's primary contact. If the agent changes, your Case Manager should be notified.

B. TAX MAPS - Tax maps are used to obtain property owner names and addresses for notification. Tax maps must be submitted with all zoning applications and shall meet the following requirements:

1. One blueline copy of each of the current tax plats, showing all properties within 500 feet of the tract for which zoning approval is being requested. Include all maps referred to in the 500 feet surrounding the tract. Outline the subject tract in red. (DO NOT SPLICE THE MAPS TOGETHER).

Tax maps are available at the Travis County Appraisal District (TCAD) at Walnut Creek Business Park, 8314 Cross Park Drive (U.S. 290 & Cross Park Drive), phone 834-9317.

2. For projects located outside of Travis County, applicants must submit a list of names and addresses of all property owners located within a 500-foot radius of the subject tract.

C. TAX CERTIFICATE - A Tax Certificate must be submitted with all zoning applications. This certificate may be obtained from the County Tax Office located at 5501 Airport Boulevard and should indicate that no taxes are owed on the property.

D. INSPECTION AUTHORIZATION FORM – A signed authorization form must be included.

E. ACKNOWLEDGMENT FORM CONCERNING SUBDIVISION PLAT NOTE/DEED RESTRICTIONS - A signed acknowledgement form is required. The applicant should carefully check records before signing the attached acknowledgement form. Plat notes are shown on the face of the subdivision plat. Plats are available at the City or the County Courthouse. Deed restrictions are recorded at the Courthouse if you do not already have a copy.

F. HISTORICAL DOCUMENTATION – The applicant needs to submit one full copy of supporting historic documentation for city use (will NOT be returned). All information should be submitted loose or paper-clipped; no stapled, glued or bound documents please. An informational brochure providing additional information on historic research and potential sources of information is available from the City Historic Preservation Office at 974-2727, on the Historic Preservation Office web site or at the Austin History Center.

- (1) A chronological list of prior owners. This chronology should begin at a minimum with the transaction whereby the owner who is believed or known to have built the first building on the site first acquired some or all of the property. (Deed information available at the Travis County Clerk's Office, at 5501 Airport Boulevard). See attached form F.1.
- (2) A chronological list of occupants/residents/tenants, their occupations, and their dates of occupancy for all years of a building's existence (Usually available from the City Directories in the Austin History Center). See attached form F.2.
- (3) Biographical data on owners and occupants as available. Please copy all information available, including newspaper articles, family records, marriage certificates, etc. For cemeteries, a list of burial names and biographical data on associated personages required. (Contact the Austin History Center for biography files, obituary records, census data, marriage and death records, etc. Other sources include previous occupants/owners or their descendants, company/organization archives, etc.).

City of Austin - Historic Preservation Office
Historic Zoning Application Packet

- (4) Information on historically significant events which occurred at the location, if known (see 3. above for research information).
- (5) Color digital prints showing full exterior views, including all elevations, setting, outbuildings, and details of structural and landscape features. Photographs should be labelled on the back in pencil and should be submitted loose (un-affixed).
- (6) Information on architect, builder, contractor and any craftsmen who worked on the buildings and structures on the site when available. (See 3. above for possible sources).
- (7) Reproductions (high quality photocopies acceptable) of historical photographs when available (Sources include Austin History Center, previous owners and occupants or their descendants, company/organization archives, etc.).
- (8) A dimensioned site plan or survey showing the tract in question and the location/placement of all buildings/structures on the tract.
- (9) A brief historical narrative (no more than 40 7 pages) providing:
 - A brief chronology and overview of the property's history and development, including dates for all new construction (houses, outbuildings, wells, etc.) and alterations. (Sources include mechanic's liens, Sanborn Fire Insurance Maps, Austin History Center records, family records, etc.);
 - A summary of the primary uses and occupants of property over time, and any important persons associated with the site (include full names, birth, marriage and death dates);
 - A justification as to which specific city historic landmark criteria the property meets and why.

A brochure providing additional information on how to conduct historic research and potential sources of information is available from the City Historic Preservation Office at 974-2727 on the Historic Preservation Office web site or at the Austin History Center.

Submittal Checklist

- A. Application Form.
- B. Full size tax maps (1"=100') showing properties within 300' of zoning request
- C. Tax certificate or letter from the County Tax office (Not a tax receipt)
- D. Submittal Verification and Inspection Authorization Form.
- E. Acknowledgment Form
- F. Historical Documentation (including Attachment A, B, photographs, historical narrative, and copies of historical information)

City of Austin - Historic Preservation Office
Historic Zoning Application Packet

A. APPLICATION FOR HISTORIC ZONING

PROJECT INFORMATION:

DEPARTMENTAL USE ONLY	
APPLICATION DATE: _____	FILE NUMBER(S) _____
TENTATIVE HLC DATE: _____	
TENTATIVE PC or ZAP DATE: _____	
TENTATIVE CC DATE: _____	CITY INITIATED: YES / NO
CASE MANAGER _____	ROLLBACK: YES/NO
APPLICATION ACCEPTED BY: _____	

BASIC PROJECT DATA:

1. OWNER'S NAME: _____	
2. PROJECT NAME: _____	
3. PROJECT STREET ADDRESS (or Range): _____	
ZIP _____	COUNTY: _____
IF PROJECT ADDRESS CANNOT BE DEFINED ABOVE:	
LOCATED _____ FRONTAGE FEET ALONG THE <u>N. S. E. W. (CIRCLE ONE)</u> SIDE OF	
_____ (ROAD NAME PROPERTY FRONTS ONTO), WHICH IS	
APPROXIMATELY _____ DISTANCE FROM ITS	
INTERSECTION WITH _____ CROSS STREET.	

AREA TO BE REZONED:

4. ACRES _____		(OR)	SQ.FT. _____		
5. ZONING AND LAND USE INFORMATION:					
EXISTING ZONING	EXISTING USE	TRACT# (IF MORE THAN 1)	ACRES / SQ. FT.	PROPOSED USE	PROPOSED ZONING
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

RELATED CURRENT CASES:

6. ACTIVE ZONING CASE?	(YES / NO)	FILE NUMBER:	_____
7. RESTRICTIVE COVENANT?	(YES / NO)	FILE NUMBER:	_____
8. SUBDIVISION?	(YES / NO)	FILE NUMBER:	_____
9. SITE PLAN?	(YES / NO)	FILE NUMBER:	_____

City of Austin - Historic Preservation Office
Historic Zoning Application Packet

PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):

10a. SUBDIVISION REFERENCE: Name: _____
Block(s) _____ Lot(s) _____ Outlot(s) _____
Plat Book: _____ Page _____
Number: _____

10b. METES AND BOUNDS (Attach two copies of certified field notes if subdivision reference is not available or zoning includes partial lots)

DEED REFERENCE CONVEYING PROPERTY TO PRESENT OWNER AND TAX PARCEL I.D.:

11. VOLUME: _____ **PAGE:** _____ **TAX PARCEL I.D. NO.** _____

OTHER PROVISIONS:

12. IS PROPERTY IN A ZONING COMBINING DISTRICT / OVERLAY ZONE? YES / NO

TYPE OF COMBINING DIST/OVERLAY ZONE (NCCD, NP, etc) _____

13. LOCATED IN A LOCAL OR NATIONAL REGISTER HISTORIC DISTRICT? YES / NO

14. IS A TIA REQUIRED? YES / NO (NOT REQUIRED IF BASE ZONING IS NOT CHANGING)

TRIPS PER DAY: _____

TRAFFIC SERIAL ZONE(S): _____

OWNERSHIP TYPE:

15. ___SOLE ___COMMUNITY PROPERTY ___PARTNERSHIP ___CORPORATION ___TRUST

If ownership is other than sole or community property, list individuals/partners/principals below or attach separate sheet.

OWNER INFORMATION:

16. OWNER CONTACT INFORMATION

SIGNATURE: _____ NAME: _____

FIRM NAME: _____ TELEPHONE NUMBER: _____

STREET ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____

EMAIL ADDRESS: _____

AGENT INFORMATION (IF APPLICABLE):

17. AGENT CONTACT INFORMATION

SIGNATURE: _____ NAME: _____

FIRM NAME: _____ TELEPHONE NUMBER: _____

STREET ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____

CONTACT PERSON: _____ TELEPHONE NUMBER: _____

EMAIL ADDRESS: _____

City of Austin - Historic Preservation Office
Historic Zoning Application Packet

**D. SUBMITTAL VERIFICATION
AND INSPECTION AUTHORIZATION**

SUBMITTAL VERIFICATION

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that proper City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc., may delay the proper review of this application.

**PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND
INDICATE FIRM REPRESENTED, IF APPLICABLE.**

Signature

Date

Name (Typed or Printed)

Firm (If applicable)

INSPECTION AUTHORIZATION

As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted.

**PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND
INDICATE FIRM REPRESENTED, IF APPLICABLE.**

Signature

Date

Name (Typed or Printed)

Firm (If applicable)

City of Austin - Historic Preservation Office
Historic Zoning Application Packet

E. ACKNOWLEDGMENT FORM

concerning
Subdivision Plat Notes, Deed Restrictions,
Restrictive Covenants
and / or
Zoning Conditional Overlays

I, _____ have checked for subdivision plat notes, deed restrictions,

(Print name of applicant)

restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions i.e. height, access, screening etc. on this property, located at

(Address or Legal Description)

If a conflict should result with the request I am submitting to the City of Austin due to subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of a subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays.

I understand that if requested, I must provide copies of any and all subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlay information which may apply to this property.

(Applicant's signature)

(Date)

City of Austin - Historic Preservation Office
Historic Zoning Application Packet

F. 1: Historical Documentation - Deed Chronology

Deed Research for (fill in address) _____

List Deeds chronologically, beginning with earliest transaction first and proceeding through present ownership. The first transaction listed should date at least back to when the original builder of any historic structures on the site first acquired the property (i.e., should pre-date the construction of any buildings/structures on the site). Please use the format delineated below.

For each transaction please include: name of Grantor/Grantee, date of transaction, legal description involved, price, and volume/page number of deed records. If there is a mechanic's lien please copy the entire document.

Example:

Transaction

Vol./Page

John Doe to Mary Smith,
Lots 1-3, Block B, Driving Park Addition
March 13, 1882
\$2500

Vol. 52, pp. 22-60

Mary Smith, estate, to Ingrid Jones
Lots 1-2, Block B, Driving Park Addition
January 12, 1903

Vol. 409, pp. 552-554

(Continue through the present)

City of Austin - Historic Preservation Office
Historic Zoning Application Packet

F. 2: Historical Documentation - Occupancy History

Occupancy Research for (fill in address) _____

Using City Directories available at the Austin History Center or other information available, please provide a chronology of all occupants of the property from its construction to the present. For commercial property, please provide residential information on business owner as well.

Year	Occupant Name and Reference	Source
1872-1873	A.S. Roberts, Dry Goods and general groceries provisions, City Directories e s Congress b Hickory and Ash Streets A.S. Roberts (Ada), Roberts Dry Goods, r. 610 W. 12 th Street, 2.	
1877-78	Jones, David W., Wholesale Furniture dealer and carpets, 806 Congress Avenue Jones, David W. (Martha), Furniture Dealer, r. 312 W. 5 th Street, 4.	City Directories

(Continue through the present)

Tex. Loc. Go'vt Code

Sec. 211.0165. DESIGNATION OF HISTORIC LANDMARK OR DISTRICT. (a) Except as provided by Subsection (b), a municipality that has established a process for designating places or areas of historical, cultural, or architectural importance and significance through the adoption of zoning regulations or zoning district boundaries may not designate a property as a local historic landmark or include a property within the boundaries of a local historic district unless:

- (1) the owner of the property consents to the designation or inclusion; or
- (2) if the owner does not consent, the designation or inclusion of the owner's property is approved by a three-fourths vote of:

(A) the governing body of the municipality; and

(B) the zoning, planning, or historical commission of the municipality, if any.

(a-1) If a municipality has more than one commission described by Subsection (a)(2)(B), the municipality shall designate one of those commissions as the entity with exclusive authority to approve the designations of properties as local historic landmarks and the inclusion of properties in a local historic district under that paragraph.

(b) If the property is owned by an organization that qualifies as a religious organization under Section 11.20, Tax Code, the municipality may designate the property as a local historic landmark or include the property in a local historic district only if the organization consents to the designation or inclusion.

(c) The municipality must provide the property owner a statement that describes the impact that a historic designation or inclusion in a local historic district of the owner's property may have on the owner and the owner's property. The municipality must provide the statement to the owner not later than the 15th day before the date of the initial hearing on the historic designation or inclusion in a local historic district of the property of:

(1) the zoning, planning, or historical commission, if any; or

(2) the governing body of the municipality.

(d) The historic designation impact statement must include lists of the:

(1) regulations that may be applied to any structure on the property after the designation;

(2) procedures for the designation;

(3) tax benefits that may be applied to the property after the designation; and

(4) rehabilitation or repair programs that the municipality offers for a property designated as historic.

(e) The municipality must allow an owner to withdraw consent at any time during the designation process.

Added by Acts 2019, 86th Leg., R.S., Ch. 231 (H.B. 2496), Sec. 1, eff. May 25, 2019.

Amended by:

Acts 2021, 87th Leg., R.S., Ch. 405 (S.B. 1585), Sec. 1, eff. September 1, 2021.

Acts 2021, 87th Leg., R.S., Ch. 405 (S.B. 1585), Sec. 2, eff. September 1, 2021.

Bruce Elfant
Assessor And Collector
of Taxes
Travis County Tax Office
2433 Ridgpoint Dr.
Austin, TX 78754-5231



P. O. Box 149328
Austin, TX 78714-9328
(512) 854-9473 voice
(512) 854-9235 fax

TRAVIS COUNTY TAX BILL

1	TAX YEAR	2	BASE TAX DUE	3	PENALTY AND INTEREST DUE	4	ATTORNEY FEES DUE	5	TOTAL DUE
	2021		7,580.37		1,516.07		0.00		9,096.44
Assessments for public improvement districts are not taxes but are collected by the Travis County Tax Office under an agreement with the municipality.									
TOTAL BASE TAXES, PENALTY, INTEREST & ATTORNEY FEES DUE:								6	9,096.44
TOTAL OTHER FEES DUE:								7	0.00
TOTAL AMOUNT DUE FOR ALL YEARS:								8	9,096.44
PRINT DATE: 09/27/2022				PRINT TIME: 15:55:36					

RMC SHAVANO PARTNERS LP

13858 LAZY CREEK RD

COLORADO SPRINGS, CO 80921-2968

9 PROPERTY LOCATION ADDRESS		
1122 COLORADO ST		
10 LEGAL DESCRIPTION		
UNT 1202 BLD A WESTGATE CONDOMINIUM M THE AMENDED PLUS .5816 % INT IN COM AREA		
11 BILLING NO.	12 PROPERTY TYPE	
306022	REAL X	PERSONAL
13 PARCEL NUMBER		
02080119060016		

PRINT

Bruce Elfant
Assessor And Collector
of Taxes
Travis County Tax Office
2433 Ridgpoint Dr.
Austin, TX 78754-5231



P. O. Box 149328
Austin, TX 78714-9328
(512) 854-9473 voice
(512) 854-9235 fax

TRAVIS COUNTY TAX BILL

1	TAX YEAR	2	BASE TAX DUE	3	PENALTY AND INTEREST DUE	4	ATTORNEY FEES DUE	5	TOTAL DUE
	2021		7,580.37		1,516.07				\$9,096.44
Assessments for public improvement districts are not taxes but are collected by the Travis County Tax Office under an agreement with the municipality.									
TOTAL BASE TAXES, PENALTY, INTEREST & ATTORNEY FEES DUE:								6	\$1. #R
TOTAL OTHER FEES DUE:								7	\$0.00
TOTAL AMOUNT DUE FOR ALL YEARS:								8	\$1. #R
PRINT DATE: 09/27/2022				PRINT TIME: 15:55:36					

RMC SHAVANO PARTNERS LP

13858 LAZY CREEK RD

COLORADO SPRINGS, CO 80921-2968

9 PROPERTY LOCATION ADDRESS		
1122 COLORADO ST		
10 LEGAL DESCRIPTION		
UNT 1202 BLD A WESTGATE CONDOMINIUM M THE AMENDED PLUS .5816 % INT IN COM AREA		
11 BILLING NO.	12 PROPERTY TYPE	
306022	REAL X	PERSONAL
13 PARCEL NUMBER		
02080119060016		

PRINT

ZONING CHANGE REVIEW SHEET

HLC DATE: July 6, 2022
September 27, 2022; October 11, 2022

PC DATE: August 9, 2022; August 23, 2022;

CASE NUMBER: C14H-2022-0073

ADDRESS OF PROPOSED ZONING CHANGE: 1122 Colorado Street

APPLICANT: Brian Evans, Westgate Condominium Association

HISTORIC NAME: Westgate Tower

WATERSHED: Lady Bird Lake

ZONING CHANGE: CBD to CBD-H

COUNCIL DISTRICT: 9

STAFF RECOMMENDATION: Staff recommends the proposed zoning change from Central Business District (CBD) zoning to Central Business District – Historic Landmark (CBD-H) combining district zoning.

QUALIFICATIONS FOR LANDMARK DESIGNATION: Architecture and historical associations: The Westgate Tower is an excellent example of New Formalism, is the only building in Austin designed by architect Edward Durell Stone, and has served as a model for mixed-use building.¹

HISTORIC LANDMARK COMMISSION ACTION: 2012 – recommend historic zoning; 2022 – recommend historic zoning

PLANNING COMMISSION ACTION: August 9, 2022 – postpone to August 23, 2022 per neighborhood request. August 23, 2022 – postpone to September 27. September 27, 2022 – postpone to October 11 per staff request.

CITY COUNCIL DATE: N/A

ACTION: N/A

ORDINANCE READINGS: N/A

ORDINANCE NUMBER: N/A

CASE MANAGER: Kalan Contreras, 974-2727

NEIGHBORHOOD ORGANIZATIONS: Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhoods Council, Central Austin Community Development Corporation, City of Austin Downtown Commission, Downtown Austin Alliance, Downtown Austin Neighborhood Assn.(DANA), Friends of Austin Neighborhoods, Homeless Neighborhood Association, Neighborhood Empowerment Foundation, Preservation Austin, SEL Texas, Sierra Club, Austin Regional Group

DEPARTMENT COMMENTS: The building was listed on the National Register of Historic Places in 2010. Land Development Code §25-2-352(A)(3)(a) states that City Council may designate a historic landmark if it retains integrity, is over 50 years old, and is individually listed in the National Register of Historic Places.

The Historic Landmark Commission recommended historic zoning in 2012; however, the application was withdrawn by the applicant prior to Planning Commission hearing.

BASIS FOR RECOMMENDATION:

§25-2-352(A)(3)(a) The property is individually listed in the National Register of Historic Places; or is designated as a Recorded Texas Historic Landmark, State Archeological Landmark, or National Historic Landmark.

The building was listed on the National Register of Historic Places in 2010.

§25-2-352(A)(3)(b)(i) Architecture. The property embodies the distinguishing characteristics of a recognized architectural style, type, or method of construction; exemplifies technological innovation in design or construction; displays high artistic value in representing ethnic or folk art, architecture, or construction; represents a rare example of an architectural style in the city; serves as an outstanding example of the work of an architect, builder, or artisan who significantly contributed to the development of the city, state, or nation; possesses cultural, historical, or architectural value as a particularly fine or unique example of a utilitarian or vernacular structure; or represents an architectural curiosity or one-of-a-kind building.

¹ Sadowsky, Steve. "Zoning Change Review Sheet: C14H-2012-0089." 2012.
<https://www.austintexas.gov/edims/document.cfm?id=176342>

From: [Rick Hardin](#)
To: [Bill Aleshire](#); [Anderson, Greg - BC](#); [Azhar, Awais - BC](#); [Cox, Grayson - BC](#); [Flores, Yvette - BC](#); [Hempel, Claire - BC](#); [Howard, Patrick - BC](#); [Mushtaler, Jennifer - BC](#); [Llanes, Carmen - BC](#); [Schneider, Robert - BC](#); [Shaw, Todd - BC](#); [Shieh, James - BC](#); [Thompson, Jeffrey - BC](#); [Rivera, Andrew](#); [Morgan, Anne](#); [Contreras, Kalan](#)
Cc: [Bill Aleshire](#) [REDACTED]
Subject: Planning Commission Agenda Item 19, Oct 1, 2022; C14H-2022-0073 - Westgate Tower
Date: Monday, October 10, 2022 9:17:15 AM
Attachments: [CASE NO. C14H-2022-0073 WESTGATE PC 09-27-22.pdf](#)
[HT TAX EXEMPTIONS COA ONLY 2021.pdf](#)
[09-27-22 Email BA from TCAD.pdf](#)

*** External Email - Exercise Caution ***

Greetings Commissioners and City Staff,

I am delivering this email so that this email and its 3 attachments are of record, and are made a part of the staff materials regarding the zoning case C14H-2022-0073 - Westgate Tower.

The attachments were intended to be part of my presentation to the Planning Commission at the September 27, 2022 public hearing, during which the applicant was allowed to speak, and I was not afforded that same opportunity to speak and correct the record.

These attachments include my commentary for the Commission and a chart listing Year 2021 Historic Tax Exemptions, the financial impact of those tax exemptions and a calculation of the financial impact to the public, should Westgate Tower along with all 100+ condominiums within the Tower, make application and receive those historic exemption tax benefits.

My estimate of the impact of tax loss to Westgate is over \$675,000 annually – in perpetuity, not \$500,000 as the applicant estimates. I have seen no estimate from City Staff to date. Hopefully the Commission will at most, recommend historic zoning exemptions only be granted to the Common Area (building exterior and land) and not the 100+ internal condominiums.

Also **attached is the email from TCAD, wherein we finally received this TCAD information, which we had been requesting since at least September 21st, on September 27th, the same day of the Planning Commission hearing**. Testimony from the applicant that I intentionally waited until the last minute to deliver our arguments is unfounded and without merit. I hope the upcoming public hearing will remain on topic and the Commission will help speakers to maintain a factual focus on the relevant issues.

I look forward to discussing what appears to be an **incomplete and invalid zoning application**, tomorrow at the October 11th Commission public hearing.

Respectfully,
Richard Hardin

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you

Rick Hardin

From: Bill Aleshire [REDACTED]
Sent: Tuesday, September 27, 2022 9:55 AM
To: Rick Hardin
Subject: FW: Historic Exemption Impact on Taxes
Attachments: 2021_CertifiedTotals_20220927.pdf; Historic 2021_2022 Accounts_20220923.xlsx

Rick, I just got this from TCAD.

Bill Aleshire

AleshireLAW PC
3605 Shady Valley Dr.
Austin, Texas 78739
512 320-9155 phone
[REDACTED]
[REDACTED]
[REDACTED]

From: Marya Crigler <[REDACTED]>
Sent: Tuesday, September 27, 2022 9:40 AM
To: Bill Aleshire <[REDACTED]>
Cc: Dustin Banks [REDACTED]
Subject: RE: Historic Exemption Impact on Taxes

Bill,

For a quick back of the envelope calculation, you can use the total report (attached) and the total amount exempted for each taxing unit. The historical exemptions are the HT in the totals report (see highlighted in the screenshot below). I've also attached the spreadsheet we provided the tax office.

2021 Adjusted Certified 01 Totals		AUSTIN ISD Exemptions				TRAVIS CAD As of Roll # 21	
EXEMPTIONS		CERTIFIED		UNDER REVIEW		TOTAL	
Code	Method	Total	Count	Total	Count	Total	Count
EX-XU	EX-XU-PRORATED	6,517,177	3	0	0	6,517,177	3
EX-XL	EX-XL - Conversion	5,035,737	2	0	0	5,035,737	2
EX-XD	EX-XD - Conversion	12,395	3	0	0	12,395	3
EX-XR	EX-XR - Conversion	588,575	14	0	0	588,575	14
EX-XU	EX-XU	13,361,008	3	0	0	13,361,008	3
EX-XU	EX-XU - Conversion	35,795,791	27	0	0	35,795,791	27
EX-XU	EX-XU-PRORATED	0	0	0	0	0	0
EX-XV	EX-XV	37,235,183	40	1,610,207	2	38,845,390	42
EX-XV	EX-XV - Conversion	23,296,542,048	7,008	68,889	1	23,296,610,937	7,009
EX-XV	EX-XV-PRORATED	35,730,059	92	0	0	35,730,059	92
EX366	EX366	5,668	31	0	0	5,668	31
EX366	EX366 - Conversion	294,638	1,064	0	0	294,638	1,064
FR	FR	0	3	0	0	0	3
FR	FR - Conversion	5,020,888	3	0	0	5,020,888	3
HS	HS - Conversion	2,854,339,834	115,775	862,500	35	2,855,202,334	115,810
HS	HS-Local	0	0	0	0	0	0
HS	HS-Prorated	0	0	0	0	0	0
HS	HS-State	183,193,475	7,465	637,500	26	183,830,975	7,491
HT	HT	48,131,858	38	0	0	48,131,858	38
HT	HT - Conversion	253,299,918	535	1,307,271	3	254,607,189	538
LH	LH	15,178,770	12	27,552	1	15,206,322	13
LH	LH - Conversion	83,308,494	54	293,828	9	83,602,322	63
LVE	LVE - Conversion	1,356,340	1	0	0	1,356,340	1
MASGS	MASGS	274,703	1	0	0	274,703	1
MASGS	MASGS -	472,134	1	0	0	472,134	1
OV65	OV65 - Conversion	1,134,090,213	33,293	490,000	14	1,134,580,213	33,307
OV65	OV65-Local	35,837,529	1,468	175,000	7	36,012,529	1,475
OV65	OV65-Prorated	0	0	0	0	0	0
OV65	OV65-State	14,473,345	1,468	70,000	7	14,543,345	1,475
OV65	OV65 - Conversion	75,445,640	2,257	0	0	75,445,640	2,257
OV65	OV65-Local	1,800,000	73	50,000	2	1,850,000	75
OV65	OV65-Prorated	0	0	0	0	0	0
OV65	OV65-State	730,000	73	20,000	2	750,000	75
PC	PC - Conversion	23,386,648	77	0	0	23,386,648	77
SO	SO	1,116,583	111	14,830	2	1,131,413	113
SO	SO - Conversion	24,722,880	2,345	78,209	7	24,801,089	2,352
Total:		29,417,631,462	179,866	9,787,569	133	29,426,819,031	179,999

Thanks,
Marya

CONFIDENTIALITY NOTICE: This communication is intended only for the use of the individual or entity to which it is addressed and may contain confidential and/or privileged information. If you are not the intended recipient of this information, please delete all of the material from any computer that may have it. Any unauthorized use, dissemination, distribution, or copying of this communication is strictly prohibited.

From: Bill Aleshire [REDACTED]
Sent: Monday, September 26, 2022 1:10 PM
To: Marya Crigler <[REDACTED]>
Cc: Dustin Banks <[REDACTED]>
Subject: FW: Historic Exemption Impact on Taxes

Marya,

Dusty suggested I let you know about this request made to the Travis County Tax Office. See email string below. My client, Rick Hardin, is trying to find out what the total tax savings/lost revenue is for Historic Tax Exemptions in 2021 for each Travis County taxing entity, particularly for the City of Austin. Mr. Hardin is making a presentation tomorrow and was hoping to include such information. Since tax bills are not out yet, we assume that the information is not available for 2022.

Basically, Mr. Hardin is looking for:

On properties receiving HT (Historic Tax) Exemption in 2021, what would have been the tax levy (for each taxing entity) on those properties if the HT exemption did not exist versus what was the actual tax

levy. The difference would be the tax savings for the owners, or, another way to view, the lost tax levy for the taxing entity.

Bill Aleshire

AleshireLAW PC
3605 Shady Valley Dr.
Austin, Texas 78739
512 320-9155 phone
[REDACTED]
[REDACTED]

From: Veronica Ruiz [REDACTED]
Sent: Monday, September 26, 2022 9:23 AM
To: Bill Aleshire <[REDACTED]> Rick Hardin [REDACTED]
Cc: Bruce Elfant [REDACTED]
Subject: RE: Historic Exemption Impact on Taxes

Good morning,

We received a report from the appraisal district to use with our data on Friday. We are still working on preparing it with our base tax information you are seeking.

Hopefully we can try to have something by end of business today. We will keep you posted.

Thank you,

Veronica Ruiz, PDAC, CTOP, PCC
Tax Office Manager, Property Tax Collections
Travis County Tax Office
Main: 512-854-9473



Make an Appointment



Visit us **ONLINE** at www.traviscountytax.org

"How am I doing? If you would like to provide feedback on my performance, please e-mail my supervisor
[REDACTED] Your comments are appreciated."

From: Bill Aleshire [REDACTED]
Sent: Monday, September 26, 2022 8:55 AM
To: Veronica Ruiz [REDACTED] Rick Hardin [REDACTED]
Cc: Bruce Elfant <[REDACTED]>
Subject: [CAUTION EXTERNAL] RE: Historic Exemption Impact on Taxes
Importance: High

CAUTION: This email is from OUTSIDE Travis County. Links or attachments may be dangerous. Click the Phish Alert button above if you think this email is malicious.

Ms. Ruiz,

Is there any chance Mr. Hardin will be able to get that information (total tax revenue impact of the Historic Tax Exemption for each taxing entity) today, or at least for the City of Austin? He is making a presentation tomorrow and wanted to include that information.

Bill Aleshire

AleshireLAW PC
3605 Shady Valley Dr.
Austin, Texas 78739
512 320-9155 phone
[REDACTED]
[REDACTED]

From: Bill Aleshire [REDACTED]
Sent: Wednesday, September 21, 2022 4:45 PM
To: Veronica Ruiz <[REDACTED]> Rick Hardin [REDACTED]
Cc: Bruce Elfant <[REDACTED]>
Subject: RE: Historic Exemption Impact on Taxes

Thank you.

Bill Aleshire

AleshireLAW PC
3605 Shady Valley Dr.
Austin, Texas 78739
512 320-9155 phone
[REDACTED]
[REDACTED]

From: Veronica Ruiz [REDACTED]
Sent: Wednesday, September 21, 2022 4:24 PM
To: Bill Aleshire <[REDACTED]> Rick Hardin [REDACTED]

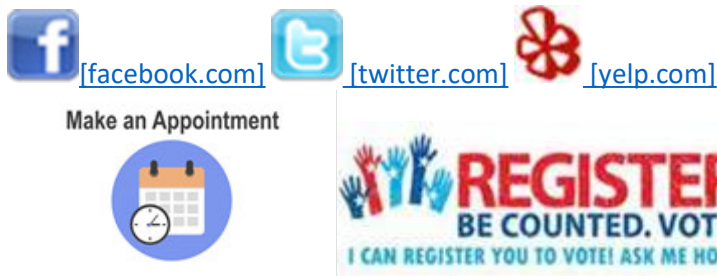
Cc: Bruce Elfant [REDACTED]
Subject: RE: Historic Exemption Impact on Taxes

Yes, we understand.

We will look at our data to see what we can provide.

Thank you,

Veronica Ruiz, PDAC, CTOP, PCC
Tax Office Manager, Property Tax Collections
Travis County Tax Office
Main: 512-854-9473



Visit us **ONLINE** at www.traviscountytax.org [\[traviscountytax.org\]](http://traviscountytax.org)

"How am I doing? If you would like to provide feedback on my performance, please e-mail my supervisor [REDACTED] Your comments are appreciated."

From: Bill Aleshire [REDACTED]
Sent: Wednesday, September 21, 2022 4:20 PM
To: Rick Hardin <[REDACTED]> Veronica Ruiz [REDACTED]
Cc: Bruce Elfant <[REDACTED]>
Subject: [CAUTION EXTERNAL] RE: Historic Exemption Impact on Taxes

CAUTION: This email is from OUTSIDE Travis County. Links or attachments may be dangerous. Click the Phish Alert button above if you think this email is malicious.

Ms. Ruiz,

We are hoping that tax office can show for properties that have received the historic exemption in 2021, how much the taxes (total) on those properties would be (for each taxing entity) without the historic exemption and how much the taxes were (total) with the historic exemption, for each taxing entity.

Bill Aleshire
AleshireLAW PC
3605 Shady Valley Dr.
Austin, Texas 78739
512 320-9155 phone [REDACTED]

[REDACTED]

From: Rick Hardin [REDACTED]
Sent: Wednesday, September 21, 2022 4:12 PM
To: Veronica Ruiz [REDACTED]
Cc: Bill Aleshire ([REDACTED])
Subject: RE: Historic Exemption Impact on Taxes

Hello Ms. Ruiz,

My property is not historic.

Mr. Aleshire is requesting ALL properties in Travis County that received historic tax exemptions, and specifically we want to know the total amount of ALL tax dollars given to ALL of those properties, via historic tax exemptions with those totals by EACH taxing entity for Tax Year 2021.

Hope this helps.
Thank You!

Richard G. Hardin
O. (512) 322-9292
[REDACTED]
[REDACTED]

From: Veronica Ruiz [REDACTED]
Sent: Wednesday, September 21, 2022 3:28 PM
To: Rick Hardin [REDACTED]
Cc: Bruce Elfant [REDACTED] 'Bill Aleshire' [REDACTED]
Subject: RE: Historic Exemption Impact on Taxes

Good afternoon Mr. Hardin,

May you provide your account number or address so I may better research your inquiry? I was not able to find anything under Rick Hardin.

Thank you,

Veronica Ruiz, PDAC, CTOP, PCC
Tax Office Manager, Property Tax Collections
Travis County Tax Office
Main: 512-854-9473



[\[facebook.com\]](https://www.facebook.com)



[\[twitter.com\]](https://twitter.com)



[\[yelp.com\]](https://www.yelp.com)

Make an Appointment



Visit us ONLINE at www.traviscountytax.org [traviscountytax.org]

"How am I doing? If you would like to provide feedback on my performance, please e-mail my supervisor

comments are appreciated."

From: Bill Aleshire
Sent: Wednesday, September 21, 2022 1:26 PM
To: Bruce Elfant
Cc: Rick Hardin <
Subject: [CAUTION EXTERNAL] Historic Exemption Impact on Taxes
Importance: High

CAUTION: This email is from OUTSIDE Travis County. Links or attachments may be dangerous. Click the Phish Alert button above if you think this email is malicious.

Bruce,

My client, Rick Hardin (copied on this email), needs some information rather quickly. Can the tax office produce a report that shows a total of how much the Historic Tax Exemption has reduced the tax levy in 2021 for each taxing entity in Travis County?

Bill Aleshire

AleshireLAW PC
3605 Shady Valley Dr.
Austin, Texas 78739
512 320-9155 phone

This electronic mail message, including any attachments, may be confidential or privileged under applicable law. This email is intended solely for the use of the individual or entity to which it is addressed. If you are not the intended recipient of this email, you are notified that any use, dissemination, distribution, copying, disclosure or any other action taken in relation to the content of this email including any attachments is strictly prohibited. If you have received this email in error, please notify the sender immediately and permanently delete the original and any copy of this email, including secure destruction of any printouts.

CASE NUMBER: C14H-2022-0073
WESTGATE CONDOMINIUM ASSOCIATION
1122 COLORADO STREET, AUSTIN, TX
PLANNING COMMISSION – SEPTEMBER 27, 2022

This application must be rejected and begin again. Please refer to AleshireLAW Memo dated September 27, 2022.

As an aside, there are currently 660 city designated “landmarks” in Austin. In year 2021 TCAD estimates total tax revenues lost to Historic Tax Exemptions to participating taxing entities totaled **\$16,635,474.22** ¹

In that same year 2021, TCAD estimates total tax revenues lost to Historic Tax Exemptions just to the **City of Austin** totaled **\$3,500,941.20** ¹

Let’s examine the impact to Austin’s tax revenue were all of the land, building, common areas, and each of Westgate Tower’s 101 individual condominiums² were to be granted historic designation and each allowed and made application to receive Historic Tax Exemptions. Using the citywide average percentage of tax reduction as shown on the 2021 TCAD chart, a 54% reduction would be applicable. The Applicants *Westgate Ownership Chart* ² indicates total tax revenue for Westgate Tower to be \$1,262,514. By applying the 54% average HT exemption tax reduction results in a **tax loss to the City of Austin of \$681,757.82 for Westgate Tower alone** ³.

If this property with its 100+ condos, were to be given HT tax exemption, it would result in an almost 20% increase in tax loss to Austin and its taxpayers. 20%

In completing Form 50-122 the **Application for Historic or Archaeological Site Tax Exemption**, to claim a tax exemption under **Section 11.24 of the Tax Code**, the applicant is asked: *“Has the property been designated as a historically or archeologically significant **site in need of tax relief to encourage its preservation** pursuant to an ordinance of other law adopted by the governing body of the unit?”* ⁴

How can any applicant as to their ownership of condo “air rights” sign an application swearing their condo air rights are *in need tax relief to encourage preservation*?

There is no public benefit to taking tax revenues from the City of Austin, Travis County, ACC, AISD, and Travis County Health District, to instead give those moneys to wealthy high-rise condo owners. Our homeless, our school children, our roads, parks, and health system deserve our attention and present a far greater public need.

What is the public interest in granting tens of thousands of dollars to the owners of these non-public condos? **In perpetuity.**

Our current program of runaway landmark designations and giveaways diminish what being a Landmark means. We waste precious tax revenue and erode public trust and support for Austin’s historic program. We need to examine our historic ordinances and the duration of those benefits.

Footnotes:

¹ *Veronica Ruiz, PDAC, CTOP, PCC, Tax Office Manager, Property Tax Collections, Travis County Tax Office*

² *Pages 166 & 167 of ZONING CHANGE REVIEW SHEET BACKUP for Planning Commission a chart of Westgate Condos prepared by the Applicant (unaudited by City Staff) – “Westgate Ownership Chart”*

3

		Tax Loss by Historic Exemptions	\$ 3,500,941.20
		WESTGATE TOWER CONDOS TAXABLE VALUATION	\$ 1,262,514
		AVERAGE HISTORIC TAX EXEMPTION REVENUE LOSS YEAR 2021	54%
		EST. REVENUE LOSS TO CITY OF WESTGATE TOWER CONDOS	\$ 681,757.82
15%		APPLICANT'S EST. REVENUE LOSS TO CITY - ALL UNITS WESTGATE HT	\$ 510,545.82
		PERCENTAGE INCREASE OF TAX LOSS TO CITY BY ADDING WESTGATE ALONE	19.5%

4

2. Has the property been designated as a historically or archeologically significant site in need of tax relief to encourage its preservation pursuant to an ordinance or other law adopted by the governing body of the unit? ☐ Yes ☐ No

YEAR 2021 HISTORIC EXEMPTION TAX LOSS - ALL TAXING UNITS

# Taxing Unit ID	Taxing Unit Name	2021 Tax Rate	PropID	Situs	Exemptions	MarketValue	LandMkt	ImprvMkt	AssessedValue	TaxableValue	HT Exemption Amt	HT Exemption Value * 2021 Tax Rate/100	Estimated Tax W/O HT Exemption
1002	CITY OF AUSTIN	0.541000	100123	1200 S 5 ST	HS,HT,OV65	\$ 934,900	\$ 546,250	\$ 388,650	\$ 837,256	\$ 102,569	\$ 454,236	\$ 2,457.42	\$ 3,012.32
1002	CITY OF AUSTIN	0.541000	101658	709 BOULDIN AVE	HS,HT,OV65	\$ 2,734,841	\$ 2,137,500	\$ 597,341	\$ 2,026,965	\$ 555,898	\$ 952,674	\$ 5,153.97	\$ 8,161.37
1002	CITY OF AUSTIN	0.541000	101935	910 CHRISTOPHER ST	HS,HT	\$ 760,900	\$ 451,250	\$ 309,650	\$ 659,584	\$ 63,665	\$ 464,002	\$ 2,510.25	\$ 2,854.68
1002	CITY OF AUSTIN	0.541000	101938	905 DAWSON RD	HS,HT,OV65	\$ 1,030,933	\$ 498,750	\$ 532,183	\$ 855,140	\$ 116,876	\$ 454,236	\$ 2,457.42	\$ 3,089.72
1002	CITY OF AUSTIN	0.541000	102679	1812 AIROLE WAY	HS,HT,OV65	\$ 803,700	\$ 425,000	\$ 378,700	\$ 617,100	\$ -	\$ 380,680	\$ 2,059.48	\$ 2,059.48
1002	CITY OF AUSTIN	0.541000	103857	802 BARTON BLVD	HS,HT,OV65	\$ 2,728,000	\$ 1,155,000	\$ 1,573,000	\$ 1,960,573	\$ 533,989	\$ 921,469	\$ 4,985.15	\$ 7,874.03
1002	CITY OF AUSTIN	0.541000	103965	1610 VIRGINIA AVE	HS,HT,OV65	\$ 1,373,055	\$ 1,025,000	\$ 348,055	\$ 1,355,090	\$ 334,180	\$ 636,892	\$ 3,445.59	\$ 5,253.50
1002	CITY OF AUSTIN	0.541000	105342	702 RIO GRANDE ST	HT	\$ 2,209,618	\$ 1,345,500	\$ 864,118	\$ 2,209,618	\$ 1,441,184	\$ 768,434	\$ 4,157.23	\$ 11,954.03
1002	CITY OF AUSTIN	0.541000	105348	603 W 8 ST	HT	\$ 4,458,658	\$ 2,716,800	\$ 1,741,858	\$ 4,458,658	\$ 2,908,529	\$ 1,550,129	\$ 8,386.20	\$ 24,121.34
1002	CITY OF AUSTIN	0.541000	105349	600 W 7 ST	HT	\$ 2,376,783	\$ 1,324,800	\$ 1,051,983	\$ 2,376,783	\$ 1,519,591	\$ 857,192	\$ 4,637.41	\$ 12,858.40
1002	CITY OF AUSTIN	0.541000	106489	510 BAYLOR ST	HT	\$ 1,829,197	\$ 1,344,063	\$ 485,134	\$ 1,829,197	\$ 1,250,614	\$ 578,583	\$ 3,130.13	\$ 9,895.96
1002	CITY OF AUSTIN	0.541000	106491	506 BAYLOR ST	HT	\$ 1,811,500	\$ 1,410,037	\$ 401,463	\$ 1,811,500	\$ 450,410	\$ 1,361,090	\$ 7,363.50	\$ 9,800.22
1002	CITY OF AUSTIN	0.541000	106694	1412 W 6 1/2 ST	HS,HT,SO	\$ 1,692,500	\$ 675,000	\$ 1,017,500	\$ 1,692,500	\$ 555,793	\$ 795,475	\$ 4,303.52	\$ 7,310.36
1002	CITY OF AUSTIN	0.541000	106703	706 OAKLAND AVE	HS,HT	\$ 985,276	\$ 450,000	\$ 535,276	\$ 985,276	\$ 325,141	\$ 463,080	\$ 2,505.26	\$ 4,264.28
1002	CITY OF AUSTIN	0.541000	106707	801 HIGHLAND AVE	HT	\$ 711,234	\$ 550,000	\$ 161,234	\$ 711,234	\$ 493,117	\$ 218,117	\$ 1,180.01	\$ 3,847.78
1002	CITY OF AUSTIN	0.541000	106752	1407 W 9 ST	HS,HT,OV65	\$ 1,239,600	\$ 625,000	\$ 614,600	\$ 1,216,687	\$ -	\$ 893,913	\$ 4,836.07	\$ 4,836.07
1002	CITY OF AUSTIN	0.541000	106814	1207 W 6 ST	HT	\$ 1,603,926	\$ 1,250,000	\$ 353,926	\$ 1,603,926	\$ 1,114,463	\$ 489,463	\$ 2,647.99	\$ 8,677.24
1002	CITY OF AUSTIN	0.541000	106854	604 HARTMAN ST	HT	\$ 1,085,458	\$ 495,000	\$ 590,458	\$ 1,085,458	\$ 258,098	\$ 827,360	\$ 4,476.02	\$ 5,872.33
1002	CITY OF AUSTIN	0.541000	106855	602 HARTMAN ST	HS,HT	\$ 2,667,900	\$ 750,000	\$ 1,917,900	\$ 1,949,640	\$ -	\$ 1,559,712	\$ 8,438.04	\$ 8,438.04
1002	CITY OF AUSTIN	0.541000	106891	910 BLANCO ST	HS,HT,OV65	\$ 1,520,900	\$ 800,000	\$ 720,900	\$ 1,520,900	\$ -	\$ 1,237,559	\$ 6,695.19	\$ 6,695.19
1002	CITY OF AUSTIN	0.541000	106896	908 BLANCO ST	HS,HT	\$ 1,350,300	\$ 575,000	\$ 775,300	\$ 1,350,300	\$ -	\$ 1,107,246	\$ 5,990.20	\$ 5,990.20
1002	CITY OF AUSTIN	0.541000	106897	902 BLANCO ST	HS,HT	\$ 1,292,889	\$ 495,000	\$ 797,889	\$ 1,292,889	\$ 426,653	\$ 607,658	\$ 3,287.43	\$ 5,595.62
1002	CITY OF AUSTIN	0.541000	106910	1110 BLANCO ST	HS,HT,OV65	\$ 1,256,301	\$ 725,000	\$ 531,301	\$ 1,256,301	\$ -	\$ 892,041	\$ 4,825.94	\$ 4,825.94
1002	CITY OF AUSTIN	0.541000	106913	1102 BLANCO ST	HS,HT	\$ 1,297,890	\$ 585,000	\$ 712,890	\$ 1,228,060	\$ 414,653	\$ 567,795	\$ 3,071.77	\$ 5,315.04
1002	CITY OF AUSTIN	0.541000	106928	1109 W 9 ST	HT	\$ 1,373,603	\$ 550,000	\$ 823,600	\$ 1,373,600	\$ 950,687	\$ 422,913	\$ 2,287.96	\$ 7,431.18
1002	CITY OF AUSTIN	0.541000	106985	1109 W 10 ST	HS,HT	\$ 1,083,119	\$ 525,000	\$ 558,119	\$ 1,083,119	\$ 45,876	\$ 820,619	\$ 4,439.55	\$ 4,687.74
1002	CITY OF AUSTIN	0.541000	106991	1108 W 9 ST	HS,HT	\$ 4,324,200	\$ 875,000	\$ 3,449,200	\$ 4,324,200	\$ 2,891,565	\$ 567,795	\$ 3,071.77	\$ 18,715.14
1002	CITY OF AUSTIN	0.541000	106993	1114 W 9 ST	HT	\$ 2,704,400	\$ 843,750	\$ 1,860,650	\$ 2,704,400	\$ 1,563,137	\$ 1,141,263	\$ 6,174.23	\$ 14,630.80
1002	CITY OF AUSTIN	0.541000	107002	1111 W 11 ST	HT	\$ 3,750,000	\$ 3,159,632	\$ 590,368	\$ 3,750,000	\$ 2,664,908	\$ 1,085,092	\$ 5,870.35	\$ 20,287.50
1002	CITY OF AUSTIN	0.541000	107006	1106 W 10 ST	HS,HT	\$ 2,267,652	\$ 843,750	\$ 1,423,902	\$ 2,267,652	\$ 1,246,327	\$ 567,795	\$ 3,071.77	\$ 9,814.40
1002	CITY OF AUSTIN	0.541000	107162	610 WEST LYNN ST	HS,HT	\$ 6,217,800	\$ 3,000,000	\$ 3,217,800	\$ 6,217,800	\$ 4,406,445	\$ 567,795	\$ 3,071.77	\$ 26,910.64
1002	CITY OF AUSTIN	0.541000	108977	1500 LORRAIN ST	HS,HT,OV65	\$ 1,503,818	\$ 702,000	\$ 801,818	\$ 1,503,818	\$ 383,260	\$ 706,794	\$ 3,823.76	\$ 5,897.19
1002	CITY OF AUSTIN	0.541000	108978	1406 ENFIELD RD	HS,HT	\$ 1,234,085	\$ 702,000	\$ 532,085	\$ 1,234,085	\$ 419,473	\$ 567,795	\$ 3,071.77	\$ 5,341.12
1002	CITY OF AUSTIN	0.541000	108980	1509 MARSHALL LN	HS,HT	\$ 3,056,000	\$ 1,200,000	\$ 1,856,000	\$ 3,056,000	\$ 1,008,480	\$ 1,436,320	\$ 7,770.49	\$ 13,226.37
1002	CITY OF AUSTIN	0.541000	108992	1200 ENFIELD RD	HT	\$ 2,757,500	\$ 1,828,540	\$ 928,960	\$ 2,757,500	\$ 2,240,969	\$ 516,531	\$ 2,794.43	\$ 14,918.08
1002	CITY OF AUSTIN	0.541000	108995	1503 LORRAIN ST	HS,HT	\$ 1,721,100	\$ 780,000	\$ 941,100	\$ 1,635,398	\$ 762,457	\$ 567,795	\$ 3,071.77	\$ 7,196.66
1002	CITY OF AUSTIN	0.541000	109041	1400 LORRAIN ST	HS,HT,OV65	\$ 2,145,551	\$ 950,000	\$ 1,195,551	\$ 2,145,551	\$ 595,032	\$ 1,008,409	\$ 5,455.49	\$ 8,674.62
1002	CITY OF AUSTIN	0.541000	109052	1309 MARSHALL LN	HS,HT,SO	\$ 2,209,693	\$ 600,000	\$ 1,609,693	\$ 1,888,358	\$ 648,833	\$ 887,528	\$ 4,801.53	\$ 8,311.71
1002	CITY OF AUSTIN	0.541000	109150	1200 WINDSOR RD	HT	\$ 2,269,744	\$ 2,167,500	\$ 102,244	\$ 2,269,744	\$ 1,676,746	\$ 592,998	\$ 3,208.12	\$ 12,279.32
1002	CITY OF AUSTIN	0.541000	109270	1412 W 9 ST	HS,HT	\$ 1,143,731	\$ 650,000	\$ 493,731	\$ 1,109,582	\$ 366,162	\$ 521,504	\$ 2,821.34	\$ 4,802.27
1002	CITY OF AUSTIN	0.541000	109271	1500 W 9 ST	HS,HT,OV65	\$ 1,540,000	\$ 900,000	\$ 640,000	\$ 1,540,000	\$ 395,200	\$ 723,800	\$ 3,915.76	\$ 6,053.79
1002	CITY OF AUSTIN	0.541000	109272	1502 W 9 ST	HS,HT	\$ 1,011,200	\$ 650,000	\$ 361,200	\$ 1,011,200	\$ 333,696	\$ 475,264	\$ 2,571.18	\$ 4,376.47
1002	CITY OF AUSTIN	0.541000	109294	1300 W 9 1/2 ST	HS,HT,SO	\$ 2,200,200	\$ 900,000	\$ 1,300,200	\$ 1,862,410	\$ 607,054	\$ 875,333	\$ 4,735.55	\$ 8,019.71
1002	CITY OF AUSTIN	0.541000	109331	708 PATTERSON AVE	HS,HT	\$ 2,618,100	\$ 650,000	\$ 1,968,100	\$ 2,076,250	\$ 1,093,205	\$ 567,795	\$ 3,071.77	\$ 8,986.01
1002	CITY OF AUSTIN	0.541000	110068	1607 W 10 ST	HS,HT	\$ 521,677	\$ 425,000	\$ 96,677	\$ 373,417	\$ -	\$ 298,734	\$ 1,616.15	\$ 1,616.15
1002	CITY OF AUSTIN	0.541000	110245	1106 TOYATH ST	HS,HT	\$ 1,420,500	\$ 500,000	\$ 920,500	\$ 1,197,900	\$ 395,307	\$ 563,013	\$ 3,045.90	\$ 5,184.51
1002	CITY OF AUSTIN	0.541000	112015	1800 SAN GABRIEL ST	HS,HT,OV65	\$ 1,641,700	\$ 1,105,000	\$ 536,700	\$ 1,013,079	\$ 221,316	\$ 476,147	\$ 2,575.96	\$ 3,773.27
1002	CITY OF AUSTIN	0.541000	112023	11 NILES RD	HS,HT	\$ 2,755,326	\$ 840,000	\$ 1,915,326	\$ 2,262,002	\$ 1,241,807	\$ 567,795	\$ 3,071.77	\$ 9,789.95
1002	CITY OF AUSTIN	0.541000	112024	9 NILES RD	HS,HT,OV65	\$ 2,507,900	\$ 960,000	\$ 1,547,900	\$ 2,507,900	\$ 651,993	\$ 1,241,327	\$ 6,715.58	\$ 10,242.86
1002	CITY OF AUSTIN	0.541000	112062	1604 PEASE RD	HS,HT,OV65	\$ 1,067,800	\$ 660,000	\$ 407,800	\$ 1,067,507	\$ 239,278	\$ 501,728	\$ 2,714.35	\$ 4,008.84
1002	CITY OF AUSTIN	0.541000	112094	1510 WEST LYNN ST	HS,HT	\$ 2,457,300	\$ 900,000	\$ 1,557,300	\$ 2,457,300	\$ 810,909	\$ 1,154,931	\$ 6,248.18	\$ 10,635.19
1002	CITY OF AUSTIN	0.541000	112096	1504 WEST LYNN ST	HS,HT	\$ 1,821,314	\$ 765,000	\$ 1,056,314	\$ 1,821,314	\$ 18,237	\$ 1,438,814	\$ 7,783.98	\$ 7,882.65
1002	CITY OF AUSTIN	0.541000	112113	1515 PEASE RD	HS,HT	\$ 1,394,900	\$ 756,000	\$ 638,900	\$ 1,394,900	\$ 460,317	\$ 655,603	\$ 3,546.81	\$ 6,037.13
1002	CITY OF AUSTIN	0.541000	112114	1613 PEASE RD	HS,HT	\$ 3,452,078	\$ 900,000	\$ 2,552,078	\$ 3,452,078	\$ 2,193,867	\$ 567,795	\$ 3,071.77	\$ 14,940.59
1002	CITY OF AUSTIN	0.541000	112116	1603 PEASE RD	HS,HT,OV65	\$ 2,015,787	\$ 810,000	\$ 1,205,787	\$ 2,015,787	\$ 552,210	\$ 947,420	\$ 5,125.54	\$ 8,113.00
1002	CITY OF AUSTIN	0.541000	112118	3 NILES RD	HS,HT,OV65	\$ 4,401,300	\$ 1,320,000	\$ 3,081,300	\$ 4,401,300	\$ 1,339,429	\$ 2,068,611	\$ 11,191.19	\$ 18,437.50
1002	CITY OF AUSTIN	0.541000	112127	1502 MARSHALL LN	HS,HT,OV65	\$ 1,839,179	\$ 720,000	\$ 1,119,179	\$ 1,839,179	\$ 493,929	\$ 864,414	\$ 4,676.48	\$ 7,348.64
1002	CITY OF AUSTIN	0.541000	112135	1515 MURRAY LN	HS,HT	\$ 1,237,859	\$ 600,000	\$ 637,859	\$ 1,237,859	\$ 408,493	\$ 581,794	\$ 3,147.51	\$ 5,357.45
1002	CITY OF AUSTIN	0.541000	112373	1305 W 22 ST	HS,HT,SO	\$ 1,499,903	\$ 780,000	\$ 719,903	\$ 1,499,903	\$ 476,396	\$ 704,954	\$ 3,813.80	\$ 6,391.10
1002	CITY OF AUSTIN	0.541000	112374	1908 CLIFF ST	HS,HT	\$ 773,545	\$ 390,000	\$ 383,545	\$ 682,647	\$ 91,882	\$ 454,236	\$ 2,457.42	\$ 2,954.50
1002	CITY OF AUSTIN	0.541000	112456	2210 SAN GABRIEL ST	HT	\$ 1,938,376	\$ 1,340,496	\$ 597,880	\$ 1,938,376	\$ 1,304,312	\$ 634,064	\$ 3,430.29	\$ 10,486.61
1002	CITY OF AUSTIN	0.541000	112492	1900 DAVID ST	HT	\$ 1,225,047	\$ 666,900	\$ 558,147	\$ 1,225,047	\$ 779,248	\$ 445,799	\$ 2,411.77	\$ 6,627.50
1002	CITY OF AUSTIN	0.541000	112493	1901 CLIFF ST	HS,HT,OV65	\$ 1,457,515	\$ 1,014,000	\$ 443,515	\$ 1,426,170	\$ 357,636	\$ 670,300	\$ 3,626.32	\$ 5,561.13
1002	CITY OF AUSTIN	0.541000	112598	1610 WATCHHILL RD	HS,HT	\$ 1,761,334	\$ 900,000	\$ 861,334	\$ 1,761,334	\$ 841,272	\$ 567,795	\$ 3,071.77	\$ 7,623.05
1002	CITY OF AUSTIN	0.541000	112614	2309 WINDSOR RD	EX-11.35 3,HS,HT	\$ 3,848,500	\$ 1,392,000	\$ 2,456,500	\$ 3,848,500	\$ 136,834	\$ 1,637,665	\$ 8,859.77	\$ 9,600.04
1002	CITY OF AUSTIN	0.541000	112618	2213 E WINDSOR RD	HS,HT,OV65	\$ 1,983,131	\$ 1,008,000	\$ 975,131	\$ 1,983,131	\$ 905,710	\$ 567,795	\$ 3,071.77	\$ 7,971.66
1002	CITY OF AUSTIN	0.541000	112649	2210 WINDSOR RD	HT	\$ 2,000,000	\$ 1,080,000	\$ 920,000	\$ 2,000,000	\$ -	\$ 2,000,000	\$ 10,820.00	\$ 10,820.00
1002	CITY OF AUSTIN	0.541000	112651	2200 WINDSOR RD	HS,HT,OV65	\$ 2,364,306	\$ 900,000	\$ 1,464,306					

YEAR 2021 HISTORIC EXEMPTION TAX LOSS - ALL TAXING UNITS

1002	CITY OF AUSTIN	0.541000	116672	1605 GASTON AVE	HS,HT	\$ 2,610,245	\$ 937,500	\$ 1,672,745	\$ 2,353,192	\$ 1,314,759	\$ 567,795	\$ 3,071.77	\$ 10,184.62
1002	CITY OF AUSTIN	0.541000	117125	3707 GILBERT ST	HS,HT	\$ 1,204,174	\$ 550,000	\$ 654,174	\$ 1,123,350	\$ 370,705	\$ 527,975	\$ 2,856.34	\$ 4,861.86
1002	CITY OF AUSTIN	0.541000	118027	1520 NORTHWOOD RD	HS,HT,OV65	\$ 790,915	\$ 472,500	\$ 318,415	\$ 790,915	\$ 65,496	\$ 454,236	\$ 2,457.42	\$ 2,811.75
1002	CITY OF AUSTIN	0.541000	118034	1616 NORTHWOOD RD	HS,HT	\$ 1,581,000	\$ 675,000	\$ 906,000	\$ 1,326,021	\$ 493,022	\$ 567,795	\$ 3,071.77	\$ 5,739.02
1002	CITY OF AUSTIN	0.541000	118092	1501 NORTHWOOD RD	HS,HT	\$ 1,203,613	\$ 712,500	\$ 491,113	\$ 1,050,574	\$ 346,689	\$ 493,770	\$ 2,671.30	\$ 4,546.88
1002	CITY OF AUSTIN	0.541000	118222	1410 NORTHWOOD RD	HS,HT,OV65	\$ 826,652	\$ 472,500	\$ 354,152	\$ 826,652	\$ 94,086	\$ 454,236	\$ 2,457.42	\$ 2,966.42
1002	CITY OF AUSTIN	0.541000	118602	2528 TANGLEWOOD TRL	HS,HT	\$ 1,715,303	\$ 880,000	\$ 835,303	\$ 1,715,303	\$ 566,050	\$ 806,192	\$ 4,361.50	\$ 7,423.83
1002	CITY OF AUSTIN	0.541000	119603	2408 SWEETBRUSH DR	HS,HT,OV65	\$ 3,396,284	\$ 2,200,000	\$ 1,196,284	\$ 3,396,284	\$ 1,007,774	\$ 1,596,253	\$ 8,635.73	\$ 14,087.79
1002	CITY OF AUSTIN	0.541000	119611	2507 KENMORE CT	HS,HT	\$ 3,447,000	\$ 1,595,000	\$ 1,852,000	\$ 3,190,000	\$ 1,984,205	\$ 567,795	\$ 3,071.77	\$ 13,806.32
1002	CITY OF AUSTIN	0.541000	120294	1901 W 35 ST	HS,HT	\$ 1,633,722	\$ 961,875	\$ 671,847	\$ 1,633,722	\$ 203,287	\$ 1,103,691	\$ 5,970.97	\$ 7,070.75
1002	CITY OF AUSTIN	0.541000	120719	2900 TARRY TRL	HT	\$ 5,817,842	\$ 1,705,000	\$ 4,112,842	\$ 5,817,842	\$ 3,727,321	\$ 2,090,521	\$ 11,309.72	\$ 31,474.53
1002	CITY OF AUSTIN	0.541000	121474	3720 JEFFERSON ST	HT	\$ 536,386	\$ 360,000	\$ 176,386	\$ 536,386	\$ 358,193	\$ 178,193	\$ 964.02	\$ 2,901.85
1002	CITY OF AUSTIN	0.541000	122966	3941 BALCONES DR	HS,HT	\$ 1,552,648	\$ 700,000	\$ 852,648	\$ 1,552,648	\$ 640,794	\$ 601,324	\$ 3,253.16	\$ 6,719.86
1002	CITY OF AUSTIN	0.541000	124633	4509 BALCONES DR	HS,HT	\$ 1,123,200	\$ 833,000	\$ 290,200	\$ 1,067,000	\$ 352,110	\$ 501,490	\$ 2,713.06	\$ 4,617.98
1002	CITY OF AUSTIN	0.541000	187787	112 ACADEMY DR B	HT	\$ 6,600,000	\$ 3,647,888	\$ 2,952,112	\$ 6,600,000	\$ 2,055,351	\$ 4,544,649	\$ 24,586.55	\$ 35,706.00
1002	CITY OF AUSTIN	0.541000	187793	210 ACADEMY DR	HT	\$ 1,682,846	\$ 1,350,000	\$ 332,846	\$ 1,682,846	\$ 1,178,923	\$ 503,923	\$ 2,726.22	\$ 9,104.20
1002	CITY OF AUSTIN	0.541000	187858	400 ACADEMY DR	HS,HT,OV65	\$ 2,609,244	\$ 1,687,500	\$ 921,744	\$ 2,609,244	\$ 208,901	\$ 1,765,494	\$ 9,551.32	\$ 10,681.48
1002	CITY OF AUSTIN	0.541000	188013	800 EDGECLIFF TER	HS,HT,OV65	\$ 1,720,517	\$ 590,625	\$ 1,129,892	\$ 1,627,597	\$ 424,107	\$ 764,971	\$ 4,138.49	\$ 6,432.91
1002	CITY OF AUSTIN	0.541000	188443	2205 E CESAR CHAVEZ ST	HT	\$ 997,943	\$ 647,330	\$ 350,613	\$ 997,943	\$ 660,803	\$ 337,140	\$ 1,823.93	\$ 5,398.87
1002	CITY OF AUSTIN	0.541000	188723	1202 GARDEN ST	HS,HT	\$ 1,072,916	\$ 350,000	\$ 722,916	\$ 882,750	\$ 251,964	\$ 454,236	\$ 2,457.42	\$ 3,820.54
1002	CITY OF AUSTIN	0.541000	188762	1301 E CESAR CHAVEZ ST	HT	\$ 1,817,487	\$ 915,200	\$ 902,287	\$ 1,817,487	\$ 1,137,543	\$ 679,944	\$ 3,678.50	\$ 9,832.60
1002	CITY OF AUSTIN	0.541000	188882	1405 E CESAR CHAVEZ ST	HT	\$ 910,883	\$ 655,785	\$ 255,098	\$ 910,883	\$ 619,388	\$ 291,495	\$ 1,576.99	\$ 4,927.88
1002	CITY OF AUSTIN	0.541000	188998	1602 E CESAR CHAVEZ ST	HT	\$ 2,759,775	\$ 2,052,570	\$ 707,205	\$ 2,759,775	\$ 1,898,057	\$ 861,718	\$ 4,661.89	\$ 14,930.38
1002	CITY OF AUSTIN	0.541000	189055	1705 WILLOW ST	HS,HT	\$ 649,664	\$ 350,000	\$ 299,664	\$ 463,042	\$ 85,282	\$ 285,152	\$ 1,542.67	\$ 2,004.05
1002	CITY OF AUSTIN	0.541000	190927	78 SAN MARCOS ST	HT	\$ 881,978	\$ 477,053	\$ 404,925	\$ 881,978	\$ 560,252	\$ 321,726	\$ 1,740.54	\$ 4,771.50
1002	CITY OF AUSTIN	0.541000	190978	1001 WILLOW ST	HS,HT	\$ 876,400	\$ 385,000	\$ 491,400	\$ 748,704	\$ 144,727	\$ 454,236	\$ 2,457.42	\$ 3,240.39
1002	CITY OF AUSTIN	0.541000	191615	604 E 3 ST	HS,HT	\$ 2,072,031	\$ 1,625,088	\$ 446,943	\$ 1,216,259	\$ 233,701	\$ 739,306	\$ 3,999.65	\$ 5,263.97
1002	CITY OF AUSTIN	0.541000	191616	600 E 3 ST	HT	\$ 2,970,012	\$ 1,625,088	\$ 1,344,924	\$ 2,970,012	\$ 1,891,278	\$ 1,078,734	\$ 5,835.95	\$ 16,067.76
1002	CITY OF AUSTIN	0.541000	191646	501 N INTERSTATE HY 35	HT	\$ 3,081,614	\$ 2,298,900	\$ 782,714	\$ 3,081,614	\$ 2,115,532	\$ 966,082	\$ 5,226.50	\$ 16,671.53
1002	CITY OF AUSTIN	0.541000	191701	1002 E CESAR CHAVEZ ST	HT	\$ 750,000	\$ 750,000	\$ -	\$ 750,000	\$ -	\$ 750,000	\$ 4,057.50	\$ 4,057.50
1002	CITY OF AUSTIN	0.541000	191702	1000 E CESAR CHAVEZ ST	HT	\$ 1,364,396	\$ 828,100	\$ 536,296	\$ 1,364,396	\$ 889,223	\$ 475,173	\$ 2,570.69	\$ 7,381.38
1002	CITY OF AUSTIN	0.541000	191900	1402 E 2 ST	HS,HT	\$ 1,114,837	\$ 385,000	\$ 729,837	\$ 974,792	\$ 391,426	\$ 458,152	\$ 2,478.60	\$ 4,596.22
1002	CITY OF AUSTIN	0.541000	191939	1511 E 6 ST	HT	\$ 1,999,218	\$ 776,250	\$ 1,222,968	\$ 1,999,218	\$ 1,193,671	\$ 805,547	\$ 4,358.01	\$ 10,815.77
1002	CITY OF AUSTIN	0.541000	192787	319 COLORADO ST	HT	\$ 12,746,800	\$ 5,888,000	\$ 6,858,800	\$ 12,746,800	\$ 6,052,476	\$ 6,694,324	\$ 36,216.29	\$ 68,960.19
1002	CITY OF AUSTIN	0.541000	192789	316 CONGRESS AVE	HT	\$ 6,816,395	\$ 3,702,600	\$ 3,113,795	\$ 6,816,395	\$ 4,335,873	\$ 2,480,522	\$ 13,419.62	\$ 36,876.70
1002	CITY OF AUSTIN	0.541000	192805	412 CONGRESS AVE	HT	\$ 6,500,000	\$ 3,680,000	\$ 2,820,000	\$ 6,500,000	\$ 3,927,351	\$ 2,572,649	\$ 13,918.03	\$ 35,165.00
1002	CITY OF AUSTIN	0.541000	192806	410 CONGRESS AVE	HT	\$ 3,041,801	\$ 1,840,000	\$ 1,201,801	\$ 3,041,801	\$ 1,980,900	\$ 1,060,901	\$ 5,739.47	\$ 16,456.14
1002	CITY OF AUSTIN	0.541000	192816	227 CONGRESS AVE	HS,HT,OV65	\$ 2,577,775	\$ 1,840,000	\$ 737,775	\$ 1,990,294	\$ 600,297	\$ 935,438	\$ 5,060.72	\$ 8,308.33
1002	CITY OF AUSTIN	0.541000	192827	103 E 5 ST	HT	\$ 6,549,832	\$ 3,312,400	\$ 3,237,432	\$ 6,549,832	\$ 4,098,181	\$ 2,451,651	\$ 13,263.43	\$ 35,434.59
1002	CITY OF AUSTIN	0.541000	192828	115 E 5 ST	HT	\$ 3,575,000	\$ 1,527,200	\$ 2,047,800	\$ 3,575,000	\$ 2,169,300	\$ 1,405,700	\$ 7,604.84	\$ 19,340.75
1002	CITY OF AUSTIN	0.541000	192897	1214 E 7 ST	HT	\$ 1,133,680	\$ 829,560	\$ 304,120	\$ 1,133,680	\$ 774,230	\$ 359,450	\$ 1,944.62	\$ 6,133.21
1002	CITY OF AUSTIN	0.541000	192900	1204 E 7 ST	HT	\$ 1,422,468	\$ 792,480	\$ 629,988	\$ 1,422,468	\$ 909,354	\$ 513,114	\$ 2,775.95	\$ 7,695.55
1002	CITY OF AUSTIN	0.541000	192919	1100 E 8 ST	HS,HT	\$ 1,079,581	\$ 343,750	\$ 735,831	\$ 1,079,581	\$ 356,262	\$ 507,403	\$ 2,745.05	\$ 4,672.43
1002	CITY OF AUSTIN	0.541000	192933	1101 E 11 ST	HT	\$ 1,075,571	\$ 430,380	\$ 645,191	\$ 1,075,571	\$ 645,380	\$ 430,191	\$ 2,327.33	\$ 5,818.84
1002	CITY OF AUSTIN	0.541000	192940	1110 E 10 ST	HS,HT	\$ 539,357	\$ 250,000	\$ 289,357	\$ 539,357	\$ 17,129	\$ 414,357	\$ 2,241.67	\$ 2,334.34
1002	CITY OF AUSTIN	0.541000	192964	1207 E 8 ST	HT	\$ 727,700	\$ 250,000	\$ 477,700	\$ 727,700	\$ 426,350	\$ 301,350	\$ 1,630.30	\$ 3,936.86
1002	CITY OF AUSTIN	0.541000	192967	1306 E 7 ST	HT	\$ 1,297,853	\$ 768,000	\$ 529,853	\$ 1,297,853	\$ 840,926	\$ 456,927	\$ 2,471.98	\$ 7,021.38
1002	CITY OF AUSTIN	0.541000	192974	805 LYDIA ST	DV4,HS,HT	\$ 910,211	\$ 312,500	\$ 597,711	\$ 867,088	\$ 227,434	\$ 454,236	\$ 2,457.42	\$ 3,687.83
1002	CITY OF AUSTIN	0.541000	192986	1208 INKS AVE	HS,HT,OV65	\$ 768,928	\$ 312,500	\$ 456,428	\$ 768,928	\$ -	\$ 502,142	\$ 2,716.59	\$ 2,716.59
1002	CITY OF AUSTIN	0.541000	193002	1209 E 11 ST	HT	\$ 714,566	\$ 483,840	\$ 230,726	\$ 714,566	\$ 478,243	\$ 236,323	\$ 1,278.51	\$ 3,865.80
1002	CITY OF AUSTIN	0.541000	193227	2008 E 8 ST	HS,HT	\$ 734,258	\$ 237,500	\$ 496,758	\$ 734,258	\$ 133,170	\$ 454,236	\$ 2,457.42	\$ 3,177.87
1002	CITY OF AUSTIN	0.541000	193678	3414 LYONS RD	HS,HT,OV65	\$ 315,706	\$ 118,800	\$ 196,906	\$ 315,706	\$ -	\$ 139,565	\$ 755.05	\$ 755.05
1002	CITY OF AUSTIN	0.541000	194250	708 SAN ANTONIO ST	EX-XV,HT	\$ 9,986,104	\$ 5,958,288	\$ 4,027,816	\$ 9,986,104	\$ -	\$ 3,503,480	\$ 18,953.83	\$ 18,953.83
1002	CITY OF AUSTIN	0.541000	194252	706 SAN ANTONIO ST	HT	\$ 1,038,124	\$ 1,009,124	\$ 29,000	\$ 1,038,124	\$ 771,343	\$ 266,781	\$ 1,443.29	\$ 5,616.25
1002	CITY OF AUSTIN	0.541000	194255	702 SAN ANTONIO ST	HT	\$ 1,752,951	\$ 390,150	\$ 1,362,801	\$ 1,752,951	\$ 974,012	\$ 778,939	\$ 4,214.06	\$ 9,483.46
1002	CITY OF AUSTIN	0.541000	194256	700 SAN ANTONIO ST	HS,HT,OV65	\$ 1,391,752	\$ 370,500	\$ 1,021,252	\$ 1,391,752	\$ 443,701	\$ 654,123	\$ 3,538.81	\$ 5,939.23
1002	CITY OF AUSTIN	0.541000	194258	504 W 7 ST	HT	\$ 1,918,150	\$ 960,000	\$ 958,150	\$ 1,918,150	\$ 1,199,075	\$ 719,075	\$ 3,890.20	\$ 10,377.19
1002	CITY OF AUSTIN	0.541000	194269	610 GUADALUPE ST	HT	\$ 1,619,811	\$ 1,044,080	\$ 575,731	\$ 1,619,811	\$ 1,070,925	\$ 548,886	\$ 2,969.47	\$ 8,763.18
1002	CITY OF AUSTIN	0.541000	194274	705 SAN ANTONIO ST	HT	\$ 1,749,973	\$ 911,250	\$ 838,723	\$ 1,749,973	\$ 1,102,798	\$ 647,175	\$ 3,501.22	\$ 9,467.35
1002	CITY OF AUSTIN	0.541000	194275	711 SAN ANTONIO ST	HT	\$ 2,605,460	\$ 1,298,550	\$ 1,306,910	\$ 2,605,460	\$ 1,627,367	\$ 978,093	\$ 5,291.48	\$ 14,095.54
1002	CITY OF AUSTIN	0.541000	194276	706 GUADALUPE ST	HT	\$ 3,800,000	\$ 2,901,096	\$ 898,904	\$ 3,800,000	\$ 2,625,274	\$ 1,174,726	\$ 6,355.27	\$ 20,558.00
1002	CITY OF AUSTIN	0.541000	194277	700 GUADALUPE ST	HT	\$ 5,283,567	\$ 2,856,600	\$ 2,426,967	\$ 5,283,567	\$ 3,355,933	\$ 1,927,634	\$ 10,428.50	\$ 28,584.10
1002	CITY OF AUSTIN	0.541000	194278	402 W 7 ST	HT	\$ 3,332,903	\$ 1,884,150	\$ 1,448,753	\$ 3,332,903	\$ 2,137,488	\$ 1,195,415	\$ 6,467.20	\$ 18,031.01
1002	CITY OF AUSTIN	0.541000	194279	404 W 7 ST	HT	\$ 3,091,347	\$ 1,612,500	\$ 1,478,847	\$ 3,091,347	\$ 1,948,798	\$ 1,142,549	\$ 6,181.19	\$ 16,724.19
1002	CITY OF AUSTIN	0.541000	194344	107 W 6 ST	HT	\$ 62,907,307	\$ 16,781,310	\$ 46,125,990	\$ 62,907,300	\$ 35,648,977	\$ 27,258,323	\$ 147,467.53	\$ 340,328.49
1002	CITY OF AUSTIN	0.541000	194347	504 CONGRESS AVE	HT	\$ 3,750,859	\$ 1,711,000	\$ 2,039,859	\$ 3,750,859	\$ 2,303,179	\$ 1,447,680	\$ 7,831.95	\$ 20,292.15
1002	CITY OF AUSTIN	0.541000	194352	620 CONGRESS AVE	HT	\$ 6,238,100	\$ 3,921,500	\$ 2,316,600	\$ 6,238,100	\$ 4,099,425	\$ 2,138,675	\$ 11,570.23	\$ 33,748.12
1002	CITY OF AUSTIN	0.541000	194362	718 CONGRESS AVE	HT	\$ 2,475,000	\$ 1,840,000	\$ 635,000	\$ 2,475,000	\$ 1,703,250	\$ 771,750	\$ 4,175.17	\$ 13,889.75
1002	CITY OF AUSTIN	0.541000	194363	716 CONGRESS AVE	HT	\$ 3,525,000	\$ 1,840,000	\$ 1,685,0					

YEAR 2021 HISTORIC EXEMPTION TAX LOSS - ALL TAXING UNITS

1002	CITY OF AUSTIN	0.541000	194578	509 E 6 ST	HT	\$ 593,253	\$ 489,360	\$ 103,893	\$ 593,253	\$ 418,966	\$ 174,287	\$ 942.89	\$ 3,209.50
1002	CITY OF AUSTIN	0.541000	194584	520 E 6 ST	HT	\$ 3,835,000	\$ 2,649,600	\$ 1,185,400	\$ 3,835,000	\$ 2,579,900	\$ 1,255,100	\$ 6,790.09	\$ 20,747.35
1002	CITY OF AUSTIN	0.541000	194661	701 E 6 ST	HT	\$ 2,291,058	\$ 1,318,275	\$ 972,783	\$ 2,291,058	\$ 1,883,078	\$ 407,980	\$ 2,207.17	\$ 12,394.62
1002	CITY OF AUSTIN	0.541000	194778	1001 E 8 ST	HS,HT	\$ 1,296,600	\$ 250,000	\$ 1,046,600	\$ 1,271,430	\$ 423,069	\$ 723,203	\$ 3,912.53	\$ 6,201.33
1002	CITY OF AUSTIN	0.541000	194782	1009 E 8 ST	HS,HT	\$ 527,268	\$ 300,000	\$ 227,268	\$ 243,159	\$ 20,543	\$ 173,984	\$ 941.25	\$ 1,052.39
1002	CITY OF AUSTIN	0.541000	194783	1011 E 8 ST	HS,HT	\$ 806,178	\$ 312,500	\$ 493,678	\$ 667,613	\$ -	\$ 534,090	\$ 2,889.43	\$ 2,889.43
1002	CITY OF AUSTIN	0.541000	194794	1005 E 9 ST	HS,HT,OV65	\$ 465,423	\$ 250,000	\$ 215,423	\$ 236,322	\$ -	\$ 76,058	\$ 411.47	\$ 411.47
1002	CITY OF AUSTIN	0.541000	194796	1009 E 9 ST	HS,HT	\$ 932,500	\$ 312,500	\$ 620,000	\$ 776,688	\$ 167,114	\$ 454,236	\$ 2,457.42	\$ 3,361.50
1002	CITY OF AUSTIN	0.541000	194798	1013 E 9 ST	HS,HT	\$ 1,037,216	\$ 312,500	\$ 724,716	\$ 989,813	\$ -	\$ 791,850	\$ 4,283.91	\$ 4,283.91
1002	CITY OF AUSTIN	0.541000	194801	1012 E 8 ST	HS,HT	\$ 1,156,205	\$ 312,500	\$ 843,705	\$ 1,055,120	\$ 348,190	\$ 495,906	\$ 2,682.85	\$ 4,566.56
1002	CITY OF AUSTIN	0.541000	194845	1504 E 11 ST	HT	\$ 338,673	\$ 162,500	\$ 176,173	\$ 338,673	\$ 209,961	\$ 128,712	\$ 696.33	\$ 1,832.22
1002	CITY OF AUSTIN	0.541000	194968	1604 E 11 ST	HS,HT,OV65	\$ 1,068,385	\$ 400,000	\$ 668,385	\$ 1,035,827	\$ -	\$ 715,662	\$ 3,871.73	\$ 3,871.73
1002	CITY OF AUSTIN	0.541000	194974	1148 NORTHWESTERN AV	HS,HT	\$ 470,408	\$ 200,000	\$ 270,408	\$ 470,408	\$ 46,400	\$ 353,045	\$ 1,909.97	\$ 2,161.00
1002	CITY OF AUSTIN	0.541000	195080	2005 HAMILTON AVE	HS,HT	\$ 848,405	\$ 312,500	\$ 535,905	\$ 787,327	\$ 63,486	\$ 566,376	\$ 3,064.09	\$ 3,407.55
1002	CITY OF AUSTIN	0.541000	195082	2011 HAMILTON AVE	HT	\$ 376,337	\$ 225,000	\$ 151,337	\$ 376,337	\$ 244,418	\$ 131,919	\$ 713.68	\$ 2,035.98
1002	CITY OF AUSTIN	0.541000	195781	1178 SAN BERNARD ST	HS,HT	\$ 415,200	\$ 225,000	\$ 190,200	\$ 371,580	\$ 26,365	\$ 270,899	\$ 1,465.56	\$ 1,608.20
1002	CITY OF AUSTIN	0.541000	195783	1174 SAN BERNARD ST	HS,HT	\$ 1,041,300	\$ 325,000	\$ 716,300	\$ 1,029,022	\$ 377,323	\$ 483,640	\$ 2,616.49	\$ 4,657.81
1002	CITY OF AUSTIN	0.541000	195787	1170 SAN BERNARD ST	HT	\$ 378,000	\$ 250,000	\$ 128,000	\$ 378,000	\$ 251,500	\$ 126,500	\$ 684.37	\$ 2,044.98
1002	CITY OF AUSTIN	0.541000	195788	1208 HACKBERRY ST	HT	\$ 414,903	\$ 225,000	\$ 189,903	\$ 414,903	\$ 263,701	\$ 151,202	\$ 818.00	\$ 2,244.63
1002	CITY OF AUSTIN	0.541000	195801	1209 E 12 ST	HS,HT	\$ 879,130	\$ 325,000	\$ 554,130	\$ 785,087	\$ 173,834	\$ 454,236	\$ 2,457.42	\$ 3,397.86
1002	CITY OF AUSTIN	0.541000	195827	1157 SAN BERNARD ST	HS,HT,OV65	\$ 910,276	\$ 325,000	\$ 585,276	\$ 826,580	\$ 94,028	\$ 454,236	\$ 2,457.42	\$ 2,966.11
1002	CITY OF AUSTIN	0.541000	195840	1171 SAN BERNARD ST	HT	\$ 600,201	\$ 472,500	\$ 127,701	\$ 600,201	\$ 418,225	\$ 181,976	\$ 984.49	\$ 3,247.09
1002	CITY OF AUSTIN	0.541000	195859	1191 SAN BERNARD ST	HS,HT	\$ 663,158	\$ 312,500	\$ 350,658	\$ 507,088	\$ 18,055	\$ 387,615	\$ 2,097.00	\$ 2,194.67
1002	CITY OF AUSTIN	0.541000	195864	1192 ANGELINA ST	HS,HT	\$ 803,528	\$ 312,500	\$ 491,028	\$ 771,789	\$ 163,195	\$ 454,236	\$ 2,457.42	\$ 3,340.30
1002	CITY OF AUSTIN	0.541000	196587	808 WEST AVE	HT	\$ 3,172,443	\$ 1,902,555	\$ 1,269,888	\$ 3,172,443	\$ 2,143,492	\$ 1,028,951	\$ 5,566.62	\$ 17,162.92
1002	CITY OF AUSTIN	0.541000	196619	810 W 10 ST	HT	\$ 1,089,828	\$ 634,800	\$ 455,028	\$ 1,089,828	\$ 703,614	\$ 386,214	\$ 2,089.42	\$ 5,895.97
1002	CITY OF AUSTIN	0.541000	196661	900 RIO GRANDE ST	HT	\$ 1,896,600	\$ 1,377,600	\$ 519,000	\$ 1,896,600	\$ 1,292,700	\$ 603,900	\$ 3,267.10	\$ 10,260.61
1002	CITY OF AUSTIN	0.541000	196693	602 W 9 ST	HT	\$ 1,630,000	\$ 1,305,600	\$ 324,400	\$ 1,630,000	\$ 1,141,400	\$ 488,600	\$ 2,643.33	\$ 8,818.30
1002	CITY OF AUSTIN	0.541000	196695	901 RIO GRANDE ST	HT	\$ 2,657,610	\$ 1,763,700	\$ 893,910	\$ 2,657,610	\$ 1,769,730	\$ 887,880	\$ 4,803.43	\$ 14,377.67
1002	CITY OF AUSTIN	0.541000	196707	604 W 11 ST	HS,HT,OV65	\$ 2,343,283	\$ 1,656,000	\$ 687,283	\$ 2,210,787	\$ 381,401	\$ 1,328,115	\$ 7,185.10	\$ 9,248.48
1002	CITY OF AUSTIN	0.541000	196729	800 SAN ANTONIO ST	HT	\$ 1,723,964	\$ 1,476,000	\$ 247,964	\$ 1,723,964	\$ 1,230,981	\$ 492,983	\$ 2,667.04	\$ 9,326.65
1002	CITY OF AUSTIN	0.541000	196738	1105 NUECES ST	HT	\$ 1,010,471	\$ 390,000	\$ 620,471	\$ 1,010,471	\$ 602,735	\$ 407,736	\$ 2,205.85	\$ 5,466.65
1002	CITY OF AUSTIN	0.541000	196743	501 W 12 ST	HT	\$ 2,766,228	\$ 1,656,000	\$ 1,110,228	\$ 2,766,228	\$ 1,797,113	\$ 969,115	\$ 5,242.91	\$ 14,965.29
1002	CITY OF AUSTIN	0.541000	196749	1206 SAN ANTONIO ST	HT	\$ 1,758,146	\$ 828,000	\$ 930,146	\$ 1,758,146	\$ 1,086,073	\$ 672,073	\$ 3,635.91	\$ 9,511.57
1002	CITY OF AUSTIN	0.541000	196767	402 W 12 ST	HT	\$ 2,905,141	\$ 1,560,000	\$ 1,345,141	\$ 2,905,141	\$ 1,842,570	\$ 1,062,571	\$ 5,748.51	\$ 15,716.81
1002	CITY OF AUSTIN	0.541000	196854	303 W 9 ST	HT	\$ 2,837,407	\$ 2,802,688	\$ 34,719	\$ 2,837,407	\$ 2,119,375	\$ 718,032	\$ 3,884.55	\$ 15,350.37
1002	CITY OF AUSTIN	0.541000	197036	1111 RED RIVER ST	EX-XV,HT	\$ 1,629,950	\$ -	\$ 1,629,950	\$ 1,629,950	\$ -	\$ 814,975	\$ 4,409.01	\$ 4,409.01
1002	CITY OF AUSTIN	0.541000	197097	901 E 12 ST	HT	\$ 787,972	\$ 657,767	\$ 130,205	\$ 787,972	\$ 558,427	\$ 229,545	\$ 1,241.84	\$ 4,262.93
1002	CITY OF AUSTIN	0.541000	197129	902 OLIVE ST	HS,HT	\$ 431,120	\$ 225,000	\$ 206,120	\$ 431,120	\$ 26,276	\$ 318,620	\$ 1,723.73	\$ 1,865.89
1002	CITY OF AUSTIN	0.541000	197170	904 JUNIPER ST	HS,HT	\$ 298,943	\$ 162,500	\$ 136,443	\$ 122,316	\$ 8,781	\$ 89,072	\$ 481.88	\$ 529.38
1002	CITY OF AUSTIN	0.541000	197241	1154 LYDIA ST	HT	\$ 2,015,245	\$ 1,135,680	\$ 879,565	\$ 2,015,245	\$ 1,669,604	\$ 345,641	\$ 1,869.92	\$ 10,902.48
1002	CITY OF AUSTIN	0.541000	197245	1104 E 11 ST	HT	\$ 527,821	\$ 276,780	\$ 251,041	\$ 527,821	\$ 333,105	\$ 194,716	\$ 1,053.41	\$ 2,855.51
1002	CITY OF AUSTIN	0.541000	198357	1000 E 14 ST	HS,HT	\$ 582,993	\$ 250,000	\$ 332,993	\$ 582,993	\$ 8,401	\$ 457,993	\$ 2,477.74	\$ 2,523.19
1002	CITY OF AUSTIN	0.541000	198364	1007 E 16 ST	HS,HT,OV65	\$ 860,800	\$ 300,000	\$ 560,800	\$ 835,223	\$ -	\$ 555,178	\$ 3,003.51	\$ 3,003.51
1002	CITY OF AUSTIN	0.541000	199604	1402 WEST AVE	HT	\$ 4,374,970	\$ 3,601,125	\$ 773,845	\$ 4,374,970	\$ 3,087,766	\$ 1,287,204	\$ 6,963.77	\$ 23,668.59
1002	CITY OF AUSTIN	0.541000	199620	1400 WEST AVE	HT	\$ 2,625,000	\$ 1,834,350	\$ 790,650	\$ 2,625,000	\$ 1,771,087	\$ 853,913	\$ 4,619.67	\$ 14,201.25
1002	CITY OF AUSTIN	0.541000	199621	1308 WEST AVE	HT	\$ 2,245,426	\$ 1,875,663	\$ 369,763	\$ 2,245,426	\$ 1,591,628	\$ 653,798	\$ 3,537.05	\$ 12,147.75
1002	CITY OF AUSTIN	0.541000	199709	609 W 18 ST E	HT	\$ 602,077	\$ 276,000	\$ 326,077	\$ 602,077	\$ 370,038	\$ 232,039	\$ 1,255.33	\$ 3,257.24
1002	CITY OF AUSTIN	0.541000	199729	502 W 13 ST	HT	\$ 2,314,282	\$ 1,632,194	\$ 682,088	\$ 2,314,282	\$ 1,565,189	\$ 749,093	\$ 4,052.59	\$ 12,520.27
1002	CITY OF AUSTIN	0.541000	199736	502 W 14 ST	HT	\$ 1,325,394	\$ 883,200	\$ 442,194	\$ 1,325,394	\$ 883,497	\$ 441,897	\$ 2,390.66	\$ 7,170.38
1002	CITY OF AUSTIN	0.541000	199746	1510 SAN ANTONIO ST	HT	\$ 1,379,385	\$ 902,400	\$ 476,985	\$ 1,379,385	\$ 915,292	\$ 464,093	\$ 2,510.74	\$ 7,462.47
1002	CITY OF AUSTIN	0.541000	199808	408 W 14 ST	HT	\$ 3,194,506	\$ 1,459,200	\$ 1,735,306	\$ 3,194,506	\$ 1,962,053	\$ 1,232,453	\$ 6,667.57	\$ 17,282.28
1002	CITY OF AUSTIN	0.541000	199849	1601 GUADALUPE ST	HT	\$ 4,290,167	\$ 1,229,700	\$ 3,060,467	\$ 4,290,167	\$ 2,452,508	\$ 1,837,659	\$ 9,941.74	\$ 23,209.80
1002	CITY OF AUSTIN	0.541000	199866	1802 LAVACA ST	HT	\$ 1,684,044	\$ 1,035,000	\$ 649,044	\$ 1,684,044	\$ 1,100,772	\$ 583,272	\$ 3,155.50	\$ 9,110.68
1002	CITY OF AUSTIN	0.541000	199984	202 W 13 ST	HT	\$ 2,960,288	\$ 1,222,500	\$ 1,737,788	\$ 2,960,288	\$ 1,785,769	\$ 1,174,519	\$ 6,354.15	\$ 16,015.16
1002	CITY OF AUSTIN	0.541000	200198	1607 SAN JACINTO BLVD	HT	\$ 4,810,144	\$ 4,386,150	\$ 423,994	\$ 4,810,144	\$ 3,501,609	\$ 1,308,535	\$ 7,079.17	\$ 26,022.88
1002	CITY OF AUSTIN	0.541000	202007	1806 RIO GRANDE ST	HT	\$ 5,082,457	\$ 2,374,000	\$ 2,708,457	\$ 5,082,457	\$ 3,134,728	\$ 1,947,729	\$ 10,537.21	\$ 27,496.09
1002	CITY OF AUSTIN	0.541000	202009	1801 WEST AVE	HS,HT,OV65	\$ 2,163,300	\$ 1,233,720	\$ 929,580	\$ 1,569,515	\$ 404,940	\$ 737,672	\$ 3,990.81	\$ 6,181.53
1002	CITY OF AUSTIN	0.541000	202010	1803 WEST AVE	HT	\$ 2,003,619	\$ 1,117,800	\$ 885,819	\$ 2,003,619	\$ 1,281,259	\$ 722,360	\$ 3,907.97	\$ 10,839.58
1002	CITY OF AUSTIN	0.541000	202024	1711 SAN GABRIEL ST	HS,HT,OV65	\$ 1,721,468	\$ 721,650	\$ 999,818	\$ 1,242,656	\$ 297,077	\$ 584,048	\$ 3,159.70	\$ 4,766.89
1002	CITY OF AUSTIN	0.541000	202032	707 W 18 ST	HT	\$ 440,169	\$ 161,120	\$ 279,049	\$ 440,169	\$ 260,364	\$ 179,805	\$ 972.75	\$ 2,381.31
1002	CITY OF AUSTIN	0.541000	202037	1703 WEST AVE	HT	\$ 1,486,433	\$ 806,400	\$ 680,033	\$ 1,486,433	\$ 944,816	\$ 541,617	\$ 2,930.15	\$ 8,041.60
1002	CITY OF AUSTIN	0.541000	202039	1717 WEST AVE	HT	\$ 1,348,150	\$ 929,135	\$ 419,015	\$ 1,348,150	\$ 953,777	\$ 394,373	\$ 2,133.56	\$ 7,293.49
1002	CITY OF AUSTIN	0.541000	202050	901 W 16 ST	HS,HT,OV65	\$ 2,185,900	\$ 1,555,840	\$ 630,060	\$ 1,427,498	\$ 109,519	\$ 919,479	\$ 4,974.38	\$ 5,566.88
1002	CITY OF AUSTIN	0.541000	202053	805 W 16 ST	HS,HT	\$ 1,667,594	\$ 1,354,050	\$ 313,544	\$ 1,433,158	\$ 519,635	\$ 673,584	\$ 3,644.09	\$ 6,455.31
1002	CITY OF AUSTIN	0.541000	202054	1510 WEST AVE	HS,HT,OV65	\$ 2,868,400	\$ 1,440,311	\$ 1,428,089	\$ 2,701,160	\$ 1,480,133	\$ 567,795	\$ 3,071.77	\$ 11,079.29
1002	CITY OF AUSTIN	0.541000	202055	1504 WEST AVE	HT	\$ 1,369,534	\$ 691,703	\$ 677,831	\$ 1,369,534	\$ 857,693	\$ 511,841	\$ 2,769.06	\$ 7,409.18
1002	CITY OF AUSTIN	0.541000	202056	1502 WEST AVE	HT	\$ 4,140,775	\$ 2,787,750	\$ 1,353,025	\$ 4,140,775	\$ 2,767,324	\$ 1,373,451	\$ 7,430.37	\$ 22,401.59
1002	CITY OF AUSTIN	0.541000	202064	1001 W 17 ST	HS,HT	\$ 2,203,000	\$ 1,281,928	\$ 921,072	\$ 2,041,270	\$ 1,065,221	\$ 567,795	\$ 3,071.77	\$ 8,834.62
1													

YEAR 2021 HISTORIC EXEMPTION TAX LOSS - ALL TAXING UNITS

1002	CITY OF AUSTIN	0.541000	211219	3018 WEST AVE	HS,HT	\$ 786,396	\$ 390,000	\$ 396,396	\$ 702,695	\$ 107,920	\$ 454,236	\$ 2,457.42	\$ 3,041.26
1002	CITY OF AUSTIN	0.541000	211312	3001 WASHINGTON SQ	HS,HT	\$ 1,763,235	\$ 624,000	\$ 1,139,235	\$ 1,763,235	\$ 842,793	\$ 567,795	\$ 3,071.77	\$ 7,631.28
1002	CITY OF AUSTIN	0.541000	211315	3009 WASHINGTON SQ	HS,HT,OV65	\$ 797,653	\$ 468,000	\$ 329,653	\$ 766,093	\$ 45,638	\$ 454,236	\$ 2,457.42	\$ 2,704.32
1002	CITY OF AUSTIN	0.541000	211480	305 E 34 ST	HT	\$ 3,035,700	\$ 807,500	\$ 2,228,200	\$ 3,035,700	\$ 2,483,285	\$ 552,415	\$ 2,988.57	\$ 16,423.14
1002	CITY OF AUSTIN	0.541000	211498	310 E 34 ST	HS,HT,OV65	\$ 1,018,879	\$ 507,000	\$ 511,879	\$ 816,576	\$ -	\$ 580,001	\$ 3,137.81	\$ 3,137.81
1002	CITY OF AUSTIN	0.541000	211561	3312 DUVAL ST	HS,HT	\$ 1,689,784	\$ 741,000	\$ 948,784	\$ 1,689,784	\$ 611,151	\$ 794,198	\$ 4,296.61	\$ 7,602.94
1002	CITY OF AUSTIN	0.541000	211564	3300 DUVAL ST	HS,HT,OV65	\$ 1,851,200	\$ 772,200	\$ 1,079,000	\$ 1,851,200	\$ -	\$ 1,367,960	\$ 7,400.66	\$ 7,400.66
1002	CITY OF AUSTIN	0.541000	211580	3400 DUVAL ST	HS,HT	\$ 1,150,002	\$ 585,000	\$ 565,002	\$ 991,760	\$ 327,281	\$ 466,127	\$ 2,521.75	\$ 4,292.34
1002	CITY OF AUSTIN	0.541000	211584	402 E 34 ST	HS,HT	\$ 677,376	\$ 390,000	\$ 287,376	\$ 625,241	\$ 45,957	\$ 454,236	\$ 2,457.42	\$ 2,706.04
1002	CITY OF AUSTIN	0.541000	211616	3215 DUVAL ST	HS,HT,OV65	\$ 3,774,694	\$ 1,267,500	\$ 2,507,194	\$ 2,966,636	\$ -	\$ 2,260,309	\$ 12,228.27	\$ 12,228.27
1002	CITY OF AUSTIN	0.541000	211632	508 HARRIS AVE	HS,HT	\$ 1,457,337	\$ 341,250	\$ 1,116,087	\$ 1,126,502	\$ 450,545	\$ 529,456	\$ 2,864.36	\$ 5,301.81
1002	CITY OF AUSTIN	0.541000	211658	506 TEXAS AVE	HS,HT	\$ 1,021,761	\$ 422,500	\$ 599,261	\$ 869,712	\$ 241,534	\$ 454,236	\$ 2,457.42	\$ 3,764.12
1002	CITY OF AUSTIN	0.541000	211692	603 CAROLYN AVE	HS,HT,OV65	\$ 1,331,382	\$ 487,500	\$ 843,882	\$ 1,062,273	\$ -	\$ 736,818	\$ 3,986.19	\$ 3,986.19
1002	CITY OF AUSTIN	0.541000	211733	3805 RED RIVER ST	EX-XV,HT	\$ 743,862	\$ 380,250	\$ 363,612	\$ 743,862	\$ -	\$ 553,737	\$ 2,995.72	\$ 2,995.72
1002	CITY OF AUSTIN	0.541000	212554	3506 WEST AVE	HS,HT	\$ 953,000	\$ 585,000	\$ 368,000	\$ 866,140	\$ 238,676	\$ 454,236	\$ 2,457.42	\$ 3,748.65
1002	CITY OF AUSTIN	0.541000	212631	506 W 34 ST	HS,HT,OV65S	\$ 567,226	\$ 508,486	\$ 58,740	\$ 494,876	\$ 9,839	\$ 273,062	\$ 1,477.27	\$ 1,530.49
1002	CITY OF AUSTIN	0.541000	212746	609 W 33 ST	HS,HT	\$ 1,463,790	\$ 546,000	\$ 917,790	\$ 1,463,790	\$ 636,272	\$ 687,981	\$ 3,721.98	\$ 7,164.21
1002	CITY OF AUSTIN	0.541000	212759	503 W 33 ST	HS,HT	\$ 1,025,800	\$ 546,000	\$ 479,800	\$ 905,850	\$ 270,444	\$ 454,236	\$ 2,457.42	\$ 3,920.52
1002	CITY OF AUSTIN	0.541000	212832	3500 SPEEDWAY	HS,HT,OV65,SO	\$ 683,183	\$ 312,000	\$ 371,183	\$ 599,301	\$ -	\$ 393,598	\$ 2,129.37	\$ 2,129.37
1002	CITY OF AUSTIN	0.541000	213003	212 W 33 ST	HS,HT	\$ 1,676,585	\$ 780,000	\$ 896,585	\$ 1,676,585	\$ 553,273	\$ 787,995	\$ 4,263.05	\$ 7,256.26
1002	CITY OF AUSTIN	0.541000	213014	110 W 33 ST	HS,HT,OV65	\$ 1,275,085	\$ 585,000	\$ 690,085	\$ 1,184,513	\$ -	\$ 858,073	\$ 4,642.17	\$ 4,642.17
1002	CITY OF AUSTIN	0.541000	213015	108 W 33 ST	HS,HT	\$ 1,450,037	\$ 585,000	\$ 865,037	\$ 1,426,725	\$ 573,585	\$ 567,795	\$ 3,071.77	\$ 6,174.87
1002	CITY OF AUSTIN	0.541000	213031	209 E 34 ST	HS,HT	\$ 861,397	\$ 390,000	\$ 471,397	\$ 766,308	\$ 158,810	\$ 454,236	\$ 2,457.42	\$ 3,316.58
1002	CITY OF AUSTIN	0.541000	213067	113 W 33 ST	HS,HT	\$ 938,100	\$ 390,000	\$ 548,100	\$ 938,100	\$ 307,546	\$ 454,236	\$ 2,457.42	\$ 4,121.24
1002	CITY OF AUSTIN	0.541000	213069	109 W 33 ST	HS,HT,OV65	\$ 1,416,090	\$ 546,000	\$ 870,090	\$ 1,298,145	\$ -	\$ 925,516	\$ 5,007.04	\$ 5,007.04
1002	CITY OF AUSTIN	0.541000	213071	105 W 33 ST	HS,HT,OV65	\$ 1,038,593	\$ 546,000	\$ 492,593	\$ 1,030,596	\$ -	\$ 711,477	\$ 3,849.09	\$ 3,849.09
1002	CITY OF AUSTIN	0.541000	213076	104 W 32 ST	HS,HT	\$ 1,225,129	\$ 507,000	\$ 718,129	\$ 1,098,351	\$ 362,456	\$ 516,225	\$ 2,792.78	\$ 4,753.66
1002	CITY OF AUSTIN	0.541000	213077	106 W 32 ST	HS,HT,OV65	\$ 1,094,629	\$ 468,000	\$ 626,629	\$ 1,094,629	\$ 248,227	\$ 514,476	\$ 2,783.32	\$ 4,126.22
1002	CITY OF AUSTIN	0.541000	213078	108 W 32 ST	HS,HT	\$ 1,945,326	\$ 663,000	\$ 1,282,326	\$ 1,929,389	\$ 975,716	\$ 567,795	\$ 3,071.77	\$ 8,350.39
1002	CITY OF AUSTIN	0.541000	213107	3909 AVENUE G	HS,HT	\$ 1,040,436	\$ 525,000	\$ 515,436	\$ 914,733	\$ 277,550	\$ 454,236	\$ 2,457.42	\$ 3,958.96
1002	CITY OF AUSTIN	0.541000	213109	3913 AVENUE G	HS,HT	\$ 860,634	\$ 350,000	\$ 510,634	\$ 818,033	\$ 200,190	\$ 454,236	\$ 2,457.42	\$ 3,540.44
1002	CITY OF AUSTIN	0.541000	213119	4001 AVENUE G	HS,HT,OV65	\$ 1,296,551	\$ 420,000	\$ 876,551	\$ 1,025,045	\$ 225,265	\$ 481,771	\$ 2,606.38	\$ 3,825.06
1002	CITY OF AUSTIN	0.541000	213121	4007 AVENUE G	HS,HT	\$ 1,326,552	\$ 420,000	\$ 906,552	\$ 1,326,552	\$ -	\$ 1,061,242	\$ 5,741.32	\$ 5,741.32
1002	CITY OF AUSTIN	0.541000	213124	4014 AVENUE H	HS,HT	\$ 825,771	\$ 420,000	\$ 405,771	\$ 825,771	\$ 44,846	\$ 615,771	\$ 3,331.32	\$ 3,573.94
1002	CITY OF AUSTIN	0.541000	213130	3803 AVENUE H	HS,HT	\$ 808,247	\$ 385,000	\$ 423,247	\$ 707,929	\$ 112,107	\$ 454,236	\$ 2,457.42	\$ 3,063.92
1002	CITY OF AUSTIN	0.541000	213228	512 E 39 ST	HS,HT,OV65	\$ 670,100	\$ 325,000	\$ 345,100	\$ 660,000	\$ -	\$ 415,000	\$ 2,245.15	\$ 2,245.15
1002	CITY OF AUSTIN	0.541000	214630	3908 AVENUE B	HT	\$ 12,283,889	\$ 8,758,696	\$ 3,525,193	\$ 12,283,889	\$ 8,331,618	\$ 3,952,271	\$ 21,381.79	\$ 66,455.84
1002	CITY OF AUSTIN	0.541000	214672	209 W 39 ST	DP,HS,HT	\$ 1,152,704	\$ 535,500	\$ 617,204	\$ 1,009,830	\$ -	\$ 694,864	\$ 3,759.21	\$ 3,759.21
1002	CITY OF AUSTIN	0.541000	214684	3900 AVENUE C	HS,HT	\$ 1,150,512	\$ 525,000	\$ 625,512	\$ 1,150,512	\$ 32,398	\$ 888,012	\$ 4,804.14	\$ 4,979.42
1002	CITY OF AUSTIN	0.541000	214692	311 W 41 ST	HS,HT,OV65	\$ 838,478	\$ 350,000	\$ 488,478	\$ 746,973	\$ 67,230	\$ 454,236	\$ 2,457.42	\$ 2,821.13
1002	CITY OF AUSTIN	0.541000	214700	4002 AVENUE C	HS,HT	\$ 1,011,673	\$ 402,500	\$ 609,173	\$ 887,011	\$ 255,373	\$ 454,236	\$ 2,457.42	\$ 3,838.98
1002	CITY OF AUSTIN	0.541000	214713	3913 AVENUE C	HS,HT	\$ 985,721	\$ 490,000	\$ 495,721	\$ 764,152	\$ 62,151	\$ 549,171	\$ 2,971.02	\$ 3,307.25
1002	CITY OF AUSTIN	0.541000	214721	4001 AVENUE C	HS,HT	\$ 1,026,244	\$ 490,000	\$ 536,244	\$ 868,342	\$ 240,438	\$ 454,236	\$ 2,457.42	\$ 3,758.19
1002	CITY OF AUSTIN	0.541000	214725	213 W 41 ST	HS,HT	\$ 1,602,900	\$ 525,000	\$ 1,077,900	\$ 1,592,580	\$ 525,551	\$ 748,513	\$ 4,049.46	\$ 6,892.69
1002	CITY OF AUSTIN	0.541000	214765	4006 SPEEDWAY	HT	\$ 1,273,769	\$ 584,104	\$ 689,665	\$ 1,273,769	\$ 782,910	\$ 490,859	\$ 2,655.55	\$ 6,891.09
1002	CITY OF AUSTIN	0.541000	214776	3824 AVENUE F	HS,HT	\$ 1,112,986	\$ 595,000	\$ 517,986	\$ 1,083,877	\$ 72,944	\$ 794,158	\$ 4,296.39	\$ 4,691.02
1002	CITY OF AUSTIN	0.541000	214777	3820 AVENUE F	HS,HT	\$ 739,513	\$ 385,000	\$ 354,513	\$ 665,916	\$ 119,855	\$ 412,878	\$ 2,233.67	\$ 2,882.09
1002	CITY OF AUSTIN	0.541000	214786	4012 AVENUE F	HS,HT	\$ 917,419	\$ 507,500	\$ 409,919	\$ 809,609	\$ 62,009	\$ 585,678	\$ 3,168.52	\$ 3,503.99
1002	CITY OF AUSTIN	0.541000	214820	3816 AVENUE G	HS,HT,OV65	\$ 959,162	\$ 525,000	\$ 434,162	\$ 877,107	\$ -	\$ 588,686	\$ 3,184.79	\$ 3,184.79
1002	CITY OF AUSTIN	0.541000	214829	3912 AVENUE G	HS,HT	\$ 1,727,721	\$ 560,000	\$ 1,167,721	\$ 1,650,000	\$ 752,205	\$ 567,795	\$ 3,071.77	\$ 7,141.20
1002	CITY OF AUSTIN	0.541000	214869	801 PARK BLVD	HS,HT	\$ 966,671	\$ 422,500	\$ 544,171	\$ 966,671	\$ 17,916	\$ 755,421	\$ 4,086.83	\$ 4,183.75
1002	CITY OF AUSTIN	0.541000	214879	710 E 41 ST	HT	\$ 19,468,500	\$ 7,142,233	\$ 12,326,267	\$ 19,468,500	\$ 17,553,689	\$ 1,914,811	\$ 10,359.13	\$ 105,324.59
1002	CITY OF AUSTIN	0.541000	214942	700 E 44 ST	HS,HT	\$ 1,236,900	\$ 552,500	\$ 684,400	\$ 1,236,900	\$ 28,870	\$ 960,650	\$ 5,197.12	\$ 5,353.30
1002	CITY OF AUSTIN	0.541000	215725	4110 SPEEDWAY	HS,HT	\$ 923,497	\$ 420,000	\$ 503,497	\$ 840,309	\$ 250,973	\$ 454,236	\$ 2,457.42	\$ 3,815.18
1002	CITY OF AUSTIN	0.541000	215726	4108 SPEEDWAY	HS,HT,OV65	\$ 1,004,428	\$ 420,000	\$ 584,428	\$ 926,133	\$ -	\$ 627,906	\$ 3,396.97	\$ 3,396.97
1002	CITY OF AUSTIN	0.541000	215735	4213 AVENUE D	HS,HT	\$ 946,859	\$ 350,000	\$ 596,859	\$ 932,249	\$ 291,563	\$ 454,236	\$ 2,457.42	\$ 4,034.77
1002	CITY OF AUSTIN	0.541000	215763	4401 AVENUE D	HS,HT	\$ 1,588,268	\$ 507,500	\$ 1,080,768	\$ 1,490,465	\$ 624,577	\$ 567,795	\$ 3,071.77	\$ 6,450.73
1002	CITY OF AUSTIN	0.541000	215790	4104 AVENUE F	HS,HT	\$ 986,257	\$ 402,500	\$ 583,757	\$ 905,168	\$ 269,898	\$ 454,236	\$ 2,457.42	\$ 3,917.56
1002	CITY OF AUSTIN	0.541000	215791	4100 AVENUE F	HS,HT,OV65	\$ 1,009,706	\$ 402,500	\$ 607,206	\$ 1,009,706	\$ -	\$ 694,765	\$ 3,758.68	\$ 3,758.68
1002	CITY OF AUSTIN	0.541000	215801	4212 AVENUE F	HS,HT,OV65	\$ 855,165	\$ 402,500	\$ 452,665	\$ 763,109	\$ -	\$ 497,487	\$ 2,691.40	\$ 2,691.40
1002	CITY OF AUSTIN	0.541000	215806	4200 AVENUE F	HS,HT,OV65	\$ 1,036,100	\$ 507,500	\$ 528,600	\$ 905,806	\$ -	\$ 611,645	\$ 3,309.00	\$ 3,309.00
1002	CITY OF AUSTIN	0.541000	215822	4300 AVENUE F	HS,HT,OV65	\$ 780,873	\$ 402,500	\$ 378,373	\$ 710,320	\$ -	\$ 455,256	\$ 2,462.93	\$ 2,462.93
1002	CITY OF AUSTIN	0.541000	215911	4300 AVENUE G	HS,HT,OV65	\$ 1,353,855	\$ 350,000	\$ 1,003,855	\$ 998,039	\$ 216,353	\$ 469,078	\$ 2,537.71	\$ 3,708.18
1002	CITY OF AUSTIN	0.541000	215959	4107 AVENUE H	HS,HT	\$ 878,858	\$ 402,500	\$ 476,358	\$ 747,842	\$ 21,681	\$ 576,593	\$ 3,119.37	\$ 3,236.66
1002	CITY OF AUSTIN	0.541000	215982	4200 DUVAL ST	HS,HT,OV65	\$ 556,011	\$ 315,000	\$ 241,011	\$ 500,280	\$ -	\$ 287,224	\$ 1,553.88	\$ 1,553.88
1002	CITY OF AUSTIN	0.541000	215994	4401 AVENUE H	HS,HT	\$ 1,277,800	\$ 453,600	\$ 824,200	\$ 1,081,254	\$ 356,814	\$ 508,189	\$ 2,749.30	\$ 4,679.67
1002	CITY OF AUSTIN	0.541000	216072	602 E 43 ST	HT	\$ 2,146,377	\$ 914,063	\$ 1,232,314	\$ 2,146,377	\$ 1,301,704	\$ 844,673	\$ 4,569.68	\$ 11,611.90
1002	CITY OF AUSTIN	0.541000	216079	602 E 43 ST	HT	\$ 569,345	\$ 475,313	\$ 94,032	\$ 569,345	\$ 403,501	\$ 165,844	\$ 897.22	\$ 3,080.16
1002	CITY OF AUSTIN	0.541000	216253	4615 CASWELL AVE	HS,HT,OV65S	\$ 1,134,577	\$ 459,200	\$ 675,377	\$ 883,676	\$ 139,705	\$ 454,236	\$ 2,457.42	\$ 3,213.22
1002	CITY OF AUSTIN	0.541000	216273	802 E 47 ST	HS,HT,OV65	\$ 970,851	\$ 525,000	\$ 44					

YEAR 2021 HISTORIC EXEMPTION TAX LOSS - ALL TAXING UNITS

1002	CITY OF AUSTIN	0.541000	499335	710 COLORADO ST B-4	HS,HT	\$ 530,258	\$ 33,731	\$ 496,527	\$ 530,258	\$ -	\$ 424,206	\$ 2,294.95	\$ 2,294.95
1002	CITY OF AUSTIN	0.541000	499336	710 COLORADO ST B-5	HS,HT,OV65	\$ 530,258	\$ 33,731	\$ 496,527	\$ 530,258	\$ -	\$ 311,206	\$ 1,683.62	\$ 1,683.62
1002	CITY OF AUSTIN	0.541000	499337	710 COLORADO ST B-6	HT	\$ 544,808	\$ 33,731	\$ 511,077	\$ 544,808	\$ 280,836	\$ 263,972	\$ 1,428.09	\$ 2,947.41
1002	CITY OF AUSTIN	0.541000	499338	710 COLORADO ST B-7	HS,HT	\$ 547,718	\$ 33,731	\$ 513,987	\$ 547,718	\$ -	\$ 438,174	\$ 2,370.52	\$ 2,370.52
1002	CITY OF AUSTIN	0.541000	499339	710 COLORADO ST B-8	HS,HT	\$ 550,628	\$ 33,731	\$ 516,897	\$ 550,628	\$ -	\$ 440,502	\$ 2,383.12	\$ 2,383.12
1002	CITY OF AUSTIN	0.541000	499340	710 COLORADO ST B-9	HT	\$ 553,538	\$ 33,731	\$ 519,807	\$ 553,538	\$ 285,201	\$ 268,337	\$ 1,451.70	\$ 2,994.64
1002	CITY OF AUSTIN	0.541000	499342	710 COLORADO ST C-2	HS,HT	\$ 382,500	\$ 20,402	\$ 362,098	\$ 382,500	\$ -	\$ 306,000	\$ 1,655.46	\$ 1,655.46
1002	CITY OF AUSTIN	0.541000	499343	710 COLORADO ST C-3	HS,HT	\$ 374,363	\$ 20,402	\$ 353,961	\$ 374,363	\$ -	\$ 299,490	\$ 1,620.24	\$ 1,620.24
1002	CITY OF AUSTIN	0.541000	499344	710 COLORADO ST C-4	HT	\$ 374,363	\$ 20,402	\$ 353,961	\$ 374,363	\$ 192,281	\$ 182,082	\$ 985.06	\$ 2,025.30
1002	CITY OF AUSTIN	0.541000	499345	710 COLORADO ST C-5	HT	\$ 374,363	\$ 20,402	\$ 353,961	\$ 374,363	\$ 192,282	\$ 182,081	\$ 985.06	\$ 2,025.30
1002	CITY OF AUSTIN	0.541000	499346	710 COLORADO ST C-6	HT	\$ 374,363	\$ 20,402	\$ 353,961	\$ 374,363	\$ 192,281	\$ 182,082	\$ 985.06	\$ 2,025.30
1002	CITY OF AUSTIN	0.541000	499347	710 COLORADO ST C-7	HT	\$ 374,363	\$ 20,402	\$ 353,961	\$ 374,363	\$ 192,282	\$ 182,081	\$ 985.06	\$ 2,025.30
1002	CITY OF AUSTIN	0.541000	499348	710 COLORADO ST C-8	HT	\$ 374,363	\$ 20,402	\$ 353,961	\$ 374,363	\$ 192,281	\$ 182,082	\$ 985.06	\$ 2,025.30
1002	CITY OF AUSTIN	0.541000	499349	710 COLORADO ST C-9	HT	\$ 386,003	\$ 20,402	\$ 365,601	\$ 386,003	\$ 198,101	\$ 187,902	\$ 1,016.55	\$ 2,088.28
1002	CITY OF AUSTIN	0.541000	499350	710 COLORADO ST C-10	HS,HT	\$ 386,003	\$ 20,402	\$ 365,601	\$ 386,003	\$ -	\$ 308,802	\$ 1,670.62	\$ 1,670.62
1002	CITY OF AUSTIN	0.541000	499351	710 COLORADO ST D-2	HT	\$ 394,587	\$ 21,490	\$ 373,097	\$ 394,587	\$ 202,665	\$ 191,922	\$ 1,038.30	\$ 2,134.72
1002	CITY OF AUSTIN	0.541000	499352	710 COLORADO ST D-3	HT	\$ 394,587	\$ 21,490	\$ 373,097	\$ 394,587	\$ 10,745	\$ 383,842	\$ 2,076.59	\$ 2,134.72
1002	CITY OF AUSTIN	0.541000	499354	710 COLORADO ST D-5	HS,HT	\$ 394,587	\$ 21,490	\$ 373,097	\$ 394,587	\$ -	\$ 315,670	\$ 1,707.77	\$ 1,707.77
1002	CITY OF AUSTIN	0.541000	499355	710 COLORADO ST D-6	HT	\$ 394,587	\$ 21,490	\$ 373,097	\$ 394,587	\$ 202,665	\$ 191,922	\$ 1,038.30	\$ 2,134.72
1002	CITY OF AUSTIN	0.541000	499356	710 COLORADO ST D-7	HS,HT	\$ 394,587	\$ 21,490	\$ 373,097	\$ 394,587	\$ -	\$ 315,670	\$ 1,707.77	\$ 1,707.77
1002	CITY OF AUSTIN	0.541000	499357	710 COLORADO ST D-8	HT	\$ 390,100	\$ 21,490	\$ 368,610	\$ 390,100	\$ 200,422	\$ 189,678	\$ 1,026.16	\$ 2,110.44
1002	CITY OF AUSTIN	0.541000	499359	710 COLORADO ST D-10	HS,HT,OV65	\$ 390,100	\$ 21,490	\$ 368,610	\$ 390,100	\$ -	\$ 199,080	\$ 1,077.02	\$ 1,077.02
1002	CITY OF AUSTIN	0.541000	499360	710 COLORADO ST E-2	HT	\$ 328,775	\$ 18,226	\$ 310,549	\$ 328,775	\$ 168,943	\$ 159,832	\$ 864.69	\$ 1,778.67
1002	CITY OF AUSTIN	0.541000	499361	710 COLORADO ST E-3	HS,HT	\$ 331,685	\$ 18,226	\$ 313,459	\$ 331,685	\$ -	\$ 265,348	\$ 1,435.53	\$ 1,435.53
1002	CITY OF AUSTIN	0.541000	499362	710 COLORADO ST E-4	HS,HT	\$ 633,074	\$ 39,716	\$ 593,358	\$ 633,074	\$ 52,223	\$ 454,236	\$ 2,457.42	\$ 2,739.94
1002	CITY OF AUSTIN	0.541000	499363	710 COLORADO ST E-5	HS,HT	\$ 324,000	\$ 18,226	\$ 305,774	\$ 324,000	\$ -	\$ 259,200	\$ 1,402.27	\$ 1,402.27
1002	CITY OF AUSTIN	0.541000	499364	710 COLORADO ST E-6	HT	\$ 340,413	\$ 18,224	\$ 322,189	\$ 340,413	\$ 174,762	\$ 165,651	\$ 896.17	\$ 1,841.63
1002	CITY OF AUSTIN	0.541000	499365	710 COLORADO ST E-7	HT	\$ 343,325	\$ 18,226	\$ 325,099	\$ 343,325	\$ 176,218	\$ 167,107	\$ 904.05	\$ 1,857.39
1002	CITY OF AUSTIN	0.541000	499366	710 COLORADO ST E-8	HS,HT,OV65	\$ 346,235	\$ 18,226	\$ 328,009	\$ 346,235	\$ -	\$ 163,988	\$ 887.18	\$ 887.18
1002	CITY OF AUSTIN	0.541000	499367	710 COLORADO ST E-9	HT	\$ 349,145	\$ 18,226	\$ 330,919	\$ 349,145	\$ 179,128	\$ 170,017	\$ 919.79	\$ 1,888.87
1002	CITY OF AUSTIN	0.541000	499368	710 COLORADO ST E-10	HT	\$ 344,400	\$ 18,226	\$ 326,174	\$ 344,400	\$ 176,756	\$ 167,644	\$ 906.95	\$ 1,863.20
1002	CITY OF AUSTIN	0.541000	499369	710 COLORADO ST F-2	HT	\$ 317,103	\$ 18,226	\$ 298,877	\$ 317,103	\$ 157,271	\$ 159,832	\$ 864.69	\$ 1,715.53
1002	CITY OF AUSTIN	0.541000	499370	710 COLORADO ST F-3	HT	\$ 331,685	\$ 18,226	\$ 313,459	\$ 331,685	\$ 170,398	\$ 161,287	\$ 872.56	\$ 1,794.42
1002	CITY OF AUSTIN	0.541000	499371	710 COLORADO ST F-4	HT	\$ 334,595	\$ 18,226	\$ 316,369	\$ 334,595	\$ 171,854	\$ 162,741	\$ 880.43	\$ 1,810.16
1002	CITY OF AUSTIN	0.541000	499372	710 COLORADO ST F-5	HT	\$ 337,505	\$ 18,226	\$ 319,279	\$ 337,505	\$ 173,308	\$ 164,197	\$ 888.31	\$ 1,825.90
1002	CITY OF AUSTIN	0.541000	499373	710 COLORADO ST F-6	HT	\$ 340,415	\$ 18,226	\$ 322,189	\$ 340,415	\$ 174,763	\$ 165,652	\$ 896.18	\$ 1,841.65
1002	CITY OF AUSTIN	0.541000	499374	710 COLORADO ST F-7	HT	\$ 343,325	\$ 18,226	\$ 325,099	\$ 343,325	\$ 176,218	\$ 167,107	\$ 904.05	\$ 1,857.39
1002	CITY OF AUSTIN	0.541000	499375	710 COLORADO ST F-8	HT	\$ 346,235	\$ 18,226	\$ 328,009	\$ 346,235	\$ 177,673	\$ 168,562	\$ 911.92	\$ 1,873.13
1002	CITY OF AUSTIN	0.541000	499376	710 COLORADO ST F-9	HT	\$ 349,145	\$ 18,226	\$ 330,919	\$ 349,145	\$ 179,128	\$ 170,017	\$ 919.79	\$ 1,888.87
1002	CITY OF AUSTIN	0.541000	499377	710 COLORADO ST F-10	HT	\$ 352,055	\$ 18,226	\$ 333,829	\$ 352,055	\$ 180,583	\$ 171,472	\$ 927.66	\$ 1,904.62
1002	CITY OF AUSTIN	0.541000	499378	710 COLORADO ST G-2	HT	\$ 329,253	\$ 18,226	\$ 311,027	\$ 329,253	\$ 169,182	\$ 160,071	\$ 865.98	\$ 1,781.26
1002	CITY OF AUSTIN	0.541000	499379	710 COLORADO ST G-3	HT	\$ 318,000	\$ 18,226	\$ 299,774	\$ 318,000	\$ 163,556	\$ 154,444	\$ 835.54	\$ 1,720.38
1002	CITY OF AUSTIN	0.541000	499380	710 COLORADO ST G-4	HT	\$ 335,073	\$ 18,226	\$ 316,847	\$ 335,073	\$ 172,092	\$ 162,981	\$ 881.73	\$ 1,812.74
1002	CITY OF AUSTIN	0.541000	499381	710 COLORADO ST G-5	HT	\$ 337,983	\$ 18,226	\$ 319,757	\$ 337,983	\$ 173,547	\$ 164,436	\$ 889.60	\$ 1,828.49
1002	CITY OF AUSTIN	0.541000	499383	710 COLORADO ST G-7	HS,HT	\$ 343,803	\$ 18,226	\$ 325,577	\$ 343,803	\$ -	\$ 275,042	\$ 1,487.98	\$ 1,487.98
1002	CITY OF AUSTIN	0.541000	499384	710 COLORADO ST G-8	HT	\$ 346,713	\$ 18,226	\$ 328,487	\$ 346,713	\$ 177,912	\$ 168,801	\$ 913.21	\$ 1,875.72
1002	CITY OF AUSTIN	0.541000	499385	710 COLORADO ST G-9	HT	\$ 349,623	\$ 18,226	\$ 331,397	\$ 349,623	\$ 179,367	\$ 170,256	\$ 921.08	\$ 1,891.46
1002	CITY OF AUSTIN	0.541000	499386	710 COLORADO ST G-10	HT	\$ 393,229	\$ 18,226	\$ 375,003	\$ 393,229	\$ 201,171	\$ 192,058	\$ 1,039.03	\$ 2,127.37
1002	CITY OF AUSTIN	0.541000	499387	710 COLORADO ST H-2	HS,HT	\$ 542,605	\$ 29,924	\$ 512,681	\$ 542,605	\$ -	\$ 434,084	\$ 2,348.39	\$ 2,348.39
1002	CITY OF AUSTIN	0.541000	499388	710 COLORADO ST H-3	HS,HT	\$ 565,220	\$ 35,364	\$ 529,856	\$ 565,220	\$ -	\$ 452,176	\$ 2,446.27	\$ 2,446.27
1002	CITY OF AUSTIN	0.541000	499390	710 COLORADO ST H-5	HS,HT	\$ 571,040	\$ 35,364	\$ 535,676	\$ 571,040	\$ 2,596	\$ 454,236	\$ 2,457.42	\$ 2,471.46
1002	CITY OF AUSTIN	0.541000	499391	710 COLORADO ST H-6	HS,HT	\$ 909,500	\$ 53,590	\$ 855,910	\$ 909,500	\$ 341,142	\$ 454,236	\$ 2,457.42	\$ 4,302.99
1002	CITY OF AUSTIN	0.541000	499392	710 COLORADO ST H-7	HS,HT	\$ 576,860	\$ 35,364	\$ 541,496	\$ 576,860	\$ 7,252	\$ 454,236	\$ 2,457.42	\$ 2,496.65
1002	CITY OF AUSTIN	0.541000	499393	710 COLORADO ST H-8	HS,HT	\$ 579,770	\$ 35,364	\$ 544,406	\$ 579,770	\$ -	\$ 463,816	\$ 2,509.24	\$ 2,509.24
1002	CITY OF AUSTIN	0.541000	499394	710 COLORADO ST H-9	HS,HT	\$ 582,680	\$ 35,364	\$ 547,316	\$ 582,680	\$ 11,908	\$ 454,236	\$ 2,457.42	\$ 2,521.84
1002	CITY OF AUSTIN	0.541000	499395	710 COLORADO ST H-10	HT	\$ 585,590	\$ 35,364	\$ 550,226	\$ 585,590	\$ 301,636	\$ 283,954	\$ 1,536.19	\$ 3,168.04
1002	CITY OF AUSTIN	0.541000	499396	710 COLORADO ST I-2	HT	\$ 535,160	\$ 34,003	\$ 501,157	\$ 535,160	\$ 276,080	\$ 259,080	\$ 1,401.62	\$ 2,895.22
1002	CITY OF AUSTIN	0.541000	499397	710 COLORADO ST I-3	HS,HT	\$ 550,237	\$ 36,724	\$ 513,513	\$ 543,048	\$ -	\$ 434,438	\$ 2,350.31	\$ 2,350.31
1002	CITY OF AUSTIN	0.541000	499398	710 COLORADO ST I-4	HS,HT	\$ 570,491	\$ 36,724	\$ 533,767	\$ 570,491	\$ 2,157	\$ 454,236	\$ 2,457.42	\$ 2,469.09
1002	CITY OF AUSTIN	0.541000	499399	710 COLORADO ST I-5	HS,HT	\$ 570,491	\$ 36,724	\$ 533,767	\$ 570,491	\$ 2,157	\$ 454,236	\$ 2,457.42	\$ 2,469.09
1002	CITY OF AUSTIN	0.541000	499400	710 COLORADO ST I-6	HS,HT	\$ 570,000	\$ 36,724	\$ 533,276	\$ 570,000	\$ 1,764	\$ 454,236	\$ 2,457.42	\$ 2,466.96
1002	CITY OF AUSTIN	0.541000	499401	710 COLORADO ST I-7	HT	\$ 570,491	\$ 36,724	\$ 533,767	\$ 570,491	\$ 294,427	\$ 276,064	\$ 1,493.51	\$ 3,086.36
1002	CITY OF AUSTIN	0.541000	499402	710 COLORADO ST I-8	HS,HT,OV65S	\$ 570,491	\$ 36,724	\$ 533,767	\$ 570,491	\$ -	\$ 343,393	\$ 1,857.76	\$ 1,857.76
1002	CITY OF AUSTIN	0.541000	499403	710 COLORADO ST I-9	HT	\$ 570,000	\$ 36,724	\$ 533,276	\$ 570,000	\$ 294,181	\$ 275,819	\$ 1,492.18	\$ 3,083.70
1002	CITY OF AUSTIN	0.541000	499404	710 COLORADO ST I-10	HT	\$ 570,491	\$ 36,724	\$ 533,767	\$ 570,491	\$ 294,426	\$ 276,065	\$ 1,493.51	\$ 3,086.36
1002	CITY OF AUSTIN	0.541000	499405	710 COLORADO ST J-2	HT	\$ 625,878	\$ 40,531	\$ 585,347	\$ 625,878	\$ 323,071	\$ 302,807	\$ 1,638.19	\$ 3,386.00
1002	CITY OF AUSTIN	0.541000	499406	710 COLORADO ST J-3	HT	\$ 572,574	\$ 36,724	\$ 535,850	\$ 572,574	\$ 295,468	\$ 277,106	\$ 1,499.14	\$ 3,097.63
1002	CITY OF AUSTIN	0.541000	499407	710 COLORADO ST J-4	HT	\$ 570,900	\$ 36,724	\$ 534,176	\$ 570,900	\$ 294,631	\$ 276,269	\$ 1,494.62	\$ 3,088.57
1002	CITY OF AUSTIN	0.541000	499408	710 COLORADO ST J-5	HS,HT	\$ 572,574	\$ 36,724	\$ 535,850	\$ 572,574	\$ -	\$ 458,059	\$ 2,478.10	\$ 2,478.10
1002	CITY OF AUSTIN	0.541000	499409	710 COLORADO ST J-6	HS,HT	\$ 587,124	\$ 36,724	\$ 550,400	\$ 587,124	\$ 15,463	\$ 454,236	\$ 2,457.42	\$ 2,541.07
1002	CITY OF AUSTIN	0.541000	499410	710 COLORADO ST J-7	HS,HT	\$ 661,481	\$ 36,724	\$ 624,757	\$ 623,366	\$ 44,457	\$ 454,236	\$ 2,457.42	\$ 2,697.93
1002	CITY OF AUSTIN	0.541000	499411	710 COLORADO ST J-8	HT	\$ 569,900	\$ 36,724	\$ 533,176	\$ 569,900	\$ 294,131	\$ 275,769	\$ 1,491.91	\$ 3,083.16
1002	CITY OF AUSTIN	0.541000	499412										