

## GENERAL INFO

### ACCOUNT

Property ID: 367036  
Geographic ID: 0150130217  
Type: R  
Zoning: SF6  
Agent:  
Legal Description: LOT 1 VALLE ESCONDIDO

Property Use:

### OWNER

Name: BANDALI AMAN  
Secondary Name:  
Mailing Address: 7611 Jester Blvd Austin TX 78750-7924  
Owner ID: 1938070  
% Ownership: 100.00  
Exemptions: HS - Homestead, SO - Solar (Special

### LOCATION

Address: 7611 JESTER BLVD AUSTIN TX 78750

Market Area:  
Market Area CD: U2220  
Map ID: 015118

### PROTEST

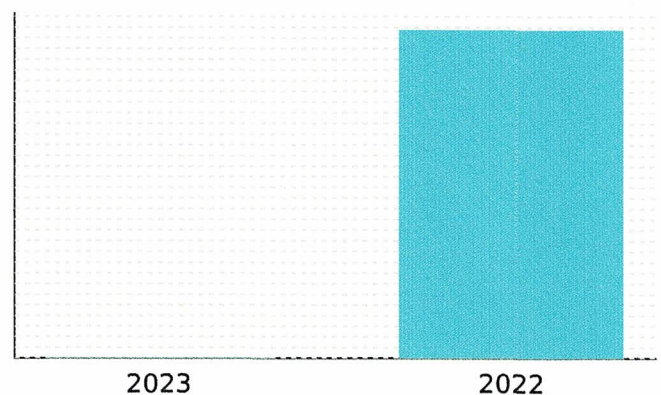
Protest Status:  
Informal Date:  
Formal Date:

## VALUES

### CURRENT VALUES

Land Homesite: \$480,000  
Land Non-Homesite: \$0  
Special Use Land Market: \$0  
Total Land: \$480,000  
  
Improvement Homesite: \$1,056,162  
Improvement Non-Homesite: \$0  
Total Improvement: \$1,056,162  
  
Market: \$1,536,162  
Special Use Exclusion (-): \$0  
Appraised: \$1,536,162  
Value Limitation Adjustment (-): \$380,491  
Net Appraised: \$1,155,671

### VALUE HISTORY



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

### VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$480,000	\$1,056,162	\$0	\$1,536,162	\$380,491	\$1,155,671

## TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
01	AUSTIN ISD	0.996600	\$1,155,671	\$1,105,011
02	CITY OF AUSTIN	0.462700	\$1,155,671	\$913,877
03	TRAVIS COUNTY	0.318239	\$1,155,671	\$913,877
0A	TRAVIS CENTRAL APP DIST	0.000000	\$1,155,671	\$1,145,011
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.098684	\$1,155,671	\$913,877
68	AUSTIN COMM COLL DIST	0.098700	\$1,155,671	\$1,133,454

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

## IMPROVEMENT

Improvement #1: **1 FAM DWELLING** Improvement Value: **\$1,045,502** Main Area: **2,864**  
State Code: **A1** Gross Building Area: **10,076.5**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
1ST	1st Floor	R4		0	2006	2006	2,182
UBSMT	Unfinished Basement	R4		0	2006	2006	1,408
2ND	2nd Floor	R4		0	2006	2006	682
571	STORAGE DET	R4		0	2006	2006	1,620
011	PORCH OPEN 1ST F	R4		0	2006	2006	506
051	CARPORT DET 1ST	R4		0	2006	2006	600
095	HVAC RESIDENTIAL	R4		0	2006	2006	2,864
011	PORCH OPEN 1ST F	R4		0	2006	2006	72
011	PORCH OPEN 1ST F	R4		0	2006	2006	72
612	TERRACE UNCOVERD	R4		0	2006	2006	68
251	BATHROOM	R4		0	2006	2006	2.5

### Improvement Features

1ST Foundation: SLAB, Roof Style: GABLE, Roof Covering: COMPOSITION SHINGLE, Shape Factor: I, Floor Factor: 1ST, Grade Factor: A

2ND Shape Factor: I, Floor Factor: 2ND, Grade Factor: A

UBSMT Shape Factor: I, Floor Factor: UBSMT, Grade Factor: A

Improvement #2: **Detail Only** Improvement Value: **\$10,660** Main Area: **0**  
State Code: **A3** Gross Building Area: **6.7**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
411	SOLAR DEVICES	D25		0	2013	2013	6.7

### Improvement Features

## LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	11.9290	519,627.2	\$0.92	\$480,000	\$0

## DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
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Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
4/18/22	WD	WARRANTY DEED	KEHNE KEVIN G & LAURA M	BANDALI AMAN				2022070823
1/19/05	SW	SPECIAL WARRANTY	JESPAK CORPORATION	KEHNE KEVIN G & LAURA M				2005010010 TR
6/12/03	SW	SPECIAL WARRANTY		JESPAK CORPORATION		00000	00000	2003135736 TR