

GENERAL INFO

ACCOUNT

Property ID: 102762
 Geographic ID: 0102090615
 Type: R
 Zoning: SF-3
 Agent: AMERICAN PROPERTY SERVICES
 Legal Description: LOT 12 BLK 5 BARTON TERRACE SEC 3
 Property Use:

OWNER

Name: 1705 CLIFFSIDE DRIVE LLC
 Secondary Name:
 Mailing Address: 1803 BROOKHAVEN DR AUSTIN TX 78704-2748
 Owner ID: 2009242
 % Ownership: 100.000000
 Exemptions:

LOCATION

Address: 1705 CLIFFSIDE DR, AUSTIN TX 78704
 Market Area:
 Market Area CD: L1009B
 Map ID: 010208

PROTEST

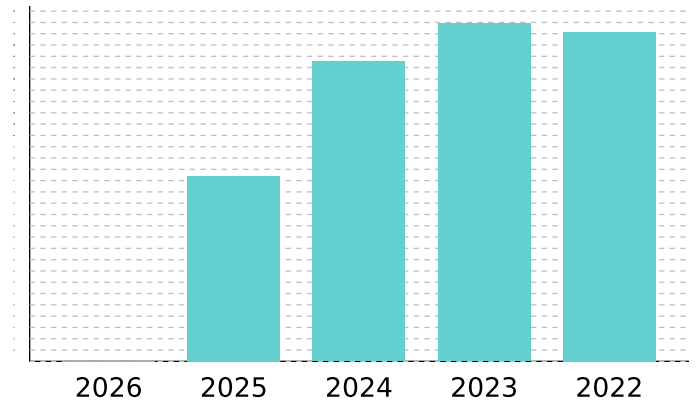
Protest Status:
 Informal Date:
 Formal Date:

VALUES

CURRENT VALUES

Land Homesite: N/A
 Land Non-Homesite: N/A
 Special Use Land Market: N/A
 Total Land: N/A
 Improvement Homesite: N/A
 Improvement Non-Homesite: N/A
 Total Improvement: N/A
 Market: N/A
 Special Use Exclusion (-): N/A
 Appraised: N/A
 Value Limitation Adjustment (-): N/A
 Net Appraised: N/A

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2026	N/A	N/A	N/A	N/A	N/A	N/A
2025	\$706,325	\$113,773	\$0	\$820,098	\$0	\$820,098
2024	\$1,026,000	\$300,665	\$0	\$1,326,665	\$0	\$1,326,665
2023	\$1,083,000	\$412,099	\$0	\$1,495,099	\$639,532	\$855,567
2022	\$1,083,000	\$373,570	\$0	\$1,456,570	\$678,782	\$777,788

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
01	AUSTIN ISD	N/A	N/A	N/A
02	CITY OF AUSTIN	N/A	N/A	N/A
03	TRAVIS COUNTY	N/A	N/A	N/A
0A	TRAVIS CENTRAL APP DIST	N/A	N/A	N/A
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	N/A	N/A	N/A
68	AUSTIN COMM COLL DIST	N/A	N/A	N/A

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

IMPROVEMENT

Improvement #1: **1 FAM DWELLING** Improvement Value: **N/A** Main Area: **3,137**
 State Code: **A1** Description: Gross Building Area: **6,816.7**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
1ST	1st Floor	R4		0	1966	1966	2,364
1ST	1st Floor	R4		0	2024	2024	773
095	HVAC RESIDENTIAL	R4		0	1966	1966	3,137
061	CARPORT ATT 1ST	R4		0	1966	1966	355
581	STORAGE ATT	R4		0	1966	1966	65
011	PORCH OPEN 1ST F	R4		0	1966	1966	60
011	PORCH OPEN 1ST F	R4		0	1966	1966	60
251	BATHROOM	R4		0	1966	1966	2.7

Improvement Features

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

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	0.3254	14,175	\$49.83	N/A	N/A

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
5/17/24	WD	WARRANTY DEED	SPRAGER DELLA H	1705 CLIFFSIDE DRIVE LLC				2024056865
1/3/95	SW	SPECIAL WARRANTY	SPRAGER HART	SPRAGER DELLA H		12350	01515	
8/14/74	WD	WARRANTY DEED		SPRAGER HART		04997	00421	
8/14/74	WD	WARRANTY DEED				04997	00421	
8/14/74	WD	WARRANTY DEED	HALL JEAN ELLEN			04997	00421	
9/22/69	WD	WARRANTY DEED		HALL JEAN ELLEN		03754	01452	