

GENERAL INFO

ACCOUNT		OWNER	
Property ID:	855685	Name:	NICHOLS COURTENAY & SUSAN & JOHN
Geographic ID:	0509670209	Secondary Name:	
Type:	R	Mailing Address:	1616 JUNIPER RIDGE LOOP CEDAR PARK TX 78613-1427
Zoning:		Owner ID:	1743420
Agent:		% Ownership:	100.00
Legal Description:	ABS 640 SUR 421 YBARBO C ACR 12.50 (1-D-1B)		
Exemptions:			
Property Use:			

LOCATION

Address: SHADY MOUNTAIN RD TX 78641

Market Area:
Market Area CD: _RGN150
Map ID: 050967

PROTEST

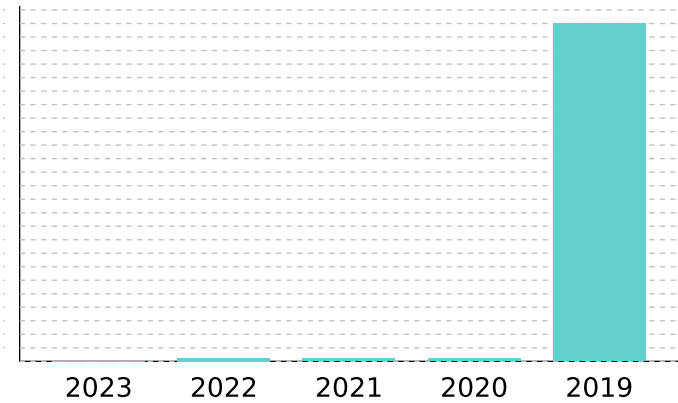
Protest Status:
Informal Date:
Formal Date:

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



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	\$562,000	\$0	\$560,869	\$1,131	\$0	\$1,131
2021	\$390,313	\$0	\$389,238	\$1,075	\$0	\$1,075
2020	\$125,000	\$0	\$123,985	\$1,015	\$0	\$1,015
2019	\$125,000	\$0	\$0	\$125,000	\$0	\$125,000

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
03	TRAVIS COUNTY	N/A	N/A	N/A
0A	TRAVIS CENTRAL APP DIST	N/A	N/A	N/A
2J	TRAVIS COUNTY HEALTHCARE DISTR	N/A	N/A	N/A
41	TRAVIS CO ESD NO 1	N/A	N/A	N/A
68	AUSTIN COMM COLL DIST	N/A	N/A	N/A
69	LEANDER ISD	N/A	N/A	N/A
1B	TRAVIS CO ESD NO 7	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

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
NATP	Native Pasture	12.5000	544,500	\$1.03	N/A	N/A

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
10/2/17	WD	WARRANTY DEED	NICHOLS COURTENAY &	NICHOLS COURTENAY &				2017179440
12/22/14	WD	WARRANTY DEED	WILKINSON TOM & ANNETTE TIBERI	NICHOLS COURTENAY &				2014190671 TR