

GENERAL INFO

ACCOUNT

Property ID: 523404
 Geographic ID: 0168250338
 Type: R
 Zoning: SF2
 Agent:
 Legal Description: LOT 29 BLK A CANYON CREEK SEC 27

OWNER

Name: LALEZARI PEDRAM & CARMEL MISAQI
 Secondary Name:
 Mailing Address: 10444 Ember Glen Dr Austin TX 78726-1393
 Owner ID: 1916904
 % Ownership: 100.00
 Exemptions:

Property Use:

LOCATION

Address: 10444 EMBER GLEN DR AUSTIN TX 78726
 Market Area:
 Market Area CD: U1880
 Map ID: 016727

PROTEST

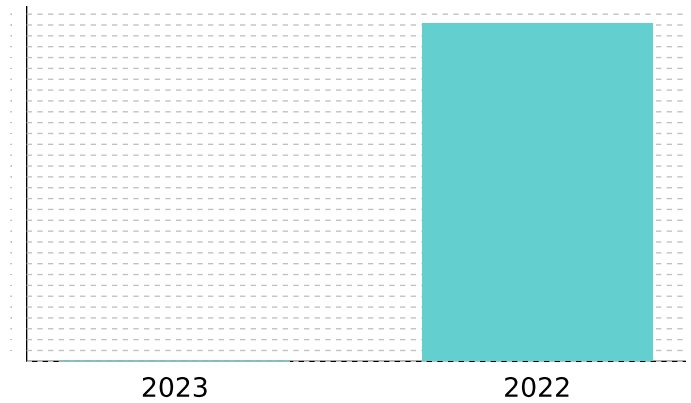
Protest Status:
 Informal Date:
 Formal Date:

VALUES

CURRENT VALUES

Land Homesite: \$110,000
 Land Non-Homesite: \$0
 Special Use Land Market: \$0
 Total Land: \$110,000
 Improvement Homesite: \$668,328
 Improvement Non-Homesite: \$0
 Total Improvement: \$668,328
 Market: \$778,328
 Special Use Exclusion (-): \$0
 Appraised: \$778,328
 Value Limitation Adjustment (-): \$0
 Net Appraised: \$778,328

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	\$110,000	\$668,328	\$0	\$778,328	\$0	\$778,328

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
02	CITY OF AUSTIN	0.462700	\$778,328	\$778,328
03	TRAVIS COUNTY	0.318239	\$778,328	\$778,328
0A	TRAVIS CENTRAL APP DIST	0.000000	\$778,328	\$778,328
2J	TRAVIS COUNTY HEALTHCARE DISTR	0.098684	\$778,328	\$778,328
5A	ROUND ROCK ISD	1.062600	\$778,328	\$778,328
68	AUSTIN COMM COLL DIST	0.098700	\$778,328	\$778,328

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: **\$668,328** Main Area: **2,633**
State Code: **A1** Gross Building Area: **5,907.5**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
1ST	1st Floor	R4		0	1997	1997	1,632
2ND	2nd Floor	R4		0	1997	1997	1,001
041	GARAGE ATT 1ST F	R4		0	1997	1997	470
095	HVAC RESIDENTIAL	R4		0	1997	1997	2,633
522	FIREPLACE	R4		0	1997	1997	1
011	PORCH OPEN 1ST F	R4		0	1997	1997	48
612	TERRACE UNCOVERD	R4		0	1997	1997	120
251	BATHROOM	R4		0	1997	1997	2.5

Improvement Features

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

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

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	0.1862	8,112	\$13.56	\$110,000	\$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
11/3/21	WD	WARRANTY DEED	RACKLEY DAVID T	LALEZARI PEDRAM & CARMEL MISAQI				2021246695
2/23/11	WD	WARRANTY DEED	SINHA PRANAY & SULABHA GHOSH	RACKLEY DAVID T				2011028764 TR
5/29/01	WD	WARRANTY DEED	SHANNON JOE & BROOKE M	SINHA PRANAY & SULABHA GHOSH		00000	00000	2001086007 TR
7/29/97	WD	WARRANTY DEED	WEEKLEY HOMES L P	SHANNON JOE & BROOKE M		12988	02662	
3/4/97	WD	WARRANTY DEED	CANYON CREEK LAND LTD	WEEKLEY HOMES L P		12886	00357	