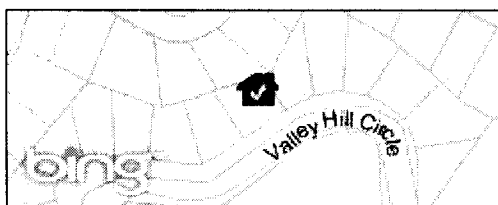


Property Detail Report

Subject Property

**1912 Valley Hill Cir
Austin, TX 78741-3913
Travis County**



Owner Info:

Owner Name : **Lumiere Properties Llc** Tax Billing Zip : **78749**
 Tax Billing Address : **7003 Hanging Oak Cir** Tax Billing Zip+4 : **2313**
 Tax Billing City & State : **Austin TX**

Location Info:

School District : **Austin ISD** Census Block : **1**
 Elementary School : **Travis Heights** Carrier Route : **C045**
 6th Grade School : **Fulmore** Flood Zone Panel : **4806240170G**
 Middle School : **Fulmore** Panel Date : **01/19/2000**
 High School : **Travis** Flood Zone Code : **X**
 MLS Area : **9** Lot : **14**
 Subdivision : **Colorado Hills Estates Sec 06** Legal Description : **Lot 14 Colorado Hills
Estates Sec 6**
 Census Tract : **23.15** Mapsco : **615-T**

Tax Info:

Parcel ID : **03050603560000** % Improv : **65%**

Assessment & Tax:

Assessment

Assessment Year :	2006	2008	2009	2010
Assessment Type :	Certified	Certified	Certified	Preliminary
Mkt Value - Total :	\$120,056	\$148,056	\$136,740	\$132,571
Mkt Value - Land :	\$20,000	\$48,000	\$48,000	\$48,000
Mkt Value - Improved :	\$100,056	\$100,056	\$88,740	\$84,571
Assd Value - Total :	\$120,056	\$148,056	\$136,740	\$132,571
Yr-to-Yr Assd Value Change (\$):		\$28,000	-\$11,316	-\$4,169
Yr-to-Yr Assd Value Change (%):		23.3%	-7.6%	-3.0%

Tax

Jurisdiction	Tax Year	Tax Amount	Chg (\$)	Chg (%)	Tax Rate
Total Tax - Est. :	2008	\$3,226			
Total Tax - Est. :	2009	\$3,017	-\$209	-6.4%	
Total Tax - Est. :	2010	\$2,925	-\$92	-3.0%	2.206400
Austin Isd :		\$1,594			1.202000
City Of Austin :		\$558			0.420900
Travis County :		\$559			0.421500
Travis Co Hospital Dist :		\$89			0.067400
Austin Comm Coll Dist :		\$125			0.094600
Total Tax - Actual :	2009	\$3,017			

Characteristics:

Universal Land Use : **Duplex** County Land Use : **Duplex**
 Lot Frontage : **85** Lot Depth : **90**
 Porch : **Open Porch** Lot Acres : **.1654**

Patio Type : **Terrace**
 Building Sq Ft : **1,950**
 Gross Bldg Area : **1,950**
 Construction : **Wood**
 Foundation : **Slab**
 Year Built : **1973**

Roof Type : **Gable**
 Roof Material : **Composition Shingle**
 Roof Shape : **Gable**
 Stories : **1**
 Total Baths : **4**
 Full Baths : **4**

Sales History:

Recording Date :	05/28/2008	05/31/2005	10/05/1995
Sale/Settlement Date :	05/22/2008	05/26/2005	10/03/1995 07/28/1995
Buyer Name :	Lumiere Properties Llc Herr Lynette L		Cebulla Thomas J
Seller Name :	Herr Lynette L	Cebulla Thomas J	David Anthony Inc
Document No :	89285	94818	12537-1358 12494-3029
Document Type :	Special Warranty Deed Warranty Deed		Warranty Deed Administrator's Deed

Mortgage History:

Mortgage Date :	05/31/2005	10/05/1995	05/24/1990
Mortgage Amt :	\$94,000	\$24,000	\$12,400
Mortgage Lender :	Aegis Wholesale Corp		
Mortgage Type :	Conventional	Conventional	Private Party Lender

Features:

Extra Features

Description	Sq Ft	Number	Width	Depth	Extra Fea Yr Blt	Value
First Floor :	1,950				1973	\$55,645
Open Porch 1st Flr :	28				1973	\$188
Open Porch 1st Flr :	20				1973	\$134
Bathroom :		4			1973	\$416
Driveways :		1			1973	\$483
Masonry Trim :	105				1973	\$2,691
Terrace Uncovered :	140				1973	
Residential Hvac :	1,950				1973	
Sketch Only :	70					
Sketch Only :	70					

Courtesy of Sean Little
 ACTRIS

The data within this report is compiled by First American CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.