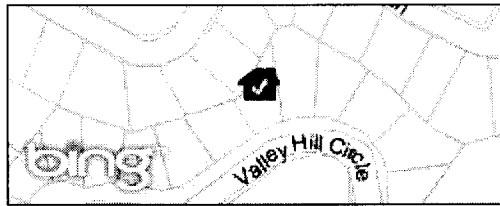


Property Detail Report

Subject Property

**1914 Valley Hill Cir
Austin, TX 78741-3921
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 : **15**
 Subdivision : **Colorado Hills Estates Sec 06** Legal Description : **Lot 15 Colorado Hills
Estates Sec 6**
 Census Tract : **23.15** Mapsco : **615-T**

Tax Info:

Parcel ID : **03050603550000** % Improv : **65%**

Assessment & Tax:

Assessment

Assessment Year :	2006	2008	2009	2010
Assessment Type :	Certified	Certified	Certified	Preliminary
Mkt Value - Total :	\$118,490	\$146,490	\$135,351	\$131,248
Mkt Value - Land :	\$20,000	\$48,000	\$48,000	\$48,000
Mkt Value - Improved :	\$98,490	\$98,490	\$87,351	\$83,248
Assd Value - Total :	\$118,490	\$146,490	\$135,351	\$131,248
Yr-to-Yr Assd Value Change (\$):		\$28,000	-\$11,139	-\$4,103
Yr-to-Yr Assd Value Change (%):		23.6%	-7.6%	-3.0%

Tax

Jurisdiction	Tax Year	Tax Amount	Chg (\$)	Chg (%)	Tax Rate
Total Tax - Est. :	2008	\$3,192			
Total Tax - Est. :	2009	\$2,986	-\$206	-6.4%	
Total Tax - Est. :	2010	\$2,896	-\$90	-3.0%	2.206400
Austin Isd :		\$1,578			1.202000
City Of Austin :		\$552			0.420900
Travis County :		\$553			0.421500
Travis Co Hospital Dist :		\$88			0.067400
Austin Comm Coll Dist :		\$124			0.094600
Total Tax - Actual :	2009	\$2,986			

Characteristics:

Universal Land Use : **Duplex** County Land Use : **Duplex**
 Lot Frontage : **71** Lot Depth : **99**
 Porch : **Open Porch** Lot Acres : **.162**

Patio Type : **Terrace**
 Building Sq Ft : **1,998**
 Gross Bldg Area : **1,998**
 Construction : **Wood**
 Foundation : **Slab**
 Year Built : **1973**
 Half Baths : **1**

Roof Type : **Gable**
 Roof Material : **Composition Shingle**
 Roof Shape : **Gable**
 Stories : **1**
 Total Baths : **4**
 Full Baths : **3**

Sales History:

Recording Date :	05/28/2008	05/31/2005	07/31/1996	
Sale/Settlement Date :	05/22/2008	05/26/2005	07/29/1996	08/12/1987
Buyer Name :	Lumiere Properties Llc Morgan Patrick N		Cebulla Tom	
Seller Name :	Morgan Patrick N	Cebulla Tom	Fiscal Group	
Document No :	89284	94816	12740-1188	10384-859
Document Type :	Special Warranty Deed Warranty Deed		Warranty Deed	Special Warranty Deed

Mortgage History:

Mortgage Date :	05/31/2005	07/31/1996
Mortgage Amt :	\$94,000	\$40,000
Mortgage Lender :	Aegis Wholesale Corp	
Mortgage Type :	Conventional	Conventional

Features:

Extra Features

Description	Sq Ft	Number	Width	Depth	Extra Fea	Yr Blt	Value
First Floor :	1,998					1973	\$52,264
Open Porch 1st Flr :	20					1973	\$123
Open Porch 1st Flr :	20					1973	\$123
Residential Hvac :	1,998					1973	\$2,527
Bathroom :		3				1973	\$3,272
Driveways :		1				1973	\$316
Masonry Trim :	900					1973	
Terrace Uncovered :	100					1973	
Sketch Only :	50						
Sketch Only :	50						

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.