

GENERAL INFO

ACCOUNT		OWNER	
Property ID:	245380	Name:	ESTRADA TERESA
Geographic ID:	0240240903	Secondary Name:	
Type:	R	Mailing Address:	1321 WARRINGTON DR AUSTIN TX 78753-4407
Zoning:	SF3	Owner ID:	221496
Agent:		% Ownership:	100.000000
Legal Description:	LOT 26 BLK C WINDSOR HILLS SEC 7		
Property Use:		Exemptions:	HS - Homestead,OTHER

LOCATION

Address:	1321 WARRINGTON DR, AUSTIN TX 78753
Market Area:	
Market Area CD:	C7000
Map ID:	023421

PROTEST

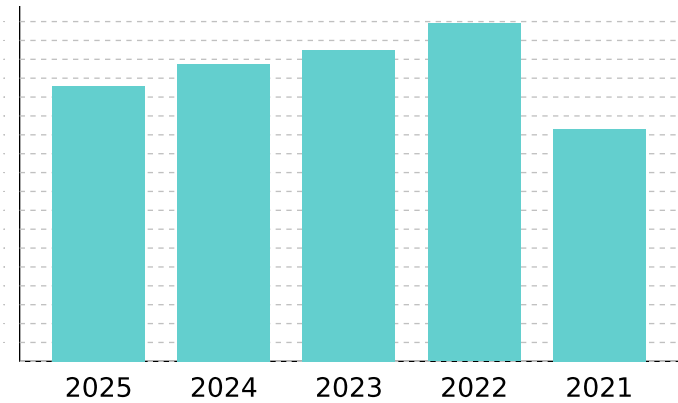
Protest Status:
Informal Date:
Formal Date:

VALUES

CURRENT VALUES

Land Homesite:	\$102,430
Land Non-Homesite:	\$0
Special Use Land Market:	\$0
Total Land:	\$102,430
Improvement Homesite:	\$262,308
Improvement Non-Homesite:	\$0
Total Improvement:	\$262,308
Market:	\$364,738
Special Use Exclusion (-):	\$0
Appraised:	\$364,738
Value Limitation Adjustment (-):	\$0
Net Appraised:	\$364,738

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2025	\$102,430	\$262,308	\$0	\$364,738	\$0	\$364,738
2024	\$100,000	\$293,980	\$0	\$393,980	\$34,294	\$359,686
2023	\$100,000	\$312,245	\$0	\$412,245	\$85,258	\$326,987
2022	\$100,000	\$347,366	\$0	\$447,366	\$150,105	\$297,261
2021	\$75,000	\$233,021	\$0	\$308,021	\$37,784	\$270,237

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
01	AUSTIN ISD	0.950500	\$364,738	\$229,738
02	CITY OF AUSTIN	0.477600	\$364,738	\$99,790
03	TRAVIS COUNTY	0.344445	\$364,738	\$148,570
0A	TRAVIS CENTRAL APP DIST	0.000000	\$364,738	\$364,738
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.107969	\$364,738	\$137,790
68	AUSTIN COMM COLL DIST	0.101300	\$364,738	\$284,738

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:	\$262,308	Main Area:	1,546
State Code:	A1	Description:	1 FAM DWELLING	Gross Building Area:	3,688

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
1ST	1st Floor	R5		0	1974	1974	1,546
041	GARAGE ATT 1ST F	R5		0	1974	1974	456
522	FIREPLACE	R5		0	1974	1974	1
095	HVAC RESIDENTIAL	R5		0	1974	1974	1,546
011	PORCH OPEN 1ST F	R5		0	1974	1974	37
612	TERRACE UNCOVERD	R5		0	1974	1974	100
251	BATHROOM	R5		0	1974	1974	2

Improvement Features

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

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	0.2159	9,402.61	\$10.89	\$102,430	\$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
1/27/04	WD	WARRANTY DEED	KALINA JOSEPH EDWARD	ESTRADA TERESA		00000	00000	2004017612 TR
6/26/98	DV	DIVORCE	KALINA JOSEPH E	KALINA JOSEPH EDWARD		00000	00000	2004015055 TR
6/22/98	SW	SPECIAL WARRANTY	KALINA JOSEPH E & ELINOR J GAM	KALINA JOSEPH E		13213	00258	
9/11/89	SW	SPECIAL WARRANTY	SECRETARY OF HOUSING AND	KALINA JOSEPH E & ELINOR J GAM		11021	01234	
10/4/88	WD	WARRANTY DEED	SHARP MARTIN	SECRETARY OF HOUSING AND		10811	01213	
1/13/88	WD	WARRANTY DEED	INDEPENDENCE ONE MORTGAGE	SHARP MARTIN		10552	00447	

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
10/4/88	ST	SUBSTITUTE TRUSTEE	HILL JIMMY RAY	INDEPENDENCE ONE MORTGAGE		10797	00264	
9/28/87	WD	WARRANTY DEED	PETRIZZO SUSAN	HILL JIMMY RAY		10448	00159	
8/8/85	WD	WARRANTY DEED		PETRIZZO SUSAN		09310	00216	
8/8/85	WD	WARRANTY DEED	DRIVER WALTER			09310	00216	
11/6/79	WD	WARRANTY DEED		DRIVER WALTER		06778	01135	