

Property Record Card

Eagle

FORD, DAVID

PO BOX 161777
AUSTIN, TX 78716-1777

Account: R002450

Tax Area: 024 - MINTURN (TOWN)
- 024

Acres: 0.080

Parcel: 2103-263-02-003

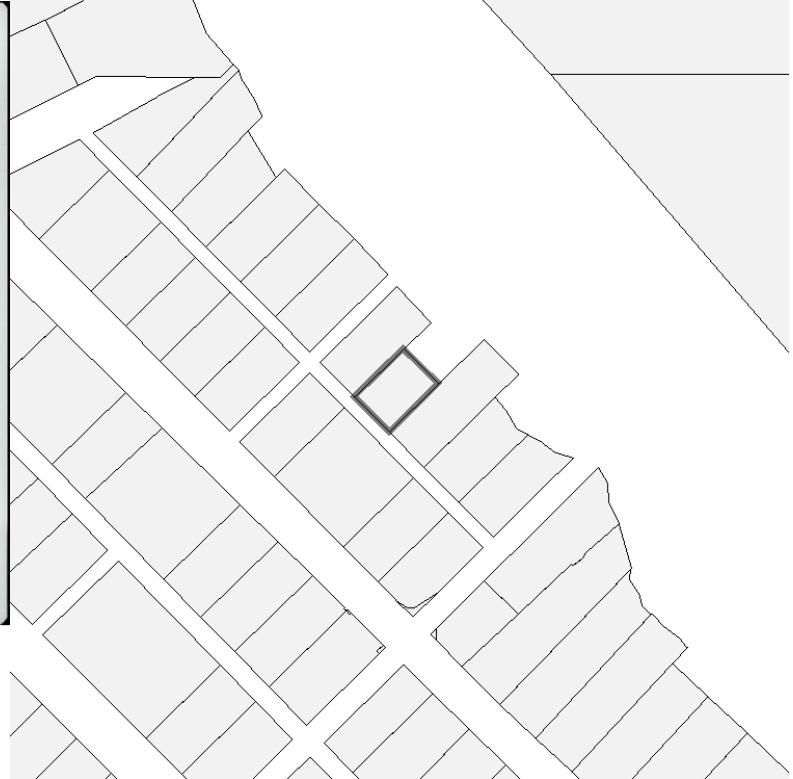
Situs Address:
000478 EAGLE RIVER ST
MINTURN AREA, 0

Value Summary

Value By:	Market	Override
Land (1)	\$564,310	N/A
Single Family Residence (1)	\$283,540	N/A
Total	\$847,850	\$847,850

Legal Description

Subdivision: BOOCO 2ND Block: 2 Lot: 15
BK-0225 PG-0820 WD 09-30-72
BK-0229 PG-0499 WD 06-01-73
BK-0404 PG-0155 QCD 01-03-85



Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
202401549	02/08/2024	PRD	UV	Y	\$1,000,000	79.29	\$1,000,000	79.29	\$1,000,000	79.29

Land Occurrence 1

Abstract Code	1112 - SINGLE FAM.RES.-LAND	Percentage	100.0
Use Code	1000 - RESIDENTIAL	Neighborhood	318 - MINTURN MIX USE N OF MEEK AVE
Land Code	7355 - MINTURN	Super Neighborhood	300 - MINTURN / REDCLIFF
Size	0.08	Zoning	1 - R1

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
Land S	3485			
Total	3,485.00			
	Value	Rate	Rate	Rate
	\$564,310	161.93		

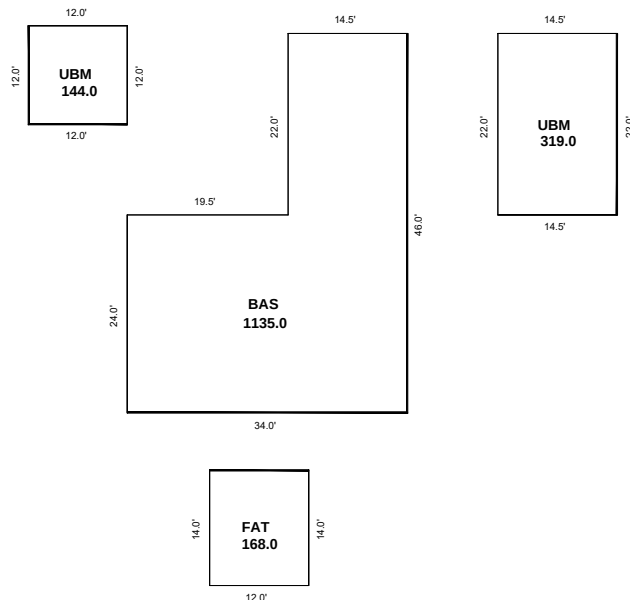
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Single Family Residence Occurrence 1

Abstract Code	1212 - SINGLE FAM.RES-IMPROVEMTS	Percentage	100.0
Use Code	1000 - RESIDENTIAL	Neighborhood	318 - MINTURN MIX USE N OF MEEK AVE
Building Type	121200 - SFR	Arch Style	2 - 1 1/2 STY
Exterior Wall	29 - LOG < 9"	Percentage	100.0
Roof Cover	6 - ASP SHINGL	Roof Structure	3 - GABLE/HIP
Interior Wall	5 - DRYWALL	Percentage	100.0
Floor	8 - SHT VINYL 14 - CARPET INV	Percentage	20.0 80.0
Heating Fuel	3 - GAS	Heating Type	14 - WL/FLR FRN
Air Conditioning	1 - NONE	Actual Year Built	1942
Bedrooms	2	Bathrooms	1
Construction Quality	2 - POOR	Effective Year Built	1949
Fixtures	5	Rooms	7
Units	2	Units	2
Super Neighborhood	300 - MINTURN / REDCLIFF	Stories	1.5 - STORIES 1.5
Use Code	1000 - RESIDENTIAL	Garage	0 - NO GARAGE

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
BAS	1135.0	1135.0	1135.0	1135.0
FAT	168.0	75.6	168.0	168.0
UBM	463.0	138.9		463.0
Total	1,766.00	1,349.50	1,303.00	1,766.00
	Value	Rate	Rate	Rate
	\$283,540	160.55	210.11	217.61



Sketch by Apex IV™

Abstract Summary

Code	Classification	Actual Value	Taxable	Actual	Taxable
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Abstract Summary

			Value	Override	Override
1112	SINGLE FAM.RES.-LAND	\$527,700	\$35,360	NA	NA
1212	SINGLE FAM.RES-IMPROVEMTS	\$265,150	\$17,770	NA	NA
Total		\$792,850	\$53,130	NA	NA