

Ownership Description				Assessment Summary						
Name: CAWOOD, JAMES W & BRENDA L LIVING TRUST				Type: RI Res.Impr	Year	2023	20%	2022	20%	
4201 LACEY CUP DR				Taxable: VF Ver-Full	Land	281,250	56,250	225,000	45,000	
AUSTIN TX 78731				Neigh: JOHN2	Bldgs	1,180,000	236,000	789,400	157,880	
Subd.: 12916 CLEAR CREEK PHASE II				Owner: 937829	Total	1,461,250	292,250	1,014,400	202,880	
S-T-R: 21-17-30 Acres:				Status:	Review Record					
T.D.: 012 FAYETTEVILLE SCH, JOH				Block:	Date	By	Reason	Land	Buildings	Total
Location: 4921 CLEAR CREEK BLVD				Map:	7/3/2023	MDH	RV	281,250	1,180,000	1,461,250
Legal:				City: JOHNSON	2023 REAPPRAISAL					
				Old PID: 001-16663-100/16674-000	7/3/2020	MDH	RV	225,000	789,400	1,014,400
					2020 REAPPRAISAL					
					7/5/2015	MDH	RV	187,500	631,100	818,600
					2015 REAPPRAISAL					
					7/1/2010	MDH	RV	175,000	583,100	758,100
					2010 REAPPRAISAL					
					10/8/2009	RMC	EQ	200,000	595,000	795,000
					EQ BOARD LOWERED VALUE					
					8/29/2008	RMC	EQ	200,000	693,000	893,000
					EQ BOARD LOWERED VALUE					

Trend	Street	Utilities	Topography	Landscaping
<input type="checkbox"/> Improving	<input type="checkbox"/> Concrete	<input type="checkbox"/> No Water	<input type="checkbox"/> High	<input type="checkbox"/> Excellent
<input checked="" type="checkbox"/> Static	<input checked="" type="checkbox"/> Asphalt	<input checked="" type="checkbox"/> No Sewer	<input type="checkbox"/> Low	<input type="checkbox"/> Good
<input type="checkbox"/> Declining	<input type="checkbox"/> ChatSeal	<input type="checkbox"/> No Gas	<input type="checkbox"/> Rough	<input checked="" type="checkbox"/> Average
<input type="checkbox"/> New	<input type="checkbox"/> Gravel	<input type="checkbox"/> No Electric	<input type="checkbox"/> Flat	<input type="checkbox"/> Poor
<input type="checkbox"/> Old	<input type="checkbox"/> Dirt	<input type="checkbox"/> No Telephone	<input checked="" type="checkbox"/> Sloping	<input type="checkbox"/> None

Building Permit Record			
Date	Amount	Purpose	Note
11/30/2021	45,545	RM Remod	FOR 2023 REMODEL BATHROOM COMPLETE 3/6/23
3/28/2006		NC New Cons	FOR 2006: NSFR 100% COMPLETE.
4/7/2005		NC New Cons	FOR 2005: NEW DWG <50% COMPLETE, RECHECK 2006

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
12/27/2024	2025-00001		1,439,125	WD	CAWOOD, JAMES W & BRENDA L LIVING	TJBF 1-6-2024 // Imported from Just Appraised
11/20/2020	2020-42841			WD	COLE, CHARLES RANDALL & HANNAH RU'WGO	11/23/2020 NO REV
7/20/2018	2018-22174		955,000	WD	COLE, CHARLES R	RLB 7/30/18
5/23/2013	2013-17266		895,000	WD	WAGNER, DAVID H & ADRIENNE PIERCE	VRNL 5-24-13

Land Record											785/785-18988-000				
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1	%	Adj2	%	Value	NC	HS
HL		1.000	1.000		.000	225000.00			L	25			281,250		
			0.000												



Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE+MasonVen	3,309	4,833	1+5	18	2005	2022	A	1,309,446	84	1,099,936			1,099,936		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													80,055			
Total													1,180,000			

Ext Wall	Roof Type	Sketch Area	Building Computation										
MASONVEN	<input type="checkbox"/> Hip		Base Price		29.90								
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard		+/- Grade		1.050								
<input type="checkbox"/> Standard	<input type="checkbox"/> Gambrel		Story Hgt Factor		.929								
<input type="checkbox"/> Comb M/F	<input type="checkbox"/> Arched		Grade Adj Factor		1.880								
<input checked="" type="checkbox"/> MasonVen	<input type="checkbox"/> Gable		Composite Factor		1.834								
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF		54.84								
Foundation			Total Base SF		4,833								
<input type="checkbox"/> Open Pier	<input checked="" type="checkbox"/> HipGable		Base Value		265,042								
<input type="checkbox"/> Closed Pier	<input type="checkbox"/> Other												
<input checked="" type="checkbox"/> Slab	Roof Cover												
<input type="checkbox"/> Other	<input type="checkbox"/> Asp Shing												
Floor Struct													
<input type="checkbox"/> Wood SubF	<input checked="" type="checkbox"/> Fib Shing												
<input checked="" type="checkbox"/> Elev Slab	<input type="checkbox"/> Wd Shing												
<input type="checkbox"/> Slab Grade	<input type="checkbox"/> Wd Shakes												
<input type="checkbox"/> Other	<input type="checkbox"/> Clay/Slate												
Insulation													
<input type="checkbox"/> Floor	<input type="checkbox"/> GalvAlum												
<input checked="" type="checkbox"/> Wall	<input type="checkbox"/> Other												
<input checked="" type="checkbox"/> Ceiling	Plumbing												
Heat/Cool													
<input type="checkbox"/> None	Full 4												
<input type="checkbox"/> Hot Air/F	Half												
<input type="checkbox"/> F/W Furn	Extra												
<input checked="" type="checkbox"/> Central	Fireplaces												
<input type="checkbox"/> Elec Base	Type 2SG												
<input type="checkbox"/> Elec Ceil	Count 2	AACU22R3U4R8U4R16D4R40U12R18D2R22D20L15D13L6D3XD5L5XL9XL5U5XL9D4L16U4L8D8L14U5L17U3L3 ABU22R3U4R8U4R16D4R40U12R18D2R22CR10D5L2L25U32R15U20 ACU22R3U4R8U4R16D4R40CL12*12 ADR3D3R17D5R14CU8*8											
<input type="checkbox"/> Other		3/6/2023: FOR 2023 REMODEL BATHROOM COMPLETE. STILL SAME FLOORING.											
Floor Cover													
<input type="checkbox"/> None	Outbuildings and Yard Improvements												
<input type="checkbox"/> Softwood	Item	Type	Qty1	Qty2	UMQR	Age	Rate	Grade	Rem %	Value	NC	HS	
<input checked="" type="checkbox"/> HW Sheath	CDW		19	23			2.78	1.000	84	1,020			
<input type="checkbox"/> HW Parq	CDW		30	31			2.78	1.000	84	2,172			
<input type="checkbox"/> Linoleum	CDW		16	41			2.78	1.000	84	1,532			
<input type="checkbox"/> CarpetTile	CDW		14	123			2.78	1.000	84	4,021			
<input type="checkbox"/> Cer Tile	WIF 4FT		170				12.25	1.000	84	1,749			
<input type="checkbox"/> Stone	WIF 5FT		175				12.25	1.000	84	1,801			
<input type="checkbox"/> Other	SPCA		18	36			146.00	1.000	450	7,096			
Basement													
<input type="checkbox"/> Unfinished	PS		22	20			1.74	1.392	84	895			
<input type="checkbox"/> Finished	PS		8	48			1.74	1.392	84	781			
<input type="checkbox"/> Fin Part													
Total												21,067	

Item	S.F./Qty	Rate	Total
Foundation	3,309		
Floor Structure	3,309		
Ins Floor			
Ins Wall			
Ins Ceiling			
Heat & Cool	4,833	4.68	22,618
Floor Cover	1,933	6.50	12,565
Roof Cover	3,309		
Plumbing	-3	1318.00	-3,954
Fireplace	2	4693.00	9,386
Basement			
FLOORC C	1933	3.82	7,384
FLOORC T	967	7.96	7,697

Base Structure and Additive Items					
Item	Area	Rate	Factor REL	Total	NC HS
A MN	3309	29.90	1.834	181,466	
B MFB	1000	11.37	1.620	18,420	
C OP	144	11.32	1.620	2,641	
D OP	64	12.26	1.620	1,271	
E 1+	1524	29.90	1.834	83,576	
F OP2	144	6.52	1.620	1,521	

Total of Above 344,591
 Market Adjustment 3,800
 Total Structure RCN 1,309,446

Inspected: JJC 9/7/2022 Contact: PI
 Revisited: Int.Est?:
 Entered: CDS 9/22/2022 Sk. File:
 Printed: 8/15/2025 Status: