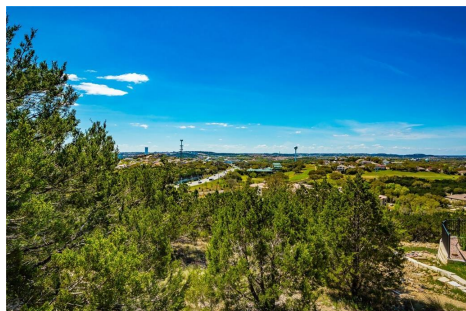


# 112 Piazza Vetta Dr, Austin, TX 78734-2637, Travis County



N/A	N/A	58,079	\$348,000
Beds	Bldg Sq Ft	Lot Sq Ft	MLS List Price
N/A	N/A	RES-NEC	03/29/2019
Baths	Yr Built	Type	MLS List Date

Active Listing 

## Owner Information

Owner Name:	Renroc Development Llp	Tax Billing Zip:	78734
Tax Billing Address:	Po Box 340050	Tax Billing Zip+4:	0002
Tax Billing City & State:	Austin, TX	Ownership Right Vesting:	Limited Partnership

## Location Information

School District :	07	MLS Area:	LS
School District Name:	Lake Travis ISD	Zip Code:	78734
Census Tract:	17.78	Zip + 4:	2637
Subdivision:	Round Mountain Estates 02	Flood Zone Date:	09/26/2008
Elementary School District:	Lake Travis	Flood Zone Code:	X
Middle School District/School Name:	Hudson Bend	Flood Zone Panel:	48453C0405H
Neighborhood Code:	R2003-R2003	Carrier Route:	R191
High School District/School Name:	Lake Travis	Neighborhood Name:	Travis Southwest
Mapsc0:	520-E		

## Tax Information

Property ID 1:	522467	Tax Area (113):	0A
Property ID 2:	01396808210000	Tax Appraisal Area:	0A
Property ID 3:	522467		
Legal Description:	LOT 81 BELLA MONTAGNA ESTATES (FORMERLY ROUND MOUNTAIN ESTATES 2)		
Actual Tax Year:	2019	Lot:	81
Actual Tax:	\$5,385		

## Assessment & Tax

Assessment Year	2019	2018	2017
Market Value - Total	\$252,000	\$378,000	\$378,000
Market Value - Land	\$252,000	\$378,000	\$378,000
Assessed Value - Total	\$252,000	\$378,000	\$378,000
Assessed Value - Land	\$252,000	\$378,000	\$378,000
YOY Assessed Change (\$)	-\$126,000	\$0	
YOY Assessed Change (%)	-33.33%	0%	

Tax Amount - Estimated	Tax Year	Change (\$)	Change (%)
\$8,384	2017		
\$8,283	2018	-\$100	-1.2%
\$5,385	2019	-\$2,899	-34.99%

Jurisdiction	Tax Type	Tax Amount	Tax Rate
Travis County	Actual	\$930.62	.36929
Lake Travis ISD	Actual	\$3,370.50	1.3375
Wcid No 17	Actual	\$150.95	.0599
Travis Co Hospital Dist	Actual	\$266.04	.10557
City Of Lakeway	Actual	\$414.54	.1645
Travis Co Esd No 6	Actual	\$252.00	.1

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## Property Detail

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## Characteristics

County Use Code:	<b>Vacant Lot-Platted-Res</b>	Lot Area:	<b>58,079</b>
Land Use:	<b>Residential (NEC)</b>	County Use Description:	<b>Vacant Lot-Platted-Res-C1</b>
Lot Acres:	<b>1.3333</b>		

## Estimated Value

RealAVM™ (1):	<b>\$387,000</b>	Confidence Score (2):	<b>68</b>
RealAVM™ Range:	<b>\$363,780 - \$410,220</b>	Forecast Standard Deviation (3):	<b>6</b>
Value As Of:	<b>12/30/2019</b>		

- (1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal. This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.
- (2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.
- (3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

## Listing Information

MLS Listing Number:	<b>8022575</b>	Listing Date:	<b>03/29/2019</b>
MLS Area:	<b>LS</b>	MLS Status Change Date:	<b>03/29/2019</b>
MLS Status:	<b>Active</b>	Listing Agent Name:	<b>557949-Amber Hart</b>
Current Listing Price:	<b>\$348,000</b>	Listing Broker Name:	<b>KELLER WILLIAMS - LAKE TRAVIS</b>

Original Listing Price: **\$389,000**

<b>MLS Listing #</b>	9437442	3034977	5421900	1631465	5813045
<b>MLS Status</b>	Withdrawn	Expired	Withdrawn	Expired	Expired
<b>MLS Listing Date</b>	04/12/2017	03/09/2016	06/22/2014	09/12/2013	01/21/2013
<b>MLS Orig Listing Price</b>	\$445,000	\$445,000	\$375,000	\$375,000	\$375,000
<b>MLS Listing Price</b>	\$445,000	\$445,000	\$340,000	\$375,000	\$375,000
<b>MLS Listing Expiration Date</b>		04/10/2017	12/31/2015	02/13/2014	08/21/2013

<b>MLS Listing #</b>	7896871	4274131	1384848
<b>MLS Status</b>	Withdrawn	Withdrawn	Withdrawn
<b>MLS Listing Date</b>	01/24/2012	03/16/2010	10/25/2007
<b>MLS Orig Listing Price</b>	\$295,000	\$250,000	\$450,000
<b>MLS Listing Price</b>	\$295,000	\$250,000	\$425,000
<b>MLS Listing Expiration Date</b>	12/31/2012	03/18/2011	01/05/2010

## Last Market Sale & Sales History

<b>Recording Date</b>	04/16/2002	05/30/2001	04/09/2001
<b>Sale/Settlement Date</b>	04/12/2002	05/08/2001	03/29/2001
<b>Document Number</b>	70104	85267	54024
<b>Document Type</b>	Special Warranty Deed	Correction Deed	Warranty Deed
<b>Buyer Name</b>	Renroc Dev Llp	Legacy Of Monterey Lp	Legacy Of Monterey Homes Lp
<b>Seller Name</b>	Legacy Of Monterey Lp	Renroc Dev Llp	Renroc Dev Llp
<b>Multi/Split Sale Type</b>	Multi	Multi	Multi

## Mortgage History

<b>Mortgage Date</b>	06/17/2019	12/26/2018	12/26/2018	04/10/2017
<b>Mortgage Amount</b>	\$301,052	\$288,052	\$288,052	\$260,000
<b>Mortgage Lender</b>	* Other Institutional Lenders	* Other Institutional Lenders	* Other Institutional Lenders	Private Individual
<b>Mortgage Type</b>		Conventional	Conventional	Private Party Lender
<b>Mortgage Code</b>	Construction	Refi	Refi	Refi

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## Property Detail

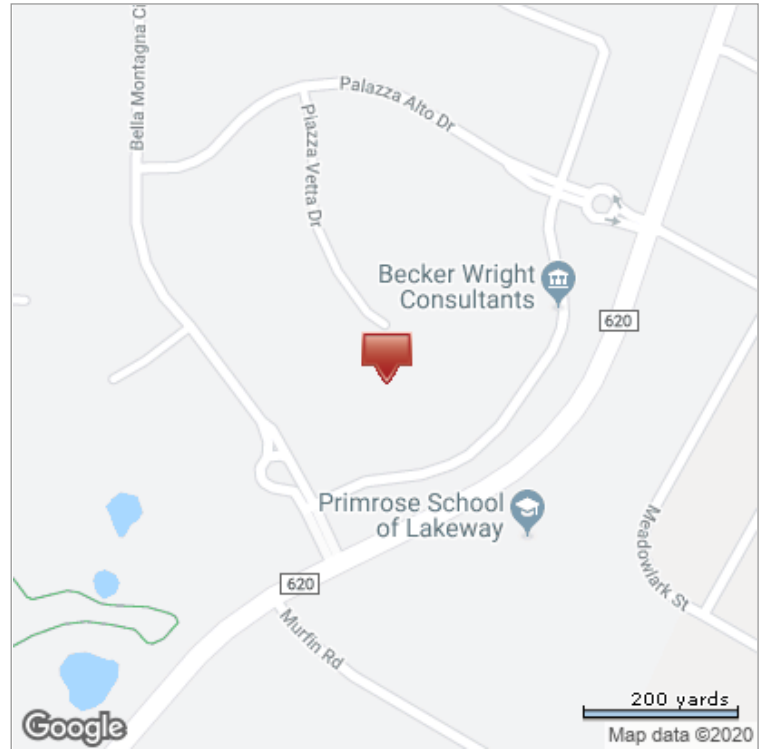
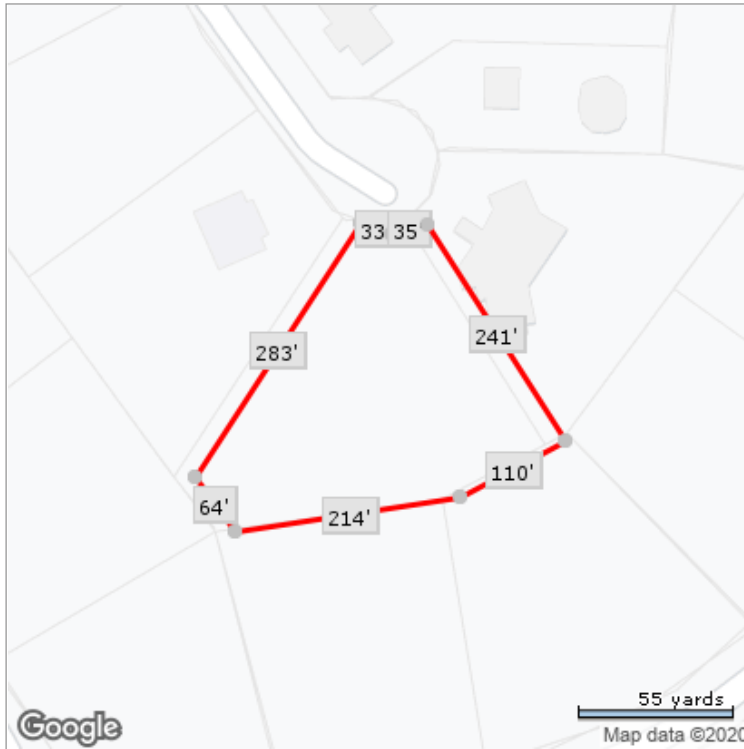
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## Foreclosure History

Document Type	Lis Pendens
Foreclosure Filing Date	05/14/2012
Recording Date	05/15/2012
Document Number	76174
Buyer 2	Rcp Ents Ltd
Buyer 4	Reynolds Dwayne
Buyer 1	Renroc Dev Llp
Buyer 3	Piazza Rocco C & Linda V
Lien Type	Lien (Hoa)
Seller 1	Bella Montagna Estates Hoa
Title Company	Attorney Only

## Property Map



\*Lot Dimensions are Estimated

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