

**Sumner (083)**  
**Tax Year 2026 | Reappraisal 2024**

Jan 1 Owner  
 ALTO ASSET COMPANY 3 LLC  
 401 CONGRESS AVE 33RD FLR  
 AUSTIN TX 78701

Current Owner

**NEWMANS TRAIL 1605**

Ctrl Map: 123G    Group: A    Parcel: 025.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$100,000  
**Improvement Value:** \$305,300  
**Total Market Appraisal:** \$405,300  
**Assessment Percentage:** 40%  
**Assessment:** \$162,120

**Subdivision Data**

**Subdivision:**  
 COUNTRY HOMES SEC 8  
**Plat Book:** 12    **Plat Page:** 48    **Block:**    **Lot:** 88

**Additional Information**

PLAT: 12 PAGE: 48 BLOCK: LOT: 88 SUBD: COUNTRY HOMES SEC 8

**General Information**

**Class:** 08 - Commercial    **City #:**    **Special Service District 2:**  
**City #:**    **Special Service District 1:**    **Neighborhood:** D06  
**District:** 07    **Number of Mobile Homes:**  
**Number of Buildings:** 1    **Utilities - Electricity:** 01 - PUBLIC  
**Utilities - Water/Sewer:**    **Zoning:**  
**Utilities - Gas/Gas Type:** 00 - NONE

**Outbuildings & Yard Items**

Long OutBuilding & Yard Items list on subsequent pages

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 0    **Calculated Acres:** 1    **Total Land Units:** 1

Land Code	Soil Class	Units
01 - RES		1.00

**Residential Building #: 1**

**Improvement Type:**  
 01 - SINGLE FAMILY  
**Exterior Wall:**  
 11 - COMMON BRICK  
**Heat and AC:**  
 7 - HEAT AND COOLING SPLIT  
**Quality:**  
 1 - AVERAGE  
**Square Feet of Living Area:**  
 1568  
**Foundation:**  
 02 - CONTINUOUS FOOTING  
**Roof Framing:**  
 02 - GABLE/HIP  
**Cabinet/Millwork:**  
 03 - AVERAGE  
**Interior Finish:**  
 07 - DRYWALL  
**Bath Tiles:**  
 00 - NONE  
**Shape:**

**Building Sketch**



**Stories:**  
 2.00  
**Actual Year Built:**  
 1989  
**Plumbing Fixtures:**  
 6  
**Condition:**  
 AV - AVERAGE  
**Floor System:**  
 04 - WOOD W/ SUB FLOOR  
**Roof Cover/Deck:**  
 03 - COMPOSITION SHINGLE  
**Floor Finish:**  
 11 - CARPET COMBINATION  
**Paint/Decor:**  
 03 - AVERAGE  
**Electrical:**  
 04 - ABOVE AVG  
**Structural Frame:**  
 00 - NONE

**Building Areas**

Areas	Square Feet
BAS - BASE	1,410
USL - UPPER STORY LOW	528
GRF - GARAGE FINISHED	528
OPF - OPEN PORCH FINISHED	76

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	FPL - FIREPLACE	37.5	1
1	WDK - WOOD DECK	90	144
1	PTO - PATIO	25	400
1	DRW - DRIVEWAY	18.8	3,200

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
5/19/2025	\$0	6609	820	I - IMPROVED	QC - QUITCLAIM DEED	-
11/25/2019	\$1,211,014	5099	283	I - IMPROVED	WD - WARRANTY DEED	P - MULTIPLE PARCELS
8/29/2019	\$280,000	5025	368	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
4/14/2015	\$0	4100	569	I - IMPROVED	QC - QUITCLAIM DEED	-
4/28/1992	\$109,000	250	764	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
3/30/1989	\$97,500	73	773	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
12/9/1987	\$15,000	550	235	V - VACANT	-	-