

Sumner (083)
Tax Year 2026 | Reappraisal 2024

Jan 1 Owner
 ALTO ASSET COMPANY 2 LLC
 5001 PLAZA ON THE LAKE #200
 AUSTIN TX 78746

Current Owner

WATERFORD WAY 108

Ctrl Map: 1460 Group: E Parcel: 012.00 Pl: SI: 000

Value Information

Land Market Value: \$150,000
Improvement Value: \$298,300
Total Market Appraisal: \$448,300
Assessment Percentage: 40%
Assessment: \$179,320

Subdivision Data

Subdivision:
 RIVER CHASE
Plat Book: 17 **Plat Page:** 201 **Block:** **Lot:** 547

Additional Information

PLAT: 17 PAGE: 201 BLOCK: LOT: 547 SUBD: RIVER CHASE SEC 2 PH 2

General Information

Class: 08 - Commercial **City:** HENDERSONVILLE
City #: 327 **Special Service District 2:**
Special Service District 1: **Neighborhood:** H31
District: 05 **Number of Mobile Homes:**
Number of Buildings: 1 **Utilities - Electricity:** 01 - PUBLIC
Utilities - Water/Sewer: **Zoning:**
Utilities - Gas/Gas Type: 01 - PUBLIC - NATURAL
 GAS

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:
 8 - HEAT AND COOLING PKG
Quality:
 1 - AVERAGE
Square Feet of Living Area:
 1844
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:

1999

Plumbing Fixtures:

8

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:

03 - AVERAGE

Structural Frame:

00 - NONE

Building Areas

| Areas | Square Feet |
|----------------------------|-------------|
| BAS - BASE | 1,316 |
| USF - UPPER STORY FINISHED | 528 |
| GRF - GARAGE FINISHED | 528 |
| OPF - OPEN PORCH FINISHED | 40 |

Outbuildings & Yard Items

| Building # | Type | Description | Area/Units |
|-------------------|-----------------|--------------------|-------------------|
| 1 | FPL - FIREPLACE | 25 | 1 |
| 1 | SLB - SLAB | 25 | 168 |
| 1 | DRW - DRIVEWAY | 25 | 1,584 |
| 1 | SLB - SLAB | 15 | 252 |

Sale Information

| Sale Date | Price | Book | Page | Vacant/Improved | Type Instrument | Qualification |
|------------------|--------------|-------------|-------------|------------------------|------------------------|---------------------------|
| 3/3/2020 | \$2,343,236 | 5167 | 255 | I - IMPROVED | WD - WARRANTY DEED | P - MULTIPLE PARCELS |
| 10/11/2019 | \$280,000 | 5055 | 284 | I - IMPROVED | WD - WARRANTY DEED | A - ACCEPTED |
| 6/29/2012 | \$199,900 | 3604 | 650 | I - IMPROVED | WD - WARRANTY DEED | A - ACCEPTED |
| 3/10/2008 | \$0 | 2935 | 662 | V - VACANT | - | - |
| 3/16/2007 | \$166,223 | 2722 | 709 | I - IMPROVED | WD - WARRANTY DEED | G - FORCED SALE |
| 3/8/2007 | \$199,500 | 2782 | 232 | I - IMPROVED | WD - WARRANTY DEED | I - FINANCIAL INSTITUTION |
| 11/17/2005 | \$190,000 | 2393 | 493 | I - IMPROVED | WD - WARRANTY DEED | A - ACCEPTED |
| 9/3/2002 | \$150,000 | 1546 | 658 | I - IMPROVED | WD - WARRANTY DEED | A - ACCEPTED |
| 10/28/1999 | \$0 | 1045 | 689 | V - VACANT | - | - |
| 3/3/1999 | \$0 | 947 | 544 | V - VACANT | - | - |
| 12/13/1995 | \$0 | 688 | 847 | V - VACANT | - | - |
| 10/6/1995 | \$0 | 536 | 529 | V - VACANT | - | - |