

PID 356932 | 25005 LAKEVIEW

Property Summary Report | Year 2025
Online Services | Travis Central Appraisal District



TRAVIS CENTRAL APPRAISAL DISTRICT
TRAVIS COUNTY, TEXAS

General Info

ACCOUNT

Property ID: 356932
Geographic ID: 0562090102
Tax Office ID: 05620901020000
Type: R
Agent:
Legal Description: LOT 48 & PART OF LOT 47 PEDE
RNALES SUBD & PART ADJ

Property Use:

OWNER

Name: 1S REO OPPORTUNITY 1 LLC
Secondary Name:
Mailing Address: 370 HIGHLAND AVE STE 100 PIE
DMONT CA 94611-4018
Owner ID: 2032409
% Ownership: 100.000000 %
Exemptions:
State Code: A1
Homestead Audit:

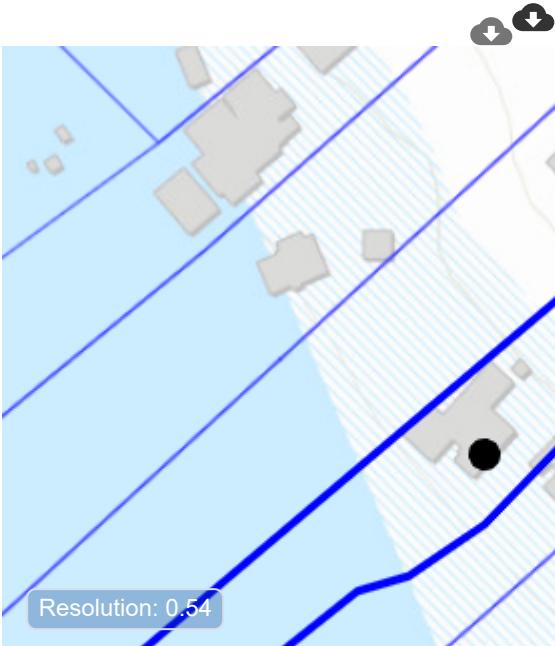
[View Appraisal Notice](#)

LOCATION

Address: 25005 LAKEVIEW DR, TX 78669
Market Area:
Market Area CD: Q9000WF
Map ID: 055916

PROTEST INFORMATION

Protest Status:
Informal Date:
Formal Hearing
Date & Time:

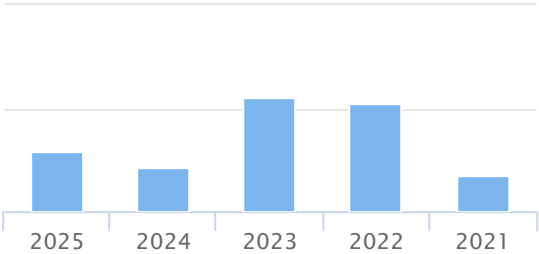


PID 356932 | 25005 LAKEVIEW

CURRENT VALUES

Land Homesite	207,000
Land Non-Homesite	0
Special Use Land Market	0
Total Land	207,000
Improvement Homesite	380,512
Improvement Non-Homesite	0
Total Improvement	380,512
Market	587,512
Special Use Exclusion (-)	0
Appraised	587,512
Value Limitation Adjustment (-)	83,885
Net Appraised	503,627

VALUE HISTORY

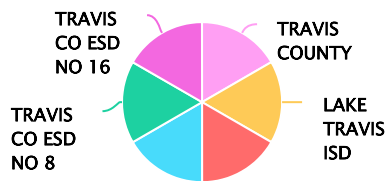


VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion (-)	Appraised	Value Limitation Adj (-)	Net Appraised
2025	207,000	380,512	0	587,512	83,885	503,627
2024	207,000	212,689	0	419,689	0	419,689
2023	461,500	648,526	0	1,110,026	0	1,110,026
2022	461,500	595,982	0	1,057,482	0	1,057,482
2021	113,600	238,400	0	352,000	0	352,000

Taxing Units

Owner: **1S REO OPPORTUNITY 1 LLC**
% Ownership: **100 %**
Total Value: **503,627**



Unit	Description	Net Appraised	Taxable Value
03	TRAVIS COUNTY	503,627	503,627
07	LAKE TRAVIS ISD	503,627	503,627
0A	TRAVIS CENTRAL APP DIST	503,627	503,627
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	503,627	503,627
77	TRAVIS CO ESD NO 8	503,627	503,627
8R	TRAVIS CO ESD NO 16	503,627	503,627

 [View Tax Transparency](#)

Improvement

Improvement #1:	1 FAM DWELLING	Improvement Value:	\$ 380,512	Main Area:	2,496 sqft
State Code:	A1	Description:	SINGLE FAMILY DWELLING	Gross Building Area:	6,546 sqft

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year Built	SQFT
1ST	1st Floor	R5		0	1977	1977	1,854
2ND	2nd Floor	R5		0	1977	1977	642
031	GARAGE DET 1ST F	R5		0	1977	1977	440
512	DECK UNCOVRED	R5		0	1977	1977	852
095	HVAC RESIDENTIAL	R5		0	1977	1977	2,496
522	FIREPLACE	R5		0	1977	1977	1
512	DECK UNCOVRED	R5		0	1977	1977	192
413	STAIRWAY EXT	A		1	1977	1977	1
571	STORAGE DET	R5		0	1977	1977	64
251	BATHROOM	R5		0	1977	1977	4
011	PORCH OPEN 1ST F	R5		0	1977	1977	0
512	DECK UNCOVRED	R5		0	1977	1977	0

Improvement Features

1ST	Foundation: SLAB SHINGLE	Roof Style: GABLE	Grade Factor: A	Floor Factor: 1ST	Shape Factor: R	Roof Covering: COMPOSITION
2ND	Shape Factor: R	Grade Factor: A	Floor Factor: 2ND			

Land

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value ⓘ
LAND	Land	0.0000	0.00	0.00	207,000	0

Deed History

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
2025-02-06	ST	SUBSTITUTE TRUSTEE DEED	25005 LAKEVIEW DRIVE LLC	1S REO OPPORTUNITY 1 LLC				2025013575
2023-05-15	WD	WARRANTY DEED	PHELPS JEFFREY BRADFORD	25005 LAKEVIEW DRIVE LLC				2023053042
2010-07-19	CD	CORRECTION DEED	HILLER NANCY J	PHELPS JEFFREY BRADFORD				2023043669