



YOUR PROPERTY

123 Main St

Austin, TX 78701

Landset Property Brief

This briefing compiles public permit records for your property and its immediate neighborhood into a single, readable document. It is designed to help buyers, agents, and investors understand the documented history of a home before closing - not to replace a professional inspection, but to sharpen the questions worth asking.

Permit and code enforcement data is sourced from the City of Austin Development Services Department (DSD) and published through the City of Austin Open Data Portal (data.austintexas.gov). Property tax and appraisal data is provided by the Travis Central Appraisal District (TCAD). Records reflect work that was formally permitted; unpermitted work will not appear. Use this report as a starting point for due diligence, not a final determination of a property's condition.

HOW TO READ THIS REPORT

A

Landset Lens

Flags open permits, detects new construction or major renovation projects, and compares this property to neighborhood patterns. Items are ranked by two signals: whether a component like the roof, plumbing, or HVAC is approaching the age when it typically needs work, and whether nearby properties have had the same type of work permitted. Start [here](#).

B

Permit History

The full official permit record for this address. Cross-reference with any work you observe during inspection to identify what was - and was not - formally permitted.

C

Code Enforcement History

Code complaints filed with the City of Austin at this address. Open violations require seller resolution before closing.

D

Area Permit Trends

Permit activity by category across the surrounding neighborhood. Categories marked * are common nearby but absent from this property's record.

E

Expansion Opportunities

Improvement types approved on nearby comparable properties. Use this to explore what may be possible for this property-buyers should confirm current zoning and building restrictions with the city before planning any work.

F

Flood Zone & Special Districts

FEMA flood zone designation and risk level for the property, including insurance implications. Also identifies Municipal Utility Districts (MUDs) or Water Control & Improvement Districts (WCIDs) that levy taxes and may carry bond obligations.

G

Property Tax Information

Official appraisal district data including market value, assessed value, improvement and land values, ownership, and deed information from Travis Central Appraisal District.



PREPARED TUESDAY, JULY 21, 2026

123 Main St

Austin, TX 78701

0.5 mi radius · 762 nearby properties · 6769 permits

PERMITS

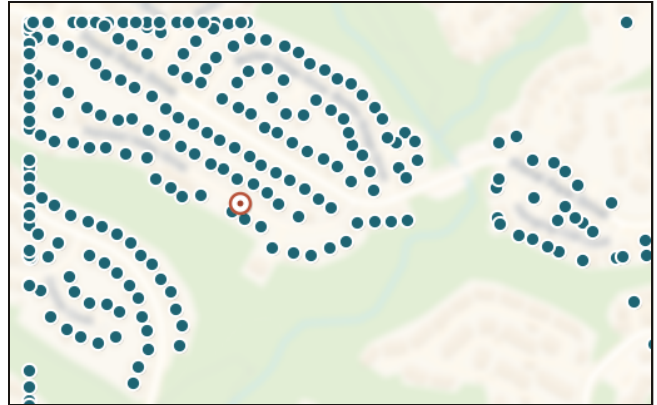
14

TO VERIFY

13

NEARBY ADD-ONS

4



A Landset Lens

13 TO VERIFY · 3 CRITICAL · 2 COMPLETED

This section highlights what to check before closing. Items are ranked by how likely they are to need attention, based on two signals: whether a home system is approaching the age when it typically needs work, and whether nearby properties have already needed the same repair or replacement. When both signals line up, the item ranks higher. Completed work shows where your property is ahead of the neighborhood.

PERMITS THAT COULD DELAY OR PREVENT SALE

EXPIRED = Permit issued but never received final city inspection VOID = Permit cancelled by city or applicant

HIGH

HVAC REPLACEMENT

Permit RE-2018-000001 (HVAC Replacement) has status "Expired" and may need resolution

RECOMMENDED ACTION

Ask the seller directly about permit RE-2018-000001. Unresolved permits can surface during title review and delay or block closing - get documentation of resolution before you're under contract.

LOW

ADDITION

Permit RE-1992-000003 (Addition / Expansion) has status "Expired" and may need resolution. This permit is over 20 years old and may reflect legacy records with limited practical impact on a current sale.

RECOMMENDED ACTION

Ask your inspector to look for signs of structural modification - unusual ceiling heights, mismatched framing, or room transitions that don't flow naturally. These can signal unpermitted additions.

LOW

ADDITION

Permit RE-1992-000006 (Addition / Expansion) has status "VOID" and may need resolution. This permit is over 20 years old and may reflect legacy records with limited practical impact on a current sale.

RECOMMENDED ACTION

Ask your inspector to look for signs of structural modification - unusual ceiling heights, mismatched framing, or room transitions that don't flow naturally. These can signal unpermitted additions.



CRITICAL & HIGH PRIORITY PATTERNS

Widespread issues in neighborhood - inspection required

CRITICAL

UNDER-SLAB DRAIN LINE REPAIRS

No permits on file for under-slab drain line repairs at this property. 11 properties in the search area have required this work - a high concentration by any measure. This is the finding that warrants the most direct question to your inspector.

11 properties affected · 5 immediate neighbors

RECOMMENDED ACTION

Have your inspector order a sewer scope - it's the only way to know whether you're looking at cast iron pipe failure, foundation movement, or both.

CRITICAL

FOUNDATION REPAIR

No permits on file for foundation repair at this property. 6 properties in the search area have required this work - a high concentration by any measure. This is the finding that warrants the most direct question to your inspector.

6 properties affected · 3 immediate neighbors

RECOMMENDED ACTION

Ask your inspector whether visible signs - cracks, sticking doors, sloping floors - warrant calling in a structural engineer. This neighborhood's clay soil makes that a real possibility.

CRITICAL

STRUCTURAL REPAIR

No permits on file for structural repair at this property. 5 properties in the search area have required this work - a high concentration by any measure. This is the finding that warrants the most direct question to your inspector.

5 properties affected · 4 immediate neighbors

RECOMMENDED ACTION

Flag this for your inspector - ask them to look for evidence of load-bearing damage: sistered joists, replaced beams, patched framing. If they find anything, request a structural engineer.

HIGH

ELECTRICAL PANEL UPGRADE

No permits on file for electrical panel upgrade. 11 properties in the search area have required this work. That's a significant share of the neighborhood - and worth a direct question to your inspector.

11 properties affected · 7 immediate neighbors

RECOMMENDED ACTION

Ask your inspector to identify the panel brand and amperage - flag Federal Pacific, Zinsco, or anything under 150 amp

HIGH

ROOF REPLACEMENT

No permits on file for roof replacement. 42 properties in the search area have required this work. That's a significant share of the neighborhood - and worth a direct question to your inspector.

42 properties affected · 4 immediate neighbors

RECOMMENDED ACTION

Ask your inspector to estimate roof age and look for hail damage - both affect remaining life in Austin



WORK COMPLETED

Work your property has completed, plus documented improvements

REPLACE SOON

WATER HEATER / PLUMBING SYSTEM

Your property completed water heater / plumbing system in 2009. This system typically lasts 8 years. Based on permit records in the area, this work is overdue at a meaningful share of nearby properties - plan for replacement soon.

12 properties affected · 12 immediate neighbors

RECOMMENDED ACTION

Recommend dedicated inspection before closing. Factor replacement cost into negotiation.

DONE

POOL SPA

Pool / Spa has been done by 13% of nearby properties and this property has 1 permit on record. The building permit passed final inspection in 1984. Two associated trade permits (mechanical, plumbing) show void status - not unusual for permits this old. Worth a quick question, not a red flag.



MONITOR THESE AREAS

Moderate-priority patterns worth noting during inspection

Share these findings with your home inspector before your inspection.

MEDIUM
WINDOW REPLACEMENT

No permits on file for window replacement. 103 nearby properties have required this work. Not unusual for this area, but worth asking about at inspection.

103 properties affected · 11 immediate neighbors

RECOMMENDED ACTION

Ask your inspector to check for fogged or failed seals between panes - that indicates the window is done, not just old

ADDITIONAL FINDINGS
LOW
ADDITION

Addition / Expansion has been done by 17.5% of nearby properties and this property has 1 permit on record. One or more permits were not properly closed - verify resolution.

RECOMMENDED ACTION

Ask your inspector to look for signs of structural modification - unusual ceiling heights, mismatched framing, or room transitions that don't flow naturally. These can signal unpermitted additions.

LOW
HVAC REPLACEMENT

56.3% of nearby properties have had hvac work done (Full System (62%) and HVAC Change-Out (36%)). No permits within the last 5 years.

RECOMMENDED ACTION

Ask your inspector to evaluate the current state of hvac replacement. If condition warrants, this may be a negotiation point.

LOW
PLUMBING WORK

50.3% of nearby properties have had plumbing work done (Water Heater (14%) and Irrigation (11%)). No permits within the last 5 years.

RECOMMENDED ACTION

Ask your inspector to evaluate the current state of plumbing work. If condition warrants, this may be a negotiation point.

LOW
ELECTRICAL WORK

34.1% of nearby properties have had electrical work done. No permits within the last 5 years.

RECOMMENDED ACTION

Ask your inspector to evaluate the current state of electrical work. If condition warrants, this may be a negotiation point.

LOW
NEIGHBORHOOD HEALTH

Active investment neighborhood - 86.7% of nearby properties have approved upgrade or expansion permits. Nearby improvements: New Construction (79.8%), Remodel / Renovation (27%: Exterior Remodel 11.3%, Kitchen / Bath Remodel 9.1%, Major Remodel 7.1%), ADU / Garage Conversion.

B Permit History

14 RECORDS

The complete official permit record for this address, drawn from Austin's open permit dataset. Use this as a baseline for understanding what improvements have been formally documented-and to cross-reference with any work visible during inspection.

NEW CONSTRUCTION				5 RECORDS
PERMIT #	DESCRIPTION	ISSUED	COMPLETED	STATUS
NEW CONSTRUCTION - Nov 1982 - Mar 1983 4 trades: building, electrical, mechanical, plumbing One Stry Frm Res W/Stn Ven & Att Gar				 All 5 permits passed
RE-1982-000015	One Stry Frm Res W/Stn Ven & Att Gar	Nov 4, 1982	Mar 9, 1983	Passed
RE-1982-000014	One Stry Frm Res W/Stn Ven & Att Gar	Nov 4, 1982	Mar 29, 1983	Passed
RE-1982-000016	One Stry Frm Res W/Stn Ven & Att Gar	Nov 4, 1982	Mar 30, 1983	Passed
RE-1982-000017	One Stry Frm Res W/Stn Ven & Att Gar	Nov 4, 1982	Mar 29, 1983	Passed
RE-1982-000012	One Stry Frm Res W/Stn Ven & Att Gar	Nov 4, 1982	Mar 29, 1983	Passed
RENOVATION PROJECTS				6 RECORDS
PERMIT #	DESCRIPTION	ISSUED	COMPLETED	STATUS
ADDITION - Sep 1992 - Sep 1998 3 trades: building, electrical, mechanical Addition To Enlarge Diningroom				 2 of 3 expired/void
RE-1992-000003	Building	Sep 3, 1992	Mar 2, 1993	Expired
RE-1992-000004	Electrical	Sep 3, 1992	Sep 25, 1998	Passed
RE-1992-000006	Mechanical	Sep 3, 1992	Mar 2, 1993	VOID

PERMIT #	DESCRIPTION	ISSUED	COMPLETED	STATUS
POOL SPA • Feb 1984 - Sep 1984				2 of 3 expired/void
3 trades: building, mechanical, plumbing				
Pvt Pool & Spa To Res W/ Required Enclosure				

RE-1984-000010	Building	Feb 10, 1984	Sep 7, 1984	Passed
RE-1984-000008	Mechanical	Feb 10, 1984	Aug 8, 1984	VOID
RE-1984-000011	Plumbing	Feb 10, 1984	Aug 8, 1984	VOID

OTHER PERMITTED WORK 3 RECORDS

PERMIT #	DESCRIPTION	ISSUED	COMPLETED	STATUS
MECHANICAL				

RE-2018-000001	Replacement of complete existing central heat and air system with or without duct work	Feb 8, 2018	-	Expired
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ELECTRICAL

RE-1990-000007	Whole House Rebate (Ecsd)	Sep 6, 1990	Mar 5, 1991	VOID
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PLUMBING

RE-2009-000002	Repalcing water heater to existing residence only	Feb 20, 2009	May 4, 2009	Passed
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Passed = final city inspection approved. Expired = permit issued but never received final inspection. Void = permit cancelled by city or applicant.

C Code Enforcement History NONE ON RECORD

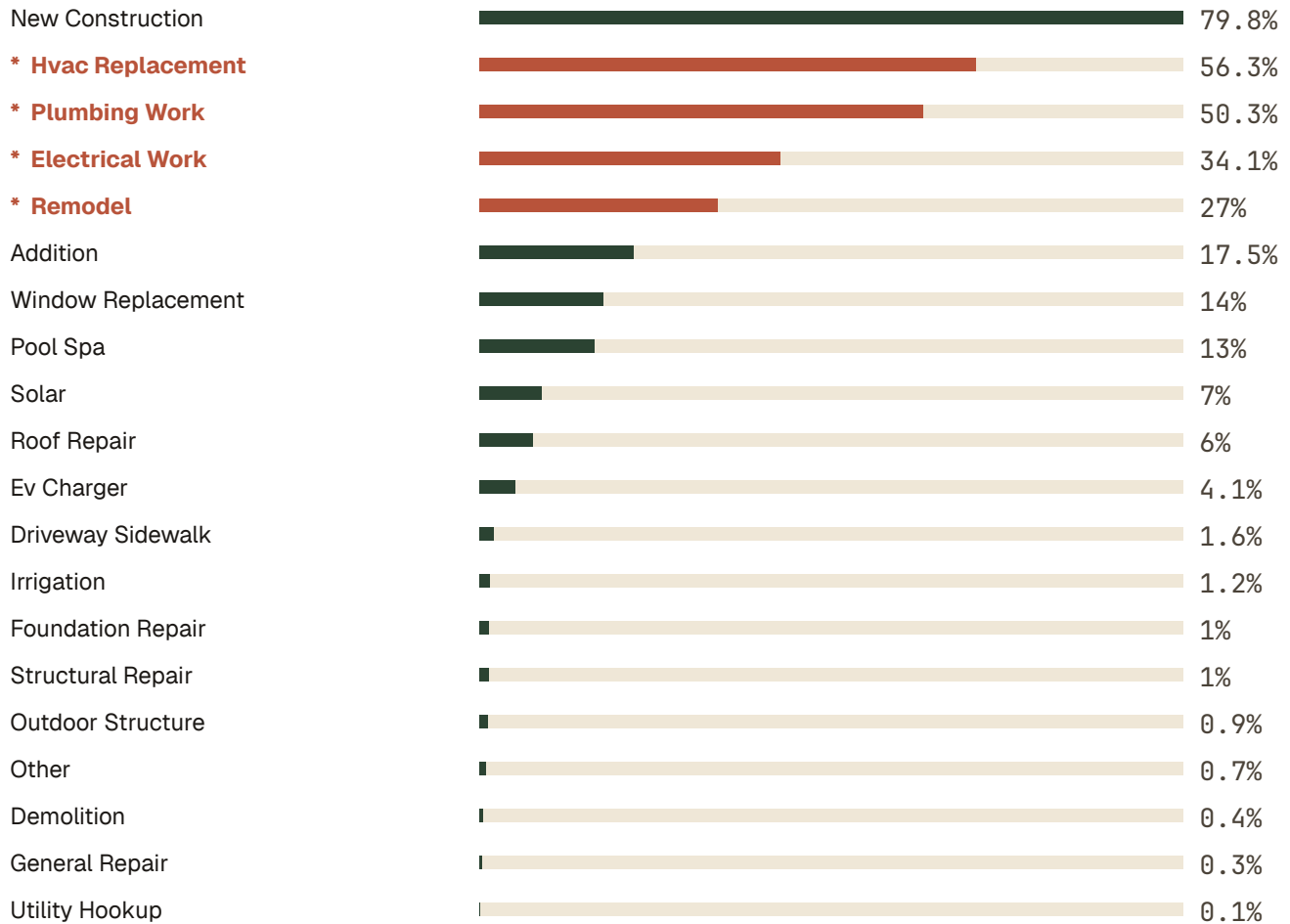
Code complaints filed with the City of Austin at this address. Open violations require resolution before closing. Closed cases are provided for context.

No code violations on record for this property.

NEARBY VIOLATIONS (0.5 MI RADIUS)
51 total • 3 open • 5 work-without-permit • 0 repeat offenders

D Area Permit Trends 6769 PERMITS • 0.5MI RADIUS

Permit activity within the search radius, broken down by work category as a share of nearby properties. Categories marked * are common in this neighborhood but absent from your property's permit record-worth asking your inspector about.



E Expansion Opportunities 6 PATHS · 4 WITH NEARBY APPROVALS

Improvement types that have received city approval on comparable nearby properties. A higher rate of precedent generally signals a smoother path through permitting-use this to explore what additions or upgrades may be possible. Buyers should confirm current zoning and building restrictions with the city before planning any work.

OPPORTUNITY	RATE	FEASIBILITY
Pool / Spa Swimming pools and spas have been built nearby.	12.5%	95 Approved Nearby
Solar Installation Solar panels have been installed on nearby properties.	6.6%	50 Approved Nearby
EV Charger EV charging stations have been installed nearby.	3.8%	29 Approved Nearby
ADU / Accessory Dwelling Garage apartments and in-law units have been built nearby.	0.1%	1 Approved Nearby
A/B Unit Conversion Properties have been split into two-unit dwellings nearby.	0%	None Approved Nearby

Propane / Gas

Propane or gas line permits have been filed nearby.

0%

None Approved Nearby

F Flood Zone & Special Districts

FLOOD_ZONE X

This section identifies FEMA flood zone designations and special taxing districts that may affect insurance requirements, tax obligations, and disclosure requirements for this property.

FEMA Flood Zone Designation

FEMA's National Flood Hazard Layer identifies areas with varying levels of flood risk. Properties in Special Flood Hazard Areas (SFHA) typically require flood insurance for federally-backed mortgages.

Zone X

MINIMAL

Flood zone data sourced from FEMA National Flood Hazard Layer. District tax rates and bond balances change annually. Verify current rates with the Travis County Tax Office and confirm flood zone status with your lender or insurance agent before closing.

G Property Tax Information

TCAD_DATA

Official property valuation and ownership data from Travis Central Appraisal District (TCAD). This information is used to calculate annual property taxes.

VALUATION HISTORY				
Year	Land	Improve	Appraised	Tax Paid
2026	\$341,513	\$320,708	\$662,221	-
2025	\$341,513	\$450,257	\$791,770	\$13,967
2024	\$358,589	\$447,499	\$806,088	\$11,347
2023	\$358,589	\$390,727	\$749,316	\$9,346
2022	\$358,589	\$431,527	\$790,116	\$9,774
2021	\$204,908	\$308,923	\$513,831	\$9,882
2020	\$204,908	\$312,700	\$517,608	\$6,122
2019	\$204,908	\$312,700	\$517,608	\$5,572
2018	\$204,908	\$260,717	\$465,625	\$5,120
2017	\$97,575	\$313,745	\$411,320	\$4,890

9-year growth: +61.0% total (5.43% annually)

PROPERTY DETAILS	
Owner Name	Jane & John Smith
Subdivision	OAKVIEW ESTATES
Legal Description	LOT 7 BLK 3 OAKVIEW ESTATES SEC 2
Deed Date	Jun 15, 2019
Year Built	1983
Property Size	0.75 acres
TCAD Property ID	847291

Property tax information is sourced from Travis Central Appraisal District and updated monthly. Valuations shown are for the most recent tax year. Contact —

TCAD at 512-834-9317 for current tax rates and payment status.