

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



**PLANNING &
DEVELOPMENT
DEPARTMENT**

PROPERTY

Address 113 E 4th Street, Houston, TX 77007

Historic District/ Landmark _____ HCAD # 0210330000029

Subdivision Houston Heights South Lot TRS 11B+12B Block 301

DESIGNATION TYPE

- Landmark
- Contributing
- Protected Landmark
- Noncontributing
- Archaeological Site
- Vacant

PROPOSED ACTION

- Alteration or Addition
- Relocation
- Restoration
- Demolition
- New Construction
- Excavation

DOCUMENTS

Application checklist for each proposed action and all applicable documentation listed within are attached

OWNER

Name Morris A Dayeh
 Company Morris A Dayeh Living Trust
 Mailing Address 8611 Kempridge
Houston, TX 77080
 Phone 713-465-4948
 Email _____
 Signature Barbara Kebodeaux
 Date 9-28-2015

APPLICANT (if other than owner)

Name Barbara Kebodeaux
 Company Beneficiary of Trust and Will
 Mailing Address same
 Phone same
 Email same
 Signature Barbara Kebodeaux
 Date 9-28-2015

ACKNOWLEDGEMENT OF RESPONSIBILITY

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Deed Restrictions: You have verified that the work does not violate applicable deed restrictions.

Public Records: If attached materials are protected by copyright law, you grant the City of Houston, its officers, agencies, departments, and employees, non-exclusive rights to reproduce, distribute and publish copyrighted materials before the Houston Archaeological and Historical Commission, the Planning Commission, City Council, and other City of Houston commissions, agencies, and departments, on a City of Houston website, or other public forum for the purposes of application for a Certificate of Appropriateness or building permit, and other educational and not for profit purposes. You hereby represent that you possess the requisite permission or rights being conveyed here to the City.

Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and HAHC approval. Failure to comply with the COA may result in project delays, fines or other penalties.

CERTIFICATE OF APPROPRIATENESS DEMOLITION CHECKLIST



PLANNING &
DEVELOPMENT
DEPARTMENT

Well in advance of the COA application deadline contact staff to discuss your project and, if necessary, to make an appointment to meet with staff for a project consultation.

Submit all items with the COA application form. An incomplete application may cause delays in processing or may be deferred to the next agenda. Refer to Houston Code of Ordinances, Ch. 33 VII, Sec. 33-247 for demolition approval criteria. Demolition applicants must give public notice by posting a sign at the site of the structure. Refer to attached public notice sign requirements for instructions.

PROPERTY ADDRESS: 113 E 4th Street, Houston, TX 77007

DEMOLITION TYPE: unreasonable economic hardship unusual or compelling circumstance

WRITTEN DESCRIPTION

property description, current conditions and any prior alterations or additions

PHOTOGRAPHS label photos with description and location *— See photo album*

elevations of all sides of structure

public notice sign(s) at the site upon installation with time stamp

DRAWINGS

current site plan or survey

DOCUMENTATION

certified appraisal of the value of the property conducted by a certified real estate appraiser

assessed value of the land and improvements according to the two most recent assessments, unless the property is exempt from local property taxes

NA all appraisals obtained by the owner in connection with the acquisition, purchase, donation, or financing of the property

all Listings of the property for sale or rent that are less than a year old at the time of the application

NA evidence of any consideration by the owner of uses and adaptive reuses of the property

rehabilitation cost estimates, itemized and detailed, for identified uses or reuses, including the basis of cost estimates

comparison costs of rehabilitation of the existing building, demolition of the building, and new construction

NA complete architectural plans and drawings of the intended future use of the property, including new construction, if applicable/available

plans to reuse, recycle or salvage list of building materials if a COA is granted

NA if applicant is a Nonprofit Organization, provide the following additional written information:

cost comparison of the performance of the organization's mission or function in the existing and new buildings

impact of reuse of the existing building on the organization's program, function or mission

additional costs if any, attributable to the building of performing the nonprofit organization's function within the context of costs incurred by comparable organizations, particularly in the Houston area

grants received, applied for or available to maintain or improve the property

budget of the nonprofit organization for the current and immediately past fiscal years

No. 434907

IN THE ESTATE OF § IN THE PROBATE COURT
MORIS ATALLAH DAYEH § NO. ___
DECEASED § HARRIS COUNTY, TEXAS

POST

APPLICATION FOR PROBATE OF WILL AS MUNIMENT OF TITLE

10/27/2014

TO THE HONORABLE JUDGE OF SAID COURT:

Barbara Kebodeaux ("Applicant"), furnishes the following information to the Court in support of this application for the probate of the Will of her uncle, **Moris Atallah Dayeh** ("Decedent"), as a Muniment of Title:

1. **Barbara Kebodeaux**, Applicant, is an individual interested in this Estate, and is domiciled in and residing at **8611 Kempridge, Houston, TX 77080**.
2. Decedent died on **September 8, 2014** at Houston, Harris County, Texas, at the age of **96** years. Decedent's domicile at the time of his death was Houston, Harris County, Texas.
3. This Court has jurisdiction and venue because Decedent was domiciled in Texas and had a fixed place of residence in this County on the date of his death.
4. At the time of Decedent's death, Decedent owned real property in the State of Texas and personal property, generally described as real estate, cash, personal effects and household goods, with a probable value in excess of **\$50,000.00**.
5. Decedent left a valid written Will dated **May 12, 1992**, which was never revoked and is filed herewith.
6. The original written Will is attached hereto.
7. The Will was self-proved in the manner prescribed by law.

8. The subscribing witnesses to the Will and their present addresses are as follows:

Witness: **Kimberly A. Miller**

Residence Address: **8303 Katy Freeway, Houston, TX 77024**

Witness: **Gregory G. Heffelfinger**

Residence Address: **8303 Katy Freeway, Houston, TX 77024**

9. The Will named his niece, **Barbara Kebodeaux**, as Independent Executrix, whose residence address is **8611 Kempridge, Houston, TX 77080**.

10. No children were born to or adopted by Decedent after the date of the Will.

11. Decedent was never married.

12. Neither the state, a governmental agency of the state, nor a charitable organization is named by the Will as a devisee.

13. Applicant has investigated the affairs of the Decedent and finds that to the best of Applicant's knowledge and belief, there are no unpaid debts owing by the Estate of the Decedent, exclusive of any debt secured by liens on real estate, and there is no necessity for administration on such Estate.

14. The Decedent received Medicaid on or after **March 1, 2005**.

WHEREFORE, Applicant prays that citation issue as required by law to all persons interested in this Estate; that the Will be admitted to probate as a Muniment of Title only; that the requirement for the filing of an Affidavit of Fulfillment of Terms of Will be waived; and that all other Orders be entered as the Court may deem proper.

Respectfully submitted,



Philip M. Campa SBN/03691649

11500 Northwest Freeway, Suite 305

Houston, TX 77092

Phone: (713) 957-8590 Fax: (713) 481-0993

Email: [REDACTED]

Attorney for Applicant, **Barbara Kebodeaux**

September 28, 2015

Houston Archaeological and Historical Commission
Planning & Development Department
611 Walker Street, 6th Floor
Houston, TX 77002

Dear Commissioners:

While the structure (I will not call it a house/home) on 113 E 4th Street is technically within the southern-most boundary of the Houston Height's South Historic District, the fact it sits on the north side of 4th street rather than the south side of 4th street which is not part of the historical district – is the only thing that makes it so. Sadly, the structure (formerly my deceased 96 year old uncle's residence) does not contribute to the character or attest to the history of the historic district. As a result, we are seeking your approval for it to be demolished.

The structure is currently in such poor condition and disrepair with too extensive damage for renovation or rehabilitation to be possible and is thus uninhabitable. Some of the deliterious issues are outlined below.

1. Fire: There was fire in the kitchen many years ago that gutted the kitchen and caused damage with charred wood still visible in the attic.
2. Rodent Infestation: There is a long history of rats and other rodents like squirrels in the structure, especially in the attic (see pictures of outside back wall, eaves and holes in the exterior walls - wall at kitchen sink).
3. Pest Infestation: The structure is and has been for some time, infested with termite infestation throughout – front porch, walls, floors and structural supporting beams (see pictures in photo album and termite inspection report).
4. Engineer-Identified Structural Problems – City Engineer, Pete Stockton, has inspected this structure. Please see his report.
 - a. There is inadequate support for the structure as evidenced by the sloping of the floor from the middle to the sides and the structural beams under the structure having gaps. The brick beams either have cracks in the bricks or have separated or have literally fallen apart requiring cementing.

- b. The existing floors and sub-flooring are buckling and have completely rotted away in certain places (e.g. the commode almost fell through the floor of the bathroom and the flooring in other rooms is wavy).
 - c. The exterior walls are bowing out and the interior walls have diagonal cracks indicating significant foundation issues. As Nolan Ryan would say "that is bad" (see pictures in photo album of the angled cracking in all of the rooms).
5. Plumber-Identified Problems: Inadequate drainage lines for the toilet and for the modern washing machine. Pipes are exposed to the weather elements and have broken in hard freeze.
6. Electrician-Identified Problems: Whole structure needs to be re-wired as presently there are only one or two outlets per room which does not support present family needs.

Since my uncle passed away more than one year ago, the structure has been vacant. Attempts to sell the property this past spring (February thru May) and now again this fall have been unsuccessful because the structure detracts from the property (see appraisal stating that the structure has a negative contributory effect on the property) and it will not rent it out as it is clearly unsafe.

A demolition company has been chosen to salvage items from within the structure and demolish the structure upon your approval; then, that will allow the property to be sold for a single family dwelling lot. I hope that the new home that will be built at 113 E 4th Street will be a safe livable single family home that will allow for life to be breathed back into this little lot of the historic district.

Please do not hesitate to contact me with any questions you may have as I might be able to provide additional information.

Sincerely,



Barbara E. Kebodeaux



713-465-4948

DEMOLITION TYPE: Unreasonable Economic Hardship

Property Description: single story structure with crawl space foundation; 1092 square feet – 2 bedrooms, 1 bath. 7 rooms total.

Lot is 4400 square feet with no garage, former driveway on east side of lot is now all grass covered. West side of lot is open ditch (alley way).



HOUSTON
 11727 S SAM HOUSTON PKWY
 W SUITE F
 HOUSTON, TX 77031

Sentricon Baiting Plan
Contract #: 14996-0282723

Customer Name: RON KEBODEAUX
Mailing Address: 8611 KEMPRIDGE STREET
 HOUSTON, TX 77080
Property Address: 113 EAST 4TH STREET
 HOUSTON, TX 77007

Home Phone: (713) 465-4948
Work Phone:
Cell Phone:
E-mail Address: [REDACTED]

Representative: GHOUSSOUB, NABIL H.
Contract Date:
Page: 1

Authorized Agreements

Service Plan Description	Initial Charge*	Billing Frequency	Renewal Charge*	Service Frequency	Regular Service Charge*
Sentricon Baiting Plan	\$1,008.00	Annual	\$299.00	Annual	N/A

*Excludes tax (if applicable)

Plan Qualifications:

Live Subterranean Termites Found?: Yes Damage Found?: Yes

Information:

Description of Structures Covered: House Transfer Fee: \$0.00
 Preventive or Curative: Curative Protection or Service: Service
 Number of Stations: 10

Licensed and regulated by: Texas Department of Agriculture, PO Box 12847, Austin, TX 78711-2847 Phone 866-918-4481 Fax 888-232-2567

THIS CONTRACT PROVIDES FOR RETREATMENT OF A STRUCTURE BUT DOES NOT PROVIDE FOR THE REPAIR OF DAMAGES CAUSED BY SUBTERRANEAN TERMITES OR OTHER WOOD DESTROYING ORGANISMS. THE REMOVAL OF THE BAIT OR BAITING SYSTEM MAY RESULT IN A LACK OF TERMITE PROTECTION.

Commencing with the date of initial installation and for one year thereafter, Terminix will provide the necessary services to the described property (hereinafter, whether one or more, called "Structures") to control or protect against subterranean (ground) termites (*Reticulitermes* spp., *Heterotermes* spp.) and formosan termites (*Coptotermes* spp.). This plan does not control or protect against aerial (above ground) infestation of any kind, drywood termites (*Kaloterms* spp., *Incisitermes* spp., *Cryptotermes* spp.) or other wood destroying organisms such as carpenter ants, powder-post beetles, wood decay fungi, etc.

1. PERFORMANCE COMMITMENT

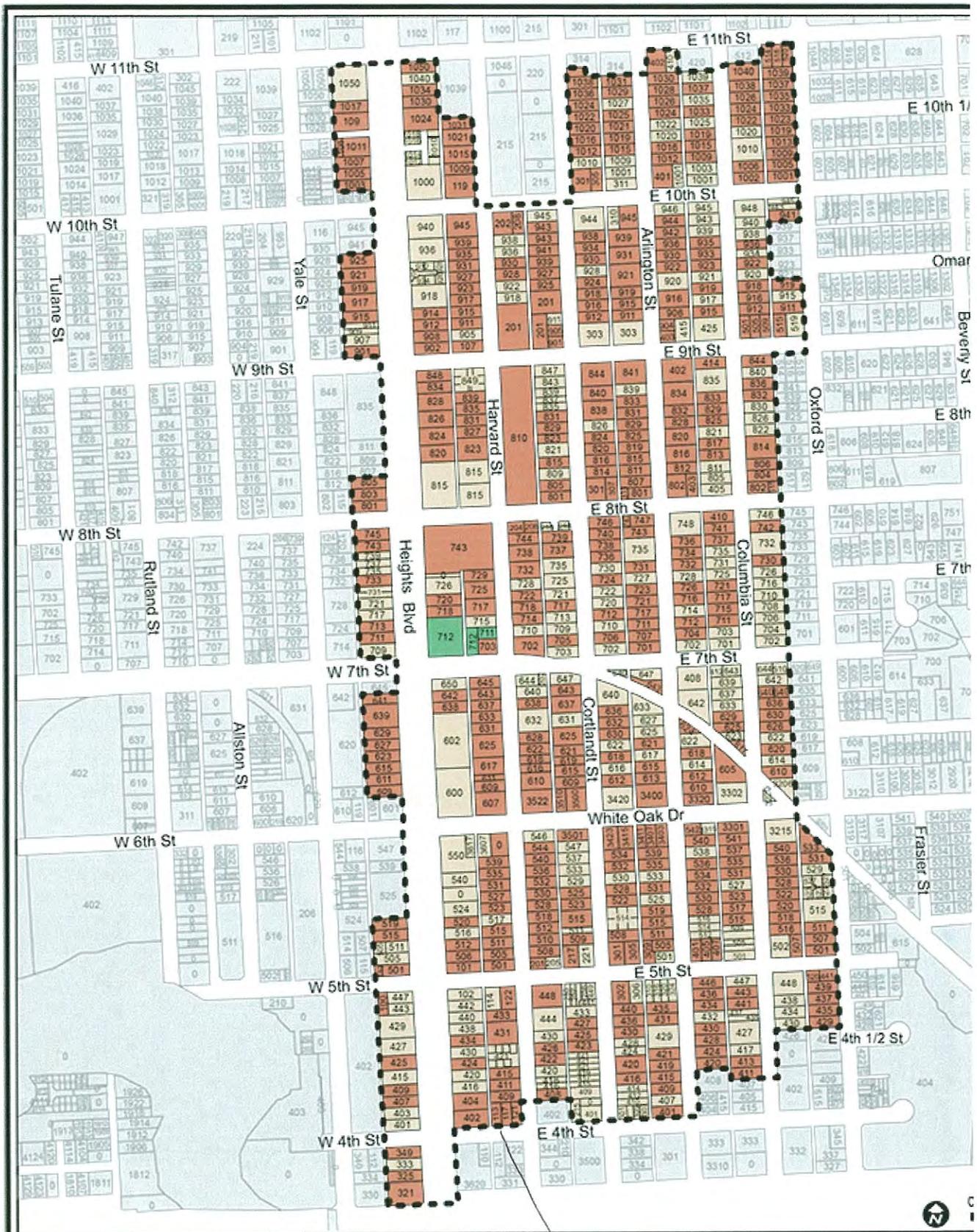
During the term of this Agreement, Terminix will:

- Install the Terminix Termite Baiting System
- Monitor the System
- Add termite bait to, and remove it from, the Terminix Termite Baiting System as appropriate.

Colony elimination or control is anticipated to occur within 6 to 24 months from commencement of the program, depending on geographical location, weather and/or other factors. During this period before colony elimination or control is achieved, new damage from subterranean termite infestation may occur. State regulations may require specific treatment standards be performed for liquid termite treatments. These standards will not be performed due to the fact that the Terminix Termite Baiting System is a conceptually different type of termite treatment. The termite bait used within the Terminix Termite Baiting System is registered for use in this state.

2. CONTINUING PROTECTION

Terminix will extend service annually to the Purchaser for so long as Purchaser may own the property for agreed price per year payable on or before the end of the previous annual period. After the third annual period and each annual period thereafter, Terminix reserves the right to revise the annual renewal charge.



Houston Heights South Historic District

Established: Ju
 Source: GIS Se
 Date: 4/24/20
 Reference: oi1

113E 4th Street

Historic District Boundary

Building Classification

 Contributing

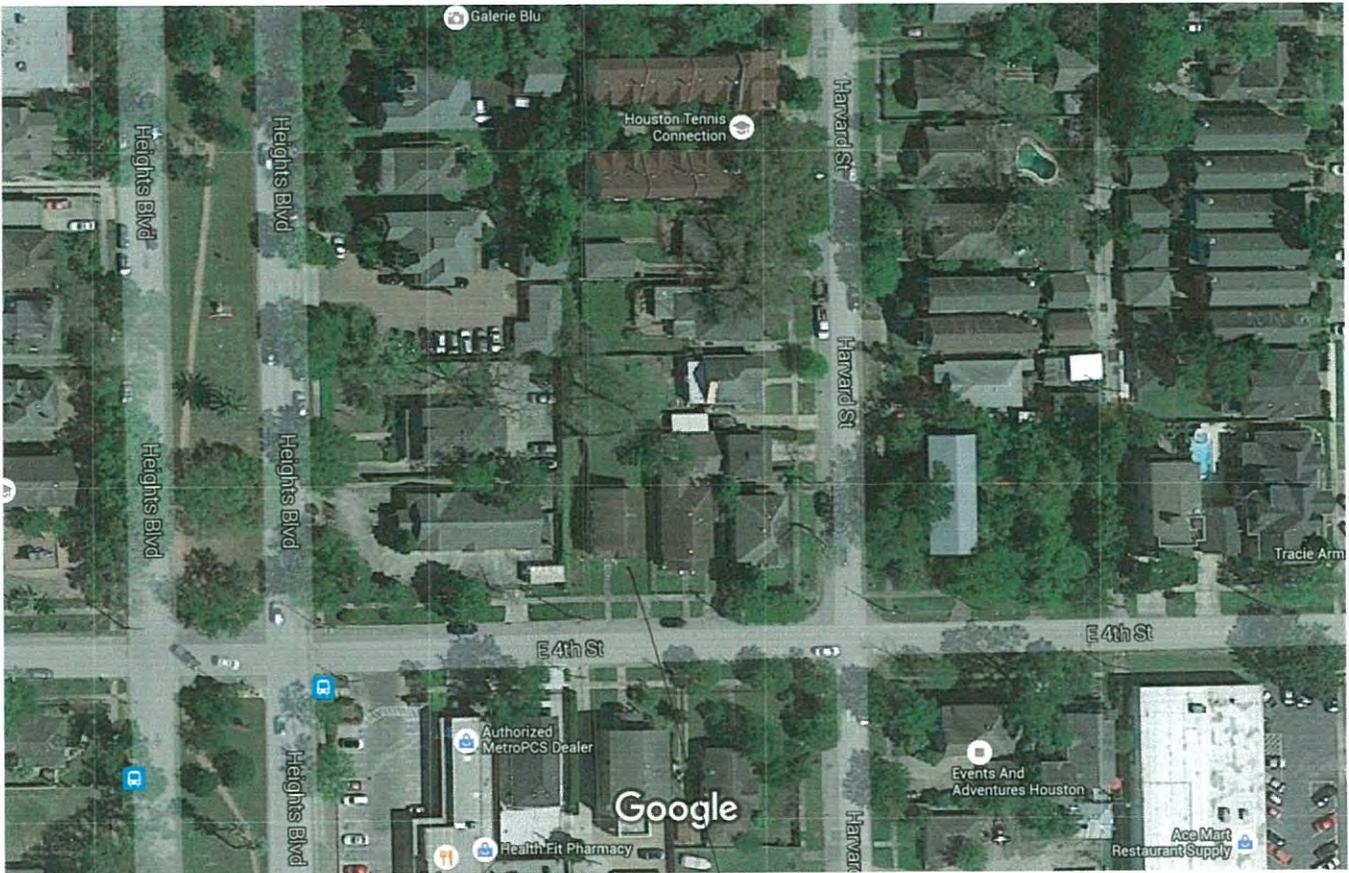
 Non-Contributing

 Park

This map is made only and should not be used as a product. The City of Houston is not responsible for any errors or omissions.



Google Maps Google Maps

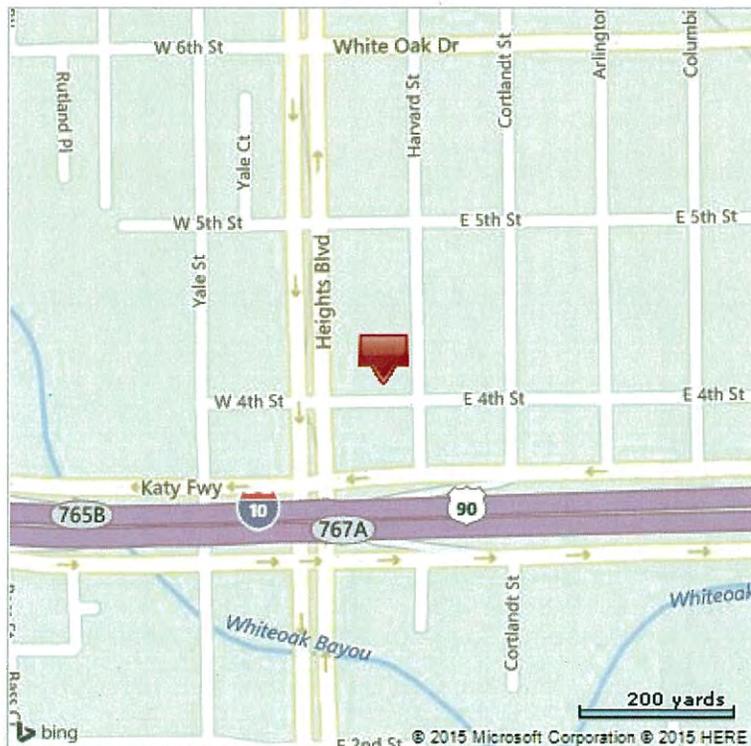
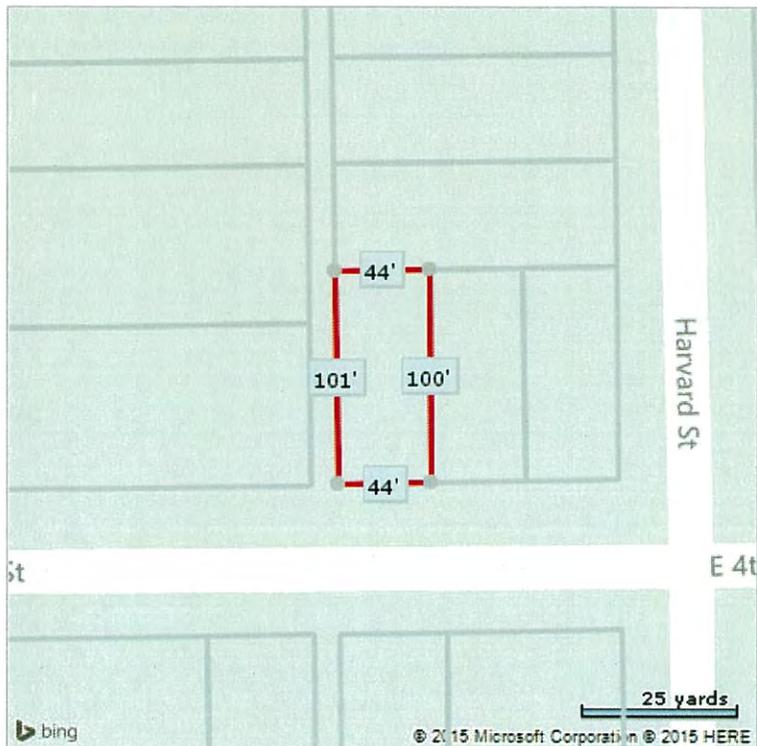


Imagery ©2015 DigitalGlobe, Houston-Galveston Area Council, Texas General Land Office, Texas Orthoimagery Program, U.S. 50 ft Geological Survey, Map data ©2015 Google

113 E 4th Street

CITY SITE PLAN

Property Map



*Lot Dimensions are Estimated

113 E 4th Street
Houston, TX 77007

Uniform Residential Appraisal Report

File # 150218

The purpose of this summary appraisal report is to provide the client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address **113 E 4th St** City **Houston** State **TX** Zip Code **77007-2501**
 Owner **Estate of Moris A. Dayeh** Intended User **Barbara E. Kebodeaux** County **Harris**
 Legal Description **Tracts 11B and 12B Block 301 HOUSTON HEIGHTS**
 Assessor's Parcel # **021-033-000-0029** Tax Year **2014** R. E. Taxes **\$5,457**
 Neighborhood Name **Houston Heights area** Map Reference **493F** Census Tract **5104**
 Occupant Owner Tenant Vacant Special Assessments \$**None** PUD HOA \$**None** per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Intended Use: **Estimate market value for asset valuation**
 Client **Barbara E. Kebodeaux** Address **8611 Kempridge, Houston, TX 77080-4311**
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of the appraisal? Yes No
 Report data source(s) used, offering price(s), and date(s). **HARMLS**

I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.
 Contract Price \$ _____ Date of Contract _____ Is the property seller the owner of public record? Yes No Data Source(s) _____
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the client? Yes No
 If Yes, report the total dollar amount and describe the items to be paid: _____

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing		Percent Land Use %		
Location	<input checked="" type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit	84.0 %	
Built-Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	2.0 %	
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths	<input type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6 mths	125	Low	New Multi-Family	2.0 %	
Neighborhood Boundaries Loop 610 - north, Interstate 10 - south, North Shepherd - west, Houston Avenue and Interstate 45 - east.								2,100	High	124	Commercial	10.0 %
								535	Pred.	75	Other	2.0 %

Neighborhood Description **The subject neighborhood is situated in the west central part of Houston. Many homes in the neighborhood have been updated, a large number with historical significance. The neighborhood is within close proximity to downtown Houston, Memorial Park, and the Galleria area. "Percent Land Use" described as "Other" reflects schools, parks, boulevards, and other green spaces.**
 Market Conditions (including support for the above conclusions) **Extended marketing times have been experienced when the original list price has been too high. The subject property is not a foreclosure. In the subject neighborhood, there are not a significant amount of foreclosures. The foreclosures that do occur in the subject neighborhood are not considered to adversely affect the subject's value and/or marketability. *** See Additional Comments *****

Dimensions **44Fx100Lx44Rx100RS** Area **4400 +/- sq. ft.** Shape **Rectangular** View **N;Res;**
 Specific Zoning Classification **Contributing Historic Structure** Zoning Description **Historic Structure in the Houston Heights South Historic District**
 Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
 Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe
***** See Additional Comments *****

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements--Type		Public	Private
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Street	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley	Easement Only	<input checked="" type="checkbox"/>	<input type="checkbox"/>

FEMA Special Flood Hazard Area Yes No FEMA Flood Zone **X** FEMA Map No. **48201C0670M** FEMA Map Date **06/09/2014**
 Are the utilities and off-site improvements typical for the market area? Yes No. If No, describe
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe
The subject site is a typical interior lot which has an alleyway easement along its west property line which is currently an open ditch drain for the storm sewer system. The alley does not provide ingress or for the subject site. No adverse easements, encroachments, or other adverse conditions were noted; however, a survey was not provided at the time of appraisal. * See Additional Comments *****

General Description		Foundation		Exterior Description		materials/condition		Interior		materials/condition	
Units	<input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab	<input checked="" type="checkbox"/> Crawl Space	Foundation Walls	Block-Beam/Poor	Floors	HW,Vinyl/Poor				
# of Stories	1	<input type="checkbox"/> Full Basement	<input type="checkbox"/> Partial Basement	Exterior Walls	WdSiding/Fair	Walls	WdShth,WP/Poor				
Type	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Alt. <input type="checkbox"/> S-Det/End Unit	Basement Area sq. ft.		Roof Surface	Composition/Poor	Trim/Finish	OrigTrim/Fair				
	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish %		Gutters & Downspouts	None	Bath Floor	Vinyl/Poor				
Design (Style)	Craftsman	<input type="checkbox"/> Outside Entry/Exit	<input type="checkbox"/> Sump Pump	Window Type	WdSH/Fair	Bath Wainscot	WdShth/Poor				
Year Built	1915	Evidence of <input type="checkbox"/> Infestation		Storm Sash/Insulated	None	Car Storage	None				
Effective Age (Yrs)	69	<input type="checkbox"/> Dampness	<input type="checkbox"/> Settlement	Screens	None	<input checked="" type="checkbox"/> Driveway	# of Cars 2				
Attic	<input type="checkbox"/> None	Heating	<input type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> WoodStove(s)#	Driveway Surface	Gravel				
<input type="checkbox"/> Drop Stair	<input type="checkbox"/> Stairs	<input type="checkbox"/> Other	Fuel	Fireplace(s) #	<input checked="" type="checkbox"/> Fence Wd/Chain	Garage	# of Cars				
<input type="checkbox"/> Floor	<input checked="" type="checkbox"/> Scuttle	Cooling	<input type="checkbox"/> Central Air Conditioning	Patio/Deck	<input checked="" type="checkbox"/> Porch Covered	Carport	# of Cars				
<input type="checkbox"/> Finished	<input type="checkbox"/> Heated	<input type="checkbox"/> Individual	<input type="checkbox"/> Other	Pool	<input type="checkbox"/> Other	Alt.	Det.	<input type="checkbox"/> Built-in			

Appliances Refrigerator Range/Oven Dishwasher Disposal Microwave Washer/Dryer Other (describe)
 Finished area above grade contains: **5 Rooms 2 Bedrooms 1 Bath(s) 1,102 Square Feet of Gross Living Area Above Grade**
 Additional features (special energy efficient items, etc.) **Covered porch, patio, wood and chain link fence, high ceilings**
 Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). **The subject's roof covering appears to be at the end of its useful life. Rotten and/or damaged exterior and interior wood parts were observed. The interior paint and floor coverings were in poor**

Uniform Residential Appraisal Report

File # 150218

There are N/A comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ N/A to \$ N/A

There are N/A comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ N/A to \$ N/A

FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3	
Address	113 E 4th St Houston, TX 77007-2501	511 Arlington Houston, TX 77007-2619	1832 Columbia Houston, TX 77008-4348	4602 Pineridge Houston, TX 77009-4425	
Proximity to Subject		0.20 miles NE	1.74 miles N	1.50 miles NE	
Sale Price	\$	\$ 420,000	\$ 465,000	\$ 347,678	
Sale Price/Gross Liv. Area	\$ sq. ft.	\$ 362.69 sq. ft.	\$ 448.84 sq. ft.	\$ 352.97 sq. ft.	
Data Source(s)		HARMLS #11409721/HCAD;DOM 27	HARMLS #73244548/HCAD;DOM 4	HARMLS #11611824/HCAD;DOM 4	
Verification Source(s)		Realist/Listing Realtor	Realist/Listing Realtor	Realist/Listing Realtor	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment
Sale or Financing		SC 0		SC 0	
Concessions		Conventional		Conventional	
Date of Sale/Time		s05/27/15;c04/23/15		s11/05/14;c10/07/14	
Location	Historic District	Historic District		Historic District/Sup	-22,500
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple	
Site	4400 +/- sq. ft.	6600 +/- sq. ft.	-110,000	6600 +/- sq. ft.	-110,000
View	Average	Average		Average	
Design (Style)	Craftsman	Bungalow		Craftsman	
Quality of Construction	Average	Average		Average	
Actual Age	A100/E69	90		100	
Condition	Poor	Poor		Average	-35,000
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	5 2 1	5 2 1		5 2 1	
Gross Living Area	1,102 sq. ft.	1,158 sq. ft.	-300	1,036 sq. ft.	+300
Basement & Finished	None	None		None	
Rooms Below Grade					
Functional Utility	Average	Average		Average	
Heating/Cooling	None	CACH	-500	CACH	-500
Energy Efficient Items	None	Attic	Net 0	Attic	Net 0
Garage/Carport	None	2 Det Garage	-25	None	1 Det Garage
Porch/Patio/Deck	CvrdPorch	CvrdPorch		CvrdPorch	
	No FP	No FP		No FP	
	Alley (Non-Functional)	Alley (Functional)	-12,500	Alley (Non-Functional)	
List/Asking Price	N/A	\$489,000		\$430,000	
Net Adjustment (Total)		\$ -123,325		\$ -167,700	
Adjusted Sale Price of Comparables		Net Adj. 29.36 % Gross Adj. 29.36 %		Net Adj. 36.06 % Gross Adj. 36.19 %	
		\$ 296,675		\$ 297,300	

SALES COMPARISON

I did did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s) HARMLS/Realist

My research did did not reveal any prior sales or transfers of the comparable sales for the prior year to the date of sale of the comparable sale.

Data Source(s) HARMLS/Realist

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	HARMLS/Realist	HARMLS/Realist	HARMLS/Realist	HARMLS/Realist
Effective Date of Data Source(s)	09/08/2015	09/08/2015	09/08/2015	09/08/2015

Analysis of prior sale or transfer history of the subject property and comparable sales

Summary of Sales Comparison Approach Adjustments were made for differences in living areas, lot sizes, heating/cooling systems, and car storage facilities where appropriate. Comps 1 and 4 were adjusted for their navigable alleys which is important in the neighborhood due to the easy access they provide for car storage facilities without causing a large loss of recreational land area that a driveway from the front street would cause. Comp 2 was adjusted for its superior physical condition at the time of sale. This property had been updated within 18 months of its closing date. Comps 2 through 4 were adjusted for their more desirable locations within the subject neighborhood. Typically the area south of 6th Street is considered inferior due to its proximity to Interstate 10 and commercial properties which is reflected in lower land values and lower predominant values. The "Location" adjustment was determined using the paired sales analysis of Comp 1 compared with the other comparables. Support was provided by Land Sale #2. *** See Additional Comments ***

Indicated Value by Sales Comparison Approach \$296,000

Uniform Residential Appraisal Report

File # 150218

The subject's estimated exposure time and estimated marketing time are considered to be less than 90 days.

ADDITIONAL CERTIFICATIONS:

Definition of Market Value: The source of the Definition of Market Value utilized in this report is the Federal Register 12CFR Part 34.42.

The intended User of this appraisal report is Barbara E. Kebodeaux. The Intended Use is to evaluate the property that is the subject of this appraisal for asset valuation purposes, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and the Definition of Market Value. No additional intended users are identified by the appraiser.

This appraiser has not performed any services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

This Report is an Appraisal Report, i.e., a written report prepared under Standards Rule 2-2 (a), pursuant to the Scope of Work, as disclosed elsewhere in this report.

USPAP 2014-2015 Compliance: This appraisal form indicates it is a summary appraisal report. This form has not been updated by FNMA/FHLMC to conform with USPAP 2014-2015. The current USPAP deleted the three types of appraisal reports known as Self-Contained, Summary, and Restricted Use and has replaced them with the "Appraisal Report" and the "Restricted Appraisal Report". This product is an "Appraisal Report".

ADDITIONAL COMMENTS

COST APPROACH TO VALUE

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)

Land Sale #1: Address - 1027 Arlington, Sales price - \$525,900, or say, \$79.68psf, Lot size - 6600sf, Date closed - 03/31/2015, Remarks - Cleared building site, Historic District, Source - HARMLS #81318443. Land Sale #2: Address - 432 Oxford, Sales price - \$283,000, or say, \$78.98psf, Lot size - 3577sf, Date closed - 07/10/2015, Remarks - Uncleared building site, not in Historic District, Source - HARMLS #81318443.

COST APPROACH

ESTIMATED	<input type="checkbox"/>	REPRODUCTION OR	<input checked="" type="checkbox"/>	REPLACEMENT COST NEW	OPINION OF SITE VALUE.....	=\$	335,000
Source of cost data	Cost Handbook/Area Builders			Dwelling	1,102 Sq. Ft. @ \$	120	=\$ 132,240
Quality rating from cost service	Historic			Effective date of cost data	Current		
Comments on Cost Approach (gross living area calculations, depreciation, etc.)							
Physical depreciation was estimated on an observed age/life basis. The subject's external obsolescence is reflected in the Cost Approach by a depreciated Total Estimated Cost New. This condition is caused by the adverse effect on value by the restrictions placed on the subject improvements by the City of Houston Preservation Ordinance of October 2010. *** See Additional Comments ***	Garage/Carport			Sq. Ft. @ \$	=\$		
	Total Estimate of Cost-New			=\$ 132,240			
	Less	Physical	Functional	External			
	Depreciation	130,389		39,000	= \$(169,389)		
	Depreciated Cost of Improvements.....			=\$ -37,149			
	'As-is' Value of Site Improvements.....			=\$ 500			
Estimated Remaining Economic Life (HUD and VA only)	1			Years	Indicated Value By Cost Approach.....	=\$ 298,351	

INCOME APPROACH TO VALUE

Estimated Monthly Market Rent \$ N/A X Gross Rent Multiplier N/A = \$ Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM)

INCOME APPROACH

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? Yes No Unit type(s) Detached Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal name of project

Total number of phases	Total number of units	Total number of units sold
Total number of units rented	Total number of units for sale	Data Source(s)

PUD INFORMATION

Uniform Residential Appraisal Report

File # 150218

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. The Appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a visual inspection of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Uniform Residential Appraisal Report

File # 150218

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned

Uniform Residential Appraisal Report

File # 150218

- 20. I identified the client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
- 21. I am aware that any disclosure or distribution of this appraisal report by me or the client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
- 22. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

- 1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- 4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature *Paul Fruge Jr.*
 Name Paul Fruge Jr.
 Company Name The Fruge Appraisal Group
 Company Address 1241 Omar St
Houston, TX 77008
 Telephone Number 713-825-8474
 Email Address [REDACTED]
 Date of Signature and Report September 16, 2015
 Effective Date of Appraisal 09/08/2015
 State Certification # 1320566
 or State License # _____
 or Other _____
 State TX
 Expiration Date of Certification or License 4/30/2017

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

ADDRESS OF PROPERTY APPRAISED
 113 E 4th St

SUBJECT PROPERTY

- Did not inspect subject property
- Did inspect exterior of subject property from street

ADDITIONAL COMMENTSIntended User **Barbara E. Kebodeaux**Property Address **113 E 4th St**City **Houston**County **Harris**State **TX**Zip Code **77007-2501**Client **Barbara E. Kebodeaux****MARKET CONDITIONS**

Per the HARMLS, there were 47 SFRA (no condos) sales in the subject neighborhood from 07/15/2014 to 07/15/2015. The median sales price for this time period was \$350,000, or say, \$202.07 per square foot of living area and the median days-on-market was 24 days. There are currently 16 active listings and 12 pending sales. For the previous 12 month period from 07/15/2013 to 07/15/2014, there were 27 SFRA (no condo's) with a median sales price of \$399,900, or say, \$187.07 per square foot of living area and a median days-on-market of 15 days. Per the HARMLS, there were 752 SFRD sales in the subject neighborhood from 07/15/2014 to 07/15/2015. The median sales price for this time period was \$530,000, or say, \$272.17 per square foot of living area and the median days-on-market was 28 days. There are currently 319 active listings and 116 pending sales. For the previous 12 month period from 07/15/2013 to 07/15/2014, there were 802 SFRD sales with a median sales price of \$450,000, or say, \$252.66 per square foot of living area and a median days-on-market of 16 days.

Per the HARMLS, there were 47 SFRA (no condos) sales in the subject neighborhood from 07/15/2014 to 07/15/2015. The median sales price for this time period was \$350,000, or say, \$202.07 per square foot of living area and the median days-on-market was 24 days. There are currently 16 active listings and 12 pending sales. For the previous 12 month period from 07/15/2013 to 07/15/2014, there were 27 SFRA (no condo's) with a median sales price of \$399,900, or say, \$187.07 per square foot of living area and a median days-on-market of 15 days.

ZONING COMPLIANCE

There is no zoning in the city of Houston. This condition is common for the Houston PMSA and is well accepted in the marketplace by the typical buyer.

HIGHEST AND BEST USE

"The subject is a legally permissible use based on its current zoning. Also, the lot size, shape and land-to-building ratio allow the present structure and indicate a good utilization of the improvements. Based on current market conditions, the existing structure as a single family residence is its financially feasible and maximally productive use. The highest and best use, as if vacant, would be to construct a single family residence."

The subject is contained in a City of Houston designated historic district, the Houston Heights South Historic District and as such must comply with the City of Houston's Preservation Ordinance of October 2010. The subject improvements are classified as being a "Contributing" historic structure and cannot be demolished or moved from its site. Any exterior improvements, alterations, and/or building additions must be in compliance with the Preservation Ordinance and must be approved by the Houston Archaeological and Historic Commission.

ADVERSE SITE CONDITIONS AND/OR EXTERNAL FACTORS

The subject's lot dimensions were obtained from the Harris County Facet Plat Maps.

SALES COMPARISON APPROACH

In the correlation of value, equal weight was placed on all comparables due to their narrow range of indicated values. Please note that all of the comparables used in this report are contained in a City of Houston designated historic district. Minimal adjustments for differences in physical characteristics of their respective structures were made since all the sale are in the process of having large scale renovation/modernization projects.

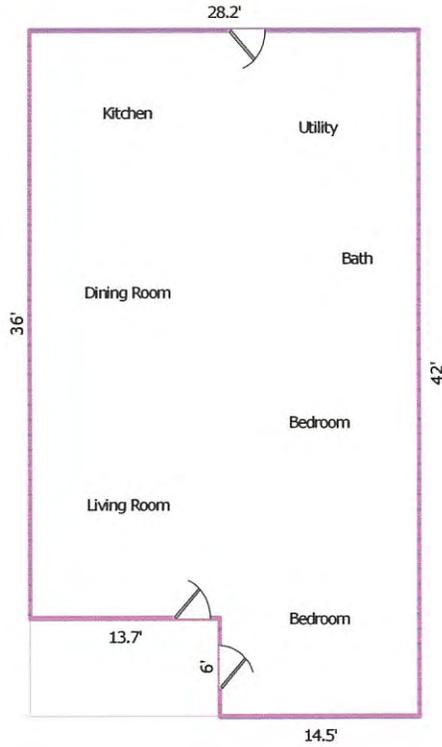
High line, net and/or gross adjustments were caused by substantially larger lot sizes. Although these adjustments may exceed guidelines, they are considered to be fair and reasonable.

COMMENTS ON COST APPROACH

The subject improvements are considered a "contributing" historic structure and as such may not be demolished or moved from its site. Improvements and/or building additions to the structure must be in compliance with the Preservation Ordinance and approved by the Houston Archaeological and Historic Commission. This ordinance has caused limitations on the redevelopment of the property and has also caused extended periods of time necessary to navigate the process in order to obtain approved city building permits. The subject's estimated site value is "AS IF" vacant and not encumbered by a historic structure.

SKETCH ADDENDUM

Intended User **Barbara E. Kebodeaux**
 Property Address **113 E 4th St**
 City **Houston** County **Harris** State **TX** Zip Code **77007-2501**
 Client **Barbara E. Kebodeaux**



Sketch by Apex Medina™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1102.2	1102.2

LIVING AREA BREAKDOWN		
	Breakdown	Subtotals
First Floor		
	36.0 x 28.2	1015.2
	6.0 x 14.5	87.0

Location Map

Intended User Barbara E. Kebodeaux

Property Address 113 E 4th St

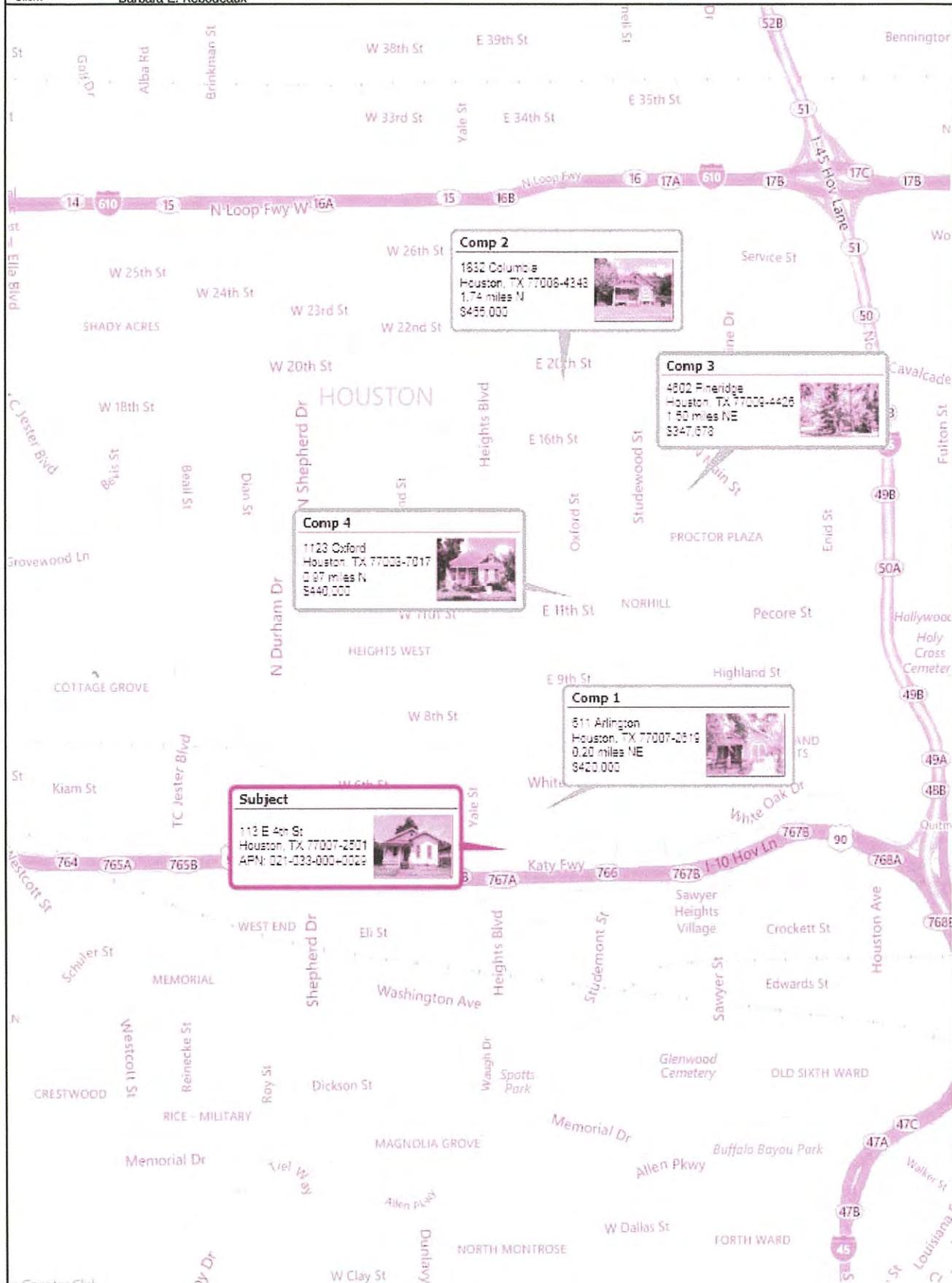
City Houston

County Harris

State TX

Zip Code 77007-2501

Client Barbara E. Kebodeaux



FLOOD MAP

Intended User **Barbara E. Kebodeaux**
 Property Address **113 E 4th St**
 City **Houston** County **Harris** State **TX** Zip Code **77007-2501**
 Client **Barbara E. Kebodeaux**



Flood Zones

- | | | | |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------|
|  | Areas inundated by 500-year flooding |  | Floodway areas |
|  | Areas outside of the 100- and 500-year flood plains |  | Floodway areas with velocity hazard |
|  | Areas inundated by 100-year flooding |  | Areas of undetermined but possible flood hazards |
|  | Areas inundated by 100-year flooding with velocity hazard |  | Areas not mapped on any published FIRM |

Flood Zone Determination

PHOTOGRAPH ADDENDUM

Intended User **Barbara E. Kebodeaux**

Property Address **113 E 4th St**

City **Houston**

County **Harris**

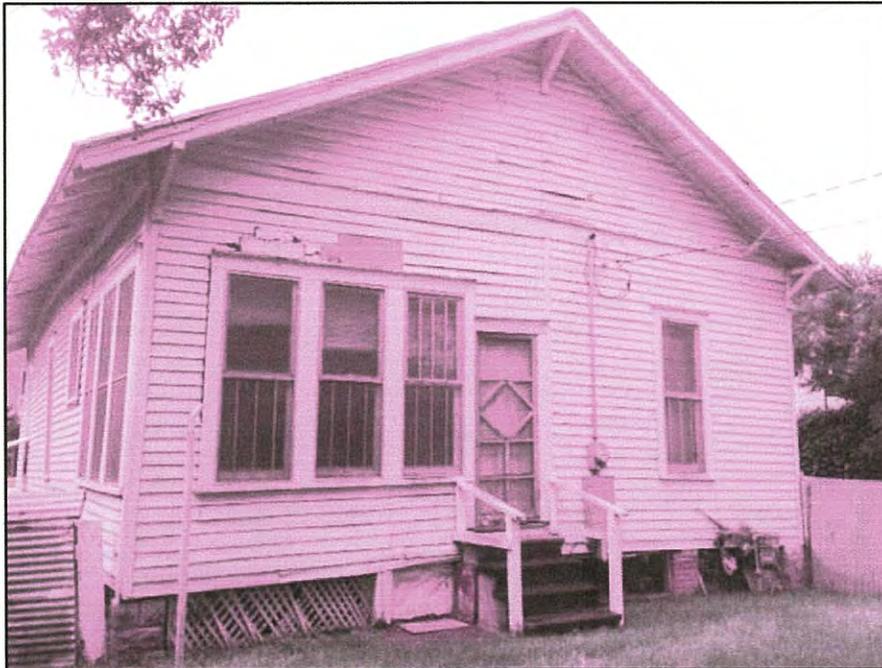
State **TX**

Zip Code **77007-2501**

Client **Barbara E. Kebodeaux**



**FRONT VIEW OF
SUBJECT PROPERTY**



**REAR VIEW OF
SUBJECT PROPERTY**



**STREET SCENE OF
SUBJECT PROPERTY**

PHOTOGRAPH ADDENDUM

Intended User Barbara E. Kebodeaux

Property Address 113 E 4th St

City Houston County Harris State TX Zip Code 77007-2501

Client Barbara E. Kebodeaux



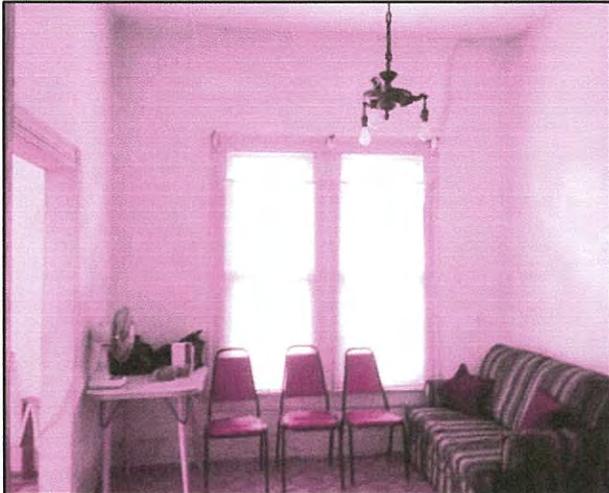
113 E 4th St
RIGHTSIDE VIEW



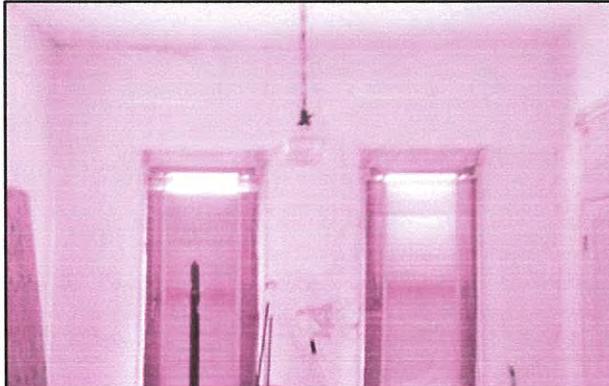
113 E 4th St
LEFTSIDE VIEW



113 E 4th St
LIVING ROOM



113 E 4th St
DINING ROOM



PHOTOGRAPH ADDENDUM

Intended User Barbara E. Kebodeaux

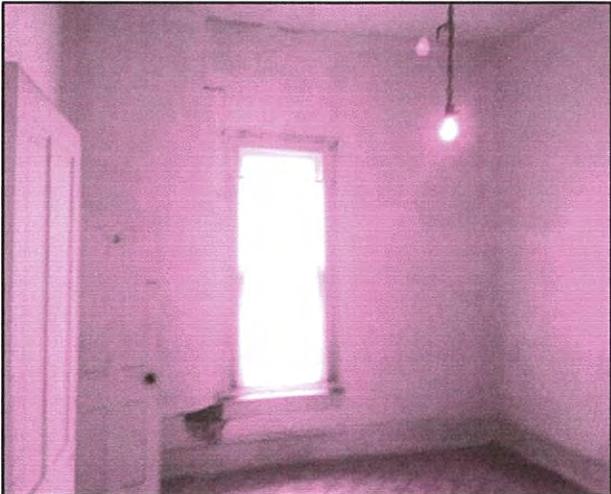
Property Address 113 E 4th St

City Houston County Harris State TX Zip Code 77007-2501

Client Barbara E. Kebodeaux



113 E 4th St
BATH



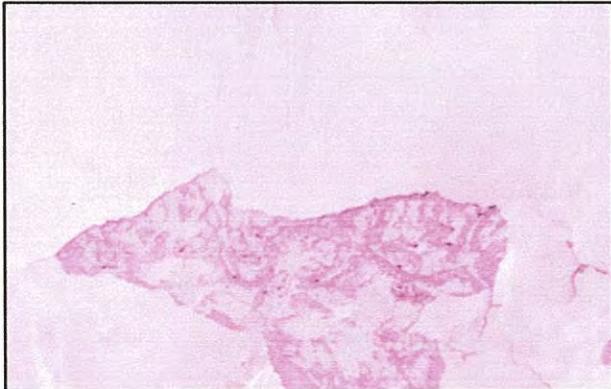
113 E 4th St
BEDROOM - REAR



113 E 4th St
UTILITY



113 E 4th St
ROTTEN ROOF DECKING



PHOTOGRAPH ADDENDUM

Intended User **Barbara E. Kebodeaux**

Property Address **113 E 4th St**

City **Houston** County **Harris** State **TX** Zip Code **77007-2501**

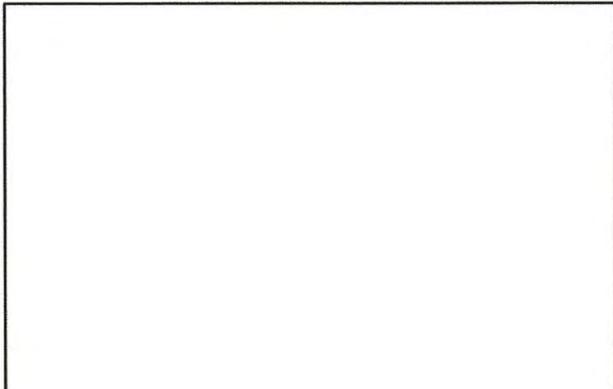
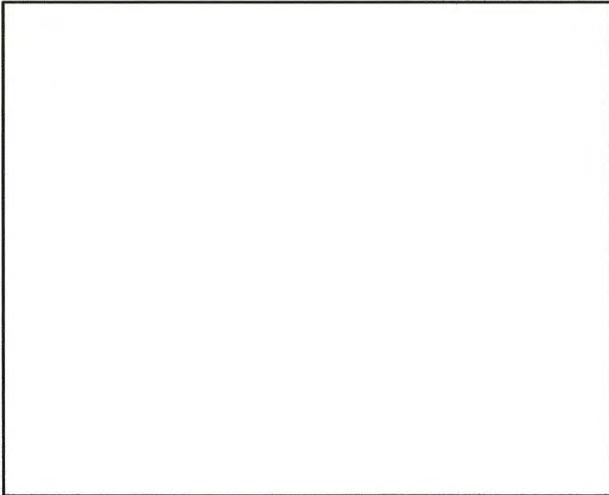
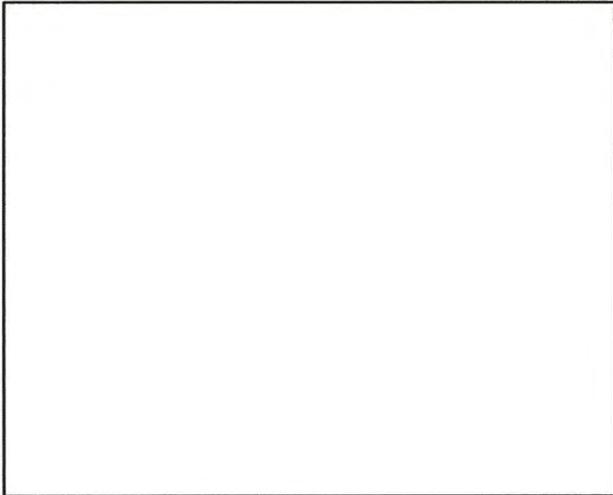
Client **Barbara E. Kebodeaux**



113 E 4th St
POOR ROOF COVERING



113 E 4th St
STREET SCENE - OPPOSITE VIEW



PHOTOGRAPH ADDENDUM

Intended User Barbara E. Kebodeaux

Property Address 113 E 4th St

City Houston

County Harris

State TX

Zip Code 77007-2501

Client Barbara E. Kebodeaux

**COMPARABLE #1**511 Arlington
Houston, TX 77007-2619

Price	\$420,000
Price/SF	362.69
Date	s05/27/15;c04/23/15
Age	90
Room Count	5-2-1
Living Area	1,158

Value Indication \$296,675**COMPARABLE #2**1832 Columbia
Houston, TX 77008-4348

Price	\$465,000
Price/SF	448.84
Date	s11/05/14;c10/07/14
Age	100
Room Count	5-2-1
Living Area	1,036

Value Indication \$297,300**COMPARABLE #3**4602 Pineridge
Houston, TX 77009-4425

Price	\$347,678
Price/SF	352.97
Date	s07/23/15;c07/03/15
Age	85

PHOTOGRAPH ADDENDUM

Intended User Barbara E. Kebodeaux

Property Address 113 E 4th St

City Houston

County Harris

State TX

Zip Code 77007-2501

Client Barbara E. Kebodeaux



COMPARABLE #4

1123 Oxford
Houston, TX 77008-7017

Price	\$440,000
Price/SF	326.89
Date	s04/20/15;c03/08/15
Age	110
Room Count	6-3-2
Living Area	1,346

Value Indication \$293,290

COMPARABLE #5

Price	\$
Price/SF	
Date	
Age	
Room Count	--
Living Area	

Value Indication \$

COMPARABLE #6

Price	\$
Price/SF	
Date	
Age	

APPRAISER'S STATE CERTIFICATIONIntended User **Barbara E. Kebodeaux**Property Address **113 E 4th St**City **Houston**County **Harris**State **TX**Zip Code **77007-2501**Client **Barbara E. Kebodeaux****Texas Appraiser Licensing and Certification Board**

P.O. Box 12188 Austin, Texas 78711-2188

Certified Residential Real Estate AppraiserNumber: **TX 1320566 R**Issued: **04/29/2015**Expires: **04/30/2017**Appraiser: **PAUL FRUGE JR**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Texas Occupations Code, Chapter 1103, is authorized to use this title, Certified Residential Real Estate Appraiser.


Douglas E. Oldmixon
Commissioner

Mailing Address:
Information & Assistance Division
P.O. BOX 922004
Houston, TX 77292-2004



HARRIS COUNTY APPRAISAL DISTRICT

NOTICE OF APPRAISED VALUE FOR PROPERTY TAX PURPOSES

This is NOT a tax bill. Do NOT pay from this notice.

Tax Year: 2014

iFile Number: 23913808

www.hcad.org/iFile

PROPERTY DESCRIPTION: 03/31/2014
TRS 11B & 12B BLK 301
HOUSTON HEIGHTS

Please use this ACCOUNT NUMBER → 0210330000029
when inquiring about your property.



2014 0210330000029 03/31/2014 0000007382
MORIS A DAYEH
MORIS A DAYEH LIVING TRUST
8611 KEMPRIDGE ST
HOUSTON TX 77080-4311

PROPERTY LOCATION:
113 E 4TH ST
HOUSTON, TX 77007

Dear Property Owner:

This letter is your official notice of the 2014 property tax appraisal for the account listed above. Harris County Appraisal District (HCAD) appraises all of the property in Harris County for property tax purposes. Your county, city, school district, and other local governments use the appraisal in calculating your property taxes. Property taxes support critical services such as schools, police and fire protection, street maintenance, and many others.

As reported by many local and national news outlets, the Harris County real estate market has shown rapid growth over the last year. We are required to appraise property at the price for which it would have sold on January 1 in the open market. In our 2014 reappraisal, our appraisers took great care to ensure your property data was correct and that your value reflects all information available to us. You can find much more information about the reappraisal on our website at www.hcad.org/2014Values.

As of January 1, 2014, we appraised your property as shown below:

2014 Market Value: \$278,933

2014 Appraised Value*: \$212,297

There is much more information about the appraisal on the back of this letter. If you believe our market value appraisal is not accurate, you should file a protest with the Appraisal Review Board of Harris County. I have enclosed more information about the protest process with this letter. The early deadline for filing a residential protest is May 1, 2014. If you miss that date, you can still file until the final deadline of June 2, 2014, or 30 days after the date this letter was mailed, whichever was later. I have also included a protest form, but the easiest way to protest is to file online at www.hcad.org/ifile, using the iFile number in the upper right corner of the page. You will need to create a user name and password if you have not already done so. After filing you may also wish to take advantage of our online settlement process, called iSettle™. You can find more information about iFile and iSettle™ at www.hcad.org.

Sincerely,

Sands L. Stiefer, R.P.A.
Chief Appraiser
Harris County Appraisal District

*If you have a homestead exemption and your appraisal increased by more than 10%, your 2014 appraised value will be less than the 2014 market value.

Mailing Address:
Information & Assistance Division
P.O. BOX 922004
Houston, TX 77292-2004



HARRIS COUNTY APPRAISAL DISTRICT

NOTICE OF APPRAISED VALUE FOR PROPERTY TAX PURPOSES

This is NOT a tax bill. Do NOT pay from this notice.

Tax Year: 2015

iFile Number: 14844822

www.hcad.org/iFile

PROPERTY DESCRIPTION: 03/31/2015
TRS 11B & 12B BLK 301
HOUSTON HEIGHTS

Please use this ACCOUNT NUMBER → 0210330000029
when inquiring about your property.



2015 0210330000029 03/31/2015 0000003214
MORIS A DAYEH
MORIS A DAYEH LIVING TRUST
8611 KEMPRIDGE ST
HOUSTON TX 77080-4311

PROPERTY LOCATION:
113 E 4TH ST
HOUSTON, TX 77007

Dear Property Owner:

This letter is your official notice of the 2015 property tax appraisal for the account listed above. Harris County Appraisal District (HCAD) appraises all of the property in Harris County for property tax purposes. Your county, city, school district, and other local governments use the appraisal in calculating your property taxes. Property taxes support critical services such as schools, police and fire protection, street maintenance, and many others.

As reported by many local and national news outlets, the Harris County real estate market has continued to show rapid growth over the last year. We are required to appraise property at the price for which it would have sold on January 1 in the open market. In our 2015 reappraisal, our appraisers took great care to ensure your property data was correct and that your value reflects all information available to us. You can find additional information about the reappraisal on our website at www.hcad.org/2015Values.

As of January 1, 2015, we appraised your property as shown below:

2015 Market Value: \$296,058

2015 Appraised Value*: \$233,526

There is more information about the appraisal on the back of this letter. If you believe our market value appraisal is not accurate, you should file a protest with the Appraisal Review Board of Harris County. I have enclosed more information about the protest process with this letter. The early deadline for filing a residential protest is April 30, 2015. If you miss that date, you can still file until the final deadline of June 1, 2015, or 30 days after the date this letter was mailed, whichever was later. I have also included a protest form, but the easiest way to protest is to file online at www.hcad.org/iFile, using the iFile number in the upper right corner of the page. You will need to create a user name and password if you have not already done so. After filing you may also wish to take advantage of our online settlement process, called iSettle™. You can find more information about iFile and iSettle™ at www.hcad.org.

Sincerely,

Sands L. Stiefer, R.P.A.
Chief Appraiser
Harris County Appraisal District

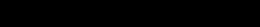
*If you have a homestead exemption and your 2015 market value increased by more than 10%, your 2015 appraised value will be less than the market value.



Single-Family ML # 94557454 Status: **T** LP: \$425,000 LP/SF: \$96.59
 County: Harris Tax Acc #: 021-033-000-0029 Priced at Lot Value Also For Lease: No
 Area: 9 - Central North Location: 41 - Houston Mkt Area: Heights/Greater Heights KM: 493E
 Addr: 113 E 4th St  City: Houston Zip: 77007 - 2501
 Sub: Houston Heights Sec #: 0 State: Texas Country: United States
 Master Planned Community: No Legal: TRS 11B & 12B BLK 301 HOUSTON HEIGHTS DOM: 109
 SqFt: 1092/Appraisal District 4400/Appraisal District Year Built: 1920/Appraisal District PAR: Y
 SchDist: 27 - Houston Elem: HARVARD ELEMENTARY Middle: HOGG MIDDLE SCHOOL High: REAGAN HIGH SCHOOL

SCHOOL INFO IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

Media:  11

Listing Broker: PLUS01/Houston Plus
 Listing Agent: don/Don Heerensperger
 Addr: 2615 Talina Way, Houston TX 77080
 Email: 

Office Information

Office #: (713)460-0000 Ext:
 Fax #: (713)462-8600
 Office Web:
 Agent Web: <http://www.har.com/mrdonh>
 Licensed Supervisor:
 Request an Appointment
 Appt #: (281)686-3132/Agent
 PM #:
 Cell Phone:
 Alternate #: (713)462-3132 /Home Office



Description and Room Dimensions

Style: Traditional	# Stories: 1	New Construction: No/	Builder Name:	# Bedrooms: 2 /
Type: Free Standing	Approx Complete:	Access:	#FB/HB: 1/0	
LotDim:	Acres: /	Family Rm:	Utility Rm: 13x9	Garage: 0/
Living: 13x13	Dining: 13x11	1st Bed: 13x13	4th Bed:	Carpport: 0/
Den:	Kitchn: 13x9	2nd Bed: 13x11	5th Bed:	FrntDoorFaces: South
Game Rm:	Brkfst:	3rd Bed:	Gar/Car:	
Study:	ExtraRm:	Media:	Show: Appointment Required	

Agent Remarks:

Dir: 1-10 to height blvd, turn north to 4 th st
 Physical Property Description - Public: **2 bedrm, one bath in Heights preservation dist.no sellers disclosure-inheritance**

Interior, Exterior, Utilities and Additional Information

Microwave: No	Dishwasher: No	Cmpctr: No	Dispsl: No	SeplceMkr:	Oven:	Range:
Fireplace: /		UtilRm:				
Connect:		Bedrooms: 2 Bedrooms Down				
Energy:		Rooms:				
Green/Energy Certifications:		Flooring:	Countertops:			
Interior:		Pvrt Pool: No/	AreaPool: No			
Master Bath:		Roof: Composition				
Exter Constr: Wood		Foundation: Pier & Beam				
Extr: Partially Fenced		St Surf:	Utility Dist: No			
Lot Desc: Subdivision Lot						
Waterfront Features:						
Golf Course Name:	Heat: Space Heater	Cool: Window Units	Wtr/Swr Public Sewer, Public Water			
Restrictions: Historic Restrictions		Defects: Has Known Defects				
Disclosures: No Disclosures		Exclusions:				
Management Co./HOA Name: No /		List Type: Exclusive Right to Sell/Lease				
T/Date: 5/27/2015	List Date: 2/7/2015	Expire Date:				
Compensation: SubAgt 0%	BuyerAgt: 3%	Bonus:	Var/Dual Rate: No			

Financial Information

1st Assumable: No	FinAvl:		
Ownership Type: Full Ownership	Vacation Rental: No		
Maint Fee: No/\$0/			
Other Mandatory Fees: No/\$0 /			
Taxes w/o Exemptions/Yr: \$ 7,138/2014		Tax Rate: 2.55896	Exemptions: Homestead,,,Senior,
Loss Mitigation:	Auction: /	Online Bidding: /	

Sun, Aug 30, 2015 01:40 PM

Data Not Verified/Guaranteed by MLS
 Obtain signed HAR Broker Notice to Buyer Form

Prepared by: Wanda Taylor



My Rating

Inquire About This Property

(713) 862-0000

My Notes

Price:

\$379,000

**113 E 4th St
Houston, TX 77007**

Subdivision: Houston Heights

County: Harris

Beds: 2

Baths: 1 Full

Sq ft: 1,092 (approx)

#: 55257400

Status: Active

Great Heights location zoned to Harvard Elementary. So convenient to downtown and all of the inner loop conveniences. House is in very poor condition and most likely will need to be torn down.



Description for 113 E 4th St Houston, TX 77007

Great Heights location zoned to Harvard Elementary. So convenient to downtown and all of the inner loop conveniences is in very poor condition and most likely will need to be torn down.

Agent Remarks

Listing Information

Last Update: 9/28/2015 10:38 PM

Property Type: Single Family, Other

County: Harris

Bathrooms: 1 Full

Square Feet: 1,092 (approx)

Year Built: 1920

Construction: Wood

Subdivision: Houston Heights

Foundation: Block

Sewer: Public Sewer

New Construction / Resale:

Sale / Lease - Rent:

Bedrooms: 2

Lot Size: 0.1 Acres

Price per Sq. Ft.:

School Information

District: Houston

Room Information

Bedroom 1: 12X12

Bedroom 2: 11X12

Dining Room: 10X11

Kitchen: 12X9

Living Room: 13X13

Bathrooms

Full Baths: 1

Interior Features

Cooling: None

Heating: None

Exterior / Lot Features

Exterior: Wood

Roof: Composition

Additional Exterior/Lot Features: Back Yard

COMPARISON COSTS:

Rehabilitation \$196,785

Demolition \$ 5,775

New Construction \$132,240

Replacement Cost New
Figure from Uniform Residential
Appraisal Report



ABOUT LCI

Lucas Craftsmanship Inc., a family owned and operated construction team has been satisfying homeowners and businesses in the Houston area since 1991. Although specializing in custom renovation, our expertise allows us to fulfill your desires from general home repairs through new home construction to light commercial work.

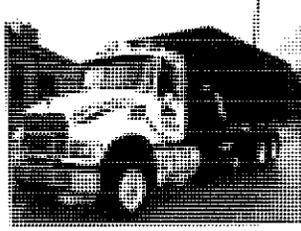
Consistently, at LCI we pride ourselves in delivering " Exceptional Quality" with personable service while affording YOU the homeowner the creativity and pricing essential to envisioning your dreams.

Integrity, respect and teamwork are historic values within our company which are reflected throughout our quality of work. With Lucas Craftsmanship Inc. you can trust that your home, the biggest investment of your life, is in the care of a team that delivers outstanding results to your complete satisfaction.

Member HHA
 Lucas Craftsmanship © 2004 - 2015
 Home | LCI | Design | Gallery | Profile | Contact
 by peal media, llc

Quick Silver Hauling, LLC

Estimate No: 395
 Date: September 2, 2015



P.O Box 15336
 Houston, Texas 77220

713-672-9019 Office
 281-960-9599 Cell
 713-682-6199 Fax

For: Barbara Kebodeaux
 113 East 4th Street
 Houston Texas 77007

Description	Quantity	Rate	Amount
Demo house and foundation, all trash debris will be taken to a state approved landfill. All concrete will be taken to recycle facility. Price includes removal of 2- dead trees along west side of property.	1	\$5,775.00	\$5,775.00*
QSH will grade property for proper drainage. Retain salvage rights Grade property for proper drainage. Authorization _____ Payment on completion.	1	\$0.00	\$0.00*

* Indicates non-taxable item

Subtotal	\$5,775.00
TAX (8.00%)	\$0.00
Total	\$5,775.00



Project Name: Ron & Barbara Kebodeaux
Address: 113 E 4th St
Email: [REDACTED]

Date: 9/28/2015
Phone: 713-465-4948

Description: Complete Remodel
Plan Status: NA / Preliminary Budgets

1st Floor Existing A/C:	~935'
1st Floor Existing Porch/Deck:	~78'
2nd Floor Existing A/C:	NA
2nd Floor Existing Porch/Deck:	NA
Total Existing:	935' LA + 78' front porch
1st Floor Add A/C:	NA
1st Floor Add Porch/Deck:	NA
1st Floor Add Garage:	NA
2nd Floor Add A/C:	NA
2nd Floor Add Porch/Deck:	NA
Total ADD:	NA
Total:	NA

<u>PHASE</u>	<u>DESCRIPTION</u>	<u>BUDGET</u>
Architect	Estimated fees for COH permit set including engineering	\$ 6,000.00
Engineer	NA	
Survey	pin and form surveys	\$ 900.00
Permit	COH	\$ 1,200.00
Site Prep	temporary security fence	\$ 800.00
T-Pole	Needed for power	\$ 1,450.00
Gas	meter location OK	
Water/Sewer	No upgrades	
Soil Test	NA	
Tree Removal	NA	
Demo	gut complete interior / salvage all trim / doors and wood flooring	\$ 5,400.00
Leveling / Lifting	raise and support house for foundation work	\$ 9,000.00
Fill Mat'l	NA	
Foundation	estimated 25 poured spread footings	\$ 12,250.00
Dirt Haul	from footings	\$ 600.00
Concrete	NA / no flat work	
Frame Labr	minor interior changes assumed	\$ 5,000.00
Frame Matl	for interior changes and repairs	\$ 3,000.00
Trusses	NA	
Structural Steel	NA	
Exterior Plywood	NA	
Windows	all existing to remain	
Exterior Doors	existing to remain	
Garage Doors	NA	
Weatherstrip / Flashing	2 exterior doors, rehang on new jambs	\$ 700.00
Exterior Siding Matl	patch work and repairs as needed / wood bevel	\$ 1,800.00
Exterior Siding Labr	5 @ 4 days	\$ 4,000.00
Lattice Work	complete new PVC crawl space skirt	\$ 1,800.00

PHASE	DESCRIPTION	BUDGET
Deck / Porch	new flooring and railings at front porch	\$ 2,800.00
Screens	NA	
Ornamental Metal	NA	
Stucco	NA	
Brick	NA	
Gutters	NA	
Plumbing	5 fixts + tankless + 3 gas openings	\$ 7,400.00
Underground Plumbing	NA / assume line is adequate	
HVAC	new 2 ton conventional system	\$ 7,500.00
Electrical	complete rewire with new 125 AMP OH service panel	\$ 9,500.00
Temp Lighting	needed	\$ 400.00
Fire Sprinkler	NA	
Fireplace	NA	
Roof Labr	complete new shingle over existing decking 20 sq	\$ 4,600.00
Roof Matl	in lbr	
Insulation	floor and attic	\$ 1,650.00
Drywall Matl	complete interior finished smooth	\$ 6,100.00
Drywall Labr	in matl	
Wood Floors	patch work as needed and refinish complete	\$ 4,000.00
Interior Trim Matl	existing to remain / min patch work to match exisitng	\$ 1,000.00
Interior Trim Labr	3 @ 2	\$ 1,200.00
Staircase	NA	
Interior Doors	all existing to remain	
Cabinetry	complete kitchen & bath vanity / ~ 40 PG shaker	\$ 8,000.00
Interior Paint	complete interior	\$ 6,500.00
Exterior Paint	complete exterior	\$ 5,500.00
Countertops	~ 55' granite + 2 cuts	\$ 1,950.00
Backsplash	tile @ kitchen	\$ 700.00
Tile Floors Labr	bathroom only	\$ 800.00
Tile Walls Labr	tub surround walls	\$ 1,200.00
Wallpaper	NA	
Carpet	NA	
Glass / Shower Encl.	NA	
Mirrors	NA	
Fence	NA	
Auto Opener	NA	
Final Grade	general leveling	\$ 400.00
Appliance Install	in appliance allowance	
Hardware Installation	throughout	\$ 1,200.00
Punch List	as needed	\$ 1,200.00
Landscape	NA	
Specialty	NA	
Specialty	NA	
Reglaze	exisitng broken windows??	\$ 500.00
Port Toilet	6 months	\$ 700.00
Trash Container	4 total	\$ 1,600.00
Final Clean	x 2	\$ 800.00

November 2, 2015

BL-15-1574

Client: Ron and Barbara Kebodeaux
8611 Kempridge Street
Houston, Texas 77080

Phone: 832-283-4948

Re: Residence at 113 E 4th Street, Houston, Texas 77007

Dear Mr. and Mrs. Kebodeaux:

BEC-LIN Engineering, LP (BL) visited the above mentioned residence to provide an evaluation of the existing structure.

Conclusions presented herein are based solely on observations made and information received from the client. BL makes no representation regarding the possibility of concealed defects. In addition, should additional information concerning the structure become available, BL shall reserve the right to review that information and modify this report as appropriate. Contained herein are our observations and comments.

During our site visit on October 26, 2015 we noted the following:

- The structure has a block and base foundation, wood siding and a composite shingle roof. According the Harris County Appraisal District the structure was built in 1920 and has a total living area of 1,092 square feet on a land area of 4,400 square feet.
- There are multiple signs of insect infestation, and it appears there is termite damage throughout the structure.
- The crawlspace floor is sloping towards the exterior of the structure, and there are interior supports leaning under the floor.
- There is a rear support that is out of plumb.
- There is a deteriorated wood support by the rear door, deterioration at the front porch, and deterioration of the wood siding in the middle bedroom.
- There are drywall cracks in the walls by window and doors throughout the structure indicating foundation movement
- There are signs of moisture intrusion from the stains in the drywall.
- There is separation at the corner of the add-on and at the front window.
- There is evidence of fire damage at the ceiling joists in the attic.
- The vertical walls are not plumb and indicate foundation movement.

In our opinion, based on our observations and reported information that this structure is not structurally sound and would require a complete re-build of the entire structure to make the subject property structural adequate. This would include a new foundation system including replacing subfloor members that have rotted from water damage, and removing the walls to replace the damage that appears to have been caused by wood destroying insects and moisture intrusion. The roof structure would also need to be replaced where there was evidence of fire damage.

Overall, based on our observations, discussions with the client, and as evidenced by the photographs that are included in this report it is our opinion that this structure is not salvageable and should be demolished.

This report is provided by a licensed Professional Engineer and is valid as of the date of the site visit. It excludes conditions and events that may occur after the site visit. This report makes no guarantee that every possible discrepancy has been cited. BL makes no claim concerning any activity or conditions falling outside the specified purpose to which this report is directed. In addition, no warranty, expressed or implied, is hereby made for the professional services set forth. No responsibility is assumed for events that occur subsequent to the submission of this report. Should additional information regarding the condition of this property become available, the undersigned reserves the right to review such information and modify this report, as appropriate.

We thank you for the opportunity to be of service. If you have any questions, please contact us.

Sincerely,

BEC-LIN Engineering, LP

Karl Breckon, P.E.



In recognition of the relative risks, rewards, and benefits of the service provided, to both the client and BL, the risks have been allocated such that the client agrees, as evidenced by acceptance and use of this report, that the liability of BL is limited to the value of the service provided and the client shall indemnify and hold BL harmless from and against any and all claims, liabilities, obligations, costs, or expenses (including reasonable attorneys' fees) arising by reason of or associated with the performance of all services hereunder. In addition, should any additional work related to this evaluation be required, regardless of the nature of such work, such work would be considered an additional assignment and would be invoiced, as appropriate.

Photo #1 – Front elevation



Photo #2 – Signs of insect infestation



Photo #3 – Typical support for raised floor



Photo #4 – Crawlspace floor support leaning



Photo #5 – Overall sub-floor



Photo #6 – Interior support leaning

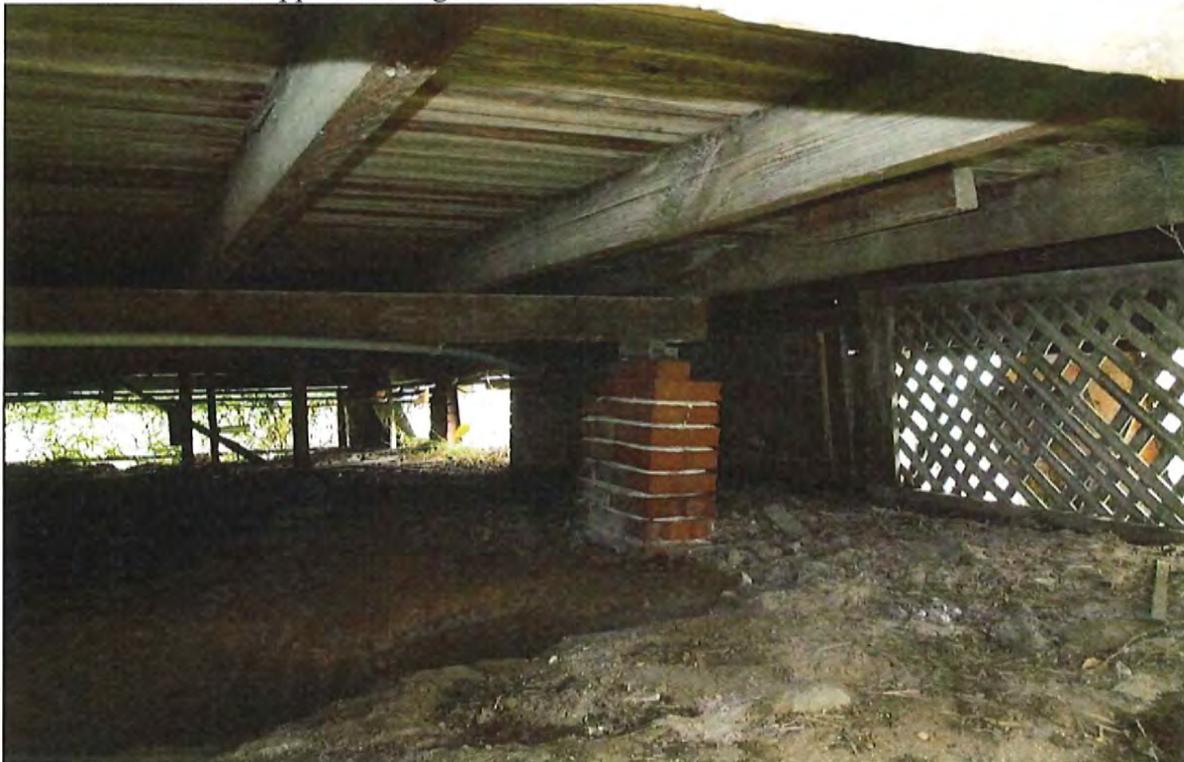


Photo #7 – Rear elevation



Photo #8 – Rear support out of plumb



Photo #9 – Deteriorated wood support by rear door



Photo #10 – Deterioration at front porch



Photo #11 – Drywall crack by window in living room



Photo #12 – Drywall crack by entry to dining room in living room



Photo #13 – Drywall crack in front bedroom



Photo #14 – Signs of moisture intrusion in front bedroom

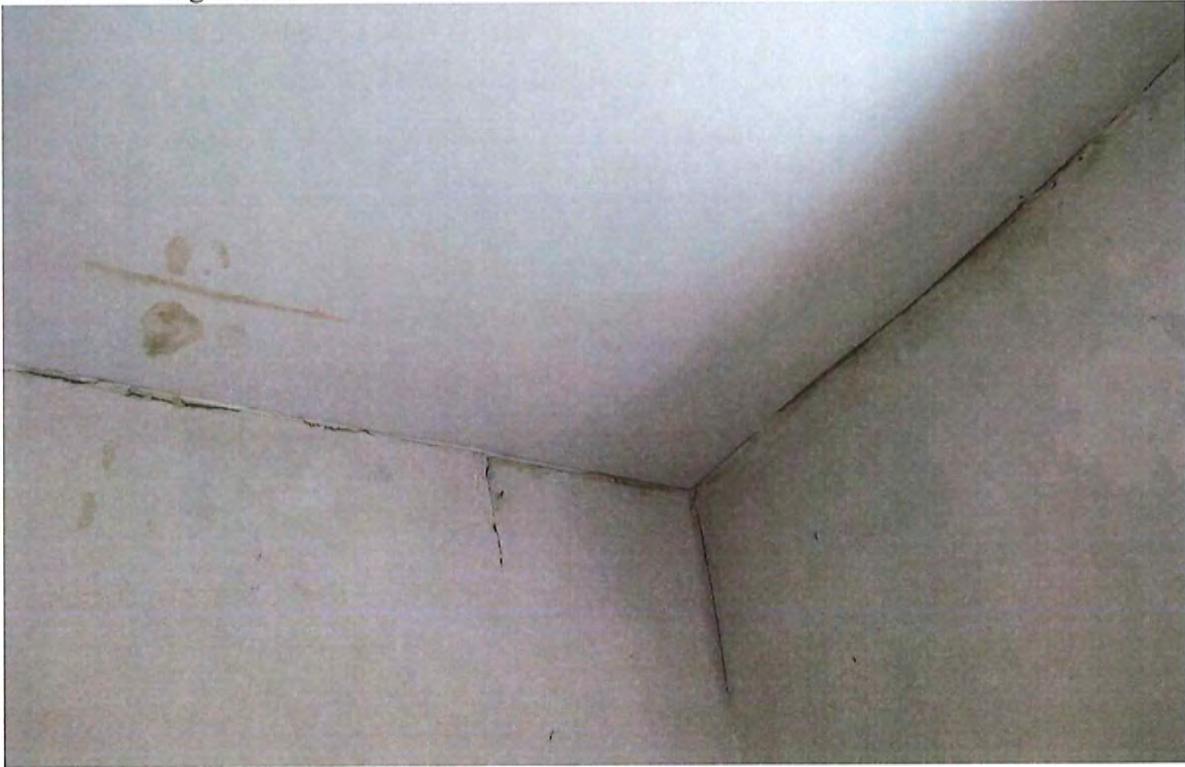


Photo #15 – Damages at front wall of front bedroom



Photo #16 – Appears to be termite damage at front bedroom



Photo #17 – Drywall crack in middle bedroom



Photo #18 – Deterioration of wood siding in middle bedroom



Photo #19 – Deterioration of wood siding in middle bedroom



Photo #20 – Separation at corner at add-on



Photo #21 – Diagonal drywall crack in kitchen at rear wall



Photo #22 – Drywall crack by window in dining room



Photo #23 – Evidence of moisture intrusion in dining room



Photo #24 – Separation at front window



Photo #25 – Evidence of fire damage in attic



Photo #26 – Overall of attic



November 2, 2015

Houston Archaeological and Historical Commission
Planning & Development Department
611 Walker Street, 6th Floor
Houston, TX 77002

Dear Commissioners:

I am seeking a Certificate of Appropriateness for Demolition for the structure (I will not call it a house/home) on 113 E 4th Street. While it is technically within the southern-most boundary of the Houston Height's South Historic District, its location (i.e., it sits on the north side of the semi-commercial 4th street rather than the south side of 4th street which is not part of the historical district) is the only thing that makes it so. Sadly, the structure - formerly my deceased 96 year old uncle's residence, now vacant for more than a year - does not contribute to the character or attest to the history of the historic district and, due to its unusual circumstance, it has become an economic hardship on his estate. As a result, we are seeking your approval for it to be demolished.

Background

My name is Barbara Kebodeaux and I am the executrix of my uncle's estate, which consists of 113 E 4th Street and nothing more. After caring for him as well as another aunt and uncle (who never married, had no children, and preceded him in death) at their residence since April 1992, selling the structure they – in their very simple, immigrant way – called home is the last thing I will do for my aunt and uncles.

Economic Hardship and Unusual Circumstances

The Property (2 Bedroom, 1 Bath with a very odd layout) is Not Sellable.

When my uncle passed away in September 2014, I needed some time to grieve the loss of my last family member of his generation before trying to sell the property. As a result, I waited a little while to research the process of selling, **desiring to act judiciously on my uncle's behalf**. I have never sold property, so this has been a bit of a daunting task.

After the holidays, in early 2015, I contracted with an experienced realtor and he put the property on the market. We waited for nearly four (4) months but sadly received no offers. Discouraged, I decided to take the house off of the market for a while, and in late summer, with the help of another realtor, who has even more recent experience buying and selling in the Heights area, put it back up on the market, with a lower price than previously listed. This time, however, at my own personal expense, I began the process of pursuing the Certificate of Appropriateness with the realtor's assistance. Again sadly, we have waited for months, but have received no calls offering to buy. We have lowered the asking price again but without any offers at all with which to negotiate with after 6 months, the price is not the issue – the structure condition is! In fact, even Billy Lucas, the licensed general contractor who specialized in renovations in the Heights whom I contracted with during this application process and who the Commission's staff knows and respects, said that he would not invest in the property. I guess he already knew what Paul Fruge, the appraiser I contracted with for the application

process, found in his report: the structure detracts from the property value (see detailed appraisal stating that the structure has a negative contributory effect on the property). Given this information, if my renovation expert who has the knowledge and skill to take on such a property is unwilling, I am not sure if anyone will be and I worry how long the property will sit vacant, lifeless.

The Property is Not Livable/Rentable.

As I suspected and have had confirmed during this process of applying for a Certificate of Appropriateness for Demolition, the structure is currently in such poor condition and disrepair with damage too extensive for renovation or rehabilitation to be possible. What's more, the structure is truly unsafe and uninhabitable. Please understand that these issues have been festering for many years, but my uncle would never consent to any sort of "real" repair, always directing that the minimum be done. As a result, the structure has suffered greatly and become of significant concern. Some of the deleterious issues are briefly outlined below.

1. Engineer-Identified Structural Problems – Structural Engineer, Karl Breckon of BEC-LIN Engineering, said the foundation is failing and the structure is a safety concern. While his detailed report is enclosed, it supports what Pete Stockton, the City's Structural Inspector, found during his site visit August 12th of this year (see attached).
 - a. There is inadequate support for the structure as evidenced by the sloping of the floor from the middle to the sides and the structural beams under the structure having gaps. The brick beams suffer from mortar failure, cracks in the bricks, have separated or have literally fallen apart requiring patching/cementing which is failing (see pictures in photo album).
 - b. The existing floors and sub-flooring are buckling and have completely rotted away in certain places (e.g., the commode almost fell through the floor of the bathroom and the flooring in other rooms is wavy).
 - c. The exterior walls are bowing out and the interior walls have diagonal cracks indicating significant foundation issues. As Nolan Ryan would say "that is bad" (see pictures in photo album of the angled cracking in all of the rooms).
 - d. Olshan Foundation Company after reading the report from Karl Breckon has refused to provide a foundation estimate because of the poor condition of the structure because it is unsound (see attached).
2. Fire: There was fire in the kitchen many years ago that gutted the kitchen and caused damage with charred wood still visible in the attic. Also noted in Mr. Breckon's report.
3. Pest Infestation: The structure is and has been for some time, infested with termite infestation throughout – front porch, walls, floors and structural supporting beams (see pictures in photo album and termite inspection report).
4. Plumber-Identified Problems: Inadequate drainage lines for the toilet and for the modern washing machine. Old, some lead, pipes are exposed to the weather elements and have broken in hard freeze.
5. Electrician-Identified Problems: Whole structure needs to be re-wired as presently the wiring and types of and number of outlets do not support modern common usage requirements.

6. Rodent Infestation: There is a long history of rats and other rodents like squirrels in the structure, especially in the attic (see pictures of outside back wall, eaves and holes in the exterior walls - wall at kitchen sink).

7. Additional Information Requested by Commission Staff

In response to your staff's request for estimated selling price of new renovation *with an addition*, I have been unable to get a renovator to give me a price for construction or a realtor to give me a selling price for the "renovation with an addition to the property" as we do not have an architect's drawings or "finishes" specified. (The estimate we provided previously was to renovate the existing house to make it livable with modest upgrades which is what our renovator was able to estimate somewhat concretely.) However, in an effort to comply with what I understand to be the spirit of this request, I am including information on another 4400 square foot lot with a larger square footage home already on it (3 Bedroom 2 Bath) that has been updated in recent years. The property is immediately next door to 113 E 4th at 117 E 4th Street. It is currently on the market and started at \$469,000 in August 2015. The price has recently been reduced to \$449,000. (See MLS # 80422022 also listing ML # 41521419)

Also, as we explained to the staff, there is no money for renovations. My uncle's estate consists of the house, nothing more. I am not interested in or financially able to rebuild the home for my use or that of anyone else. My sole purpose is to fulfill my duty to my uncle and sell the property. Since it is not moving "as is" (more than six months on market and not a single offer received), I see the demolition approval as essential to sell. Honestly, I see the demolition approval as the only way someone is going to live on this property again. It is my fervent hope that the new home that will be built at 113 E 4th Street will be a safe livable single family home that will allow for life to be breathed back into this little lot of the historic district.

In conclusion, I am seeking a Certificate of Appropriateness for Demolition for the structural engineer-inspected unsafe structure at 113 E 4th Street. Its unique circumstance has made it an economic hardship for the estate of my uncle and I'm doing the best I can to complete my duties as the executrix of his estate. Per the recommendation of the Commission's staff, a demolition company has been chosen to salvage items from within the structure. My realtor has stated that the property will be saleable for a single family dwelling lot. I just need the demolition approval to be able to sell this property, and I hope you can support my application.

Please do not hesitate to contact me with any questions you may have as I might be able to provide additional information.

Sincerely,

Barbara E. Kebodeaux


713-465-4948