

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



PLANNING &
DEVELOPMENT
DEPARTMENT

PROPERTY

Address 107 E. 9th St
Historic District / Landmark HOUSTON HEIGHTS SOUTH HCAD # 020226000012
Subdivision HOUSTON HEIGHTS Lot 12 Block 230

DESIGNATION TYPE

- Landmark
 Protected Landmark
 Archaeological Site
 Contributing
 Noncontributing
 Vacant

PROPOSED ACTION

- Alteration or Addition
 Restoration
 New Construction
 Relocation
 Demolition
 Excavation

DOCUMENTS

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

OWNER

Name Rob D. Hellyer
Company _____
Mailing Address 107 E. 9th St.
HOUSTON TX 77007
Phone 713-410-2983
Email _____
Signature [Signature]
Date 12/28/15

APPLICANT (if other than owner)

Name SAME
Company _____
Mailing Address _____
Phone _____
Email _____
Signature _____
Date _____

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.

Planner: _____ Application received: ___/___/___ Application complete: ___/___/___

CERTIFICATE OF APPROPRIATENESS ALTERATION & ADDITON 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.

Complete all applicable items and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Houston Code of Ordinances, Ch. 33 VII, Sec. 33-241 for approval criteria for alteration, rehabilitation, restoration and additions.

PROPERTY ADDRESS: 107 E. 9TH

BUILDING TYPE

- | | |
|---|--|
| <input checked="" type="checkbox"/> single-family residence | <input type="checkbox"/> garage |
| <input type="checkbox"/> multi-family residence | <input type="checkbox"/> carport |
| <input type="checkbox"/> commercial building | <input type="checkbox"/> accessory structure |
| <input type="checkbox"/> mixed use building | <input type="checkbox"/> other |
| <input type="checkbox"/> institutional building | |

ALTERATION TYPE

- | | |
|--|---|
| <input checked="" type="checkbox"/> addition | <input type="checkbox"/> roof |
| <input type="checkbox"/> foundation | <input type="checkbox"/> awning or canopy |
| <input type="checkbox"/> wall siding or cladding | <input type="checkbox"/> commercial sign |
| <input type="checkbox"/> windows or doors | <input type="checkbox"/> ramp or lift |
| <input type="checkbox"/> porch or balcony | <input type="checkbox"/> other |

WRITTEN DESCRIPTION

- property description, current conditions and any prior alterations or additions
- proposed work; plans to change any exterior features, and/or addition description
- current building material conditions and originality of any materials proposed to be repaired or replaced
- proposed new materials description; attach specification sheets if necessary

PHOTOGRAPHS

 label photos with description and location

- elevations of all sides
- detail photos of exterior elements subject to proposed work
- historical photos as evidence for restoration work

DRAWINGS

 scale like drawings the same; include all dimensions and drawing scale; label with cardinal directions

- | | |
|---|--|
| <input checked="" type="checkbox"/> current site plan - <i>SURVEY</i> | <input checked="" type="checkbox"/> demolition plan |
| <input checked="" type="checkbox"/> proposed site plan | <input checked="" type="checkbox"/> current roof plan |
| <input checked="" type="checkbox"/> current floor plans | <input checked="" type="checkbox"/> proposed roof plan |
| <input checked="" type="checkbox"/> proposed floor plans | <input checked="" type="checkbox"/> current elevations (all sides) |
| <input checked="" type="checkbox"/> current window and door schedule | <input checked="" type="checkbox"/> proposed elevations (all sides) |
| <input checked="" type="checkbox"/> proposed window and door schedule | <input checked="" type="checkbox"/> perspective and/or line of sight |

107 E. 9th St.—Written Description

Property Description

This home was moved onto the property by a previous owner sometime in the 1980's from an area around the north 610 Loop. The original building at this address was a drug store built in 1920 and is still located on this property; it is not part of this proposed application.

A laundry room and gabled roof were added to the east elevation. A small French door from the master bedroom to the deck was also added on the east elevation. The front porch was built after the house was moved onto the property as was the roof over the porch. The front door is not the original door to the house. Small fixed 1-lite windows were added to each side of the kitchen window facing the west.

The home is clad in 117 wood siding and features 1-over-1 wood windows.

Proposed work

This project is phase one of an eventual plan to convert the existing 1920's drug store building into a single-family home. That repurposing will preserve that building in perpetuity and will be a future application for a COA. The conversion of the 1920's drug store however is contingent upon approval of this application.

This phase consists of raising the house and building a garage beneath it to provide parking for the owners after the conversion of the building.

The house will be raised to accommodate a garage and utility room with a plate height of 9.5'. It will also be shifted to the west approximately 5' but not beyond the 3' building line. It is important to note that this house was moved onto the property and could have easily been placed at the 3' building line if not for a tree that the previous owner was trying to preserve. That tree has since died and removed.

The laundry room that was added on the east elevation will be removed. The east facing gabled roof over the deck that was also a later addition will be reduced in depth by 2'. The front porch and front door which were constructed after moving onto the lot will be removed and the siding infilled with matching 117 siding.

Current building material conditions & originality

The 117 siding and all but the two windows added flanking the kitchen window are original and in good condition. Some of the siding is experiencing a small amount of rot and will be replaced with matching 117 siding. All windows remain.

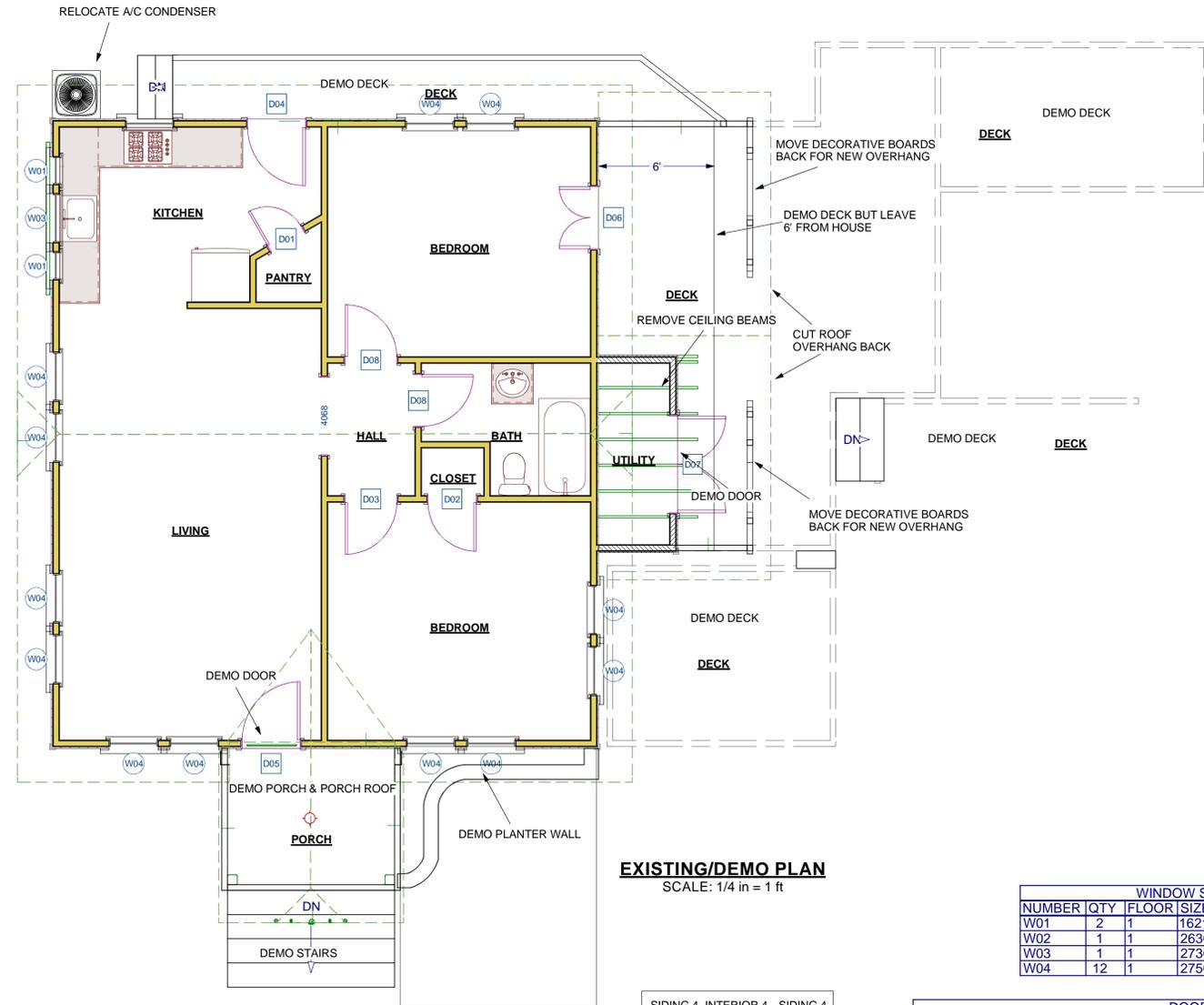
The exterior doors are all non-original. The back door has been replaced with a 1-lite fiberglass door, the east French doors and the front door were added/replaced by a previous owner.

Aside from the front door, front porch, laundry room and east facing gable roof ALL other features and materials are to remain.

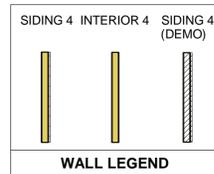
Proposed new materials

The new garage will be clad in smooth fiber-cement plank siding with a 1x12 band separating the two siding materials. New windows will be wood 1-over-1 matching or similar in size and arrangement to the existing windows.

Doors—Two new garage doors will be added on the front elevation, a new 1-lite door matching the existing rear door will be installed on the east elevation. A solid door will be installed on the rear elevation.

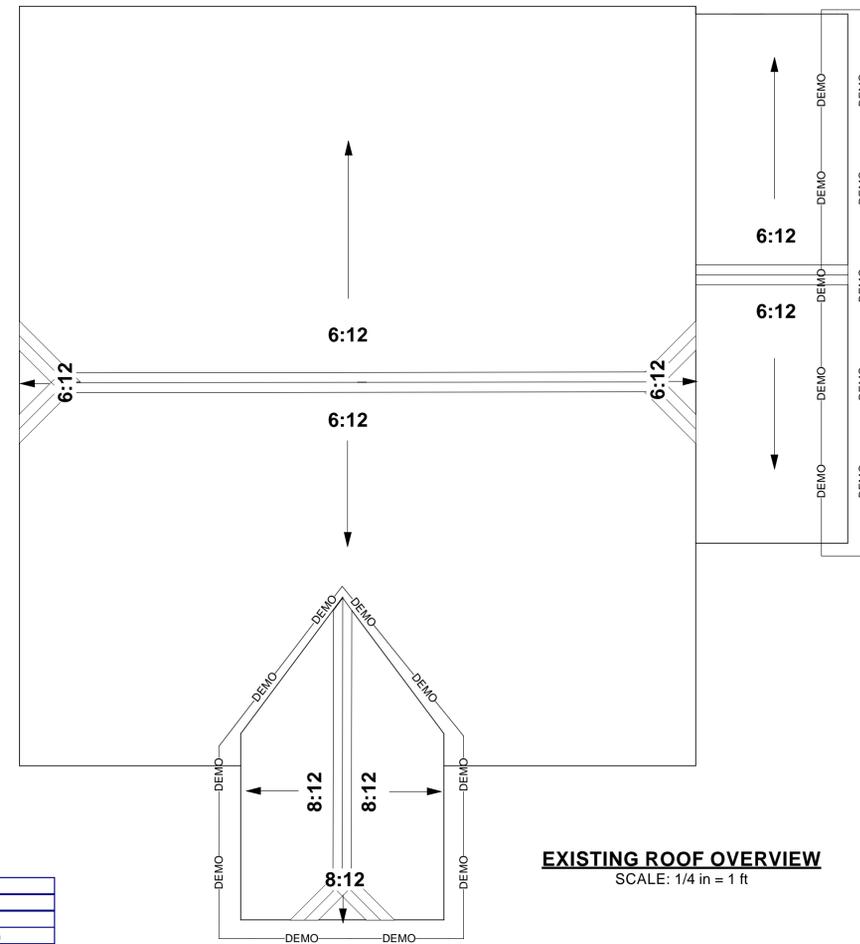


EXISTING/DEMO PLAN
SCALE: 1/4 in = 1 ft



WINDOW SCHEDULE				
NUMBER	QTY	FLOOR	SIZE	DESCRIPTION
W01	2	1	16211FX	FIXED GLASS
W02	1	1	2630SH	SINGLE HUNG
W03	1	1	2730SH	SINGLE HUNG
W04	12	1	2750SH	SINGLE HUNG

DOOR SCHEDULE					
NUMBER	QTY	FLOOR	SIZE	DESCRIPTION	THICKNESS
D01	1	1	2068 L IN	HINGED-DOOR 6 PANEL	1 3/8"
D02	1	1	2668 L IN	HINGED-DOOR 6 PANEL	1 3/8"
D03	1	1	2868 R IN	HINGED-DOOR 6 PANEL	1 3/8"
D04	1	1	3068 L EX	EXT. HINGED-GLASS	1 3/4"
D05	1	1	3068 R EX	EXT. HINGED-DOOR 2 PANEL & GLASS	1 3/4"
D06	1	1	3368 L/R EX	EXT. DOUBLE HINGED-GLASS	1 3/4"
D07	1	1	5068 L/R EX	EXT. DOUBLE HINGED-GLASS	1 3/4"
D08	2	1	2868 L IN	HINGED-DOOR 6 PANEL	1 3/8"



EXISTING ROOF OVERVIEW
SCALE: 1/4 in = 1 ft

CONTRACTOR:
PREMIER REMODELING
901 HARVARD ST.
HOUSTON, TX 77008

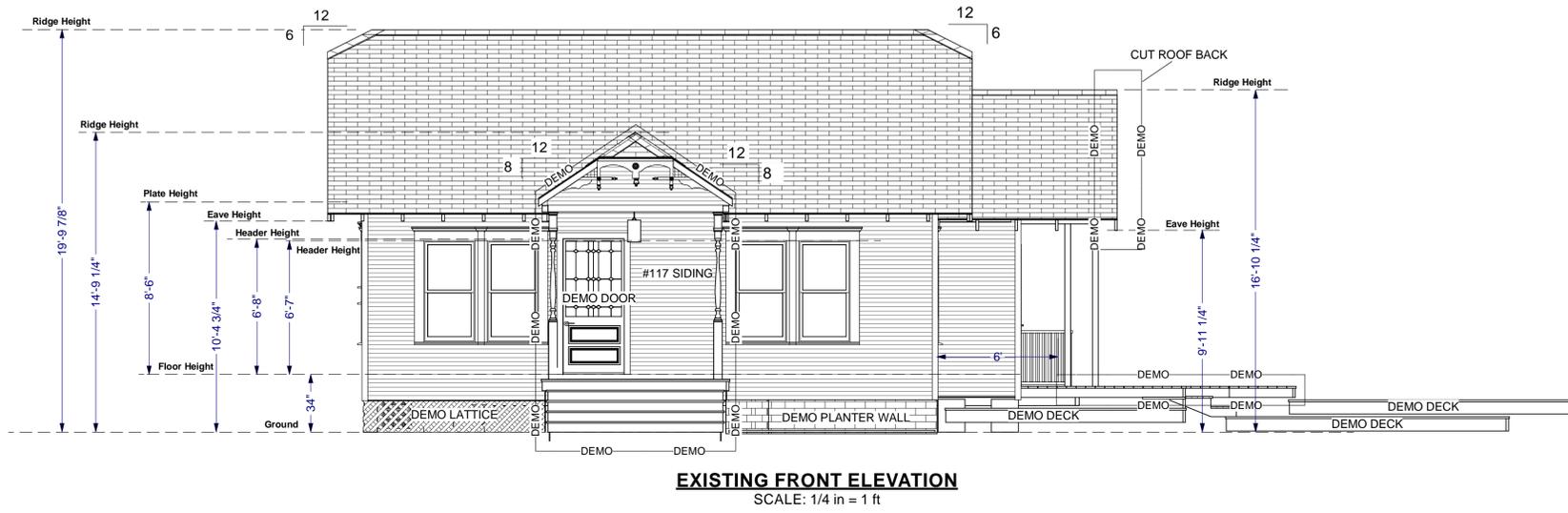
PROJECT:
ROB HELLYER REMODEL
107 EAST 9TH. STREET
HOUSTON, TEXAS 77008

CONCEPTUAL PLANS
FIELD VERIFY ALL
DIMENSIONS

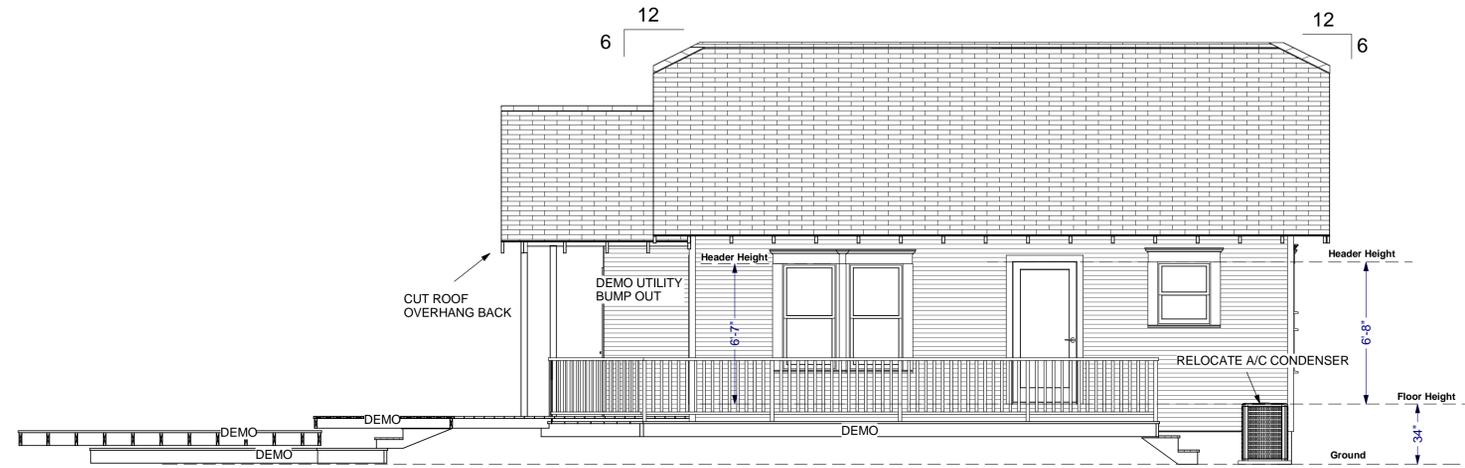
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DATE: 1/12/2016
REVISED:

PAGE TITLE:
Existing plan

PAGE NUMBER:



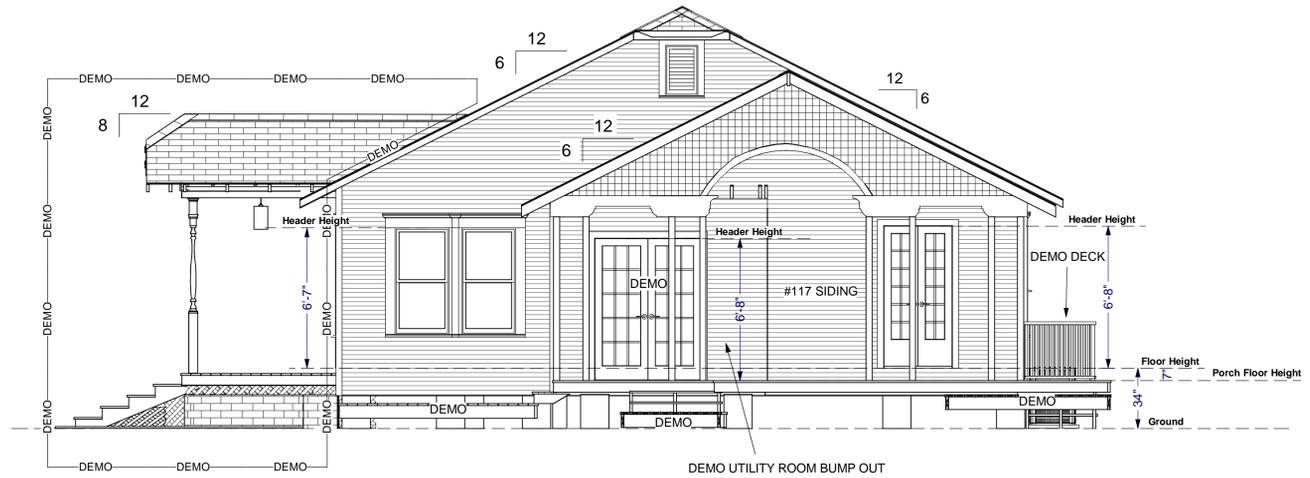
EXISTING FRONT ELEVATION
SCALE: 1/4 in = 1 ft



EXISTING BACK ELEVATION
SCALE: 1/4 in = 1 ft



EXISTING LEFT ELEVATION
SCALE: 1/4 in = 1 ft



EXISTING RIGHT ELEVATION
SCALE: 1/4 in = 1 ft

CONTRACTOR:
PREMIER REMODELING
901 HARVARD ST.
HOUSTON, TX 77008

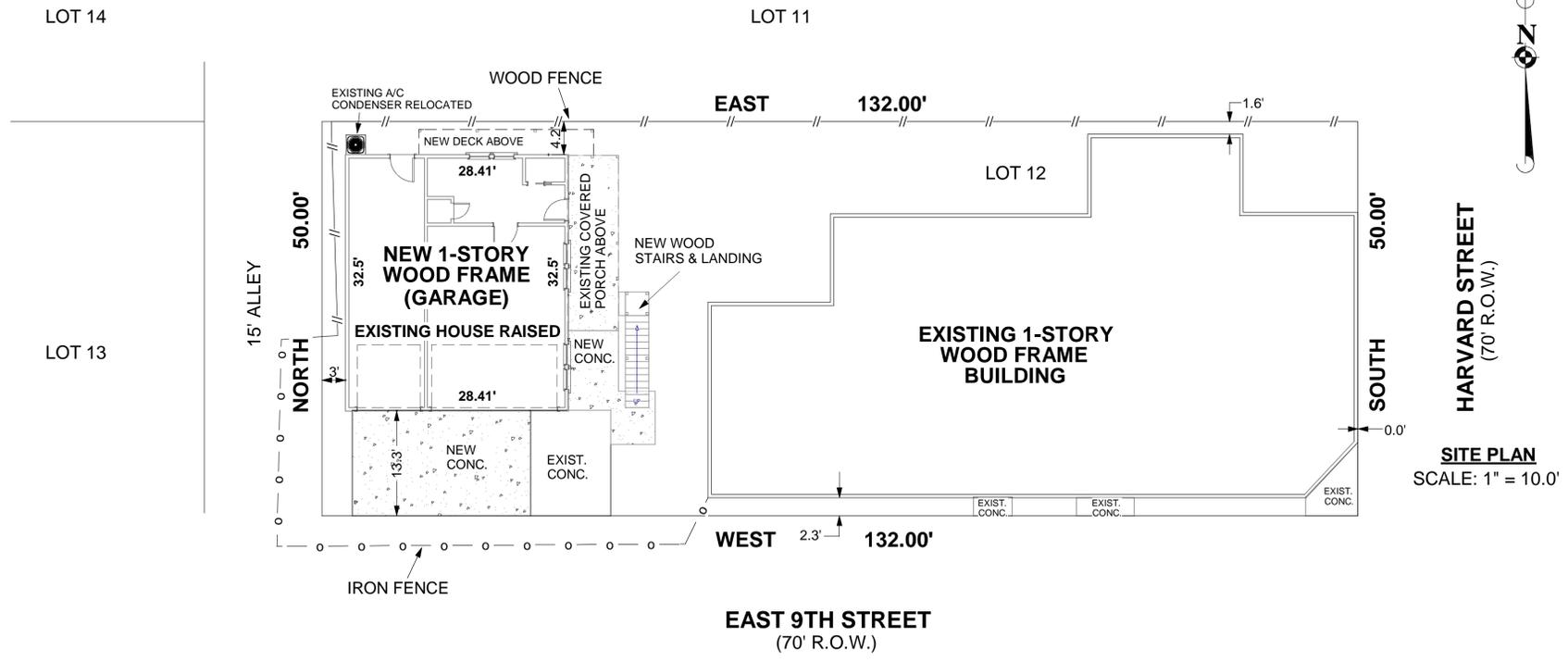
PROJECT:
ROB HELLYER REMODEL
107 EAST 9TH. STREET
HOUSTON, TEXAS 77008

CONCEPTUAL PLANS
FIELD VERIFY ALL
DIMENSIONS

SCALE: As Shown
DATE: 1/12/2016
REVISED:

PAGE TITLE:
Existing
Elevations

PAGE NUMBER:
2



LOT 12, BLOCK 230
 HOUSTON HEIGHTS
 107 EAST 9TH STREET
 HOUSTON, TEXAS 77008
 HARRIS COUNTY

IMPERVIOUS GROUND COVERAGE:

LOT: 6,600.0 SQ. FT.

- EXISTING BUILDING- 2,959.55 SQ. FT.
- EXISTING CONCRETE- 204.02 SQ. FT.
- NEW 1ST. FLOOR GARAGE- 910.89 SQ. FT.
- NEW CONCRETE- 550.69 SQ. FT.
- NEW STAIRS & LANDING- 40.30 SQ. FT.
- NEW DECK- 73.24 SQ. FT.
- A/C PAD- 9 SQ. FT.

TOTAL IMPERVIOUS GROUND COVERAGE- 4,747.69 SQ. FT.
 PERCENTAGE OF IMPERVIOUS GROUND COVERAGE- 71.93% (APPROX.)

SITE PLAN
 SCALE: 1" = 10.0'

CONTRACTOR:
PREMIER REMODELING
 901 HARVARD ST.
 HOUSTON, TX 77008

PROJECT:
ROB HELLYER REMODEL
 107 EAST 9TH. STREET
 HOUSTON, TEXAS 77008

CONCEPTUAL PLANS
 FIELD VERIFY ALL
 DIMENSIONS

SCALE: As Shown
 DATE: 1/12/2016
 REVISED:

PAGE TITLE:
 Site Plan

PAGE NUMBER:
 3



PROPOSED



PROPOSED



PROPOSED

CONTRACTOR:
PREMIER REMODELING
 901 HARVARD ST.
 HOUSTON, TX 77008

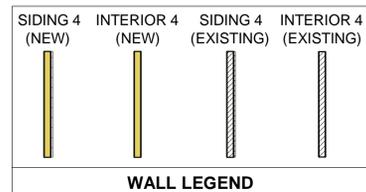
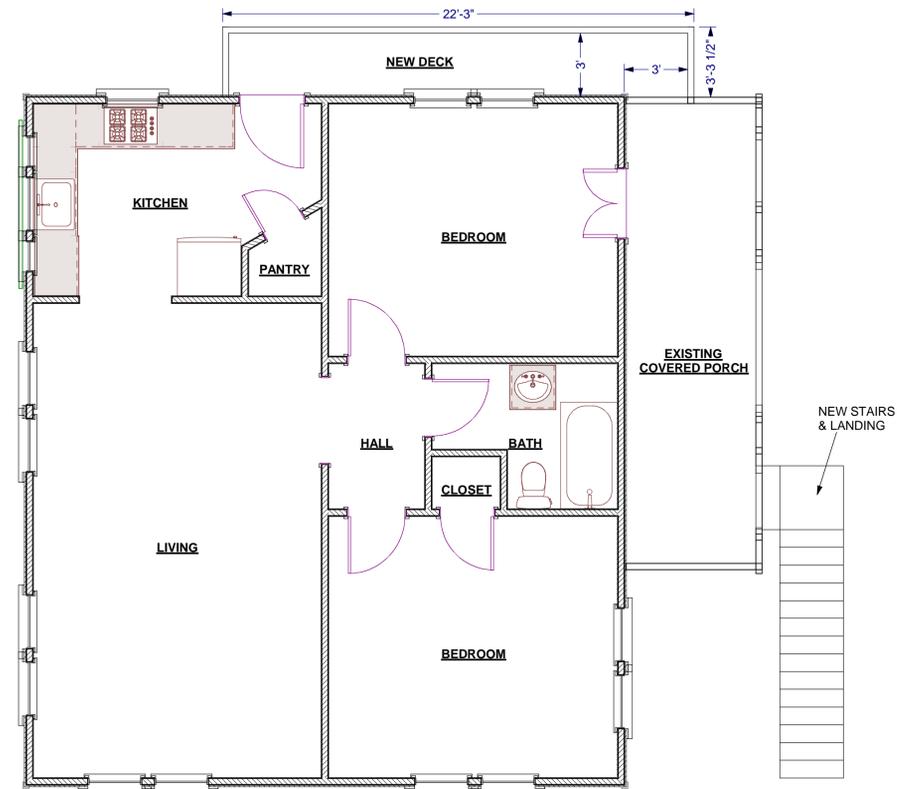
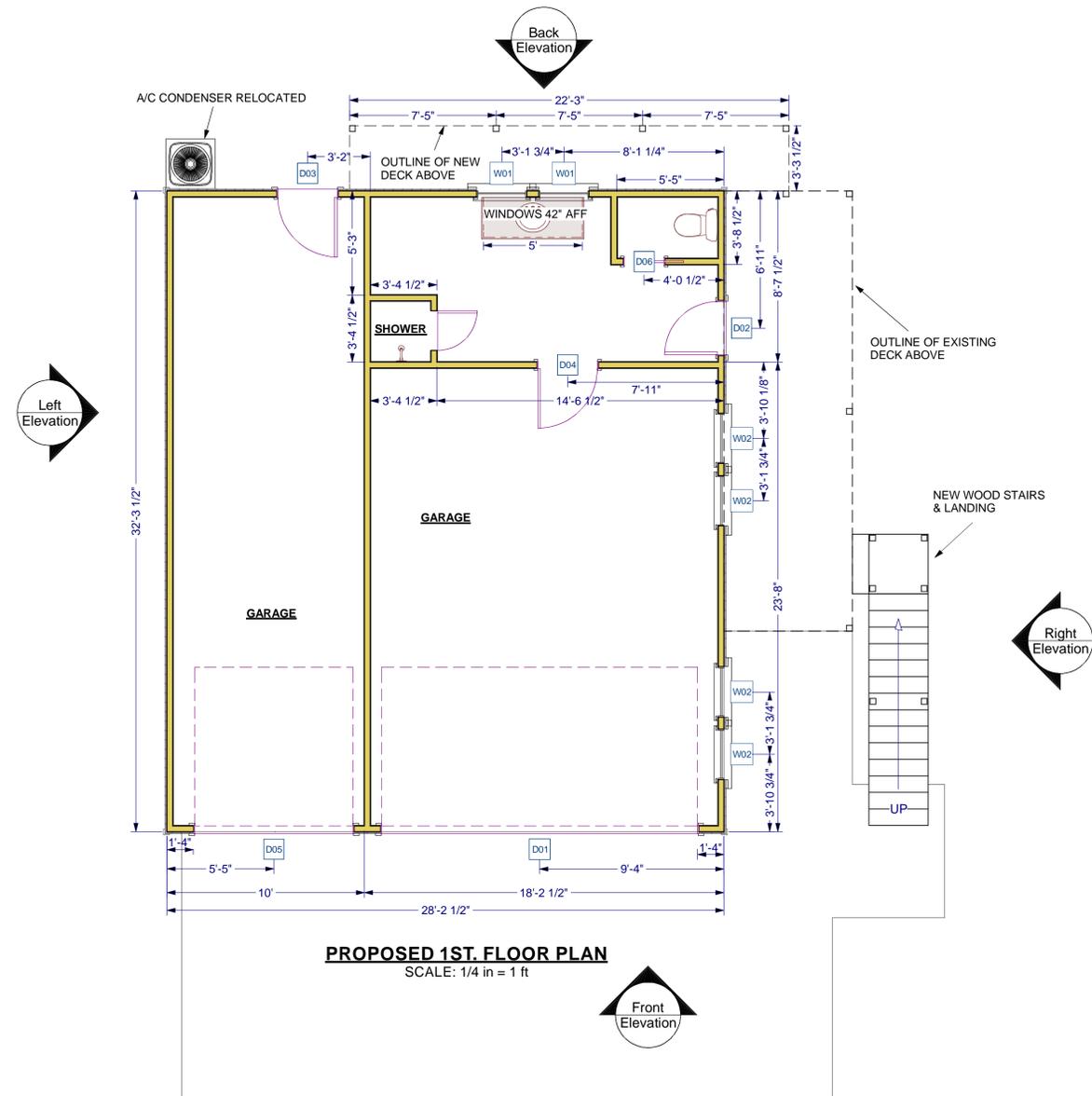
PROJECT:
ROB HELLYER REMODEL
 107 EAST 9TH, STREET
 HOUSTON, TEXAS 77008

CONCEPTUAL PLANS
 FIELD VERIFY ALL
 DIMENSIONS

SCALE: As Shown
 DATE: 1/12/2016
 REVISED:

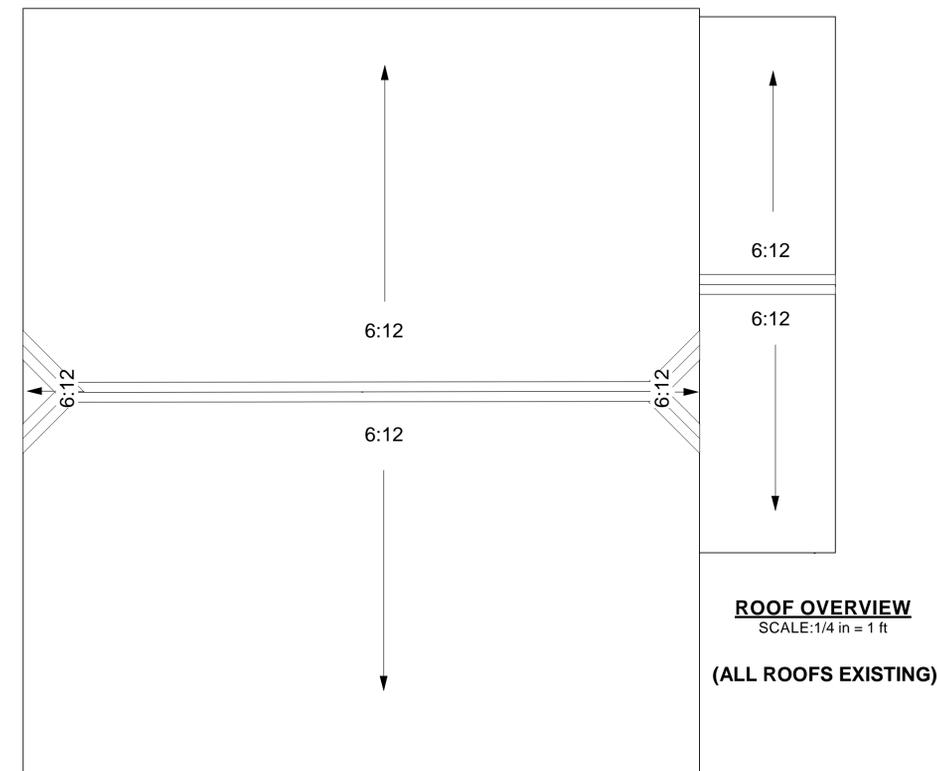
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 New Renders

PAGE NUMBER:
 4



DOOR SCHEDULE					
NUMBER	QTY	FLOOR	SIZE	DESCRIPTION	THICKNESS
D01	1	1	16080	GARAGE-GARAGE DOOR PANELED	1 3/4"
D02	1	1	2868 L EX	EXT. HINGED-GLASS	1 3/4"
D03	1	1	3068 L EX	EXT. HINGED-SLAB	1 3/4"
D04	1	1	3068 R IN	HINGED-DOOR 6 PANEL	1 3/8"
D05	1	1	8080	GARAGE-GARAGE DOOR PANELED	1 3/4"
D06	1	1	2068 R	POCKET-SLAB	1 3/8"

WINDOW SCHEDULE					
NUMBER	QTY	FLOOR	SIZE	DESCRIPTION	TOP
W01	2	1	2750SH	SINGLE HUNG	102"
W02	4	1	2750SH	SINGLE HUNG	79"



CONTRACTOR:
PREMIER REMODELING
901 HARVARD ST.
HOUSTON, TX 77008

PROJECT:
ROB HELLYER REMODEL
107 EAST 9TH. STREET
HOUSTON, TEXAS 77008

CONCEPTUAL PLANS
FIELD VERIFY ALL
DIMENSIONS

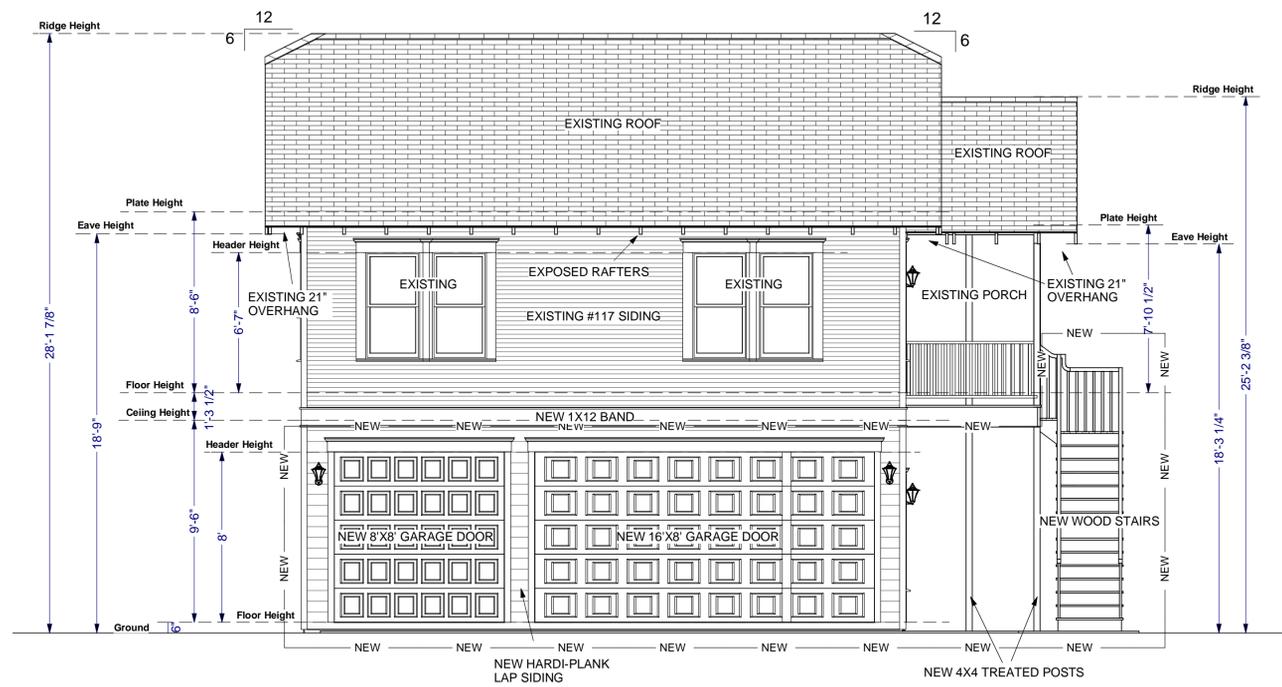
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REVISED:

PAGE TITLE:

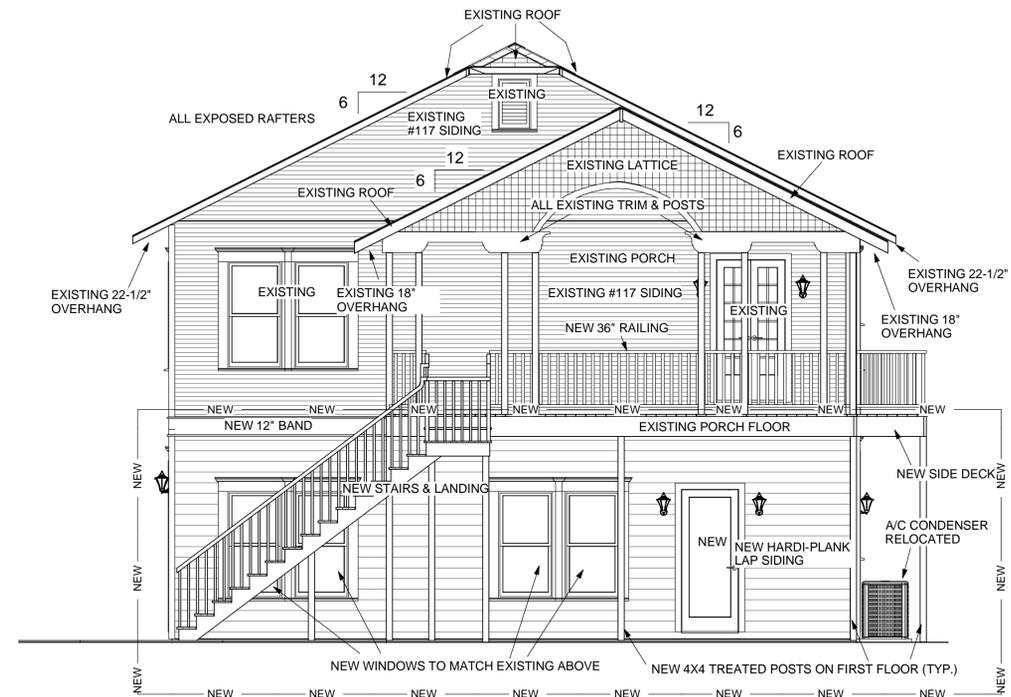
Floor Plans

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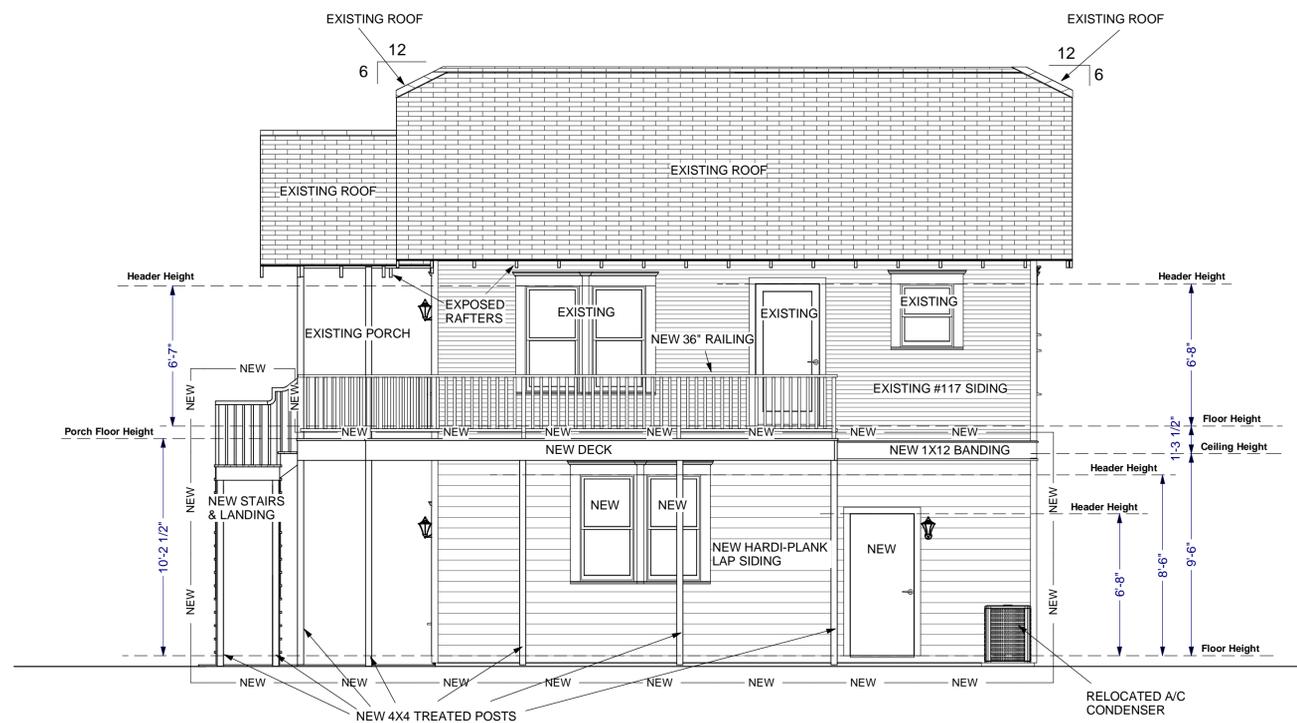
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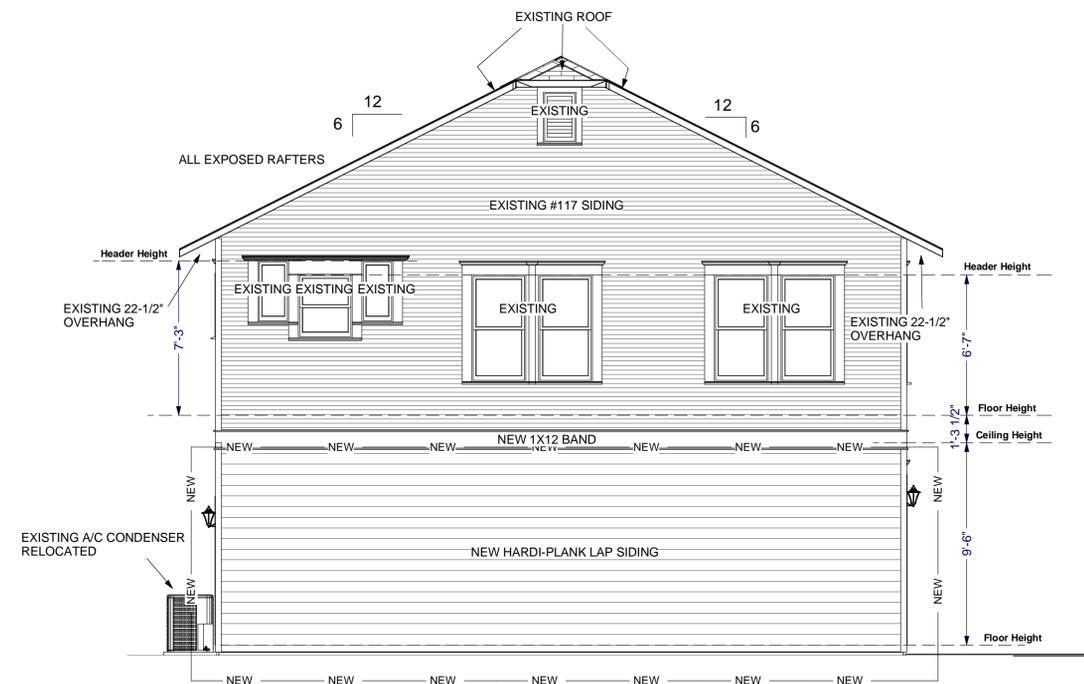
PROPOSED FRONT ELEVATION
SCALE: 1/4 in = 1 ft



PROPOSED RIGHT ELEVATION
SCALE: 1/4 in = 1 ft



PROPOSED BACK ELEVATION
SCALE: 1/4 in = 1 ft



PROPOSED LEFT ELEVATION
SCALE: 1/4 in = 1 ft

CONTRACTOR:
PREMIER REMODELING
901 HARVARD ST.
HOUSTON, TX 77008

PROJECT:
ROB HELLYER REMODEL
107 EAST 9TH. STREET
HOUSTON, TEXAS 77008

CONCEPTUAL PLANS
FIELD VERIFY ALL
DIMENSIONS

SCALE: As Shown
DATE: 1/12/2016
REVISED:

PAGE TITLE:
Proposed
Elevations

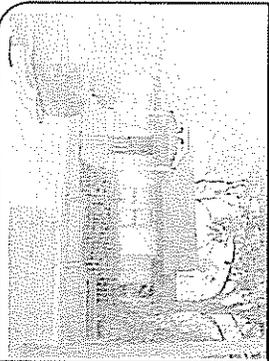
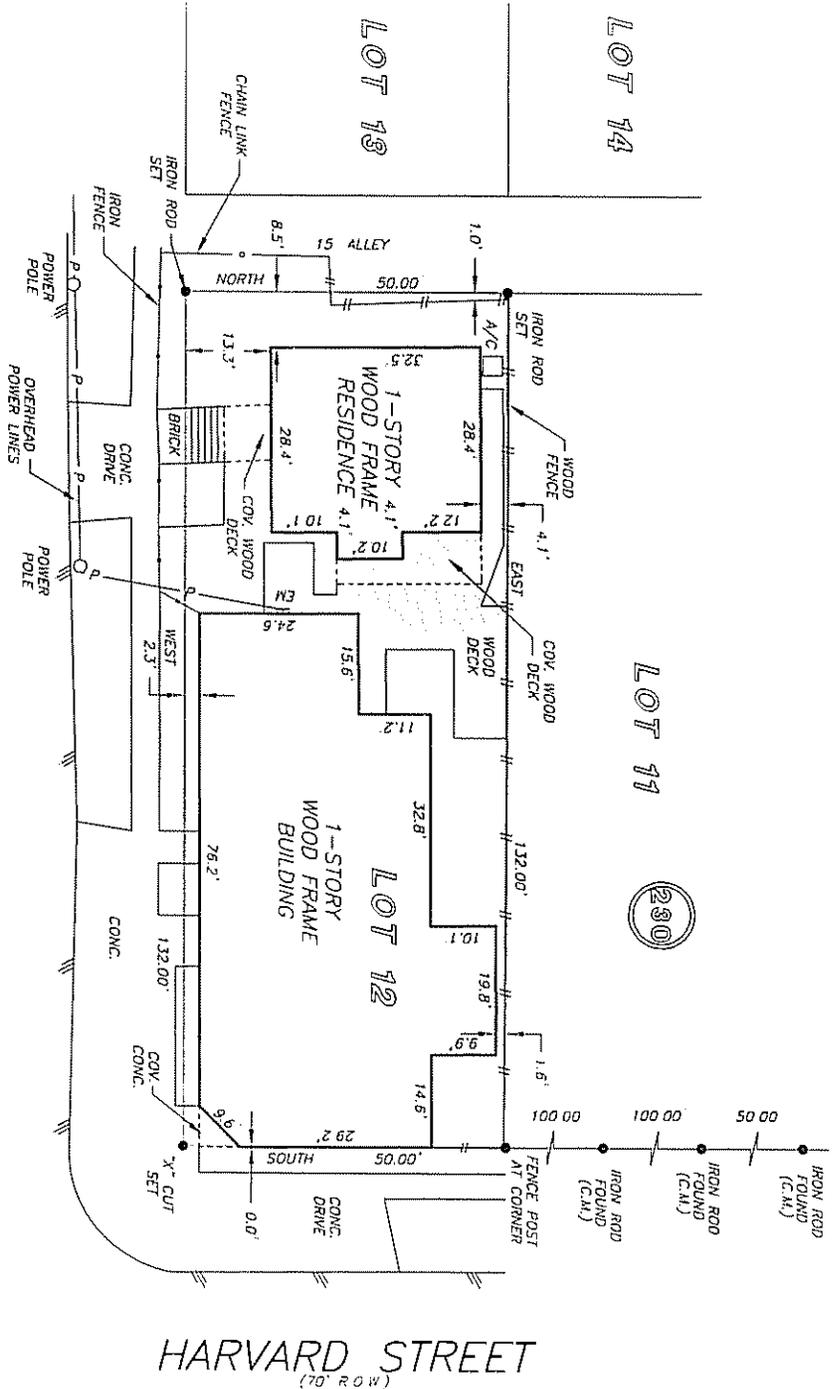
PAGE NUMBER:

CF NO. 2637000050 COMMONWEALTH LAND TITLE
 ADDRESS: 107 EAST 9TH STREET
 HOUSTON, TEXAS 77008
 BORROWER: ROB HELLYER

LOT 12, BLOCK 230 HOUSTON HEIGHTS

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
 IN VOLUME 1, PAGE 114 OF THE MAP RECORDS
 OF HARRIS COUNTY, TEXAS

SCALE 1" = 30'



THIS PROPERTY DOES NOT LIE WITHIN THE
 100 YEAR FLOOD PLAIN AS PER FEMA
 FIRM NO. 48001C 0870 L
 500 REVISION: 6/18/2007
 7/20/11 X
 THIS D ONLY ON VISUAL EXAMINATION OF MAPS.
 RECALCULATIONS ON FEMA MAPS PREVENT EXACT
 DETERMINATION WITHOUT DETAILED FIELD STUDY

A SUBSEQUENT INVESTIGATION
 WAS BEYOND THE SCOPE OF THIS SURVEY

IN CONFD HARRIS VOL. 1, PG. 114, H.C.M.R.

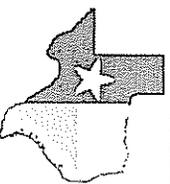
DRAWN BY: BK

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
 ON THE GROUND, THAT THIS PLAT CORRECTLY
 REPRESENTS THE FACTS FOUND AT THE
 TIME OF SURVEY AND THAT THERE ARE NO
 ENCROACHMENTS APPARENT ON THE GROUND,
 EXCEPT AS SHOWN HEREON. THIS SURVEY IS
 CERTIFIED FOR THIS TRANSACTION ONLY AND
 ANY RESTRICTIONS PROVIDED IN THE ABOVE
 REFERENCED TITLE COMMITMENT WAS RELIED
 UPON IN PREPARATION OF THIS SURVEY.

GEORGE GALE
 PROFESSIONAL LAND SURVEYOR
 NO. 4678
 JOB NO. 09-12865
 OCTOBER 13, 2008



LandAmerica
 Commonwealth
 LYN SULLIVAN
 713-850-8525



PRECISION SURVEYORS, INC.

1-800-LANDSURVEY
 1-800-526-3787
 14925 METROPAUL DRIVE SUITE 8100 HOUSTON, TEXAS 77079

281-496-1566
 FAX 281-496 1867













Owner Names (1)

#	Owner Name	% Own	M	Role
1	HELLYER ROB D	100.00%	N	O

Owner Address: CASS Certify Undeliverable

Address: 107 E 9TH ST
 Address:
 City: HOUSTON
 State: TX Zip: 77007-1503
 Country: New Own. Date: 11/20/2008

Legal Lines (2)

#	Legal Description
1	LT 12 BLK 230
2	HOUSTON HEIGHTS

Site Address: 107 E 9TH ST, HOUSTON 77008
 AKA:
 Mail To:

Summary | Appraised | Alt Cost | Notice | Certified

	Notice	Market
Valuation Method:	Notice	
Land:	\$330,000	\$330,000
Building:	\$95,871	
Extra Features:	\$338	
Total Market:	\$426,209	\$426,209
Cap Deduction:	\$49,123	
Appraised Value	\$377,086	

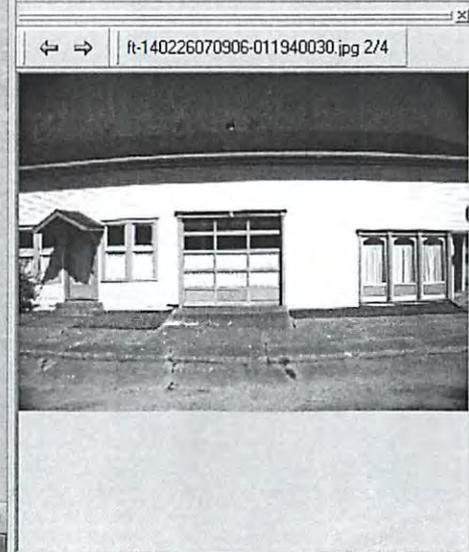
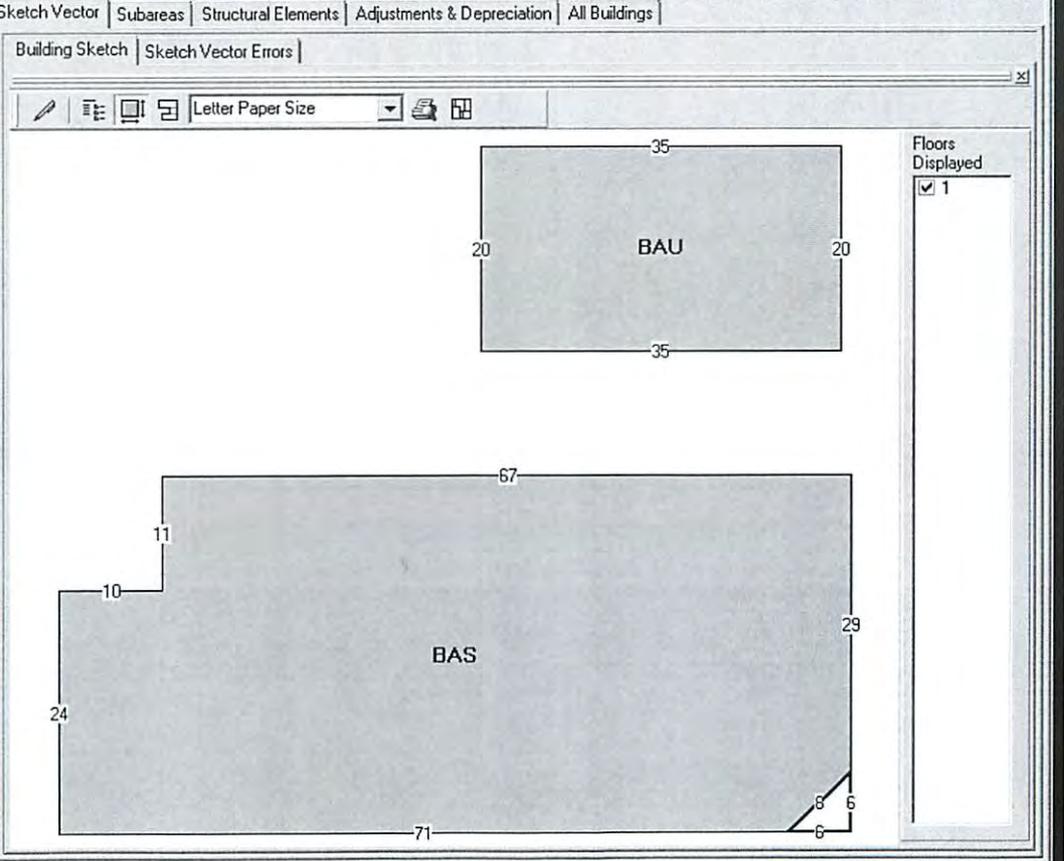
Building ID: 1 Section: 1

Type: 4353 Office Bldgs. Low-Ris
 Style: 8344 Office Building
 Structure: D Wood or Light Steel
 Quality: D Low
 Cap: EXISTING
 Actual: 1920 Effective: 1964
 % Cmp: 100% Remodel:
 Cost Method: <Parcel>

CAMA | Condo | Mobile Homes | Alt Cost | Building Sketch Vector | Subareas | Structural Elements | Adjustments & Depreciation | All Buildings

Building Sketch Vector:
 BAU: 55.13: =E 35 S 20 W 35 N 20 \$
 BAS: 14.80: =N 24 E 10 N 11 E 67 S 29 D 6 L 6 W 71 \$
 CP6: 85.80: =E 6 N 6 D 6 L 6 \$

Building Notes:
 AUTHENTIC VICTORIAN MILLWORKS
 4/11: NEW WINDOWS, EXTERIOR PAINT ON BOTH BUILDINGS. NOT ABLE TO DISCERN WHETHER OR NOT ANY INTERIOR REPAIRS WERE MADE.



Owner Names (1)

#	Owner Name	% Own	M	Role
1	HELLYER ROB D	100.00%	N	O

Legal Lines (2)

#	Legal Description
1	LT 12 BLK 230
2	HOUSTON HEIGHTS

Summary | Appraised | Alt Cost | Notice | Certified

	Notice	Market
Valuation Method:	Notice	
Land:	\$330,000	\$330,000
Building:	\$95,871	
Extra Features:	\$338	
Total Market:	\$426,209	\$426,209
Cap Deduction:	\$49,123	
Appraised Value	\$377,086	

Owner Address: CASS Certify Undeliverable

Address: 107 E 9TH ST

Address:

City: HOUSTON

State: TX Zip: 77007-1503

Country: New Own. Date: 11/20/2008

Site Address: 107 E 9TH ST, HOUSTON 77008

AKA:

Mail To:

Building ID: 1 Section: 1

Type: 4353 Office Bldgs. Low-Ris

Style: 8344 Office Building

Structure: D Wood or Light Steel

Quality: D Low

Cap: EXISTING

Actual: 1920 Effective: 1964

% Cmp: 100% Remodel:

Cost Method: <Parcel>

CAMA | Condo | Mobile Homes | Alt Cost | Building Sketch Vector | Subareas | Structural Elements | Adjustments & Depreciation | All Buildings

Building Sketch Vector:

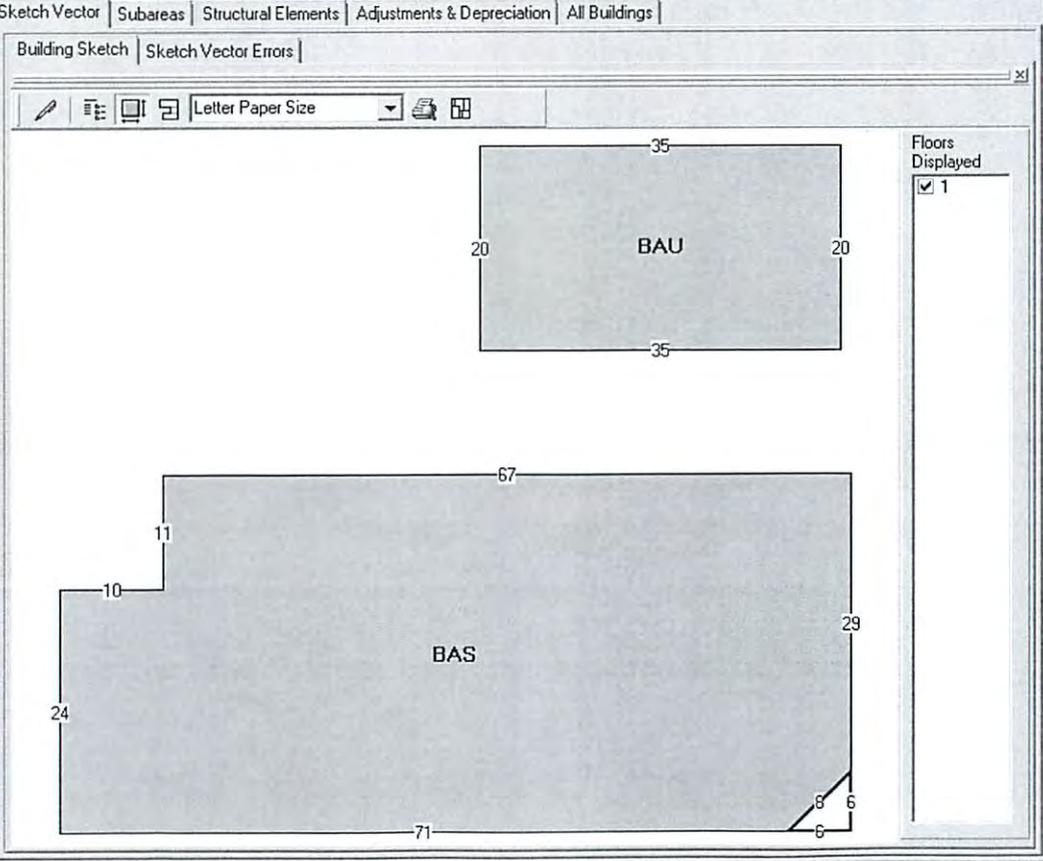
BAU: 55.13 = E 35 S 20 W 35 N 20 \$

BAS: 14.80 = N 24 E 10 N 11 E 67 S 29 D 6 L 6 W 71 \$

CP6: 85.80 = E 6 N 6 D 6 L 6 \$

Building Notes:

AUTHENTIC VICTORIAN MILLWORKS 4/11: NEW WINDOWS, EXTERIOR PAINT ON BOTH BUILDINGS. NOT ABLE TO DISCERN WHETHER OR NOT ANY INTERIOR REPAIRS WERE MADE.



Account #: 020-226-000-0012 NH. Group: 0 Parcel Status: A Active (active this year) Cap Base Year: 2003 Maintenance: 11/17/2014
 Property Use: F1 F1 Real, Commercial Neighborhood: 5938.19 HOUSTON HEIGHTS Cap Percent: 73.00% Database: 2015

Owner Names (1)

#	Owner Name	% Own	M	Role
1	HELLYER ROB D	100.00%	N	D

Owner Address: CASS Certify Undeliverable

Address: 107 E 9TH ST
 Address:
 City: HOUSTON
 State: TX Zip: 77007-1503
 Country: New Own. Date: 11/20/2008

Legal Lines (2)

#	Legal Description
1	LT 12 BLK 230
2	HOUSTON HEIGHTS

Site Address: 107 E 9TH ST, HOUSTON 77008
 AKA:
 Mail To:

Summary | Appraised | Alt Cost | Notice | Certified

	Notice	Market
Valuation Method:	Notice	
Land:	\$330,000	\$330,000
Building:	\$95,871	
Extra Features:	\$338	
Total Market:	\$426,209	\$426,209
Cap Deduction:	\$49,123	
Appraised Value	\$377,086	

Account Detail (1) | Land Lines (2) | Buildings (3) | Extra Features (4) | Exemptions (5) | Notes & Agents (6) | Site & Flags (7) | Sales History (8) | Deeds (9) | Permits (1) | Work Flow (1) | Attachments (-) | GIS (+)

Record 2 of 2

Building ID: 2 Section: 1

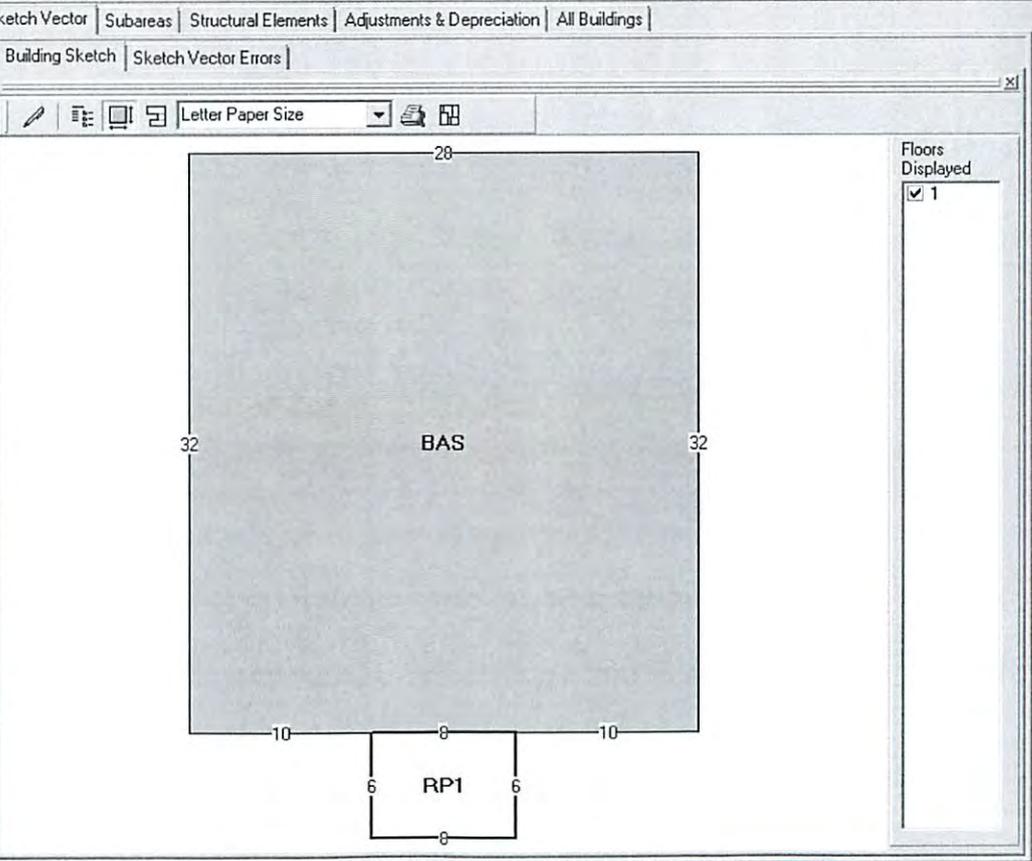
Type: 4301 Res. Struct. Or Convt
 Style: 8351 Single-Family Resider
 Structure: D Wood or Light Steel
 Quality: C Average
 Cap: EXISTING
 Actual: 1920 Effective: 1942
 % Cmp: 100% Remodel:
 Cost Method: <Parcel>

No pictures for this building

CAMA | Condo | Mobile Homes | Alt Cost | Building Sketch Vector | Subareas | Structural Elements | Adjustments & Depreciation | All Buildings

Building Sketch Vector:
 BAS:25.19:=E28 S32 W28 N32 \$
 RP1:35.51:=E8 S6 W8 N6 \$

Building Notes:





Account #: 020-226-000-0012 NH. Group: 0 Parcel Status: A Active (active this year) Cap Base Year: 2003 Maintenance: 11/17/2014
 Property Use: F1 F1 Real, Commercial Neighborhood: 5938.19 HOUSTON HEIGHTS Cap Percent: 73.00% Database: 2015

Owner Names (1)

#	Owner Name	% Own	M	Role
1	HELLYER ROB D	100.00%	N	0

Owner Address: CASS Certify Undeliverable

Address: 107 E 9TH ST
 Address: Shift-F6
 City: HOUSTON
 State: TX Zip: 77007-1503
 Country: 11/20/2008

Legal Lines (2)

#	Legal Description
1	LT 12 BLK 230
2	HOUSTON HEIGHTS

Site Address: 107 E 9TH ST, HOUSTON 77008
 AKA:
 Mail To:

Summary Appraised Alt Cost Notice Certified

Primary Method: Certified

Land:	\$330,000 (Market)
Building:	\$95,871
XFOB:	\$338
New Construction:	\$0
Total Market:	\$426,209
Cap Reduction:	\$49,123
Total Appraised:	\$377,086

Account Detail (1) | Land Lines (2) | Buildings (3) | Extra Features (4) | Exemptions (5) | Notes & Agents (6) | Site & Flags (7) | Sales History (8) | Deeds (9) | Permits (7) | Work Flow (*) | Attachments (-) | GIS (+)



#	Use Code	Description	Gr...	Cond Co...	Cap	Bld.	Le...	Wi...	Units	Unit Price	Adj. Unit Price	% Comp.	Act. Year	Eff. Year	Roll Year	DT	% Cond.	Depreciated Value	Override Value	Extra Feature Notes
1	CCP6	CANOPY ROOF AND SLAB	4	A	EXISTING	1-1	0	0	18.00	\$11.67	\$11.6720	100%	1964	1964	2010	X3A	40.0%	\$84		
2	CRP1	Porch, Open	4	A	EXISTING	2-1	6	8	48.00	\$11.77	\$11.7670	100%	1942	1942	2010	BD	45.0%	\$254		

Total XF Value: \$338 Appraised On: 01/01/2004 Appraised By: Maintenance Date: 11/17/2014

Logged in as 'lkane' Account # Order Maintenance Mode



107 E 9TH ST, HOUSTON 77008

CTR: 28 Economic Area: 6 Building Class: D AKA:

Building Characteristics				
Category	Type	%	Adj.	
Cooling Type	NONE	100	0	
Cooling Type	CENTRAL /	100	0	
Construction	WOOD /	100	0	
Functional	FAIR	100	0	
Heating Type	NONE	100	0	
Heating Type	HOT AIR	100	0	
Partition	BELOW	100	0	
Physical	FAIR	100	0	
Plumbing Type	ADEQUATE	100	0	
Sprinkler	NONE	100	0	
Exterior Wall	FRAME /	100	0	
Total Adjustments				0

Category	Units	Adj.	
Wall Height	16.00	0	
Total Adjustments			0
Base Rate Adj.			Adj.

F1 Real, Commercial **** VALUE SUBJECT TO CHANGE ****

Building: 1
Office Bldgs. Low-Rise (1 to 4 Stories) PRINTED 01/07/2016

Harris County HOUSTON ISD HBF - 01	
Value Summary	
Primary Valuation Method	Certified
Building Value	95,871
Extra Feature Value	338
Land Value - Market	330,000
Land Value - Agriculture	0
Market Value	426,209
Cap Value	377,086
Previous Year Value	353,497
Exemptions	RES
Cap Base Year	2003
Total Building Square Footage	3,285
Net Rentable Area	0

Permit Type	Description	Issue Date
41	RESIDENTIAL REPAIR PER	03/03/2010

Permit Notes
REPAIRS 100% AT 1/1/11 NO REVISIT

Building Notes
AUTHENTIC VICTORIAN MILLWORKS
4/11: NEW WINDOWS, EXTERIOR PAINT ON BOTH BUILDINGS.
NOT ABLE TO DISCERN WHETHER OR NOT ANY INTERIOR REPAIRS WERE MADE.

Depreciation Adj.	Adj.
ECONOMIC OBSOLESCENCE COMMERCIAL	1.0000
FUNCTIONAL OBSOLESCENCE	0.8500
PHYSICAL OBSOLESCENCE COMMERCIAL	0.8500

Type	Style	Cls.	Qa.	Cap	Perim.	Loc.	Cm
4353	8344	D	D	S	330	1.00	100

AYB	EYB	Value	DT	Norm.	% Good
1920	1964	\$66,594	43	55.00	32.51%

SAR	Area	B	H	Rate	Cost New
BAU	700	X	X	62.70	43,890
BAS	2,567	X	X	62.70	160,951
CP6	18			0.00	0

#	Use Code	Land Use Description	Cap	Site Code	U	Front Feet	Depth	Units	App O/R Reason	App O/R Factor	Unit Price	Adj. Unit Price	Land Value	L	R	D	Other Or Notes
1	8001	Land	S	4353	SF	0.00	0.00	1.00		1.00	50.00	50.00	330,000	C	1	0	

#	Date	B#	User ID	Parcel Notes	Inspection & Review Dates	Current	Update
5				NWC 9TH ST.	Last Inspection	08/27/2014 01519	
					Permit Date	04/07/2011 01218	
					Value Review Date	04/11/2011 01126	
					Sales Review Date		

Gross: 0
SFLA: 0
Acreage: 0.15 Price/SF: 0.00

#	Conf. Y/N	Date of Sale	Q	V	V	S	Sales Price	Note Amount	Sales Note
1	No	03/23/1995	U	I	X	X	100000	0	COM
2	Yes	11/20/2008	Q	I	V	V	370000	280,000	AC 0.1515/SP PER MLS

#	OB/XF Code	Description	B	Cap	Length	Width	Units	Grade	Factor	Unit Price	Adj. Unit Price	Cond. Code	AYB	EYB	Year On	% Cond.	OB/XF Value	Notes
1	CCP6	CpRfS1	1	S	0	0	18.00	4	100	11.67	11.67	A	1964	1964	2010	40	84	
2	CRP1	Porch	2	S	6	8	48.00	4	100	11.77	11.77	A	1942	1942	2010	45	254	

Serial #	HUD #	Reference #	Park Name

Mobile Home



107 E 9TH ST, HOUSTON 77008

CTR: 28

Economic Area: 6

Building Class: D

AKA:

Property Picture

GIS Map

Building Dimensions

BAU:55,13:=E35 S20 W35 N20 \$
BAS:14,80:=N24 E10 N11 E67 S29 D6L6 W71 \$
CP6:85,80:=E6 N6 D6L6 \$

Tie - Backs

#	Relationship	Account #



0.0239 Miles

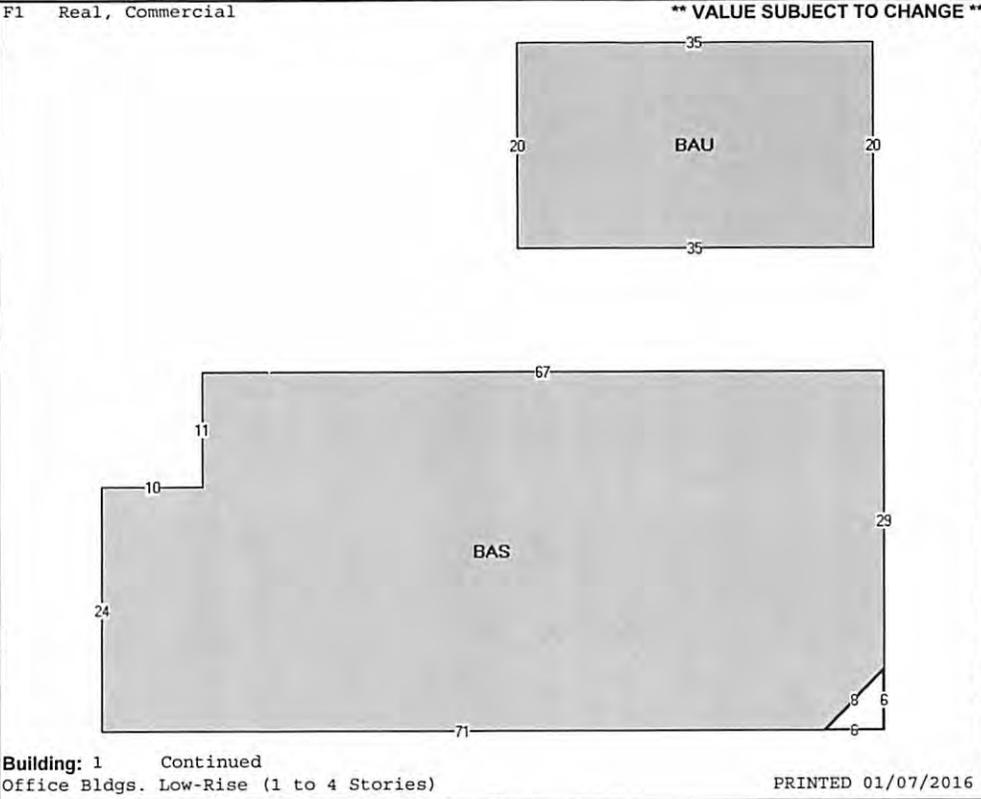


107 E 9TH ST, HOUSTON 77008

CTR: 28 Economic Area: 6 Building Class: D AKA:

** VALUE SUBJECT TO CHANGE **

Building Characteristics			
Category	Type	%	Adj.
Economic	NORMAL	100	0
Total Adjustments			
0			
Category	Units	Adj.	
Total Adjustments			
0			
Base Rate Adj.		Adj.	



Harris County HOUSTON ISD HBF - 01	
Value Summary	
Primary Valuation Method	Certified
Building Value	95,871
Extra Feature Value	338
Land Value - Market	330,000
Land Value - Agriculture	0
Market Value	426,209
Cap Value	377,086
Previous Year Value	353,497
Exemptions	RES
Cap Base Year	2003
Total Building Square Footage	3,285
Net Rentable Area	0

Permit Type	Description	Issue Date
41	RESIDENTIAL REPAIR PER	03/03/2010

Permit Notes
REPAIRS 100% AT 1/1/11 NO REVISIT

Building Notes
AUTHENTIC VICTORIAN MILLWORKS
4/11: NEW WINDOWS, EXTERIOR PAINT ON BOTH BUILDINGS.
NOT ABLE TO DISCERN WHETHER OR NOT ANY INTERIOR
REPAIRS WERE MADE.

Building: 1 Continued
Office Bldgs. Low-Rise (1 to 4 Stories) PRINTED 01/07/2016

Depreciation Adj.	Adj.	#	Conf. Y/N	Date of Sale	Q U I V S	Sales Price	Note Amount	Sales Note
		1	No	03/23/1995	U I X X	100000	0	COM
		2	Yes	11/20/2008	Q I V V	370000	280,000	AC 0.1515/SP PER MLS

Mobile Home	
Serial #	HUD #
Reference #	Park Name

Type	Style	Cls.	Qa.	Cap	Perim.	Loc.	Cm	#	OB/XF Code	Description	B #	Cap	Length	Width	Units	Grade	Factor	Unit Price	Adj. Unit Price	Cond. Code	AYB	EYB	Year On	% Cond.	OB/XF Value	Notes
4353	8344	D	D	S	330	1.00	100																			
AYB	EYB	Value	DT	Norm.	% Good																					
1920	1964	\$66,594	43	55.00	32.51%																					

SAR	Area	B	H	Rate	Cost New	#	Use Code	Land Use Description	Cap	Site Code	U T	Front Feet	Depth	Depth Factor	Units	App O/R Reason	App O/R Factor	Unit Price	Adj. Unit Price	Land Value	L T	R D	D T	Other Or Notes

#	Date	B#	User ID	Parcel Notes	Inspection & Review Dates	Current	Update
5				NWC 9TH ST.	Last Inspection	08/27/2014 01519	
					Permit Date	04/07/2011 01218	
					Value Review Date	04/11/2011 01126	
					Sales Review Date		

Gross: 0
SFLA: 0
Acreage: 0.15 Price/SF: 0.00



107 E 9TH ST, HOUSTON 77008

CTR: 28

Economic Area: 6

Building Class: D

AKA:

Property Picture

GIS Map

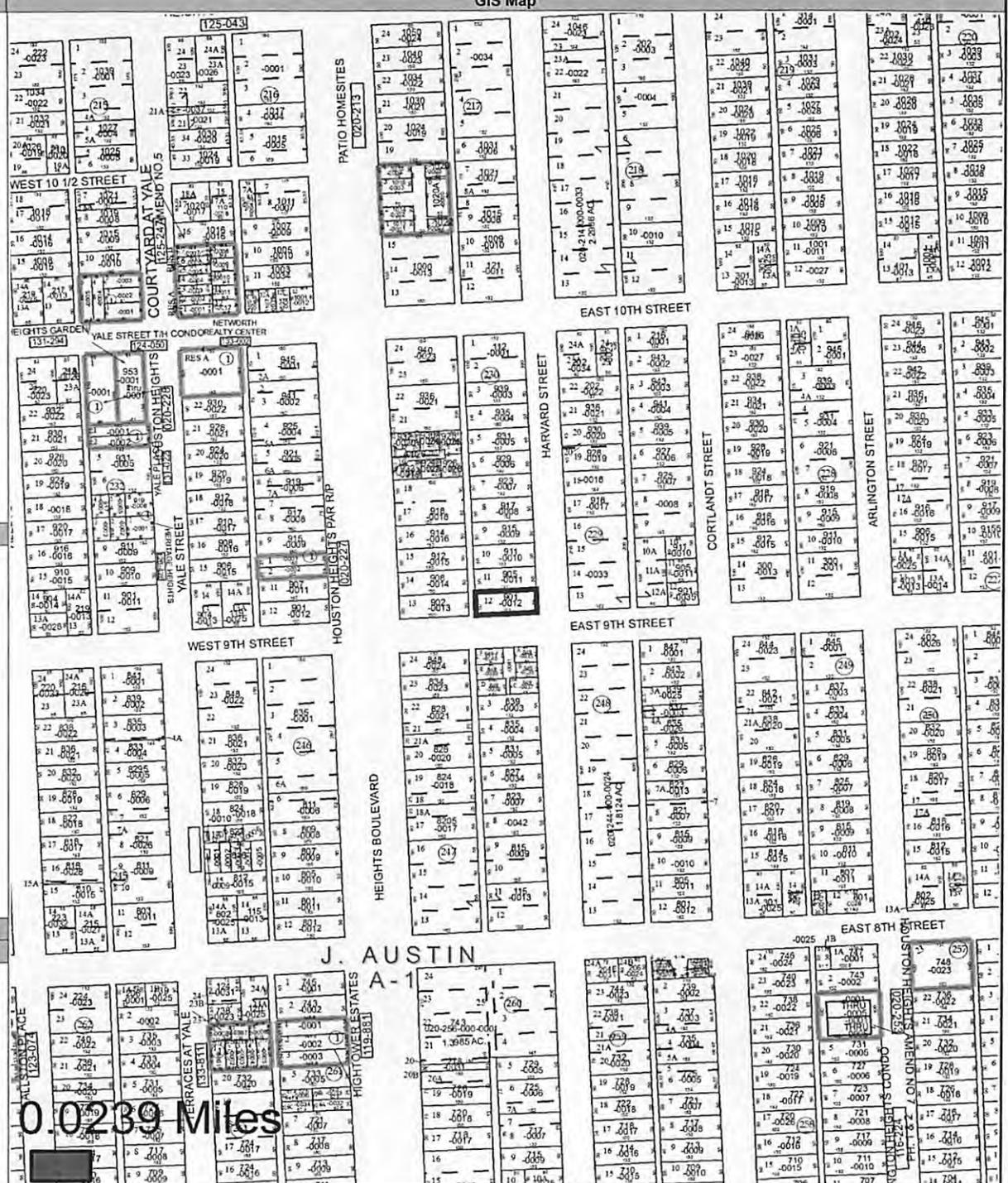
Building Dimensions

BAU:55,13:=E35 S20 W35 N20 \$
BAS:14,80:=N24 E10 N11 E67 S29 D6L6 W71 \$
CP6:85,80:=E6 N6 D6L6 \$

Tie - Backs

#	Relationship	Account #

0.0239 Miles





107 E 9TH ST, HOUSTON 77008

CTR: 28 Economic Area: 6 Building Class: D AKA:

Building Characteristics			
Category	Type	%	Adj.
Cooling Type	NON-WINDOW	100	0
Construction	WOOD /	100	0
Functional	AVG/NORMAL	100	0
Heating Type	UNIT	100	0
Partition	NORMAL	100	0
Physical	GOOD	100	0
Plumbing Type	ADEQUATE	100	0
Sprinkler	NONE	100	0
Exterior Wall	FRAME /	100	0
Economic	NORMAL	100	0
Total Adjustments			0

Category	Units	Adj.
Interior Finish Percent	100.0	0
Wall Height	8.00	0
Total Adjustments		0

Base Rate Adj.		Adj.

Depreciation Adj.	Adj.
ECONOMIC OBSOLESCENCE COMMERCIAL	1.0000
FUNCTIONAL OBSOLESCENCE	1.0000
PHYSICAL OBSOLESCENCE COMMERCIAL	1.0000

Type	Style	Cls.	Qa.	Cap	Perim.	Loc.	Cm
4301	8351	D	C	S	120	1.00	100

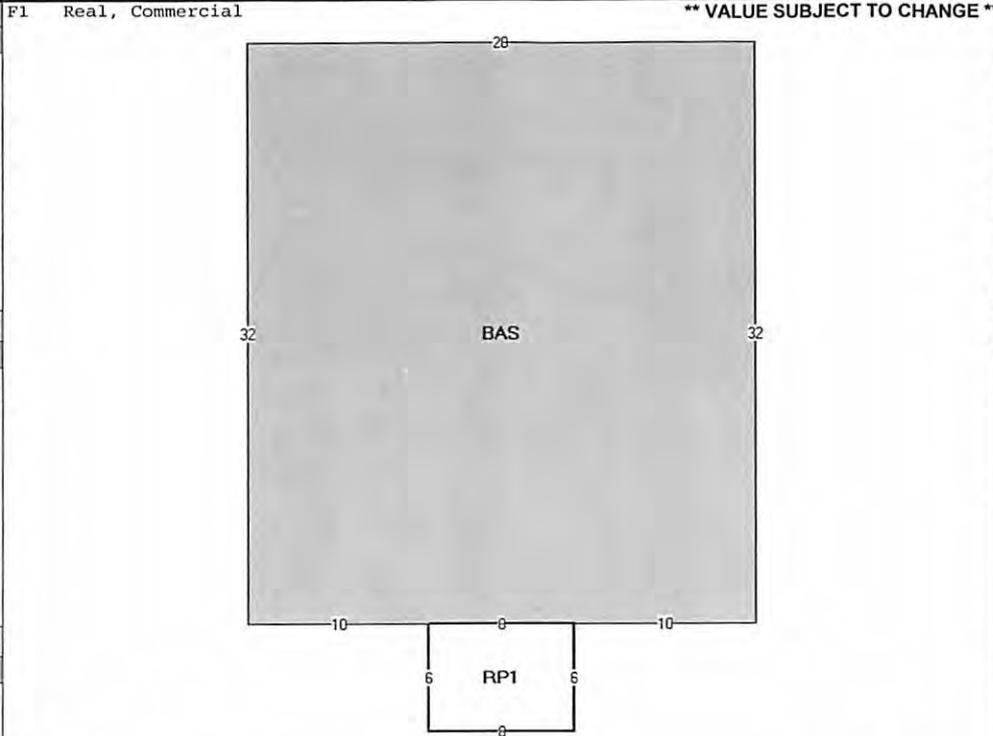
AYB	EYB	Value	DT	Norm.	% Good
1920	1942	\$29,277	43	55.00	45.00%

SAR	Area	B	H	Rate	Cost New
BAS	896	X	X	72.61	65,059
RP1	48			0.00	0

#	Use Code	Land Use Description	Cap	Site Code	U	Front Feet	Depth	Depth Factor	Units	App O/R Reason	App O/R Factor	Unit Price	Adj. Unit Price	Land Value	L	R	D	Other Or Notes
5																		

#	Date	B#	User ID	Parcel Notes	Inspection & Review Dates	Current	Update
5				NWC 9TH ST.	Last Inspection	08/27/2014 01519	
					Permit Date	04/07/2011 01218	
					Value Review Date	04/11/2011 01126	
					Sales Review Date		

Gross:	0
SFLA:	0
Acreage:	0.15
Price/SF:	0.00



Building: 2
Res. Struct. Or Conversion
PRINTED 01/07/2016

#	Conf. Y/N	Date of Sale	Q	V	V	S	Sales Price	Note Amount	Sales Note
1	No	03/23/1995	U	I	X	X	100000	0	COM
2	Yes	11/20/2008	Q	I	V	V	370000	280,000	AC 0.1515/SP PER MLS

Harris County HOUSTON ISD HBF - 01	
Value Summary	
Primary Valuation Method	Certified
Building Value	95,871
Extra Feature Value	338
Land Value - Market	330,000
Land Value - Agriculture	0
Market Value	426,209
Cap Value	377,086
Previous Year Value	353,497
Exemptions	RES
Cap Base Year	2003
Total Building Square Footage	944
Net Rentable Area	0

Permit Type	Description	Issue Date
41	RESIDENTIAL REPAIRE PER	03/03/2010

Permit Notes
REPAIRS 100% AT 1/1/11 NO REVISIT

Building Notes

Serial #	HUD #	Reference #	Park Name

#	OB/XF Code	Description	B #	Cap	Length	Width	Units	Grade	Factor	Unit Price	Adj. Unit Price	Cond. Code	AYB	EYB	Year On	% Cond.	OB/XF Value	Notes

#	Date	B#	User ID	Parcel Notes	Inspection & Review Dates	Current	Update
5				NWC 9TH ST.	Last Inspection	08/27/2014 01519	
					Permit Date	04/07/2011 01218	
					Value Review Date	04/11/2011 01126	
					Sales Review Date		

Gross:	0
SFLA:	0
Acreage:	0.15
Price/SF:	0.00



107 E 9TH ST, HOUSTON 77008

CTR: 28 Economic Area: 6 Building Class: D AKA:

Property Picture

GIS Map

Building Dimensions

BAS:25,19:=E28 S32 W28 N32 \$
RP1:35,51:=E8 S6 W8 N6 \$

Tie - Backs

#	Relationship	Account #



0.0239 Miles