

CERTIFICATE OF APPROPRIATENESS

Application Date: January 6, 2016

Applicant: Rob Hellyer, owner

Property: 107 E 9th Street, Lot 12, Block 230, Houston Heights Subdivision. The property includes a historic 896 square foot, one-story wood frame single-family residence and commercial structure situated on a 6,600 square foot (50' x 132') corner lot.

Significance: Potentially Contributing Bungalow-style residence, constructed circa 1920, located in the Houston Heights Historic District South. Also on the property is a one-story former commercial structure. The applicant claims the house was moved to the current location in the 1980s and that many alterations were done, including the porch, front door and side addition, by the previous owner.

Proposal: Alteration/Relocation –Raise/Addition//Porch/Door

- Raise the one-story residence 9'-7", from a ridge height of 19'-9" to 28'-2" to create a garage on the first floor and convert the residence to a garage apartment on the second;
- Shift the residence 5' to the west, reducing the west side setback from 8' to 3';
- Remove a non-original side addition and decking;
- Remove the front porch;
- Remove the front door and infill the opening with siding.

Attachment B – Applicant Materials

See enclosed application materials and detailed project description on p. 4-23 for further details.

Public Comment: Four in support. See *Attachment A*.

Civic Association: No comment received.

Recommendation: Denial - does not satisfy criteria Sec 33- 241: 1, 3, 4, 5, 9, 10 OR Sec 243(a): 2(d)

HAHC Action: -

family residence. Raising the residence nearly 10' and converting it into a garage apartment is not compatible with the size, scale or character of the one-story property.

- (10) The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and
Raising the residence nearly 10' and converting it into a garage apartment is not compatible the size, scale or character of the existing one-story house.
- (11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.

DRAFT



PROPERTY LOCATION

HOUSTON HEIGHTS SOUTH HISTORIC DISTRICT

Building Classification

Contributing

Non-Contributing

Park



CURRENT PHOTO



NEIGHBORING PROPERTIES



901 Harvard – Contributing (same property as 107 E 9th St)



201 E 9th – Contributing



848 Heights Blvd– Contributing



902 Heights Blvd– Contributing

BLOCKFACE PHOTO



3D RENDERING

PROPOSED



PROPOSED



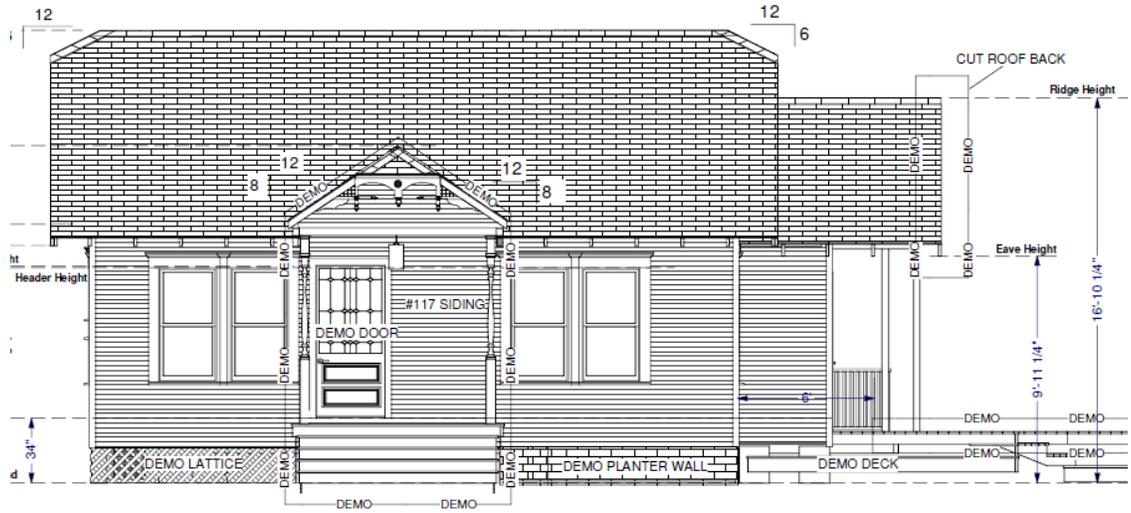
PROPOSED



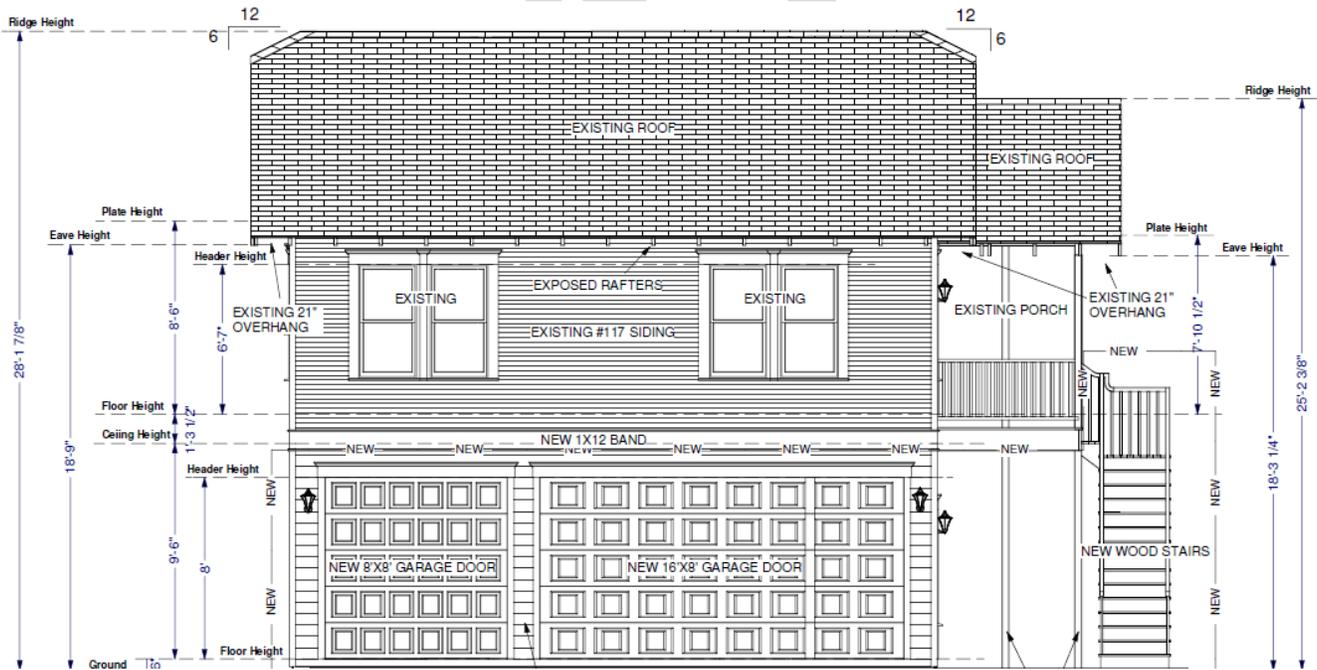
PROPOSED

SOUTH ELEVATION – FRONT FACING 9th STREET

EXISTING

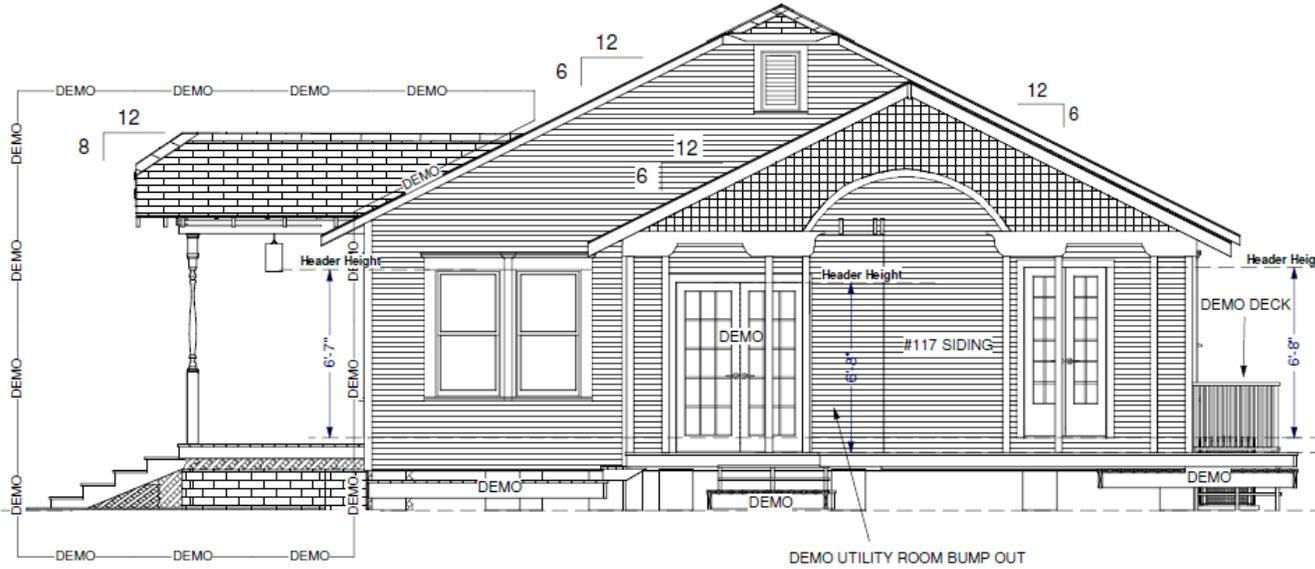


PROPOSED

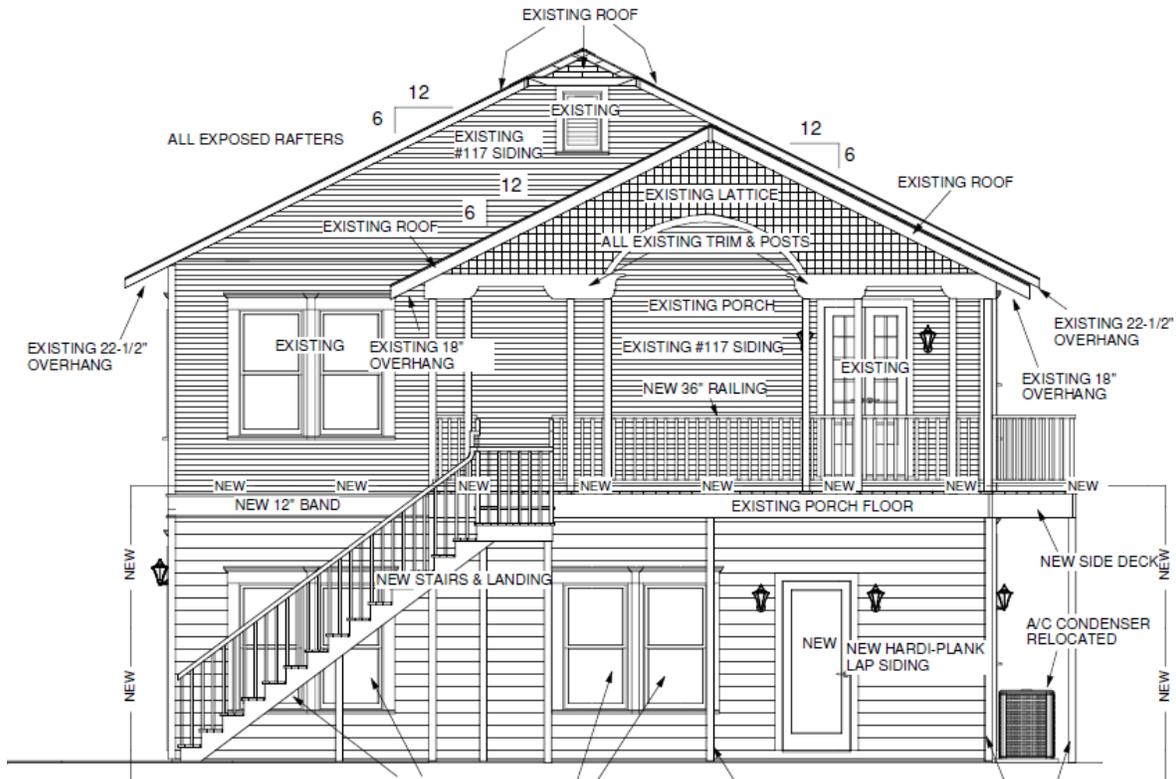


EAST SIDE ELEVATION

EXISTING

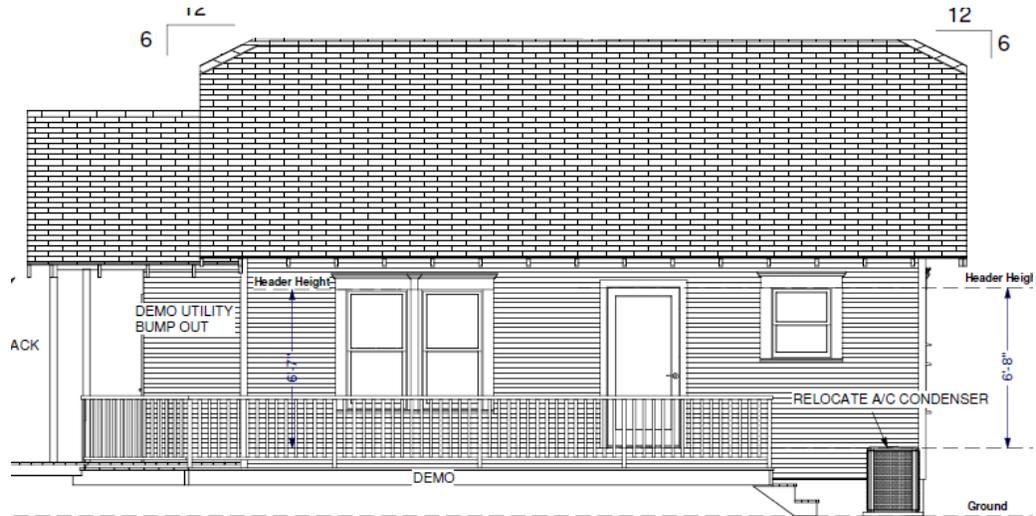


PROPOSED

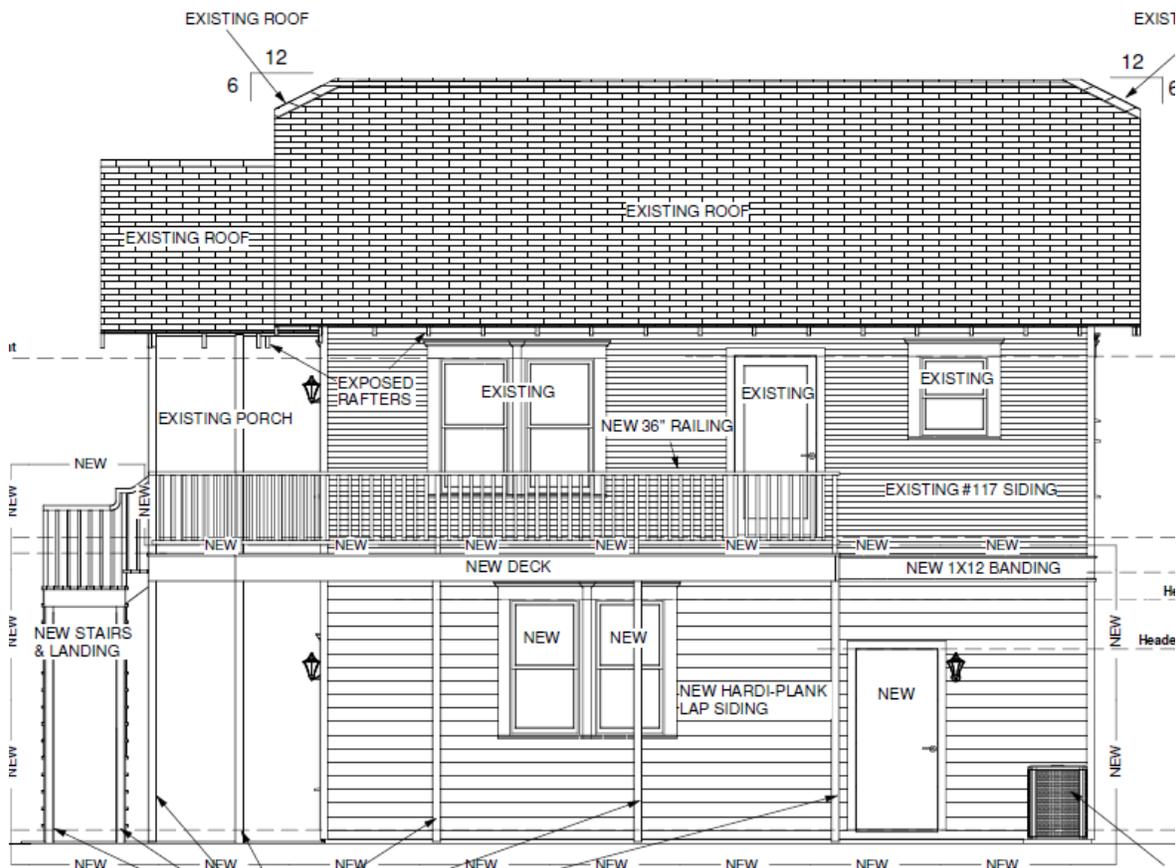


NORTH (REAR) ELEVATION

EXISTING



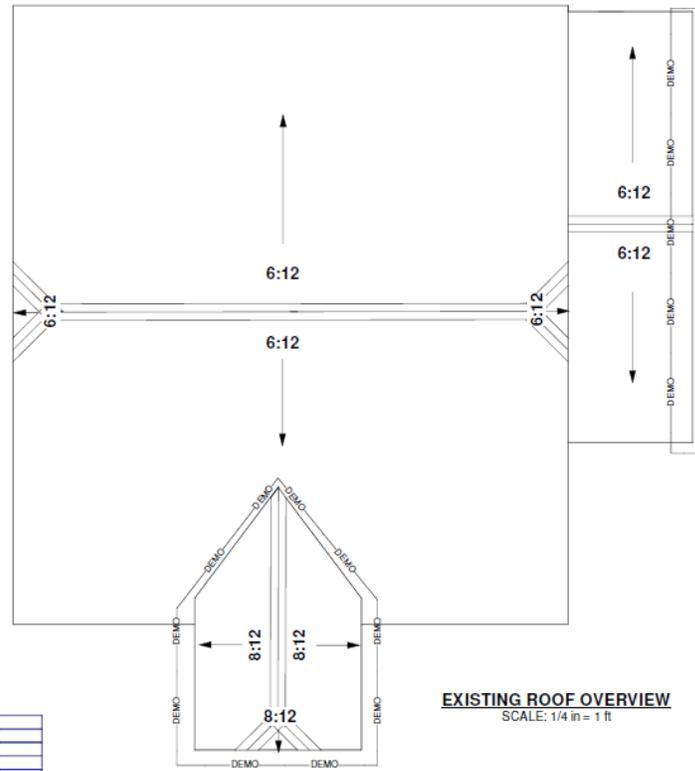
PROPOSED





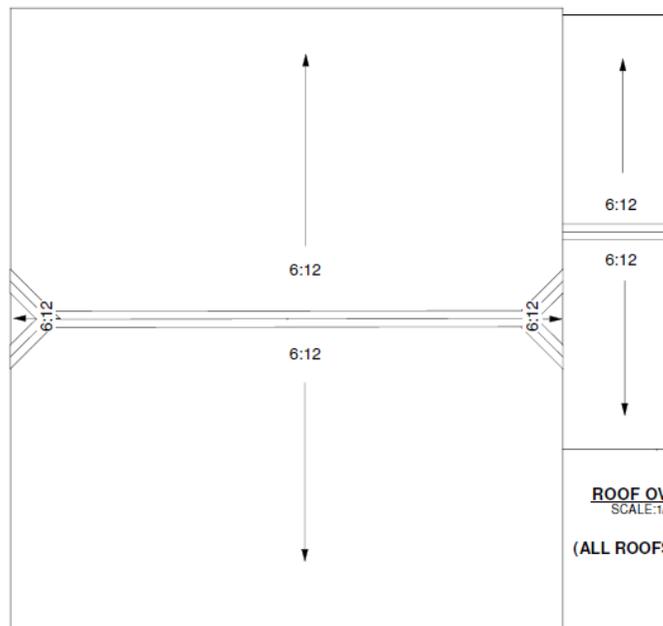
ROOF PLAN

EXISTING



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

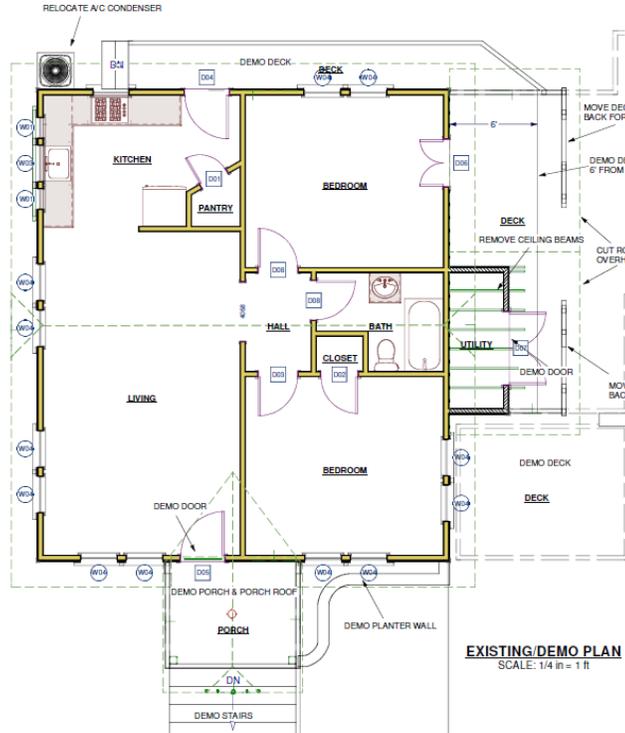
PROPOSED



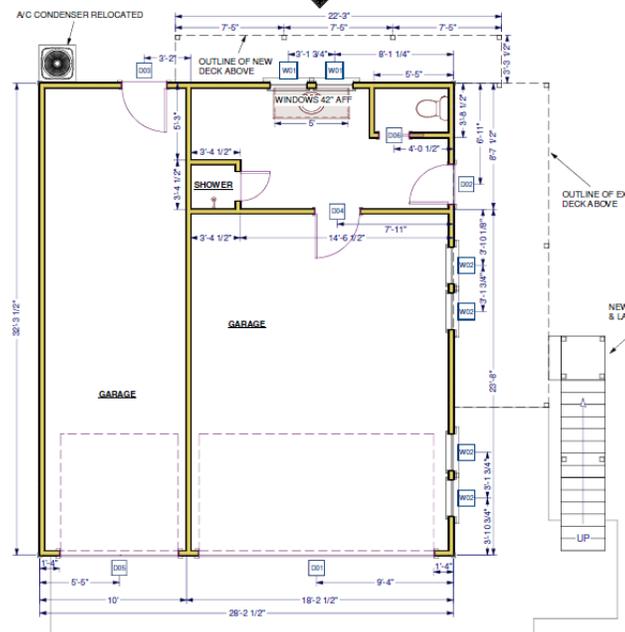
ROOF OVERVIEW
SCALE: 1/4 in = 1 ft
(ALL ROOFS EXISTING)



FIRST FLOOR PLAN EXISTING

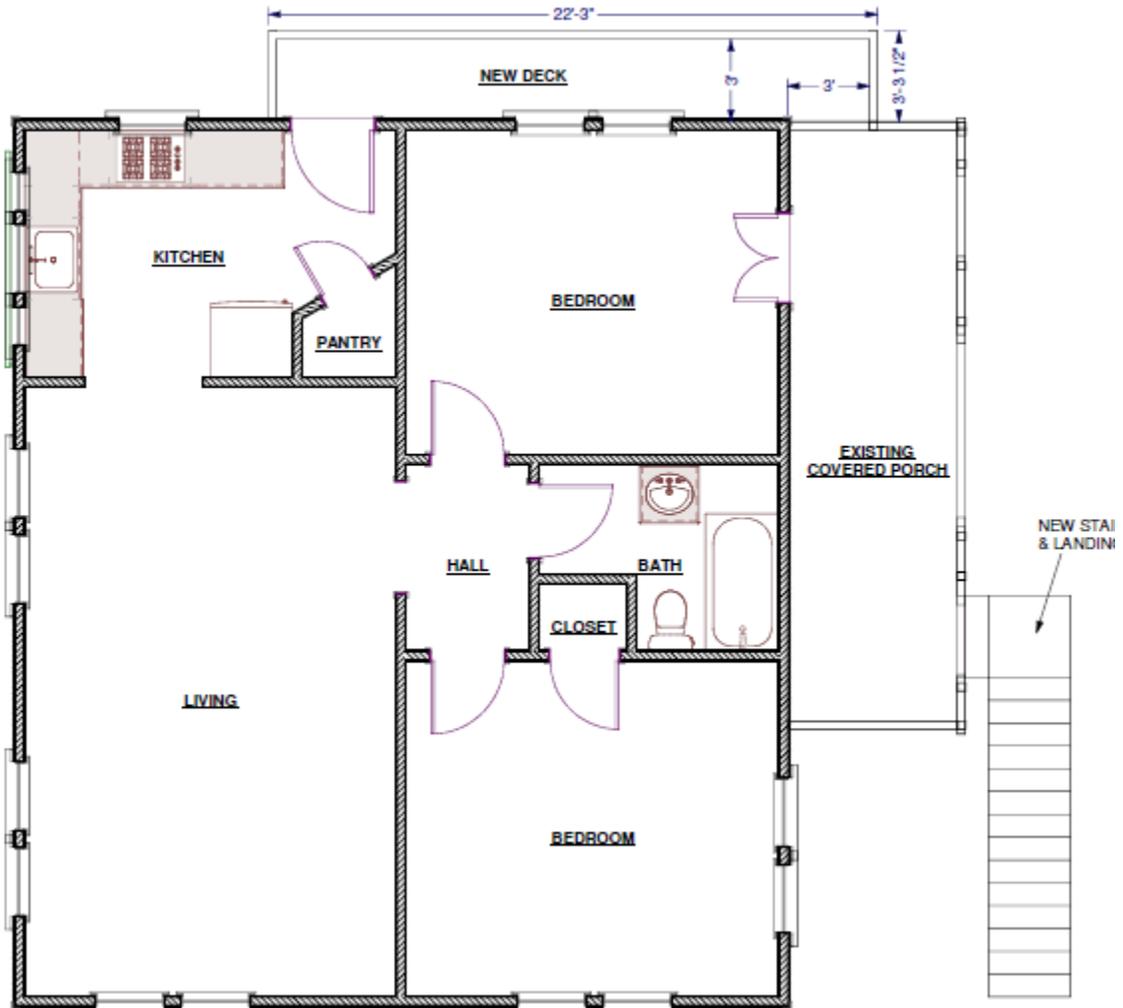


PROPOSED





**SECOND FLOOR PLAN
PROPOSED**



WINDOW / DOOR SCHEDULE

PROPOSED

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"

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APPLICANT 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 1x2 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.

DRAFT

PROJECT DETAILS

Shape/Mass: The existing residence measures 28.4' wide by 32.5' deep with a 19'-9" ridge height. The addition beneath the residence is 28.4' wide by 32.5' deep and raises the ridge height to 28'-2".

Setbacks: The existing residence is setback 13.3" from the front and 8' from the side. The alteration maintains the front setback and relocates the residence to a 3' side setback.

Foundation: The existing residence has a pier and beam foundation with a finished floor height of 34". The first-story addition is set on a 6" slab.

Windows/Doors: The existing residence contains wood 1-over-1 windows and wood and glass doors. The alteration removes the front door and a pair of French doors from the side. The addition features garage doors, 1-over-1 windows and pedestrian doors.

Exterior Materials: The existing residence is clad in 117 wood siding. The addition is clad in cementitious siding.

Roof: The existing roof is a clipped side-gable with a 6-over-12 pitch, a 19'-9" ridge height and a 10'-4" eave height with open rafters. Two gable porches are located on the front and side. The alteration removes the front porch and demolishes a portion of the side porch roof. The ridge height will be raised to 28' and the eave height will be raised to 18'-9".

Front Elevation: The existing residence contains a pedestrian door, porch and four 1-over-1 windows. The alteration removes the porch and front door and patches over with siding. Two garage doors are located on the first floor.

(South)

Side Elevation: The existing residence contains two 1-over-1 windows and two pairs of French doors covered by a gable roof. The alteration removes the middle pair of French doors. The first story addition contains four 1-over-1 windows and one pedestrian door. A second-story balcony will be installed on the second-floor covered by existing gable roof.

(East)

Side Elevation: The existing residence contains five 1-over-1 windows and two fixed windows. The alteration is clad in cementitious siding.

(West)

Rear Elevation: Not visible from public right-of-way.

(North)

ATTACHMENT A
PUBLIC COMMENT

You replied to this message on 1/21/2016 11:59 AM.
Extra line breaks in this message were removed.

From: Kathi Groom
To: PD - Historic Preservation
Cc: Steve Scholl
Subject: application 160101 and 107 E. 9th

Sent: Thu 1/21/2016 11:4

To the Historical Society for The Heights:

I and my spouse, Joseph R Valentino, have lived in the Heights since 2012. I am also a native Houstonian. I love this area and love Houston, and I approve my neighbor's (Rob Hellyer) initiative and plans to improve his house and lot on 107 E. 9th Street. Please approve his application 160101 in a timely manner so construction can begin and end soon.

Thank you for your attention to this matter, Kathi Groom and Joe Valentino
849 Harvard #D, Houston, TX 77007

Sent from Kathi Valentino Groom
Keep It Simple

From: Steve Scholl
To: PD - Historic Preservation
Cc:
Subject: Re: application 160101 and 107 E. 9th

Sent: Thu 1/21/2016 12:04 PM

I own property across the street from Mr. Hellyer's property subject to application 160101. My address is 849 A. Harvard, Houston, Texas. I support his application and believe that the changes he has proposed will represent a nice addition to the neighborhood.

Thank you
Stephen G. Scholl
849 A Harvard
Houston, Texas 77007
713.828.2981

From: [Redacted]
Sent: Monday, January 25, 2016 11:25 AM
To: PD - Historic Preservation
Subject: Reference application 160101 and 107 E. 9th

I support the above referenced project.

I have resided at the below address for 10 years (Heights):
412 Cortlandt St.
Houston, TX 77007

Thank you for your consideration.

Carol Welter

Carol Welter
BARCLAYS
Banking
1301 McKinney | Suite 400 | Houston, TX 77010
o: 713.236-3959 | f: 646.885.9362 | m: 713.824.5184
e: [Redacted]

From: Jim Potter
To: PD - Historic Preservation
Cc:
Subject: Commission Application # 160101 for 107 East 9th St. Sent: Sat 1/23/2016 9:12

Dear Commissioners:

We have been made aware of the application submitted to the Historic Preservation Commission for Mr. Hellyer's property on E. 9th street and reviewed the plans as submitted. Understanding some of this is probably unique to other applications, we wanted to express our opinion of the planned work.

We are in support of the approval of these plans for a number of reasons. First, it is well within the intent of the ordinance as was passed for this particular Heights district. The cottage is maintained, as a period bungalow, despite the fact that it was not original to the Heights. In addition, as opposed to many of the upgrades of the Heights bungalows, the yard is not completely covered up by new structure, which has contributed to much of our water runoff issues.

We believe this will be a good addition to the Houston Heights, and recommend approval.

Barbara and I have lived in the Heights since 2003 and have been active members of the community. I was president of the Houston Heights Association when the original petition was circulated resulting in the homeowner approval to be a Historic District, and was instrumental in getting that accomplished. We have a vested interest in the preservation of the community from a historical perspective as well as quality of life.

Jim and Barbara Potter
1312 Cortlandt St.
Houston, Texas 77008
832/715-8992

DRAFT

ATTACHMENT B

APPLICANT MATERIALS

DRAFT

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
				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

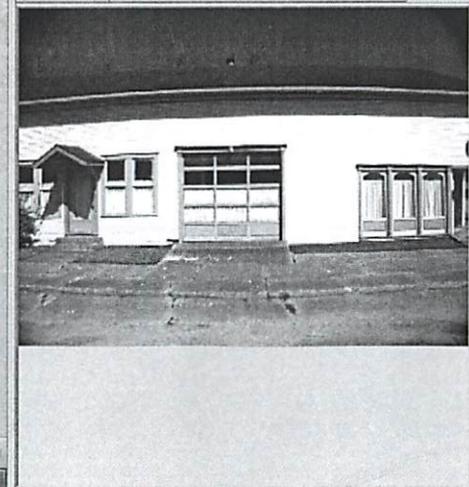
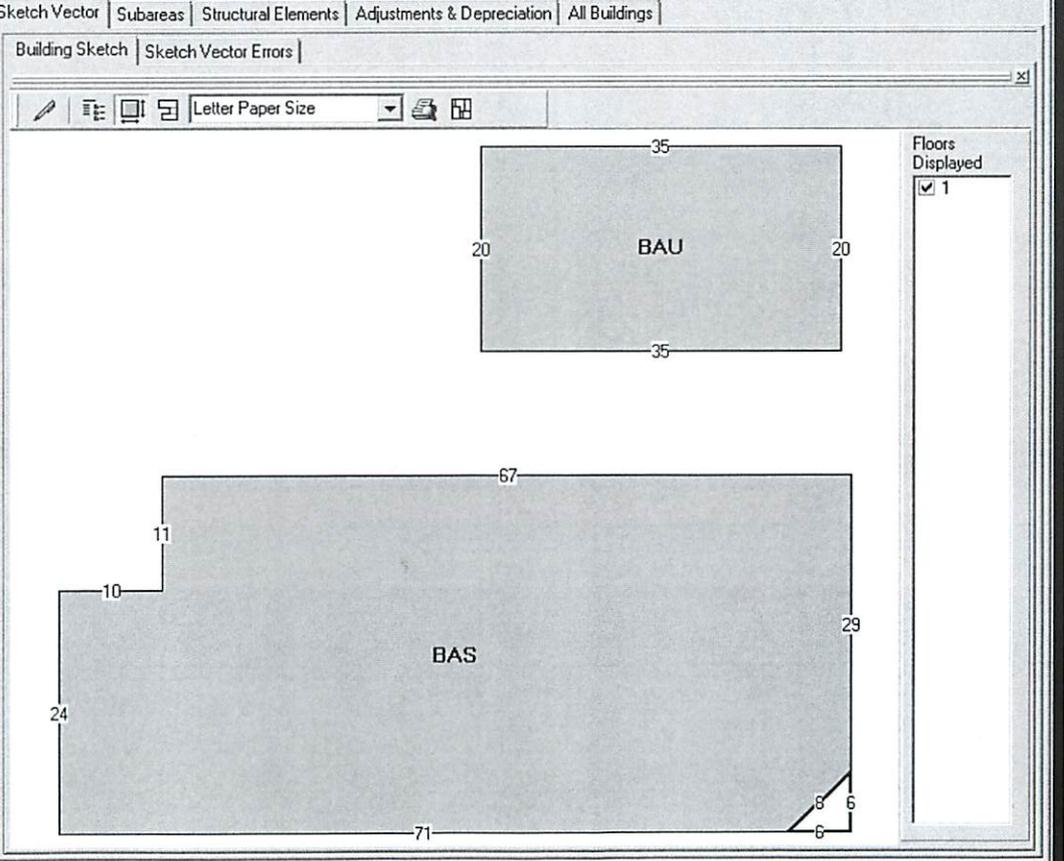
Type: 4353 Office Bldgs. Low-Ris
 Style: 8344 Office Building
 Structure: D Wood or Light Steel
 Quality: D Low
 Cap: EXISTING
 Actual: 1920 Effective: 1964
 % Cmp: 100% Remodel:
 Cost Method: <Parcel>

ft-140226070906-011940030.jpg 2/4

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	0

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:

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 (*) | Attachments (-) | GIS (+)

Record 1 of 2

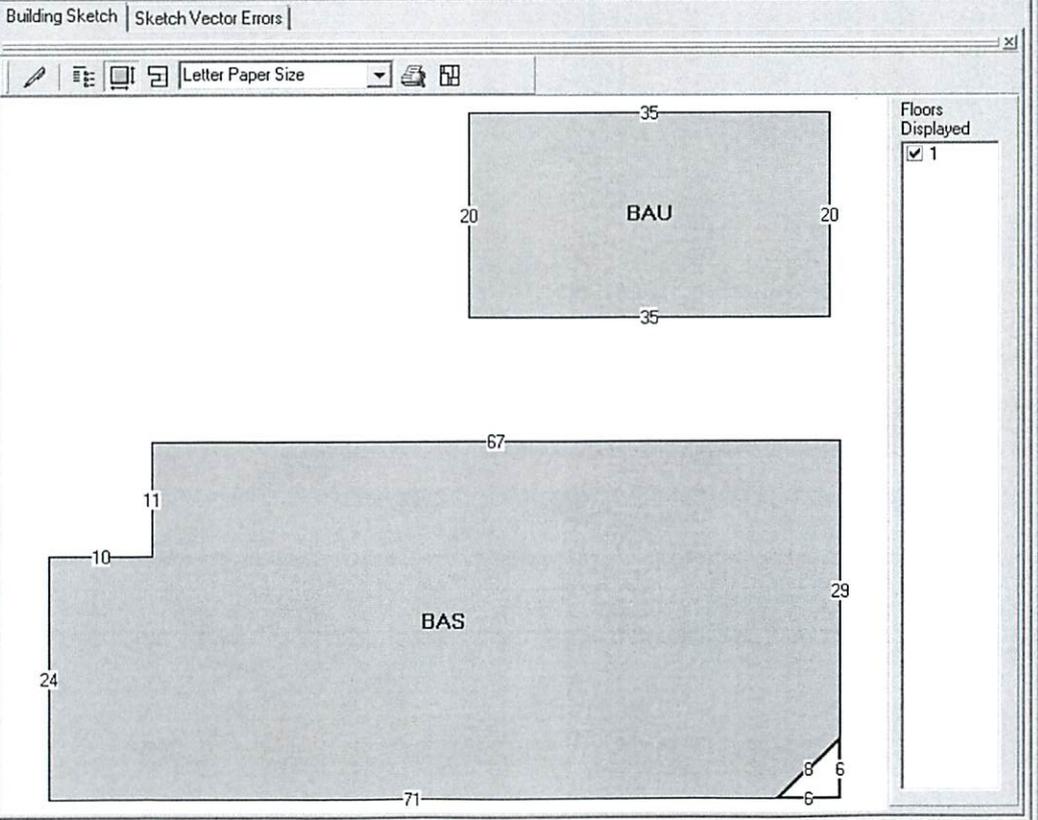
Building ID: 1 Section: 1

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.



SP-FG093518.jpg 3/4



0202260000012 06/16/2006

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
				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

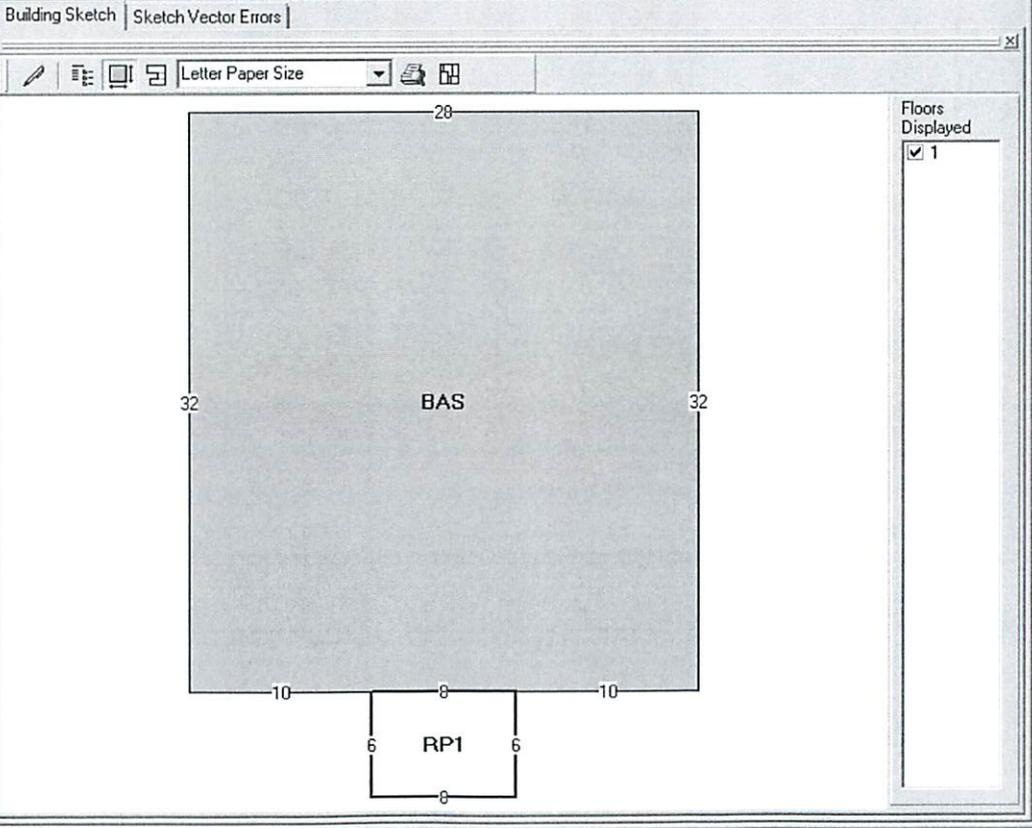
Type: 4301 Res. Struct. Or Conve
 Style: 8351 Single-Family Resider
 Structure: D Wood or Light Steel
 Quality: C Average
 Cap: EXISTING
 Actual: 1920 Effective: 1942
 % Cmp: 100% Remodel:
 Cost Method: <Parcel>

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=-E 28 S 32 W 28 N 32 \$
 RP1:35.51=-E 8 S 6 W 8 N 6 \$

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

Legal Lines (2)

#	Legal Description
1	LT 12 BLK 230
2	HOUSTON HEIGHTS

Owner Address: CASS Certify Undeliverable

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

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
 XF0B: \$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



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

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

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.

Mobile Home	
Serial #	
HUD #	
Reference #	
Park Name	

#	OB/XF Code	Description	#	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		



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



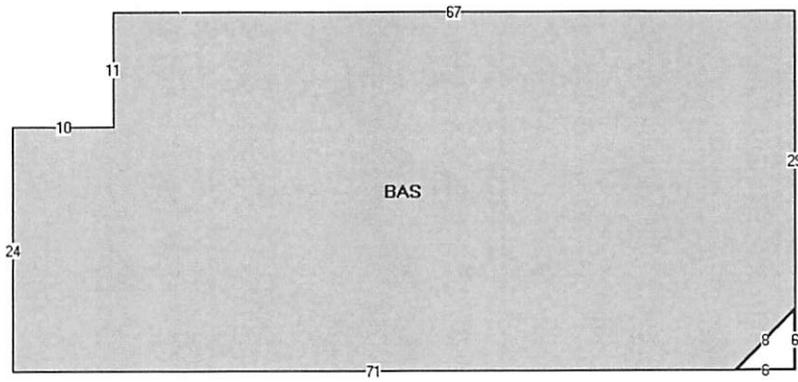
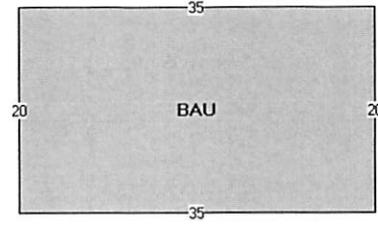


107 E 9TH ST, HOUSTON 77008

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

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

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



Category	Units	Adj.
Total Adjustments		
0		
Base Rate Adj.		
Adj.		

Building: 1 Continued
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.

#	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
4353	8344	D	D	S	330	1.00	100

#	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
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

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

#	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		

#	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		

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

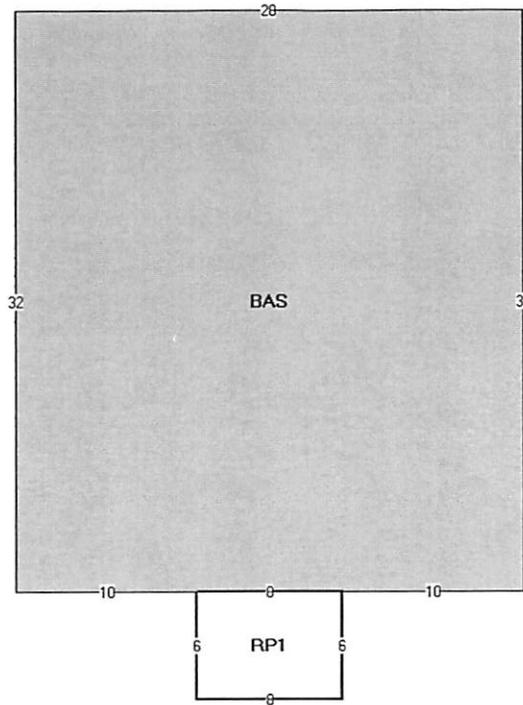
#	Use Code	Land Use Description	Cap	Site Code	U T	Front Feet	Depth	Depth Factor	Units	App O/R Reason	App O/R Factor	Unit Price	Adj. Unit Price	Land Value	L T	R D	Other Or Notes

#	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

F1 Real, Commercial

** VALUE SUBJECT TO CHANGE **



Building: 2
Res. Struct. Or Conversion

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	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

Mobile Home	
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		



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

J. AUSTIN A-1

VALLEYVIEW PLACE [123-074]
 TERRACES AT VALE [133-031]
 HIGH TOWER ESTATES [119-831]











