

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** January 6, 2016

**Applicant:** Gary Trentham, Trentham Contractors Corp., for 1515 Oxford LC, owner

**Property:** 1515 Oxford St, Tracts 8 and 9A, Block 136, Houston Heights Subdivision. The property is an 8,250 square foot (62.5' x 132') vacant interior lot.

**Significance:** Vacant lot located in the Houston Heights Historic District East.

**Proposal:** New Construction – Construct a 4,500 square foot two-story residence and rear attached garage.

- The structure has an overall width of 47' and height of 32'-5" with a 24'-6" eave height
- The front porch has an eave height of 13'
- The foundation height is 2'-7" at the porch and 2'-10" on the remainder of the house
- Setbacks are 20' from the front property line, 6' from the south side property line, and 9'-8" from the north side property line
- The windows are 9-over-1 lite wood windows
- The roof is hipped, at 4-over-12 pitch, with a standing seam metal roof covering proposed for the first floor and composition roofing material on the second story
- A two-story three-car garage is attached at the rear and will have alley access
- Details include brick skirting, non-operable shutters and shingles in the gable.

See enclosed application materials and detailed project description on p. 4-19 for further details.

**Public Comment:** One opposed. See attachment A.

**Civic Association:** No comment received.

**Recommendation:** Denial - does not satisfy criteria 2, 3, and 4.

**HAHC Action:** -



for an individual historic district.

PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT EAST



- Building Classification**
- Contributing
  - Non-Contributing
  - Park

1515 Oxford

**CURRENT PHOTO**



DRAFT

**NEIGHBORING PROPERTIES**



1519 Oxford – Contributing – 1920 (neighbor)



1531 Oxford – Contributing – 1900



1505 Oxford – Contributing – 1915



1543 Oxford – Contributing – 1915



1501 Oxford – Contributing – 1920



1545 Oxford – Contributing – 1920

**BLOCK PHOTOS PROVIDED BY APPLICANT**



**3D RENDERINGS**

PROPOSED



DRAFT

**EAST ELEVATION – FRONT FACING OXFORD STREET**

PROPOSED



DR

**NORTH SIDE ELEVATION**

PROPOSED



**SOUTH SIDE ELEVATION**

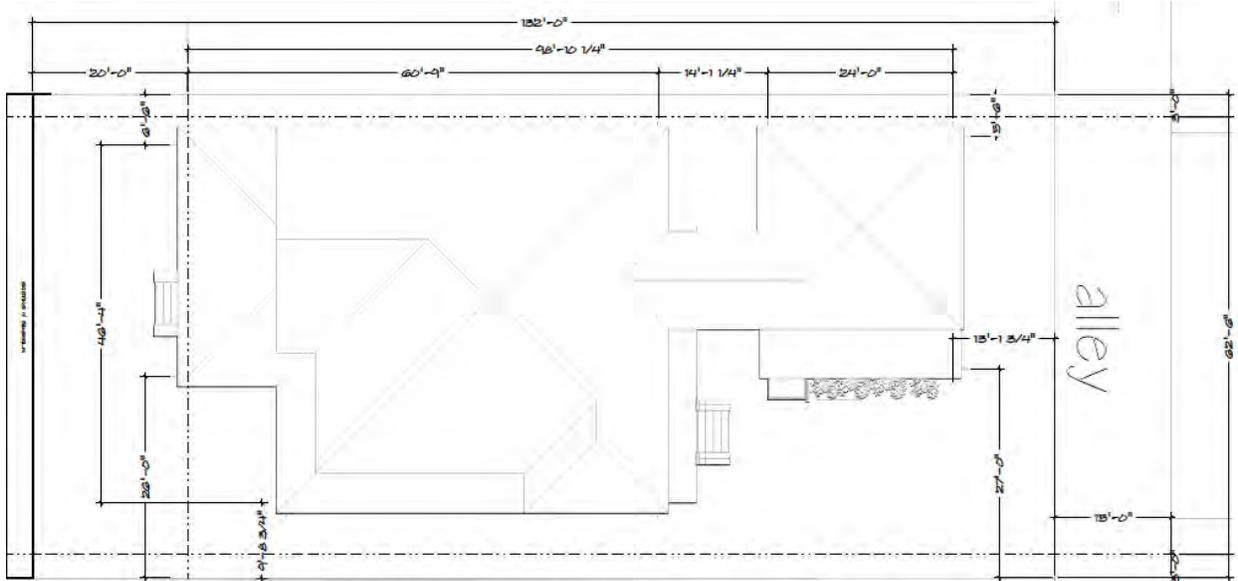
PROPOSED



WEST (REAR) ELEVATION  
PROPOSED



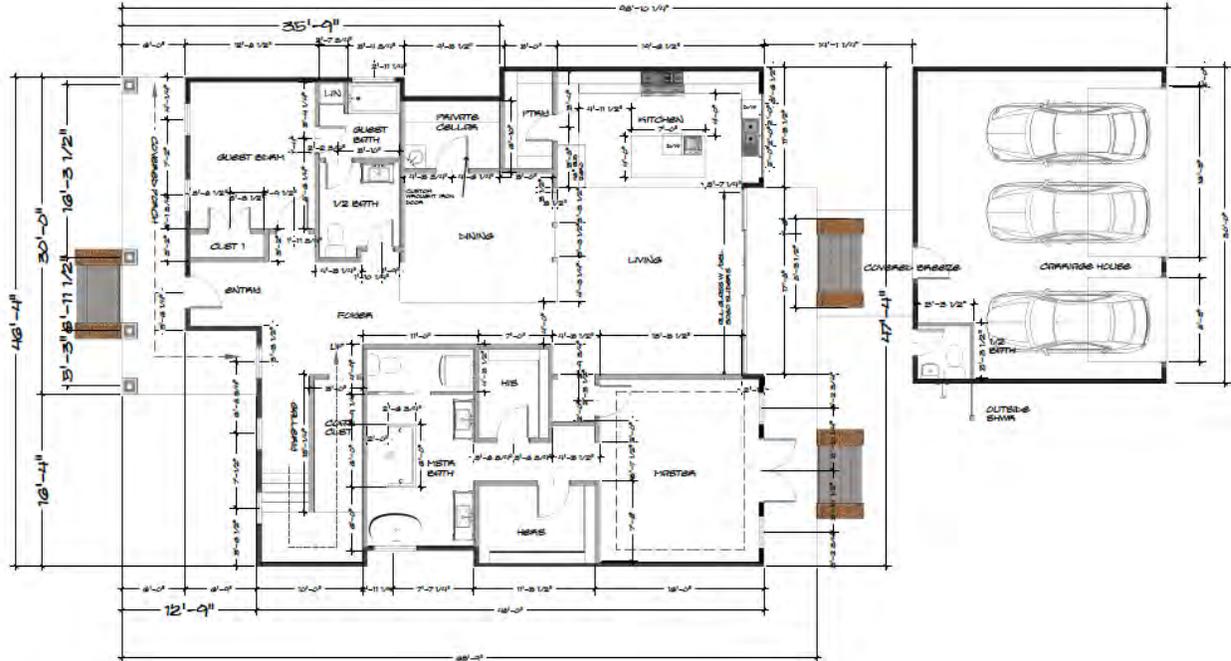
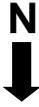
**SITE PLAN/ROOF PLAN  
PROPOSED**



DRAFT

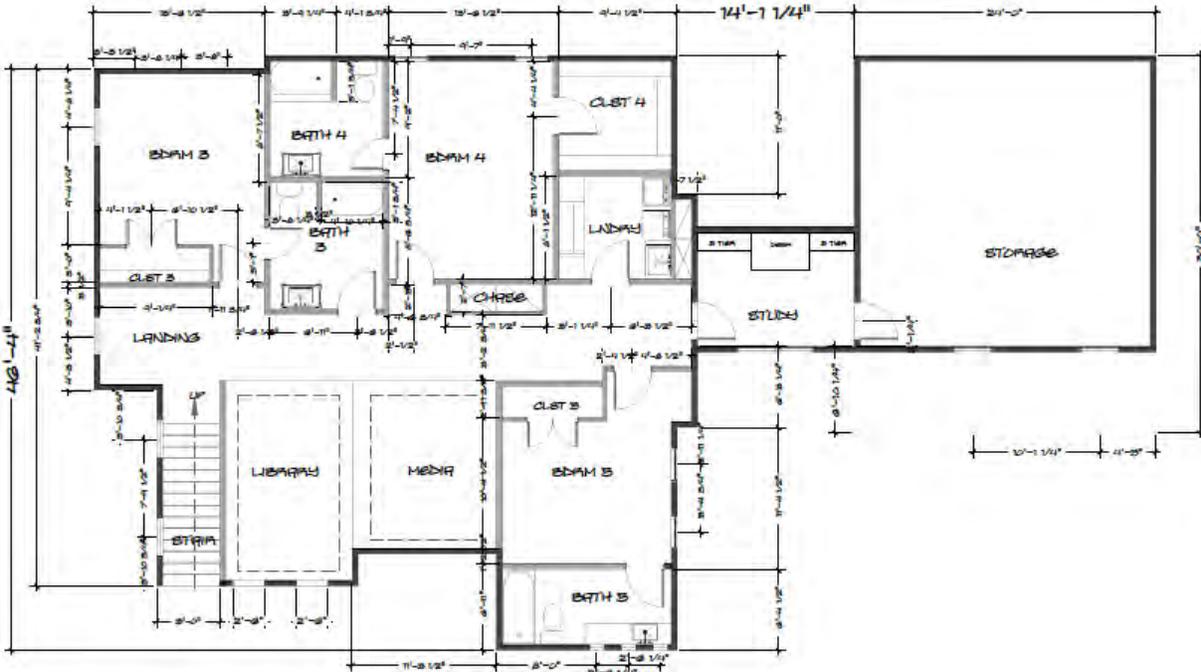
FIRST FLOOR PLAN

PROPOSED

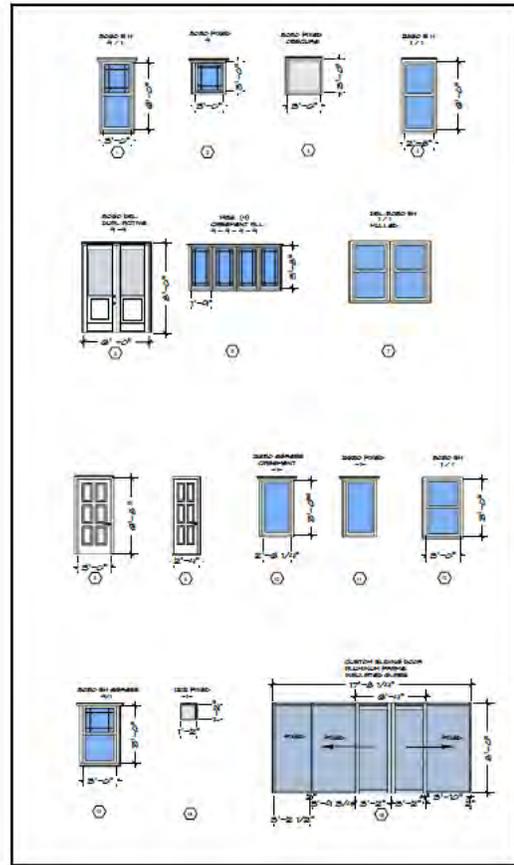


SECOND FLOOR PLAN

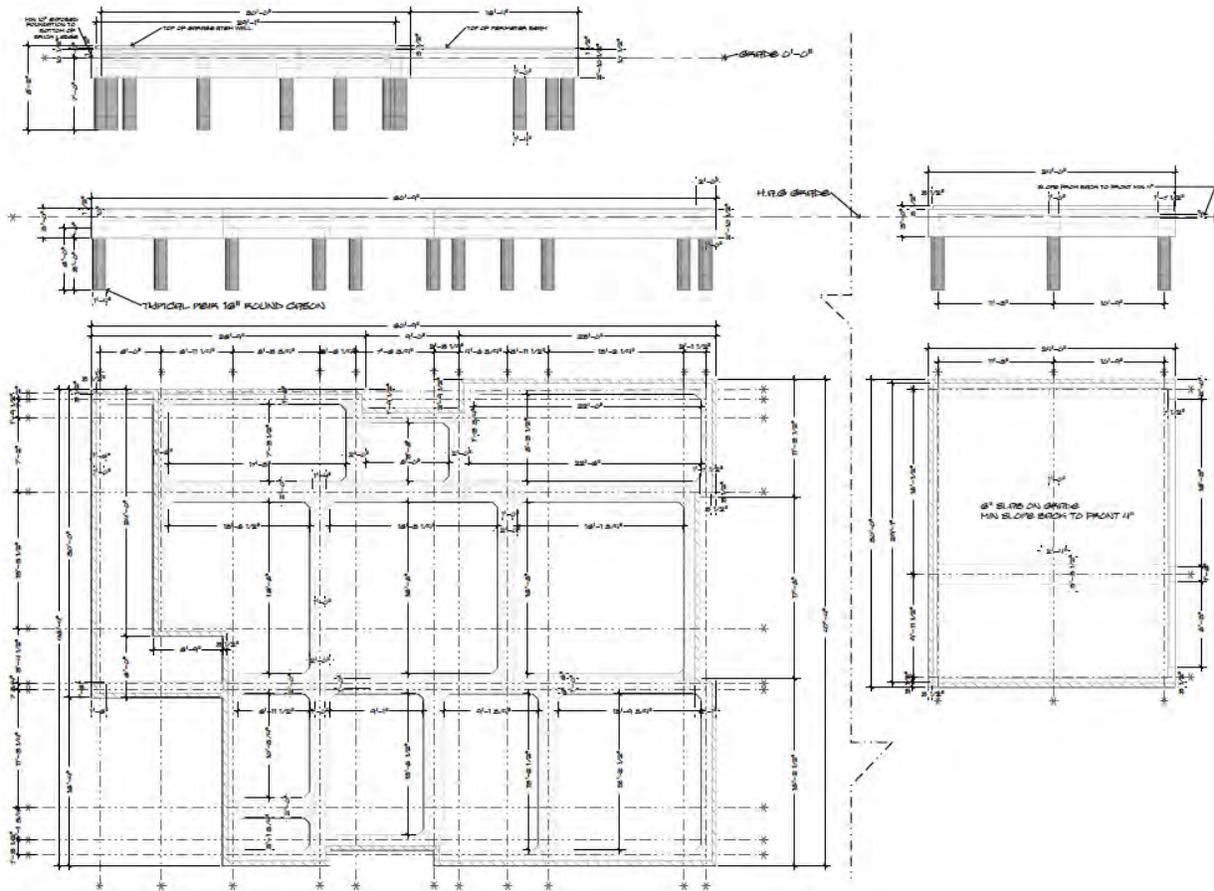
PROPOSED



PROPOSED WINDOW/DOOR SCHEDULE



FOUNDATION PLAN



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**PROJECT DETAILS**

**Shape/Mass:** The residence measures 30' at the front porch, extends back 12'-9" on the north side, and approximately 35' on the south side, then bumps out to a total 47'-4" wide. The residence and attached garage measures 98'-10" deep and 32'-5" to the ridge with a 24'-6" eave. The first floor plate height is 11' and the second-floor plate height is 9'. The attached garage measures 30' wide by 24' deep.

**Setbacks:** The residence has a 20' setback from the front, a 5'-6" setback from the south side and 9'-8" from the north side. The attached garage is set back 10'-2" from the south side and 8' from the rear.

**Foundation:** The residence features a pier and beam foundation with brick skirting that measures 2'-7" to the finished floor at the porch and 2'-10" on the rest of the residence.

**Windows/Doors:** The residence and garage feature wood 9-over-1 windows and 9-lite wood fixed windows and a wood 9-lite door.

**Exterior Materials:** The residence is clad in 8 ¼" cementitious siding with shingles in the gable. The garage is clad in cementitious siding and brick.

**Roof:** The roof is hipped with a front-gable and measures 32'-5" to the ridge, with a 13'-3" first floor eave and a 25' second story eave with a 4-over-12 pitch.

**Front Elevation:** The residence contains four 9-1 windows and one fixed 9-lite window on the first floor and three 9-1 windows and a fixed window on the second floor.  
**(East)**

**Side Elevation:** The residence contains a fixed window on the first floor and three fixed windows on the second floor. The second-story connector and garage contains four 9-1 windows with shutters.  
**(North)**

**Side Elevation:** The residence contains no windows on the first floor and two fixed 9-lite windows on the second floor.  
**(South)**

**Rear Elevation:** Not visible from public right-of-way. See elevation drawings for details.  
**(West)**

**ATTACHMENT A**

**PUBLIC COMMENT**

**CONCERNS REGARDING PORPOSED 1515 OXFORD NEW CONSTRUCTION IN THE HOUSTON HEIGHTS EAST HISTORIC DISTRICT**

Under the current City of Houston Historic Preservation Ordinance adopted last October, 2016 and effective November, 2016, the allowance of new construction within a designated historic district shall be determined based on the following:

• **Sec. 33-242. - Same—New construction in historic district.**

(a)

The HAHC shall issue a certificate of appropriateness for new construction in an historic district upon finding that the application satisfies the following criteria:

(1)

The distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area;

(2)

The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;

(3)

The scale and proportions of the new construction, including the relationship of the width, overall height, eave height, foundation height, porch height, roof shape, and roof pitch, and other dimensions to each other, must be compatible with the typical scale and proportions of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical scale and proportions;

(4)

The height of the new construction must not be taller than the typical height of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical height, except that;

a.

Design guidelines for an individual historic district may provide that a new construction with two stories maybe be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures in the context area, and the second story has similar proportions to the first story; and

b.

A new construction shall not be constructed with more than one story in a historic district that is comprised entirely of one-story contributing structures, except as provided for in design guidelines for an individual historic district.

(b)

Nothing in the foregoing shall be construed to require or impose a single architectural style in any historic district.

(Ord. No. 95-228, § 2, 3-1-95; Ord. No. 2010-814, § 25, 10-13-2010; Ord. No. 2015-967, § 29, 10-7-2015)

Also, new proposed new construction within a historic district should be judged relative to the context area.

The context area is defined in the ordinance as:

- *Context area* means the block face and the opposing block face within the district where the proposed activity is located. Context area may include a different geographic area if the commission finds that unusual and compelling circumstances exist or that context area is described differently in design guidelines.

The context area for this application is only the west side of the 1500 block of Oxford as the east side of the block (or the opposing block face) is not in the Houston Heights East Historic District (or any other historic district)

Compatibility of the proposed new construction shall be judged based only on the elements of the contributing structures within the context area. There are 6 designated contributing structures (out of a total of 11 structures within the block face) within the west block face of the 1500 block of Oxford: 1501, 1505, 1519, 1531, 1543, and 1545. These six contributing structures constitute 54% (a majority) of the number of total block face structures.

*Contributing structure* means a building, structure, object or site that reinforces, or that has conditions, which, if reversed, would reinforce, the cultural, architectural or historical significance of the historic district in which it is located, and that is identified as contributing upon the designation of the historic district in which it is located. The term also includes any structure that was identified as "potentially contributing" in any historic district.

Photos of these six contributing structures within the context block face are attached. Note that 5 of the 6 contributing structures are one story in height and 1 of the contributing structures is 1 ½ story high (partial expansion of the second floor, dormer only visible from the street). The conclusion would be that almost all of the existing contributing structures in this context are 1 story in height. (See Section 33-242 (a) (4))

As one of the criteria to be used in determining compatibility is the proportion of the proposed construction related to the proportion of the existing contributing structures in the context area (See Section 33-242 (a) (3)) and one portion of the definition would be square feet of floor area, the compatibility of the proposed construction shall be determined as it relates to the square footage of the existing contributing structures in the context area. The attached spreadsheet indicates the published square footage based on Harris County Appraisal District records for the 6 existing contributing structures in the context area. The square footage of

the existing contributing structures within the context area ranges from 1004 square feet to 2250 square feet. If the typical square footage is considered the middle 60 percentile (removing the extreme 20% at the minimum and the maximum), the range of typical square footage to be compatible would be a minimum of 1253.2 square feet and a maximum of 2000.8 square feet. Even at the extreme maximum of the square footage of the existing contributing structures, the maximum compatible square footage would be 2250 square feet.

Clearly this proposed construction is significantly greater than even the largest square footage of the contributing structures in the context area. This proposed construction should be limited to at least the maximum of 2250 square feet and more reasonably to a maximum of the typical maximum of 2000.8 square feet. If we continue to allow square footage that exceeds the typical, we will gradually increase the proportion of the volume of the structures within the context area and the entire district. New construction must be compatible with existing contributing structures in the context area within an historic district.

J. Kent Marsh, AICP CUD

Houston Heights East Historic District Homeowner

DRAFT

# HOUSTON HEIGHTS EAST HISTORIC DISTRICT

## 1500 BLOCK OXFORD

**NOTE: THIS IS THE ONLY BLOCKFACE TO BE CONSIDERED IN THE CONTEXT AREA AS THE OPPOSING BLOCK FACE IS NOT WITHIN THE HISTORIC DISTRICT**

TOTAL NUMBER OF LOTS WITHIN THE BLOCKFACE = 11

TOTAL NUMBER OF NON-CONTRIBUTING STRUCTURES (INCLUDING VACANT LOTS) = 5

TOTAL NUMBER OF CONTRIBUTING STRUCTURES WITHIN THE BLOCKFACE = 6

PERCENTAGE OF CONTRIBUTING STRUCTURES WITHIN THE BLOCKFACE =  $6/11 = 54\%$  - A MAJORITY

### CONTRIBUTING STRUCTURES IN THE 1500 BLOCK OF OXFORD

ADDRESS	TOTAL LIVING AREA (SEE HCAD SHEETS ON EACH ADDRESS)
1501 Oxford	1232 SF
1505 Oxford	1770 SF
1519 Oxford	1004 SF
1531 Oxford	1072 SF
1543 Oxford	1902 SF
1545 Oxford	2250 SF

MINIMUM LIVING AREA OF CONTRIBUTING STRUCTURE WITHIN THE BLOCKFACE IS 1004 SQUARE FEET

MAXIMUM LIVING AREA OF CONTRIBUTING STRUCTURE WITHIN THE BLOCKFACE IS 2250 SQUARE FEET

DIFFERENCE BETWEEN MINIMUM AND MAXIMUM IS  $(2250-1004)$  1246 SQUARE FEET

THE MIDRANGE BETWEEN THE MINIMUM AND THE MAXIMUM WOULD BE  $(2250 + 1004) / 2$  1627 SQUARE FEET

EACH PERCENTILE BETWEEN THE MAXIMUM AND THE MINIMUM REPRESENT  $(1246/100)$  12.46 SQUARE FEET

ASSUMING TYPICAL IS THE MIDDLE 60 PERCENT OF THE TWO EXTREMES (MINIMUM AND MAXIMUM), THE TOP 20 PERCENT AND THE BOTTOM 20 PERCENT WOULD NOT BE CONSIDERED TYPICAL

THE TYPICAL RANGE WOULD BE THE MIDRANGE + 30 PERCENT AND THE MIDRANGE - 30 PERCENT  $(1627 + (30*12.46))$  AND  $(1627 - (30*12.46))$

OR A **MAXIMUM TYPICAL LIVING AREA OF 2000.8 AND A MINIMUM TYPICAL LIVING AREA OF 1253.2 SQUARE FEET**

HARRIS COUNTY APPRAISAL DISTRICT  
 REAL PROPERTY ACCOUNT INFORMATION  
**0201320000012**

Tax Year: 2015

Owner and Property Information	
Owner Name & Mailing Address: <b>ATKINSON JOSEPH D &amp; NORA C 1501 OXFORD ST HOUSTON TX 77008-4547</b>	Legal Description: <b>LT 12 BLK 136 HOUSTON HEIGHTS</b>  Property Address: <b>1501 OXFORD ST HOUSTON TX 77008</b>

Historical Designation
This property is located in a City of Houston Historic District or is a designated Historic Landmark. Please email <a href="mailto:historicpreservation@houstontx.gov">historicpreservation@houstontx.gov</a> or click this link for more information.

State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Map Facet	Key Map®
A1 -- Real, Residential, Single-Family	1001 -- Residential Improved	6,600 SF	1,232 SF	8304.02	5359C	453W

Value Status Information			
Capped Account	Value Status	Notice Date	Shared CAD
No	Noticed	03/31/2015	No

Exemptions and Jurisdictions						
Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2014 Rate	2015 Rate
<b>Residential Homestead</b>	001	HOUSTON ISD	95,000	Name Change: 10/09/2015	1.196700	1.196700
	040	HARRIS COUNTY	70,000	Name Change: 10/09/2015	0.417310	0.419230
	041	HARRIS CO FLOOD CNTRL	70,000	Name Change: 10/09/2015	0.027360	0.027330
	042	PORT OF HOUSTON AUTHY	70,000	Name Change: 10/09/2015	0.015310	0.013420
	043	HARRIS CO HOSP DIST	70,000	Name Change: 10/09/2015	0.170000	0.170000
	044	HARRIS CO EDUC DEPT	70,000	Name Change: 10/09/2015	0.005999	0.005422
	048	HOU COMMUNITY COLLEGE	35,000	Name Change: 10/09/2015	0.106890	0.101942
	061	CITY OF HOUSTON	70,000	Name Change: 10/09/2015	0.631080	0.601120

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at **HCAD's information center at 13013 NW Freeway.**

Valuations			
Value as of January 1, 2014		Value as of January 1, 2015	
	Market	Appraised	
Land	277,200		Land
Improvement	53,800		Improvement
Total	331,000	318,373	Total
			350,000
			350,000

Land									
Market Value Land									
						Appr	Appr		Adj

HARRIS COUNTY APPRAISAL DISTRICT  
 REAL PROPERTY ACCOUNT INFORMATION  
**0201320000011**

Tax Year: 2015

Owner and Property Information	
Owner Name & Mailing Address: <b>ASHMORE JAMES L RANEY MELANIE 1505 OXFORD ST HOUSTON TX 77008-4547</b>	Legal Description: <b>LT 11 BLK 136 HOUSTON HEIGHTS</b>  Property Address: <b>1505 OXFORD ST HOUSTON TX 77008</b>

Historical Designation
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State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Map Facet	Key Map®
A1 -- Real, Residential, Single-Family	1001 -- Residential Improved	6,600 SF	1,770 SF	8304.02	5359C	453W

Value Status Information			
Capped Account	Value Status	Notice Date	Shared CAD
Yes	Noticed	03/31/2015	No

Exemptions and Jurisdictions						
Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2014 Rate	2015 Rate
<b>Residential Homestead</b>	001	HOUSTON ISD	124,224	Certified: 08/14/2015	1.196700	1.196700
	040	HARRIS COUNTY	99,224	Certified: 08/14/2015	0.417310	0.419230
	041	HARRIS CO FLOOD CNTRL	99,224	Certified: 08/14/2015	0.027360	0.027330
	042	PORT OF HOUSTON AUTHY	99,224	Certified: 08/14/2015	0.015310	0.013420
	043	HARRIS CO HOSP DIST	99,224	Certified: 08/14/2015	0.170000	0.170000
	044	HARRIS CO EDUC DEPT	99,224	Certified: 08/14/2015	0.005999	0.005422
	048	HOU COMMUNITY COLLEGE	49,612	Certified: 08/14/2015	0.106890	0.101942
	061	CITY OF HOUSTON	99,224	Certified: 08/14/2015	0.631080	0.601120

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Valuations			
Value as of January 1, 2014		Value as of January 1, 2015	
	Market	Appraised	
Land	277,200		Land
Improvement	247,846		Improvement
Total	525,046	451,019	Total
			Market
			Appraised
			592,968
			496,120

Land										
Market Value Land										
							Appr	Appr		Adj

HARRIS COUNTY APPRAISAL DISTRICT  
 REAL PROPERTY ACCOUNT INFORMATION  
**020132000007**

Tax Year: 2015

Owner and Property Information	
Owner Name & Mailing Address: <b>STANDRIDGE MARK &amp; DAVIS REBECCA J</b> <b>1509 OXFORD ST</b> <b>HOUSTON TX 77008-4547</b>	Legal Description: <b>TRS 7 &amp; 8A BLK 136 HOUSTON HEIGHTS</b> Property Address: <b>1519 OXFORD ST</b> <b>HOUSTON TX 77008</b>

Historical Designation
This property is located in a City of Houston Historic District or is a designated Historic Landmark. Please email <a href="mailto:historicpreservation@houstontx.gov">historicpreservation@houstontx.gov</a> or click this link for more information.

State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Map Facet	Key Map®
A1 -- Real, Residential, Single-Family	1001 -- Residential Improved	6,600 SF	1,004 SF	8304.02	5359C	453W

Value Status Information			
Capped Account	Value Status	Notice Date	Shared CAD
No	Noticed	03/31/2015	No

Exemptions and Jurisdictions						
Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2014 Rate	2015 Rate
None	001	HOUSTON ISD		Certified: 08/14/2015	1.196700	1.196700
	040	HARRIS COUNTY		Certified: 08/14/2015	0.417310	0.419230
	041	HARRIS CO FLOOD CNTRL		Certified: 08/14/2015	0.027360	0.027330
	042	PORT OF HOUSTON AUTHY		Certified: 08/14/2015	0.015310	0.013420
	043	HARRIS CO HOSP DIST		Certified: 08/14/2015	0.170000	0.170000
	044	HARRIS CO EDUC DEPT		Certified: 08/14/2015	0.005999	0.005422
	048	HOU COMMUNITY COLLEGE		Certified: 08/14/2015	0.106890	0.101942
	061	CITY OF HOUSTON		Certified: 08/14/2015	0.631080	0.601120

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Valuations					
Value as of January 1, 2014			Value as of January 1, 2015		
	Market	Appraised		Market	Appraised
Land	277,200		Land	330,000	
Improvement	72,300		Improvement	72,682	
Total	349,500	349,500	Total	402,682	402,682

Land												
Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1001 -- Res Improved Table Value	SF1	SF	6,600	1.00	1.00	1.00	--	1.00	50.00	50.00	330,000.00

Building							
Building	Year Built	Remodeled	Type	Style	Quality	Impr Sq Ft	Building Details

HARRIS COUNTY APPRAISAL DISTRICT  
 REAL PROPERTY ACCOUNT INFORMATION  
**020132000004**

Tax Year: 2015

Owner and Property Information	
Owner Name & Mailing Address: <b>CURRENT OWNER 1531 OXFORD ST HOUSTON TX 77008-4547</b>	Legal Description: <b>LT 4 BLK 136 HOUSTON HEIGHTS</b>  Property Address: <b>1531 OXFORD ST HOUSTON TX 77008</b>

Historical Designation
This property is located in a City of Houston Historic District or is a designated Historic Landmark. Please email <a href="mailto:historicpreservation@houstontx.gov">historicpreservation@houstontx.gov</a> or click this link for more information.

State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Map Facet	Key Map®
A1 -- Real, Residential, Single-Family	1001 -- Residential Improved	6,600 SF	1,072 SF	8304.02	5359C	453W

Value Status Information			
Capped Account	Value Status	Notice Date	Shared CAD
No	Noticed	03/31/2015	No

Exemptions and Jurisdictions						
Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2014 Rate	2015 Rate
<b>Residential Homestead</b>	001	HOUSTON ISD	102,000	Supplemental: 10/09/2015	1.196700	1.196700
	040	HARRIS COUNTY	77,000	Supplemental: 10/09/2015	0.417310	0.419230
	041	HARRIS CO FLOOD CNTRL	77,000	Supplemental: 10/09/2015	0.027360	0.027330
	042	PORT OF HOUSTON AUTHY	77,000	Supplemental: 10/09/2015	0.015310	0.013420
	043	HARRIS CO HOSP DIST	77,000	Supplemental: 10/09/2015	0.170000	0.170000
	044	HARRIS CO EDUC DEPT	77,000	Supplemental: 10/09/2015	0.005999	0.005422
	048	HOU COMMUNITY COLLEGE	38,500	Supplemental: 10/09/2015	0.106890	0.101942
	061	CITY OF HOUSTON	77,000	Supplemental: 10/09/2015	0.631080	0.601120

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Valuations			
Value as of January 1, 2014		Value as of January 1, 2015	
	Market	Appraised	
Land	277,200		Land
Improvement	74,422		Improvement
Total	351,622	351,622	Total
			385,000
			385,000

Land									
Market Value Land									
						Appr	Appr		Adj

HARRIS COUNTY APPRAISAL DISTRICT  
 REAL PROPERTY ACCOUNT INFORMATION  
**0201320000002**

Tax Year: 2015

Owner and Property Information			
Owner Name & Mailing Address:	<b>MARYE JORDAN T &amp; EMILY D. 1543 OXFORD ST HOUSTON TX 77008-4547</b>	Legal Description:	<b>LT 2 BLK 136 HOUSTON HEIGHTS</b>
		Property Address:	<b>1543 OXFORD ST HOUSTON TX 77008</b>

Historical Designation
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State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Map Facet	Key Map®
A1 -- Real, Residential, Single-Family	1001 -- Residential Improved	6,600 SF	1,902 SF	8304.02	5359C	453W

Value Status Information			
Capped Account	Value Status	Notice Date	Shared CAD
No	Noticed	03/31/2015	No

Exemptions and Jurisdictions						
Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2014 Rate	2015 Rate
<b>Residential Homestead</b>	001	HOUSTON ISD	130,633	Certified: 08/14/2015	1.196700	1.196700
	040	HARRIS COUNTY	105,633	Certified: 08/14/2015	0.417310	0.419230
	041	HARRIS CO FLOOD CNTRL	105,633	Certified: 08/14/2015	0.027360	0.027330
	042	PORT OF HOUSTON AUTHY	105,633	Certified: 08/14/2015	0.015310	0.013420
	043	HARRIS CO HOSP DIST	105,633	Certified: 08/14/2015	0.170000	0.170000
	044	HARRIS CO EDUC DEPT	105,633	Certified: 08/14/2015	0.005999	0.005422
	048	HOU COMMUNITY COLLEGE	52,817	Certified: 08/14/2015	0.106890	0.101942
	061	CITY OF HOUSTON	105,633	Certified: 08/14/2015	0.631080	0.601120

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Valuations			
Value as of January 1, 2014		Value as of January 1, 2015	
	Market	Appraised	
Land	277,200		Land
Improvement	186,503		Improvement
Total	463,703	437,785	Total
			528,165
			528,165

Land									
Market Value Land									
							Appr	Appr	Adj

HARRIS COUNTY APPRAISAL DISTRICT  
 REAL PROPERTY ACCOUNT INFORMATION  
**0201320000001**

Tax Year: 2015

Owner and Property Information	
Owner Name & Mailing Address:	<b>PALMER KRISTOPHER &amp; LINDSEY 1545 OXFORD ST HOUSTON TX 77008-4547</b>
Legal Description:	<b>LT.1 BLK 136 HOUSTON HEIGHTS</b>
Property Address:	<b>1545 OXFORD ST HOUSTON TX 77008</b>

Historical Designation
This property is located in a City of Houston Historic District or is a designated Historic Landmark. Please email <a href="mailto:historicpreservation@houstontx.gov">historicpreservation@houstontx.gov</a> or click this link for more information.

State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Map Facet	Key Map®
A1 -- Real, Residential, Single-Family	1001 -- Residential Improved	6,600 SF	2,250 SF	8304.02	5359C	453W

Value Status Information			
Capped Account	Value Status	Notice Date	Shared CAD
No	Noticed	03/31/2015	No

Exemptions and Jurisdictions						
Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2014 Rate	2015 Rate
<b>Residential Homestead</b>	001	HOUSTON ISD	148,438	Certified: 08/14/2015	1.196700	1.196700
	040	HARRIS COUNTY	123,438	Certified: 08/14/2015	0.417310	0.419230
	041	HARRIS CO FLOOD CNTRL	123,438	Certified: 08/14/2015	0.027360	0.027330
	042	PORT OF HOUSTON AUTHY	123,438	Certified: 08/14/2015	0.015310	0.013420
	043	HARRIS CO HOSP DIST	123,438	Certified: 08/14/2015	0.170000	0.170000
	044	HARRIS CO EDUC DEPT	123,438	Certified: 08/14/2015	0.005999	0.005422
	048	HOU COMMUNITY COLLEGE	61,719	Certified: 08/14/2015	0.106890	0.101942
	061	CITY OF HOUSTON	123,438	Certified: 08/14/2015	0.631080	0.601120

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at **HCAD's information center at 13013 NW Freeway.**

Valuations			
Value as of January 1, 2014		Value as of January 1, 2015	
	Market	Appraised	
Land	277,200		Land
Improvement	123,637		Improvement
Total	400,837	352,160	Total
			617,191
			617,191

Land									
Market Value Land									
						Appr	Appr		Adj



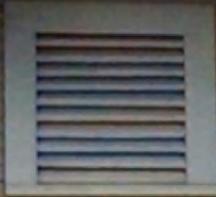


1543

For Sale

Doghouse





A

1519





1505

CLAY CENTER

