

HNIZ INCENTIVE APPLICATION FORM



Complete and sign this application and return this page with the Required Submittals listed above to contact-planning@mckinneytexas.org as a pdf.

By signing this application for a letter of eligibility for the Historic Neighborhood Improvement Zone (HNIZ) Exemption program, the applicant affirms:

- All submitted information for this application represents an accurate description of the proposed work.
- Filing an application does not guarantee approval of a Letter of Eligibility.
- It is understood that approval of this application by the Historic Preservation Officer in no way constitutes approval of a building permit or other required City permit approvals.
- The applicant certifies that the project described in this application will be constructed in exact accordance with aforesaid plans and specifications.
- The property will be inspected periodically by the director of planning for compliance with the requirements of the HNIZ program.

NAME (Print): Traci Paulette

ADDRESS (line 1): 620 W. Virginia Street

ADDRESS (line 2): _____

City, ST, ZIP: McKinney, TX 75069

Geographic ID Number R- R-0926-000-576B-1 Lat: 33.198144° Lon: -96.622578°

Phone: 214-498-5607

E-mail: traci.paulette@gmail.com

Signature: Traci Paulette

Date: July 16, 2026

TAX EXEMPTION LEVEL REQUESTED: Circle requested level of exemption.

Historic Marker Level

Restoration Level

Preservation Level

For Office Use Only

HNIZ Case #:	_____	Date Received:	_____
Preservation	_____	Letter of	_____
Built Circa:	_____	Board Approval	_____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED. SEE LIST OF "REQUIRED SUBMITTTALS."

July 16, 2026
Tom Michero
1108 Tucker St.
McKinney, TX 75069

Cassie Bumgarner
Historic Preservation Planning Manager
City of McKinney
401 E. Virginia St.
McKinney, TX 75069

RE: Scope of Work at 620 W. Virginia St.

Dear Cassie,

The scope of the work involved in repair and restoration of the house at 620 W. Virginia Street included the following:

- a new roof
- reinforcing the foundation

The details of the work performed is indicated on the paid receipts from the contractors responsible for the work.

Best regards,

A handwritten signature in black ink, reading "Tom Michero". The signature is fluid and cursive, with the first name "Tom" and last name "Michero" clearly legible.

Tom Michero
214-733-6768
tom@mckinneyhistory.com

July 16, 2026
Tom Michero
1108 Tucker St.
McKinney, TX 75069

Cassie Bumgarner
Historic Preservation Planning Manager
City of McKinney
401 E. Virginia St.
McKinney, TX 75069

Dear Cassie,

I am submitted this application for a Level 1 HNIZ Tax Exemption on behalf of Traci Paulette for the house at 620 W. Virginia Street.

I have also submitted an application for a Historic Marker. If you have any immediate questions regarding this application or if it is deficient in some way, do not hesitate to contact me.

Any questions you have regarding this application and its submission, please feel free to contact me. For any other questions and/or for scheduling meetings, etc., please feel free to contact Traci (see below).

Best regards.

A handwritten signature in black ink that reads "Tom Michero". The signature is fluid and cursive, with the first name "Tom" and last name "Michero" clearly legible.

Tom Michero
214-733-6768
tom@mckinneyhistory.com

Home Owner Contact Info:
Traci Paulette
620 W. Virginia St.
214-498-5607
traci.paulette@gmail.com

July 16, 2026
Tom Michero
1108 Tucker St.
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RE: Historic Marker Approval Letter

Dear Cassie,

I am submitting two applications on behalf of Traci Paulette for the house at 620 W. Virginia Street: 1) for the Historic Marker and, 2) this one for the Level 1 HNIZ Tax Exemption. I have submitted these applications simultaneously through the Citizen Self Service (CSS) portal.

Please include the Historic Marker Letter of Approval with this Tax Exemption application if and when it is available.

If you have any questions regarding these applications and/or how they have been submitted, please feel free to contact me.

Best regards,

A handwritten signature in black ink, appearing to read "Tom Michero", with a stylized, flowing script.

Tom Michero
214-733-6768
tom@mckinneyhistory.com

Home Owner Contact Info:
Traci Paulette
620 W. Virginia St.
214-498-5607
traci.paulette@gmail.com

Collin CAD Property Search

Property ID: 1126329 For Year 2026

Property Details

Account		
Property ID:	1126329	Geographic ID: R-0926-000-576B-1
Type:	R	
Property Use:		Condo:
Location		
Situs Address:	620 W VIRGINIA ST MCKINNEY, TX 75069	
Map ID:	068.E	
Legal Description:	MCKINNEY OUTLOTS (CMC), LOT 576B & 577B	
Abstract/Subdivision:	S0926	
Neighborhood:	(CMCHIST) CITY OF MCKINNEY, HISTORIC DISTRICT	
Owner ⓘ		
Owner ID:	1206977	
Name:	PAULETTE CARY &	
Agent:		
Mailing Address:	TRACI PAULETTE 620 W VIRGINIA ST MCKINNEY, TX 75069-4542	
% Ownership:	100.0%	
Exemptions:	HS - HT - For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:		\$947,827 (+)
Improvement Non-Homesite Value:		\$142,825 (+)
Land Homesite Value:		\$256,500 (+)
Land Non-Homesite Value:		\$0 (+)
Agricultural Market Valuation:		\$0 (+)
Value Method:		C
Market Value:		\$1,347,152 (=)
Agricultural Value Loss: ⓘ		\$0 (-)
Appraised Value: ⓘ		\$1,347,152 (=)
HS Cap Loss: ⓘ		\$140,783 (-)
Circuit Breaker: ⓘ		\$0 (-)
Assessed Value:		\$1,206,369
Ag Use Value:		\$0

to using for legal purpose and or documents.

📖 Taxing Entities

For proposed tax rates, adopted tax rates, and tax estimates visit the Tax Transparency website: [CollinTaxInfo.org \(https://collintaxinfo.org\)](https://collintaxinfo.org)

For tax statements or to make payments, visit the Tax Office website: [CollinCAD.org/tax-offices \(https://collincad.org/tax-offices\)](https://collincad.org/tax-offices)

Owner: PAULETTE CARY &

Entity	Description	Market Value	Taxable Value	Freeze Ceiling
CMC	MCKINNEY CITY	\$1,347,152	\$442,793	N/A
GCN	COLLIN COUNTY	\$1,347,152	\$1,116,153	N/A
JCN	COLLIN COLLEGE	\$1,347,152	\$865,504	N/A
SMC	MCKINNEY ISD	\$1,347,152	\$1,006,369	N/A

📖 Property Improvement - Building

Description: RESIDENTIAL = 620 W VIRGINIA ST **Type:** Residential **Living Area:** 3066.2 sqft **Value:** \$947,827

Type	Description	Class CD	Year Built	SQFT
MA	Main Area	R07	1930	1656
CP	Covered Porch/Patio	R07	1930	457
MA2	Main Area 2nd Floor	R07	1930	1053
AG	Attached Garage	R07	1930	356
MA2	Main Area 2nd Floor	R07	2014	356

Description: RENTAL HOUSE = 204 N BRADLEY **Type:** Residential **Living Area:** 1144.0 sqft **Value:** \$142,825

Type	Description	Class CD	Year Built	SQFT
MA	Main Area	R03	1945	1144
CP	Covered Porch/Patio	R03	1945	96

📖 Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
A1	Residential Single Family	0.25	11,033.85			\$256,500	\$0

📖 Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2026	\$1,090,652	\$256,500	\$0	\$1,347,152	\$140,783	\$1,206,369
2025	\$864,942	\$256,500	\$0	\$1,121,442	\$18,949	\$1,102,493
2024	\$878,191	\$171,000	\$0	\$1,049,191	\$0	\$1,049,191
2023	\$838,859	\$171,000	\$0	\$1,009,859	\$0	\$1,009,859
2022	\$763,627	\$152,000	\$0	\$915,627	\$0	\$915,627

📖 Property Deed History

For copies of deed documents, please see the [Collin County Clerk's Office Records Search \(https://collin.tx.publicsearch.us/\)](https://collin.tx.publicsearch.us/)

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
7/12/2021	WD	Warranty Deed	CHADICK CABE	PAULETTE CARY &			20210729001529500
5/7/2015	WD	Warranty Deed	BENSON SCOTT & MARCY	CHADICK CABE			20150609000684270

10/24/2013	WD	Warranty Deed	GREEN HAROLD M	BENSON SCOTT & MARCY			20131025001464160
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🔖 Protest Information

Protest Status	
Informal Protest Date	
Formal Protest Date	

🔖 ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	CAD Value	Board's Determination Of Value	ARB Determination
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Traci & Carey Paulette, owners



Legal Description 620 West Virginia

Tract I:

Being in the City of McKinney, Texas, and being a portion of Outlet B-576, in the T.T. Bradley Survey, recored in Book 646, Page 635, of the Collin County Book of Records, Collin County, Texas, and being more fully described as follows:

Beginning at a "+" cut set the Southwest corner of a tract of land sold by W.P. Parker and wife, to F.M. Hill on the 9th day of November, 1877, by deed recorded in Volume 5, Page 36 of the Collin County, Deed Records, and being in the North edge of Virginia Street and the East edge of Bradley Street;

THENCE North 01°38'27" East for a distance of 124.80 feet along the East edge Bradley Street to a 5/8-inch steel for found for corner;

THENCE South 89°41'08" East for a distance of 72.61 (72.0, deed) feet to a 5/8-inch steel rood found for corner;

THENCE South 01°58'36" West for a distance of 123.52 feet to a point for corner in the North edge of said Virginia Street;

THENCE South 89°16'47" West along the said North edge of said Virginia Street, 72.0 feet to the PLACE OF BEGINNING, containing 8,971 square feet of 0.206 acres of land, more or less.

Tract II:

Situated in Collin County, Texas, part of Outlot #577, in the City of McKinney and being part of a 0.618 acre tract described in a deed from Douglas Christian Nyman to Dale Cole recored in Volume 1070, Page 93 of the Collin County, Deed Records and being more fully described as follows:

Beginning at a point in the Southwest corner of the said tract in the Northland of Virginia Street:

THENCE North 01°56'36" East departing said North line of Virginia Street for a distance of 123.52 feet to a 5/8-inch steel for found;

THENCE North 00°27'32" East for a distance of 25.00 feet to a 5/8-inch steel rod with "TEARACORP" cap set at the most Westerly Northwest corner of the said track;

THENCE North 88°55'37" East for a distance of 12.00 feet to a 1/2-inch steel rod found;

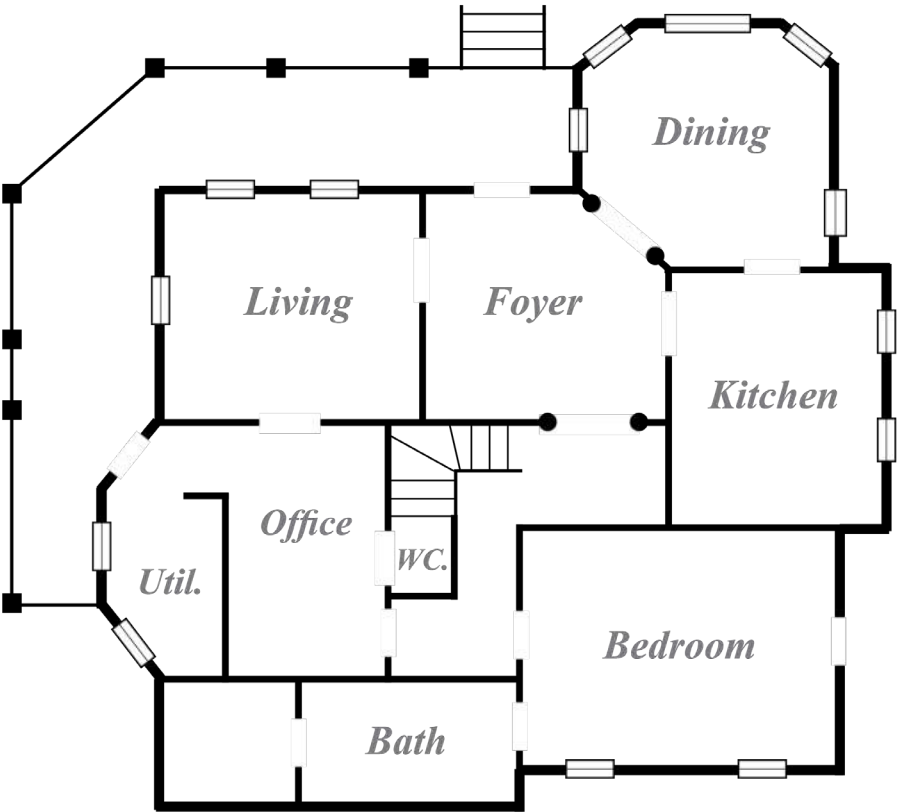
THENCE 01°41'27" West with the West line of said tract for a distance of 148.59 feet to a 1/2-inch steel rod found in the North line of Virginia Street;

THENCE South 89°16'47" West a distance of 12.00 feet to the PLACE OF BEGINNING and containing 1,741 square feet of 0.040 acres of land, more or less.

Floor Plan

This plan shows the floor plan for the Sims Cameron House in its current configuration.

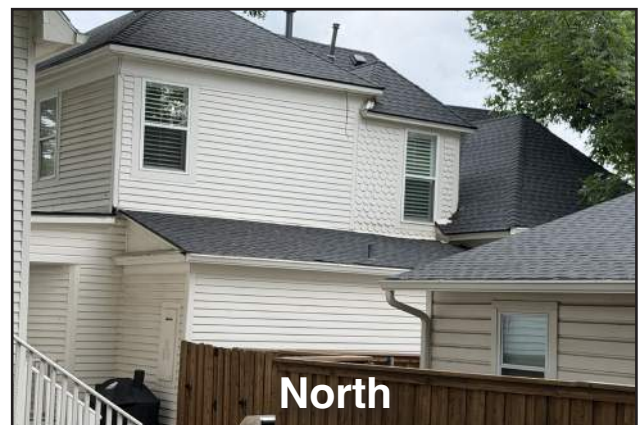
1st Floor



2nd Floor



Current Photos (2026)



Architecture & Accents



Entry Foyer



Dining Room



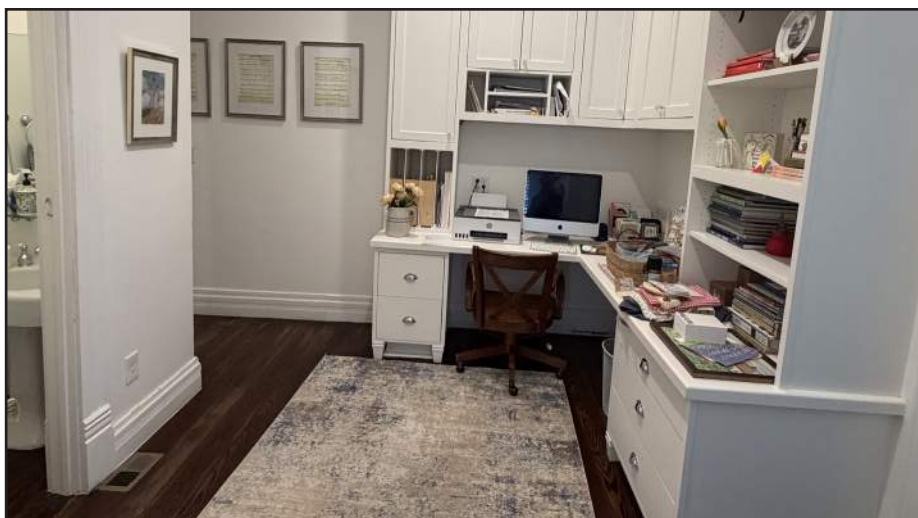
Living Room



Kitchen



First Floor Bedroom



Office



Second Floor Bedroom, West



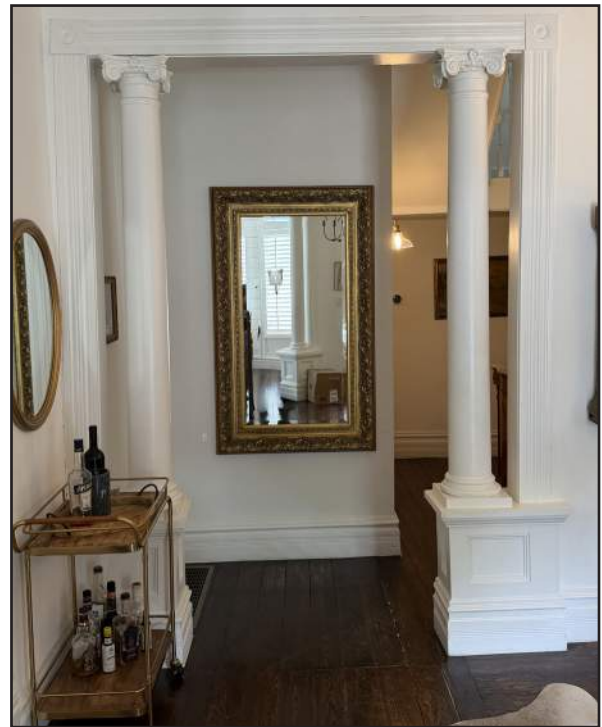
Second Floor Bedroom, South



Second Floor Bedroom, East



Second Floor Bedroom, Northeast



Passage to First Floor Bedroom



*Sliding Pocket Door between Foyer and
Living Room*



Column and Molding Detail



Keyhole Plate



Interior Door Knob



Plank Wall Paneling Exposed



Fireplace Molding Detail



Finials on Newel Post



Southern Yellow Pine Flooring on Stairs



Newel Post Detailing



Dormer Window in South Bedroom



Stairway Detailing



Baseboard



Chandelier (not original)



Passage from Foyer to Dining Room



Exterior Queen Anne Detailing



Queen Anne Style Dormer



One-Over-One Sash Window

Bedrock Foundation Repair LLC	INVOICE
Bedrock Foundation Repair LLC 1018 Fletcher Dallas, Texas 75223 Phone 214-824-1211 Email office@bedrockfoundation.com	INVOICE # 1018-4305 DATE 5/18/26
Carey Paulette	
RE: 620 W Virginia McKinney Texas	FOR Foundation repair per agreement Dated-5/5/2026

Per Description	Amount
Install 25 18"x18" steel reinforced concrete footings	
Total	\$10,000.00 Paid-\$10,000.00 Balance- \$0.00

Make all checks payable to Bedrock Foundation Repair
Payment due upon completion

THANK YOU FOR YOUR BUSINESS!



Project Manager: Cole Stamper Cell#: 469-955-2948 Date: October 6, 2025
Email: Cole@stamperroofing.com Owner: Cary Paulette
Project Address: 620 W Virginia St. McKinney Tx 75069
Street City State Zip

***Description of work to be completed**

- *Remove existing shingle, underlayment, modified bitumen and metal 33.38 squares
- *Additional layers of felt will be charged a \$7 per square
- *Replace any rotted decking up to 3 sheets (additional decking will be \$50 per sheet)
- *Install Synthetic felt over entire roof
- *Valleys enclosed with Ice and Water Shield
- *Install new 2"x2" drip edge around entire roof perimeter
- *Install GAF HDZ laminated shingle (Charcoal) 27.25 squares after waste
- *Install GAF Z-Ridge
- *Flash around vents
- *Vent stacks (pipes) re-flashed and rustproof painted
- *Replace exhaust vent caps
- *Install lead pipe jacks
- *Install all new vents
- *Replace gutters, downspouts and screens

*At Completion Supply Owner with 3-year Workmanship Warranty

50% Deposit pertains to Proposals \$2,000.00 or larger

50% At Completion

PAYMENT DUE AT COMPLETION

All material is guaranteed to be as specified, the above work to be completed in a substantial workmanlike manner for sum of Dollars _

Roof \$17,940.00 / Gutter \$3,612



PAID

Agreement:

1. Owner further agrees that the equity in this property is security for this Contract, until Contract is paid in full. This Contract shall become binding only upon written acceptance hereof by the contractor or by an authorize Agent of the contractor, or upon commencement of work.

2. This contract constitutes the entire understanding of the authorized parties, and no other understanding, collateral or otherwise, shall be binding unless in writing signed by authorized parties.

3. Any representations, or other communications not written in the Contract, are agreed to be immaterial and not relied on by either party, and do not survive the execution of the Contract.

4. Labor Warranty does not cover damage to roofs caused by lightning, hurricane, tornado, hailstorm, impact of foreign objects, or another violent storm or casualty.

5. Warranty limited to repair of roof leaks

Proposal Accepted by _____
Signed by:

By Cary Paulette Property Owner/Manager 10/6/2025 Date
1C654C4BC9994E3

14200 Midway Rd., #107
Dallas, TX 75244.

Office: 214.643.6309
Fax: 214.622.6448

www.stamperroofing.com