



June 24, 2022

Ceilidh Jennings

RE: HP2022-0011 Historic Marker approval for 604 Heard St.

Dear Ms. Charleson-Jennings,

Congratulations!

This letter shall serve as your notification of the approval of a historic marker for your residential property at 604 Heard Street.

On May 5, 2022, the Historic Preservation Advisory Board voted 7-0-0 to approve a Historic Marker for this property. This marker is one of the eligibility requirements for Historic Neighborhood Improvement Zone tax exemptions but does not confer a tax exemption on its own.

The City of McKinney Historic Marker can be purchased from the Planning department. The Marker should be displayed on the front of the house. If you have any questions about the approval of this item, please contact me at 972-547-7416.

Sincerely,

Paula Jarrett Nasta, AIA

Paula Jarrett Nasta, AIA
Planning Manager
Downtown Development and Preservation

"The Planning Department consistently strives to provide quality, professional customer service to our applicants. In an effort to evaluate and improve the service we provide, we ask that you complete this brief customer service survey. We sincerely appreciate your responses and opinions!"

<https://www.surveymonkey.com/r/McKinneyPlanningFeedback>

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) Tax 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): Ceilidh T Charleson-Jennings

ADDRESS (line 1): 604 W Heard St

ADDRESS (line 2): _____

City, ST, ZIP: McKinney, Texas 75069

Geographic ID Number R- 0915-001-0020-1

Phone: 214-356-0798

E-mail: ccharleson@gmail.com

Signature: *Ceilidh T Charleson-Jennings*

Date: 5/5/2025

TAX EXEMPTION LEVEL REQUESTED: Circle requested level of exemption.

Historic Marker Level

Restoration Level

Preservation Level

For Office Use Only			
HNIZ Case #:	<u>HP2025-0035</u>	Date Received:	<u>May 7, 2025</u>
Preservation	<u>High</u>	Letter of	_____
Built Circa:	<u>1895</u>	Board Approval	_____


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

Collin CAD Property Search

2025 Real Property Preliminary Values are now live!

Property ID: 1107929 For Year 2025

Property Details

Account	
Property ID:	1107929 Geographic ID: R-0915-001-0020-1
Type:	R
Property Use:	Condo:
Location	
Situs Address:	604 HEARD ST MCKINNEY, TX 75069
Map ID:	068.F
Legal Description:	MURRAY ADDITION (CMC), BLK 1, LOT 2
Abstract/Subdivision:	S0915
Neighborhood:	(CMCHIST) CITY OF MCKINNEY, HISTORIC DISTRICT
Owner 	
Owner ID:	789046
Name:	JENNINGS CEILIDH T CHARLESON
Agent:	
Mailing Address:	604 HEARD ST MCKINNEY, TX 75069-2751
% Ownership:	100.0%
Exemptions:	HS - HT - For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$469,252 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$310
Land Non-Homesite Value:	

[Privacy](#) - [Terms](#)


Agricultural Market Valuation:	\$0 (+)
Value Method:	C
Market Value:	\$779,252 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value: ⓘ	\$779,252 (=)
HS Cap Loss: ⓘ	\$5,997 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$773,255
Ag Use Value:	\$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents.

📌 Taxing Entities

For more information regarding proposed tax rates, adopted tax rates, and tax estimates visit: CollinTaxes.org

Entity	Description	Tax Rate	Market Value	Taxable Value	Freeze Ceiling
CMC	MCKINNEY CITY	N/A	\$779,252	\$683,255	N/A
GCN	COLLIN COUNTY	N/A	\$779,252	\$235,040	N/A
JCN	COLLIN COLLEGE	N/A	\$779,252	\$517,405	N/A
SMC	MCKINNEY ISD	N/A	\$779,252	\$663,255	N/A

📌 Property Improvement - Building

Description: RESIDENTIAL **Type:** Residential **Living Area:** 1907.0 sqft **Value:** \$323,971

Type	Description	Class CD	Year Built	SQFT
MA	Main Area	R05	1895	1817
CP	Covered Porch/Patio	R05	1895	238
MA	Main Area	R05	1895	90
CP	Covered Porch/Patio	R05	2022	132

Description: DET GARAGE 20X24 **Type:** Residential **Living Area:** 0 sqft **Value:** \$7,936

Type	Description	Class CD	Year Built	SQFT
DETG	Detached Garage	DGF7	2004	480

Description: RESIDENTIAL **Type:** Residential **Living Area:** 1308.0 sqft **Value:** \$137,345

Type	Description	Class CD	Year Built	SQFT
MA	Main Area	R03	0	1308
CP	Covered Porch/Patio	R03	0	84
EP	Enclosed Porch	R03	0	48

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
A1	Residential Single Family	0.42	18,360.00			\$310,000	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$469,252	\$310,000	\$0	\$779,252	\$5,997	\$773,255
2024	\$498,781	\$234,000	\$0	\$732,781	\$29,822	\$702,959
2023	\$478,030	\$234,000	\$0	\$712,030	\$72,976	\$639,054
2022	\$377,528	\$200,000	\$0	\$577,528	\$0	\$577,528
2021	\$331,375	\$125,000	\$0	\$456,375	\$0	\$456,375
2020	\$308,735	\$118,750	\$0	\$427,485	\$0	\$427,485
2019	\$305,659	\$106,250	\$0	\$411,909	\$0	\$411,909
2018	\$322,755	\$100,000	\$0	\$422,755	\$0	\$422,755
2017	\$299,588	\$93,750	\$0	\$393,338	\$0	\$393,338

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
-----------	------	-------------	---------	---------	--------	------	--------

3/22/2010	WD	Warranty Deed	MUDDY DOG VENTURES LLC dba PORCHLIGHT PROPERTIES	JENNINGS CEILIDH T CHARLESON			20100326000286910
3/19/2008	WD	Warranty Deed	ZIEGLER JOSEPH & YOUNG-SUN ZIEGLER	MUDDY DOG VENTURES LLC dba PORCHLIGHT PROPERTIES			20080325000347800
10/18/2004	WD	Warranty Deed	ZIEGLER JOSEPH	ZIEGLER JOSEPH & YOUNG-SUN ZIEGLER	5778	3519	0153512

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
-----------------------	---------------	--------------------------	-----------	--------------------------------	-------------------

Invoice

Eternity Painting And handyman Services
9842 Audelia Road
Dallas, TEXAS 75287
Mobile Phone: 1 (469) 650-278
eternitypainting2023@gmail.com

Invoice Number: I250415180
Invoice Date: 04/15/2025
Payment Terms: Due On Receipt
Invoice Due Date: 04/15/2025
Invoice Amount: 500.00
Created By: Dario Montero

Bill To

Ceilidh Charleson-Jennings
906 North College Street
Mckinney, 75069

Ship To

Ceilidh Charleson-Jennings
906 North College Street
Mckinney, 75069

Item #	Item Name	Quantity	Unit Price	Taxable	Total
1074	Handyman Services Mckinney fix front porch and front steps	1.00	500.00		500.00

Subtotal: \$ 500.00
Invoice Amount \$ 500.00



YourNewDoor.com

YourNewDoor.com
3251 Royalty Row, Irving TX United States
(214)814-1593

Invoice 18490355
Invoice Date 3/11/2024
Completed Date 3/11/2024
Customer PO
Payment Term Due Upon Receipt
Due Date 3/11/2024

Billing Address
Ceilidh Charleson
604 West Heard Street
McKinney, TX 75069 USA

Job Address
Ceilidh Charleson
604 Heard Street
McKinney, TX 75069 USA

Description of Work

Task #	Description	Quantity
Custom_job-11	Custom hand built solid mahogany door for rear patio. Built to customers approved C.A.D. specifications, approximate size 34"x79". Door will be built, painted to customers choice, delivered, installed and finished. Full turn-key with all new jambs, casing, brickmold and threshold. Hardware set will be provided from customer and installed free or reused from previous door.	1.00
Job_Notes	We will also be measuring for 2 interior door replacements while there.	1.00

Paid On	Type	Memo	Amount
12/20/2023	Visa		\$3,263.75
3/8/2024	Visa		\$3,263.75

Sub-Total \$6,527.50
Total Due \$6,527.50
Payment \$6,527.50

Balance Due \$0.00

Thank you for choosing YourNewDoor.com

I authorize YourNewDoor.com to charge the agreed amount to my credit card provided herein. I agree that I will pay for this purchase in accordance with the issuing bank cardholder agreement.

3/8/2024



SWAN Electric, Plumbing Heating & Air Inc.
 309 U.S. 80 Frontage Rd
 Sunnyvale, Texas 75182
 (214) 989-7207

Regulated by the Texas Department of Licensing and Regulation
 P.O. Box 12157 Austin Texas 78711 1-800-803-9202, 512-463-6599
 Website: www.license.state.tx.us
 License # TACLA 88149R TECL 35435

Texas State Board of Plumbing Examiners: 929 East 41st St. 78765 512-463-6599
 License # M-42142

BILL TO

CJ Charleson
 604 West Heard Street
 McKinney, TX 75069 USA

INVOICE 74831746	INVOICE DATE May 23, 2023
----------------------------	-------------------------------------

JOB ADDRESS

CJ Charleson
 604 West Heard Street
 McKinney, TX 75069 USA

Completed Date:

Payment Term: Due Upon Receipt

DESCRIPTION OF WORK

Upon arrival the water to the home was already shutoff, however I was able to locate the issue. The junction of piping coming off of the main water line , leading up to the hose bib had broken off at a 1/2 in 90 connection. I cut out the leaking section of pipe, and replaced it with pex, as well as extended the pipe up higher and installed a new boiler drain , no more leaks or issues.

TASK	DESCRIPTION	QTY	STANDARD PRICE	PRICE	TOTAL
Plumbing Emergency Fee	Plumbing Emergency Fee: an emergency service call fee is the fee that is charged in order for the service technician(s) to come out and perform the service. Normally, the fee is meant to cover common expenses associated with each service call. Some of the areas of expenses include travel expenses and travel time, service vehicle expenses, and labor expenses. -24/7 call center service. -SWAN CARE PRO TECH ready to serve. -Background check & Drug tested Team. (ask about our maintenance plan to save 1/2 off on service fees)	1.00	\$290.00	\$145.00	\$145.00
P218	Repair leak under pier and beam house up to 5ft- easy access.: Includes: Swan pro care installation.	1.00	\$1,243.20	\$1,056.72	\$1,056.72

2 Year Warranty On Labor/Parts.

P8	Replace Hose Bib With Vacuum Breaker.: Includes: Swan pro care installation.	1.00	\$436.80	\$371.28	\$371.28
----	---	------	----------	----------	----------

2 Year Warranty On Labor/Parts.

SAMM PLAN MEMBERSHIP	SAMM Plan Membership: 1 Year Maintenance Plan Discounted Dispatch Fee's - front of the line service - heating tune up - cooling tune up - plumbing check up - electrical inspection - 15% off all work - Discounted emergency service	1.00	\$99.00	\$99.00	\$99.00
-------------------------	--	------	---------	---------	---------

PAID ON	TYPE	MEMO	AMOUNT
5/23/2023	Credit Card		\$1,672.00

MEMBER SAVINGS	\$397.00
SUB-TOTAL	\$1,672.00
TAX	\$0.00
TOTAL DUE	\$1,672.00
PAYMENT	\$1,672.00
BALANCE DUE	\$0.00

Thank you for choosing SWAN Electric, Plumbing Heating & Air Inc.

CUSTOMER AUTHORIZATION

Payment is due upon receipt. A finance charge of 20% of the total invoice will be added to all invoices not paid within 24 hours of receipt. This finance charge will increase to 30% of the total invoice after 30 days and will increase to 40% of the total invoice after 60 days. Any invoice not paid after 60 days of receipt may include a collection fee. A service fee of \$35.00 will be charged for any returned checks.

Sign here 

Date 5/23/2023

CUSTOMER ACKNOWLEDGEMENT

I find and agree that all work performed by SWAN Electric, Plumbing Heating & Air Inc. has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

Sign here 

Date 5/23/2023

I authorize SWAN Electric, Plumbing Heating & Air Inc. to charge the agreed amount to my credit card provided herein. I agree that I will pay for this purchase in accordance with the issuing bank cardholder agreement.



Sign here

Date 5/23/2023



Criticter Stop

1610 Hart St, Ste 102
Southlake, TX 76092

(214)561-2744

www.criticterstop.com

help@criticterstop.com

Invoice 12576

INVOICED

Cj Charleson Jennings
(214) 356-0798
604 West Heard Street
McKinney, Texas 75069

Invoiced Date: Nov 18, 2024

Due Date: Nov 18, 2024

Status: Invoiced

Author: David Liles

Notes:

Homeowner understands there is no guarantee due to pier & beam foundation

No poison will be used at this home.

We will use a shop vac to vacuum decking area of attic. This will not remove all rat droppings.
We will also vac the area where the water heater is located

NO FOGGING

Item	Unit Price	Quantity	Taxed	Amount
Exclusion				\$2,998.00
Roof Return	\$139.00	12.00	No	\$1,668.00
A roof return is a soffit board, drip edge, or fascia board that reconnect to the home creating a corner. Oftentimes the board is cut to short or has edges that allow rodent to begin chewing. This is one of the most common points of entry on a home. We use a .10 gauge galvanized sheet metal that is painted to match, siliconed, and screwed in to create a metal corner.				
Pipe Stacks	\$35.00	6.00	No	\$210.00
These roof vents allow your sewer lines to create suction or relieve pressure. We use a 19 gauge galvanized hardware cloth to cap the top or sit inside the pipe. This prevents chewing from the top of the pipe and rodents entering your toilets through the sewer system.				
AC Lines	\$25.00	1.00	No	\$25.00
Any points of entry created by an air condition line or pipe entering into an exterior wall will be seal with mortar or silicone backed with a 19 gauge galvanized hardware cloth.				
Fill Fascia Gaps/Spot work	\$575.00	1.00	No	\$575.00
Anywhere that fascia boards, soffit boards, or trim pieces create a gap large enough for a finger to fit into. We typically will use a clear silicon mixed with a hardware cloth or a mortar mixed with a hardware cloth to seal the gaps.				

Item	Unit Price	Quantity	Taxed	Amount
Water Heater Closet Exclude large hole going to attic	\$125.00	1.00	No	\$125.00
Exclude Kitchen We will exclude under kitchen sink only.	\$45.00	1.00	No	\$45.00
Shop vac droppings off decking Shop vac droppings off of attic decking and water heater area	\$350.00	1.00	Yes	\$350.00

Trapping				\$249.00
Tactacam Reveal 2.0 Trapping Critter Stop will install a Tactacam Reveal 2.0 in the attic space. The camera does not need to be checked by a technician going to the home, it will be checked remotely each day. You will receive a daily report on if there is activity on the camera sent to your email. If activity is seen, we will schedule a technician to check the scope of work and the traps. If nothing is seen or heard in 2 weeks, Critter Stop will set up the fogging service. This camera does not need to be connected to the WiFi of the home.	\$249.00	1.00	Yes	\$249.00

Thank you for your business!

Subtotal	\$3,247.00
Tax (8.25%)	\$49.42
Total	\$3,296.42
Amount Paid	\$0.00
Amount Due	\$3,296.42

Contract

No Guarantee

The work outlined in this agreement does not provide any sort of guarantee. Critter Stop is not providing a guarantee for several reasons, including but not limited to: condition of home exterior, property has shared walls, such as a duplex or town home, the building has a pier and beam foundation, recommend work was not contracted, we are performing outside live trapping of wild animals, we are attempting dead animal removal or scent removal, or we are providing a one-time service with limited work performed.

Payment Policy

Thank you for doing business with Critter Stop! Our company policy regarding payment for the services we provide for all customers who are not partnering with an approved third-party financing partner, are as follows:

1. 50% of the total invoice amount is due at the time of booking. This payment will reserve the customer's scheduled time. Unless the customer agrees to pay by cash or check upon arrival of our first scheduled appointment, if payment is not received 24 hours prior to the scheduled time, Critter Stop reserves the right to postpone the appointment.
2. The final 50% will be due upon completion of the work outlined in this agreement. If customer pays the initial deposit by credit card, this balance will be automatically charged. If payment is not received within 72 hours of our final visit, when work is completed, Critter will begin accruing interest of 1.5% per month, compounding daily, until the payment is received.

In the event of a returned check, the customer will be charged a \$40 service charge to cover the fees associated with the NSF check. Critter Stop reserves the right to keep credit card information on file and charge the final balance upon completion of our work.

Scheduling & Cancellation Policy

*** By signing this legally binding document, "Service Agreement", you, the "Customer", understand and unequivocally agree to its terms and conditions. The customer also fully understands that they will be held accountable for paying the entire amount agreed upon in full. If cancellation occurs after the customer has signed this payment policy and prior to work being performed, the customer unequivocally acknowledges and understands that they will owe twenty-five percent (25%) of the total price agreed upon in this legally-binding Service Agreement.

If the customer notifies Critter Stop of needing to reschedule an Exclusion or Full Attic Restoration appointment more than 24 hours prior to the scheduled start time of the job, there will be no rescheduling charge. If the customer notifies Critter Stop less than 24 hours before the scheduled start time for an Exclusion or Full Attic Restoration job that they need to reschedule, they will be charged a rescheduling fee equal to fifty percent (50%) of the total Exclusion or Full Attic Restoration work that is to be rescheduled. If the customer notifies Critter Stop less than 24 hours before the scheduled start time for a Trap Check, they will be charged a \$49 rescheduling fee.

Signature

Date

Lazy B Fencing Decking & Staining

503 Forrester St
Greenville, TX 75401
972-877-9805
lazyb.fencing@gmail.com

INVOICE

BILL TO
CJ Charleson-Jennings
604 W Heard ST
McKinney, TX

INVOICE 1667
DATE 10/21/2022
TERMS Due on receipt

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	repair	remove and replace 2 2x6's on decking paint to match with customer provided paint remove and replace one hardi board plank on the front of house paint to match with customer provided paint	1	500.00	500.00

BALANCE DUE



\$500.00



THE LITTLE HANDYMAN
EST. 2001

The Little Handyman

CJ Charleson
Heard St
McKinney, TX 75069

 (214) 356-0798
 ccharleson@gmail.com

INVOICE	#7393
SERVICE DATE	Jan 05, 2024
DUE	Upon receipt
AMOUNT DUE	\$498.95

SERVICE ADDRESS


604 Heard St
McKinney, TX 75069

CONTACT US

1109 Shady Oaks Cir
McKinney, TX 75072

 (214) 305-5348
 info@thelittlehandyman.com

INVOICE

Services	qty	unit price	amount
Service 	1.0	\$450.00	\$450.00
Materials	qty	unit price	amount
Material Lmp smart board	1.0	\$10.92	\$10.92
Subtotal			\$460.92
Total Tax			\$38.03
Taxes (8.25%)			\$38.03
Total			\$498.95

Payment in Cash, Check, Zelle or Credit Card
Zelle: info@thelittlehandyman.com or 214-305-5348

Invoice

Paid



Eternity Painting And handyman Services
9842 Audelia Road
Dallas, TEXAS 75287
Mobile Phone: 1 (469) 650-278
eternitypainting2023@gmail.com

Invoice Number: I250428183
Invoice Date: 04/28/2025
Payment Terms: Due On Receipt
Invoice Due Date: 04/28/2025
Invoice Amount: 2,450.00
Created By: Dario Montero

Bill To

Ceilidh Charleson-Jennings
906 North College Street
Mckinney, 75069

Ship To

Ceilidh Charleson-Jennings
906 North College Street
Mckinney, 75069

Item #	Item Name	Quantity	Unit Price	Taxable	Total
1077	deck repair payment of 50% of the project	1.00	2,450.00		2,450.00

Subtotal: \$ 2,450.00
Invoice Amount \$ 2,450.00
Cash on 04/28/2025: **(2,450.00)**
Invoice Balance: \$ 0.00



Eternity Paint and Handyman services

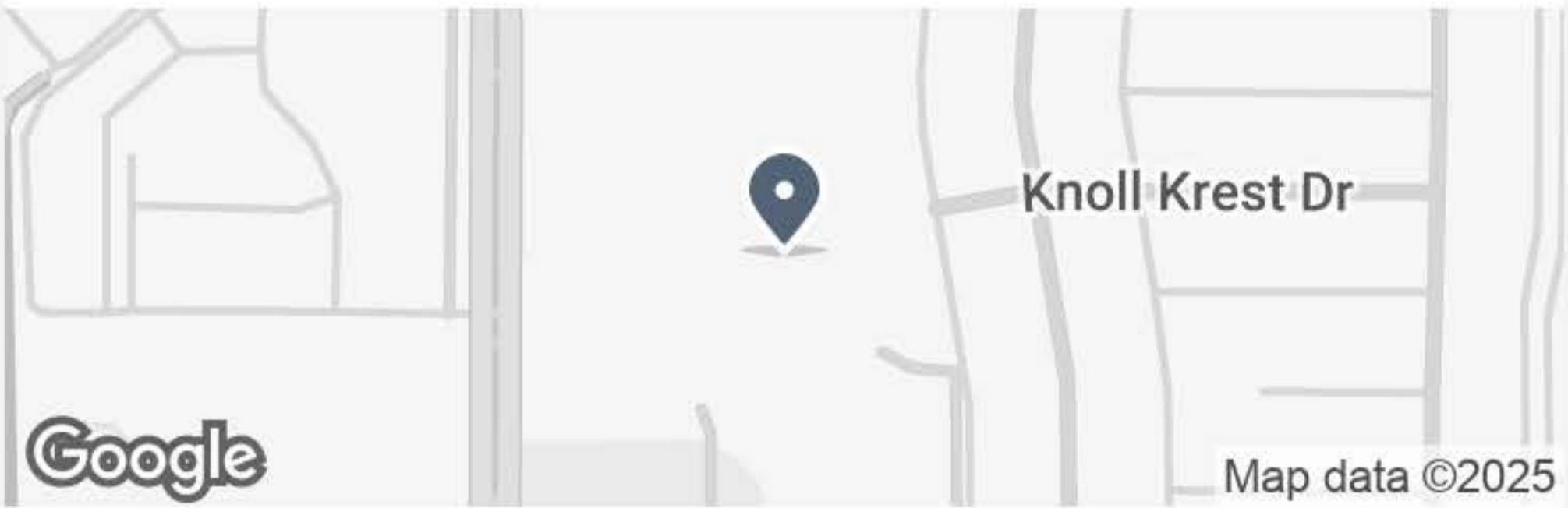


Cuéntale a Eternity Paint and Handyman services cómo ha sido tu experiencia

\$2,450.00

Importe personalizado \$2,450.00

Total \$2,450.00



Eternity Paint and Handyman services

9842 Audelia Road, Depto 104

DALLAS, TX 75238

[\(469\) 650-2781](tel:(469)650-2781)

Visa 7541 (Sin contacto)

5/1/2025, 1:12 PM

Receipt from **Critter Stop**

Paid

Amount

\$1,648.21

Transaction Date December 13, 2024

Transaction ID f1a2dc90

Memo First 50% of Invoice #12576. The final 50% will be due upon completion of our work. Thank you for choosing **Critter Stop!**

Subtotal **\$1,648.21**

Tax \$0.00

TOTAL PAID **\$1,648.21**

Payment VISA 9570

Customer Ceilidh Charleson-Jennings

Critter Stop

1610 Hart Street
Ste 102
Southlake, TX 76092
(214) 561-2744

info@critterstop.com

