

## HNIZ INCENTIVE APPLICATION FORM



Complete and sign this application and return this page with the Required Submittals listed above to [contact-planning@mckinneytexas.org](mailto: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): Kelsey Larson

ADDRESS (line 1): 416 West Virginia St., McKinney, TX 75069

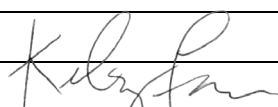
ADDRESS (line 2):

City, ST, ZIP: McKinney, TX 75069

Geographic ID Number R- R-0926-000-5970-1 Lat: 33.198153° N, Long: -96.619454° W

Phone: 214-803-0260

E-mail: klarsontz@gmail.com

Signature: 

Date: March 12, 2024

**TAX EXEMPTION LEVEL REQUESTED:** Circle requested level of exemption.

Historic Marker Level

Restoration Level

Preservation Level


For Office Use Only	
HNIZ Case #:	HP2024-0014
Preservation	Low
Built Circa:	c. 1910
Date Received:	June 19, 2024
Letter of	
Board Approval	

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



# Property Search

Property ID: 1126551 - Tax Year: 2023

## General Information

Property ID	1126551
Property Status	Active
Geographic ID	R-0926-000-5970-1
Property Type	Real
Property Address	416 W Virginia St McKinney, TX 75069
Total Land Area	n/a
Total Improvement Main Area	3,257 sq. ft.
Abstract/Subdivision	 <a href="#">Mckinney Outlots</a>
Primary State Code	A (Residential Single-family)
Legal Description	MCKINNEY OUTLOTS, LOT 597

## Owner Information

Owner ID	1207566
Owner Name(s)	 <a href="#">Larson Kelsey R &amp; Amanda Leigh Larson</a>
Exemptions	HS (General Homestead)
Percent Ownership	100.00%
Mailing Address	416 W Virginia St McKinney, TX 75069-4450
Tax Agent	 <a href="#">Goodrich Realty Consulting</a>

## 2023 Value Information

Improvement Homesite Value	\$697,900
Improvement Non-Homesite Value	\$0
Total Improvement Market Value	\$697,900
Land Homesite Value	\$188,100
Land Non-Homesite Value	\$0
Land Agricultural Market Value	\$0
Total Land Market Value	\$188,100
Total Market Value	\$886,000
Agricultural Use Loss	\$0
Total Appraised Value	\$886,000
Homestead Cap Loss	\$0
Total Assessed Value	\$886,000

## Entities

Taxing Entity	Tax Rate	Collected By
CMC (McKinney City)	0.427513 (2023 Rate)	<a href="#">Collin County Tax Office</a>
GCN (Collin County)	0.149343 (2023 Rate)	<a href="#">Collin County Tax Office</a>
JCN (Collin College)	0.081220 (2023 Rate)	<a href="#">Collin County Tax Office</a>
SMC (McKinney ISD)	1.127500 (2023 Rate)	<a href="#">Collin County Tax Office</a>

## Improvements

Improvement #1	Residential
State Code	A (Residential Single-family)

## Land Segments

Land Segment #1	Residential Single Family
State Code	A (Residential Single-family)

Homesite			Yes
Market Value			
Total Main Area			n/a
Detail #	Type	Year Built	Sq. Ft.
1	MA - Main Area	1919	1,709
2	CP - Covered Porch/patio	1919	330
3	MA2 - Main Area 2nd Floor	1919	462
4	MA2 - Main Area 2nd Floor	2020	1,086

Homesite	Yes
Market Value	
Ag Use Value	n/a
Land Size	n/a

Improvement #2			Residential
State Code			A (Residential Single-family)
Homesite			Yes
Market Value			
Total Main Area			n/a
Detail #	Type	Year Built	Sq. Ft.
1	DETG - Detached Garage	0	612

## Value History

Year	Improvement	Land	Market	Ag Loss	Appraised	HS Cap Loss	Assessed
2023	\$697,900	\$188,100	\$886,000	\$0	\$886,000	\$0	\$886,000
2022	\$644,770	\$167,200	\$811,970	\$0	\$811,970	\$0	\$811,970
2021	\$206,613	\$104,500	\$311,113	\$0	\$311,113	\$0	\$311,113
2020	\$62,107	\$99,275	\$161,382	\$0	\$161,382	\$0	\$161,382
2019	\$73,925	\$88,825	\$162,750	\$0	\$162,750	\$0	\$162,750

## Deed History

Deed Date	Seller	Buyer	Instr #	Volume/Page
08/04/2021	AM INTERIORS LLC	LARSON KELSEY R &	20210806001590410	
07/30/2020	PHO TAM PACIFIC - ESTATE OF	AM INTERIORS LLC	20200804001243610	
06/08/2020	PHO TAM PACIFIC	PHO TAM PACIFIC - ESTATE OF	PB1-0851-2020	
06/08/1998	MONZEL JAMES W & JO ELLEN	PHO TAM PACIFIC		4186/2457
03/14/1995	CUDE PAUL D	MONZEL JAMES W & JO ELLEN		95-/0024348

## SB 541 – Amends Section 25.027 of the Property Tax Code, effective September 1, 2005

### RESTRICTION ON POSTING DETAILED IMPROVEMENT INFORMATION ON INTERNET WEBSITE:

Information in appraisal records may not be posted on the Internet if the information is a photograph, sketch, or floor plan of an improvement to real property that is designed primarily for use as a human residence. This section does not apply to an aerial photograph that depicts five or more separately owned buildings.



Springtree Restoration  
104 S. Austin Drive  
Allen, TX 75013

**Company Representative:**  
Paul Long (214) 450-9591  
paul@springtreetx.com

**Location Address**  
416 West Virginia Street  
McKinney, TX 75069

# INVOICE

**Job:** 4027: Kelsey Larson  
**Invoice Name:**  
**Invoice Number:** 4027-1  
**Invoice Date:** 3/29/2022  
**Terms:** Upon Receipt

Kelsey Larson

DESCRIPTION	PRICE
<b>INVOICE</b>	
<b>Gutters Section</b>	
<i>Seamless Gutter System- aluminum - up to 5"</i>	
* Remove and haul off old gutters	
* Powder coated	
* Fabricate and install kick out diverters	
* Fabricate and install splash guards	
* 5 Year No-Leak Guarantee	
* Up to 20 color options	
<i>Downspout - aluminum</i>	
* Powder coated to match gutters	
* Install Downspouts	
Install 5" Aluminum Seamless Gutters (Standard Size)	\$751.40
Install 2" x 3" Downpouts (standard size)	\$212.16
<b>Subtotal: Gutters Section</b>	\$963.56
<b>Subtotal: Invoice</b>	\$963.56
<b>Grand Total</b>	\$963.56



**Payments/Credits:**  
03/30/22 \$963.56  
**Total Received:** \$963.56  
**Invoice Balance Due:** \$0.00

## RE: Invoice 2225 from Ameritex Roofing >



← **Laurie Kinser** <laurie@ameritexroofing.net>  
to me ▾

You most certainly did. I am so sorry that online site never notifies me. Thank you for your business! Please keep me in mind for future projects. Have a great

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**From:** Kelsey Larson [REDACTED]  
**Sent:** Wednesday, June 1, 2022 11:26 AM  
**To:** Laurie Kinser <laurie@ameritexroofing.net>  
**Subject:** Re: Invoice 2225 from Ameritex Roofing

Laurie - I paid this the day I received the invoice a couple of weeks ago. Please see attached receipt of payment.

On Wed, Jun 1, 2022 at 11:23 AM Laurie Kinser <laurie@ameritexroofing.net> wrote:

**Ameritex Roofing**

**Invoice** Due 05/19/2022  
2225

Amount Due: **\$1,700.00**

Dear Customer :

Your invoice is attached. Please remit payment at your earliest convenience.

Now accepting check by fax or via e-mail. Either fax a copy of your check to the following fax number or scan and e-mail to the following e-mail address.

1-866-462-9402 Fax  
[laurie@ameritexroofing.net](mailto:laurie@ameritexroofing.net)

Thank you for your business - we appreciate it very much.

Sincerely,  
Laurie Kinser  
Office Manager  
Ameritex Roofing  
469.424.0555 Office  
1-866-462-9402 Fax  
[laurie@ameritexroofing.net](mailto:laurie@ameritexroofing.net)

5:16



◀ Messages



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**JCP  
MECHANICAL&RESTORATIONS**

Julio Posada  
Business Number 2144291755  
2245 Bradford Pear Dr  
Little elm TX  
75068  
jcpmechanicalnrestorations@gmail.com

INVOICE

INV149

DATE

Aug 27, 2021

DUE

On Receipt

BALANCE DUE

USD \$0.00

## BILL TO

**Kelsey Larson**

416 w Virginia st McKinney ,Tx 75069

DESCRIPTION	RATE	QTY	AMOUNT
Plumbing - M-10163 - service / Main sewer connection /dig new line /install 4 inch drain pipe	\$0.00	1	\$0.00
Redo main sewer line from clean out outside back side / new line to tie in 40 feet in line install new line /will fix issue to bypass all present drainage	\$0.00	1	\$0.00
Materials and labor all inclusive \$2700 total W/initial/material deposit \$1k	\$1,000.00	1	\$1,000.00
Total	\$1,700.00	1	\$1,700.00

## Payment Info

SUBTOTAL	\$2,700.00
TAX	\$0.00
TOTAL	\$2,700.00
PAID	-\$2,700.00
	Aug 27, 2021
	Aug 29, 2021

BALANCE DUE

USD \$0.00

# Invoice

Kelsey Larson

416 W Virginia St  
McKinney, TX 75069



**Highland Painting Co.**

720 E Main St  
Allen, TX 75002  
Phone: 4696780189

Invoice # 129429  
Invoice Date 6/3/2024  
Due Date 6/3/2024  
Balance Due \$0.00

Remit Payment To 720 E Main St  
Allen, TX 75002

Product / Service	Price	Subtotal	Total
Exterior Painting Preparation:			\$7,500.00 / Ea
<ul style="list-style-type: none"><li>Pressure Wash Exterior</li><li>Scrape and sand to remove loose or peeling pain</li><li>Any cracks or holes will be caulked as needed (wood trim)</li><li>Spot prime bare surfaces as needed</li><li>Trench Perimeter (To paint underneath where grass has grown, dirt or rocks have risen next to surface)</li><li>Prep and paint wood windows</li><li>Plastic All Windows (If Applicable)</li></ul>			\$7,500.00
Application Areas:			
<ul style="list-style-type: none"><li>Repaint All Body Walls</li><li>Repaint All Accents &amp; Trim</li><li>Re-Stain wooden soffit beams/accents</li></ul>			
Brand of Paint:			
<ul style="list-style-type: none"><li>Sherwin-Williams</li></ul>			
Product:			
<ul style="list-style-type: none"><li>SuperPaint</li></ul>			
Sheen:			
<ul style="list-style-type: none"><li>Satin</li></ul>			
This quote does not Include:			
<ul style="list-style-type: none"><li>Floor Surfaces</li><li>Detached Garage</li><li>Doors</li><li>Perimeter fence</li></ul>			
*Any unforeseen damages or repairs will be an additional charge unless otherwise stated.			
Discount flower damage			(\$100.00) (\$100.00) (\$100.00)
Subtotal			\$7,400.00
Total			\$7,400.00

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Payment	Method	Received	Reference	Amount
Payment #134344	Credit Card ()	6/19/2024	N/A	\$5,525.00
Deposit #127828 (Deposit)	Check ()	6/3/2024	N/A	\$1,875.00
Balance Due				\$0.00

Service Address

416 W Virginia St, McKinney, TX 75069

Terms and Conditions

25% Deposit Due to schedule project. 75% Due on Completion.

1. acknowledge Highland Painting will charge a 3% processing fee for any payment made using a credit or debit card. **Highland Painting doesn't accept Zelle payments for final balance.** X\_\_\_\_\_ (initial). understand that the deposit is non-refundable after a three (3) day period. The prices, specifications and conditions noted herein are satisfactory and are hereby accepted. Highland Painting is authorized to perform the work as specified. In the event that full payment is not made upon completion, Highland Painting will add service charges of 8% per month until paid. In the event legal action is instituted to enforce collection, I/We will pay reasonable attorney's fees and costs for such legal action. An express mechanic's lien may be placed on the property to assure collection, should collection become necessary. By signing, you agree that before/after pictures of your home and address may be used for promotional purposes. I have read and understand the information supplied by Highland Painting. **\*Change orders require pre-approval from Job Site Foreman or Production Manager and Fully Executed Change Order Agreement Form**