

HNIZ INCENTIVE APPLICATION FORM



Complete and sign this application and return this page with the Required Submittals listed above to contact-historicpreservation@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): Teri Mills-Manuel

ADDRESS (line 1): 418 W. Virginia Street

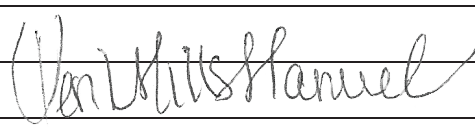
ADDRESS (line 2): _____

City, ST, ZIP: McKinney, Texas, 75069

Geographic ID Number R- R-0926-000-5960-1 Long: -96.61964 Lat: 33.19821

Phone: 469-844-8662

E-mail: terimills2001@gmail.com

Signature: 

Date: August 15, 2022

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."


Property Search

Property ID: 1126542 - Tax Year: 2022

General Information

Property ID	1126542
Property Status	Active
Geographic ID	R-0926-000-5960-1
Property Type	Real
Property Address	418 W Virginia St McKinney, TX 75069
Total Land Area	n/a
Total Improvement Main Area	2,562 sq. ft.
Abstract/Subdivision	 Mckinney Outlots
Primary State Code	A (Residential Single-family)
Legal Description	MCKINNEY OUTLOTS, LOT 596

Owner Information

Owner ID	1187503
Owner Name(s)	 Manuel Linden D & Teri L Mills-Manuel
Exemptions	HS (General Homestead)
Percent Ownership	100.00%
Mailing Address	418 W Virginia St McKinney, TX 75069-4450

2022 Value Information

Improvement Homesite Value	\$465,776
Improvement Non-Homesite Value	\$0
Total Improvement Market Value	\$465,776
Land Homesite Value	\$152,000
Land Non-Homesite Value	\$0
Land Agricultural Market Value	\$0
Total Land Market Value	\$152,000
Total Market Value	\$617,776
Agricultural Use Loss	\$0
Total Appraised Value	\$617,776
Homestead Cap Loss	(-) \$304,856
Total Assessed Value	\$312,920

Entities

Taxing Entity	Tax Rate	Collected By
CMC (McKinney City)	0.497655 (2021 Rate)	Collin County Tax Office
GCN (Collin County)	0.168087 (2021 Rate)	Collin County Tax Office
JCN (Collin College)	0.081222 (2021 Rate)	Collin County Tax Office
SMC (McKinney ISD)	1.376700 (2021 Rate)	Collin County Tax Office

Improvements

Improvement #1			Residential
State Code			A (Residential Single-family)
Homesite			Yes
Market Value			\$417,049
Total Main Area			1,789 sq. ft.
Detail #	Type	Year Built	Sq. Ft.
1	MA - Main Area	1910	1,436
2	CP - Covered Porch/patio	1910	256

Land Segments

Land Segment #1	Residential Single Family
State Code	A (Residential Single-family)
Homesite	Yes
Market Value	\$152,000
Ag Use Value	n/a
Land Size	n/a

Teri & Lindy Manuel, owners



Construction Costs

418 W. Virginia Street

Vendor	Date	Description	Cost \$
Only Solutions Handy Man	08/11/22	Light switch	77.00
	05/17/22	Multiple	180.00
	04/01/22	Sink and paint	290.00
	04/20/22	Master bath door	443.00
	08/01/22	Soffit vents & paints	120.00
	07/19/22	Foundation vents	200.00
	07/01/22	Front porch repair	768.00
	06/02/22	Doors	225.00
	06/28/22	Front porch repair	834.00
	05/05/22	Paint front porch	54.00
	05/03/22	Rear exit door	199.00
Dallas Desigh Build	01/12/22	Porch repair	750.00
Santos	06/26/21	Painting	1,300.00
Hightower	04/14/21	water heater, vent hood, drainage	3,700.00
Collin County Remodeling	06/03/21	cabinets and carpentry	1,175.00
Frost Heating & Air	01/31/22	Insulation	1,200.00
Just 4 Roffing	07/25/22	Vents & chimney repair	1,217.00
TOTAL			12,732.00

The costs listed here are for restoration and remodeling of the house after it was pruchased by the Manuels. While the house was under contract to be purchase, the contractor/seller was responsible for additional costs associated with the restoration.

Only Solutions Handy Man

1201 Howell Street
McKinney, TX 75069
(208)-830-1193

Invoice

Submitted on 08/4/2022

Invoice for

Teri Mills-Manuel

Payable to

Kevin Kovatch

Invoice #

242

418 West Virginia St.

McKinney, TX 75069

Project

Light Switch

Due date

8/11/2022

Description	Qty	Unit price	Total price
Supplies:	1	\$32.00	\$32.00
Labor	1.5	\$30.00	\$45.00
			\$0.00
Notes:		Subtotal	\$77.00
		Adjustments	\$0.00
			\$77.00

Only Solutions Handy Man

1201 Howell Street
McKinney, TX 75069
(208)-830-1193

Invoice

Submitted on 5/10/2022

Invoice for

Teri Mills-Manuel

Payable to

Kevin Kovatch

Invoice #

191

418 West Virginia St.

McKinney, TX 75069

Project

Teri Multi

Due date

5/17/2022

Description	Qty	Unit price	Total price
Supplies:	1	\$30.00	\$30.00
Labor	5	\$30.00	\$150.00
			\$0.00
Notes: Cabinet repair, fire alarm error fix, laundry room fan		Subtotal	\$180.00
		Adjustments	\$0.00
			\$180.00

Only Solutions Handy Man

1201 Howell Street
McKinney, TX 75069
(208)-830-1193

Invoice

Submitted on 4/01/2022

Invoice for

Teri Mills-Manuel

Payable to

Kevin Kovatch

Invoice #

180

418 West Virginia St.

McKinney, TX 75069

Project

Sink and paint

Due date

4/8/2022

Description	Qty	Unit price	Total price
Supplies:	1	\$20.00	\$20.00
Labor	9	\$30.00	\$270.00
			\$0.00
Notes:		Subtotal	\$290.00
		Adjustments	\$0.00
			\$290.00

Only Solutions Handy Man

1201 Howell Street
McKinney, TX 75069
(208)-830-1193

Invoice

Submitted on 4/20/2022

Invoice for

Teri Mills-Manuel

Payable to

Kevin Kovatch

Invoice #

185

418 West Virginia St.

McKinney, TX 75069

Project

master bath door

Due date

4/27/2022

Description	Qty	Unit price	Total price
Supplies: hinges,stops, caulk nails	1	\$68.00	\$68.00
Labor	12.5	\$30.00	\$375.00
			\$0.00
Notes: replace master bath barn door with orginal		Subtotal	\$443.00
		Adjustments	\$0.00
			\$443.00

Only Solutions Handy Man

1201 Howell Street
McKinney, TX 75069
(208)-830-1193

Invoice

Submitted on 8/1/2022

Invoice for

Teri Mills-Manuel

Payable to

Kevin Kovatch

Invoice #

237

418 West Virginia St.

McKinney, TX 75069

Project

Soffit vents & paint

Due date

8/11/2022

Description	Qty	Unit price	Total price
Vents, screws, caulking	1	\$15.00	\$15.00
Labor	3.5	\$30.00	\$105.00
			\$0.00

Notes: Paint Supplied by customer

Subtotal **\$120.00**

Adjustments **\$0.00**

\$120.00

Only Solutions Handy Man

1201 Howell Street
McKinney, TX 75069
(208)-830-1193

Invoice

Submitted on 7/12/2022

Invoice for

Teri Mills-Manuel

Payable to

Kevin Kovatch

Invoice #

227

418 West Virginia St.

McKinney, TX 75069

Project

Foundation vents

Due date

7/19/2022

Description	Qty	Unit price	Total price
Supplies caulking screws,blade	1	\$20.00	\$20.00
Labor	6	\$30.00	\$180.00
			\$0.00
Notes: Vents supplied by customer		Subtotal	\$200.00
		Adjustments	\$0.00
			\$200.00

Only Solutions Handy Man

1201 Howell Street
McKinney, TX 75069
(208)-830-1193

Invoice

Submitted on 6/24/202

Invoice for

Teri Mills-Manuel

Payable to

Kevin Kovatch

Invoice #

225

418 West Virginia St.

McKinney, TX 75069

Project

Front Porch repair

Due date

7/1/2022

Description	Qty	Unit price	Total price
Supplies: caulking,wood,screw,nails	1	\$273.00	\$273.00
Labor	16.5	\$30.00	\$495.00
Paint	1	\$0.00	\$0.00
Notes: Paint supplied by customer			
		Subtotal	\$768.00
		Adjustments	\$0.00
			\$768.00

Only Solutions Handy Man

1201 Howell Street
McKinney, TX 75069
(208)-830-1193

Invoice

Submitted on 6/2/2022

Invoice for

Teri Mills-Manuel

Payable to

Kevin Kovatch

Invoice #

222

418 West Virginia St.

McKinney, TX 75069

Project

Doors

Due date

6/9/2022

Description				Qty	Unit price	Total price
Supplies:				1	\$45.00	\$45.00
Labor				6	\$30.00	\$180.00
						\$0.00
Notes: Door adjust, refurbish mortis locks and handle					Subtotal	\$225.00
					Adjustments	\$0.00
						\$225.00

Only Solutions Handy Man

1201 Howell Street
McKinney, TX 75069
(208)-830-1193

Invoice

Submitted on 6/21/2022

Invoice for

Teri Mills-Manuel

Payable to

Kevin Kovatch

Invoice #

224

418 West Virginia St.

McKinney, TX 75069

Project

Front Porch repair

Due date

6/28/2022

Description	Qty	Unit price	Total price
Supplies: Caulking,wood,screw,nails	1	\$324.00	\$324.00
Labor	17	\$30.00	\$510.00
			\$0.00
Notes: Paint supplied by customer		Subtotal	\$834.00
		Adjustments	\$0.00
			\$834.00

Only Solutions Handy Man

1201 Howell Street
McKinney, TX 75069
(208)-830-1193

Invoice

Submitted on 4/28/2022

Invoice for

Teri Mills-Manuel

Payable to

Kevin Kovatch

Invoice #

188

418 West Virginia St.

McKinney, TX 75069

Project

Paint front porch

Due date

5/5/2022

Description	Qty	Unit price	Total price
Supplies:	0	\$0.00	\$0.00
Labor	1.8	\$30.00	\$54.00
			\$0.00
Notes: Paint front porch customer supplied paint		Subtotal	\$54.00
		Adjustments	\$0.00
			\$54.00

Only Solutions Handy Man

1201 Howell Street
McKinney, TX 75069
(208)-830-1193

Invoice

Submitted on 4/26/2022

Invoice for

Teri Mills-Manuel

Payable to

Kevin Kovatch

Invoice #

187

418 West Virginia St.

McKinney, TX 75069

Project

Rear exit door

Due date

5/3/2022

Description	Qty	Unit price	Total price
Supplies:	1	\$7.00	\$7.00
Labor	6.4	\$30.00	\$192.00
			\$0.00

Notes: Paint supplied by customer, fix trim and wall

Subtotal **\$199.00**

Adjustments \$0.00

\$199.00

Dallas Design Build

1/12/22

6916 Echo Canyon
McKinney, Texas 75070
972-877-6630

sam@dallasdb.com

Invoice

Owner: **Lindy Manuel**

Project: **418 Virginia**

Job:

Invoice #: **7/27**

Porch Repair

\$ 750.00 Paid

Thank You

Invoice

Date June 26 2021

Santos
Phone 214 492 9724

Bill To:
Teri Manuel
418 w virginia mckinney

DESCRIPTION	AMOUNT
Labor	\$ 1,100.00
Paint	\$ 200.00
Total	\$ 1,300.00

THANK YOU FOR YOUR BUSINESS!

PA
#3501
6/26/21

Hightower**469-803-8317****CHECKLIST**

Equipment

New Unit Make, Manufacturer & Model

OK

Move

Replace

Repair ☒ X

Bill To: Manuel

Phone: 972-569-7178

Address: 418 W Virginia McKinney

Email:

Invoice # 05-2021-12

Invoice Date: 4/14/2021

QTY	DESCRIPTION	UNIT PRICE/HR	PRICE
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28	Standard Service Call (\$50)	\$69.28	\$1,939.84
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5	After Hours Service Call - Weekday (\$100)	\$92.38	\$461.90
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	After Hours Service Call - Weekend/Holiday (\$150)	\$138.57	
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1	Item 1, tankless controller and wiring	\$275.00	\$275.00
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1	Item 2, finish stove vent hood out of kitchen, material	\$275.00	\$275.00
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1	Drainage system, outside east sides	\$220.00	\$220.00
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1	West side	\$345.00	\$345.00
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Notes:

RHEEM

model RTGH-96DVLN-2

serial # W052113629

Payment Notes:

4/15/2021

Up front venting: \$1150 4/14 3243

TBD, est mid may

Controller fix: \$1450 5/28 3201

TBD est early June

Drainage: \$1100 6/15 3211

DESCRIPTION OF WORK

Invoice Subtotal \$ 3,516.74

Tax Rate 8.25%

Sales Tax \$ 290.13

Discount

Other (106.87)

Deposit Received \$ -

TOTAL \$ 3,700.00

Payments per work performed as agreed with customer

Limited Warranty: All material, parts and equipment are warranted by the manufacturers' or suppliers' written warranty only. All labor performed by the above named company is warranted for 30 days or as otherwise indicated in writing. The above named company makes no other warranties, express or implied and its agents or technicians are not authorized to make any such warranties on behalf of above named company.

TERMS: I have authority to order work outlined above. I agree that Seller retains title to equipment & materials furnished until Final Payment is made. If payment is not made as agreed, Seller can remove said equipment & materials at Seller's expense and/or impose a 2% liquidation fee on the entire amount contained in the Seller Buyer transaction. Any damage resulting from Buyer actions may be billed by Seller additionally.

50% DUE UPON ORDER, 50% BALANCE DUE UPON COMPLETION unless otherwise noted.



Date: 6/3/21
 Invoice #: 6321
 Customer: Teri Mills
 Address: 418 W Virginia
 McKinney TX 75071
 Phone: 972-569-7178
 E-mail: -

Description: Home Repairs

		Notes	
Build out cabinets and carpentry work			2,350
We appreciate your business.		Dates:	Subtotal 2,350
			1/2 upfront 1,175
		Balance due upon Completion 1,175	

From: Frost Heating and Air no-reply@pictureperfectpricing.com
 Subject: Frost Heating and Air - Invoice #FBH3126
 Date: Jan 31, 2022 at 4:07:44 PM
 To: terimills2001@gmail.com



Frost Heating and Air
 License No. TACLB023391E
 320 Smith St
 Lewisville, TX 75057

Phone: 972-874-1001
 Email: info@frostac.com
 URL: www.frostac.com

INVOICE PAID IN FULL

Date: January 31, 2022 12:42 PM

Invoice: FBH3126

You can now pay your invoice online. Click the Pay Now Button.
 Thank you for your business!

Customer Summary

Customer Information
 Lindy Manuel
 000-000-0000
 lindy.manuel@thruinc.com

Service Address
 418 West Virginia St
 McKinney, Tx 75069

Billing Address
 418 West Virginia St
 McKinney, Tx 75069

Invoice Summary

Amount	Terms	Amount Paid	Amount Owed	Energy Savings Agreements Member?	Energy Savings Agreements Missed Savings
\$1,200.00	Due on Receipt	\$1,200.00	\$0.00	No	\$0.00

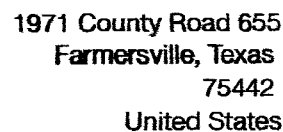
Invoice Details

						Price Options
TaskID	Description	System	Tax	Qty	ESA Price	Amount
FBH3126-1	Blew in Insulation for 750 sq ft Misc materials Labor	Insulation		1	\$1,200.00	\$1,200.00
Customer Notes					No Charge Diagnostic Fee	\$0.00
					Total Amount	\$1,200.00

Terms and Conditions

Customer Signature
 (Work Authorize)

I have the authority to order the above described work. It is agreed that the seller will



Amount Due (USD)
\$1,217.00

7/25/22, 9:07 AM
Page 1 of 1