

Lea Michaels

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McKinney, Texas 75070

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214-725-0656

October 13, 2022

Ms. Paula J. Nasta, AIA
Historic Preservation Officer
City of McKinney
221 N. Tennessee Street
McKinney, TX 75069

Re: HNIZ Letter of Intent for Rehabilitation Incentive (Level 2) Program
707 W. Hunt Street

Dear Ms. Nasta:

As part of the application for the HNIZ Level 2 application, this letter describes the scope of work intended for the restoration of my home: The relevant information is as follow:

Location: 707 W. Hunt Street
Southeast corner of Hunt Street and Oak Street

Current Condition: Structurally above average, as the roof and foundation have been maintained over the years. Electrical appears to be sufficient since I have not experienced any electrical failures or shortcomings of any significance. The plumbing has been recently improved (in January of 2022) with the cast iron/clay pipe sewer line being replace and a new whole-house water cut-off installed. The HVAC is old but has also been well maintained and appears is in working order; although there is a significant need for weatherizing (and possibly additional insulation) as the current condition of the windows provides little resistance to sound as well as heat and cold. The aesthetic conditions need the most work.

Intended Work: The areas needing the attention that qualify for the HNIZ application are:

- Exterior paint and replacement of rotted siding, gable supports and any other rotted portions
- Restoration and stabilization/safety of the concrete front porch (which supports the roof)
- Window restoration – probably glazing/caulking inside and outside but may involve storm windows
- Replacement of plumbing to outside faucets that burst during the last freeze and has not yet been replaced

The replacement of the sewer line in January 2022 at a cost of \$4,000 was intended to be done under a HNIZ application but applications were not being accepted at the time and I did not think it wise to wait. If possible, I would like to have that cost included toward the \$10,000 renovation cost. Other work that is intended after completion of the above list, but is non-qualifying, is correction of excessive drainage runoff from neighboring properties and replacement of fencing, landscaping and driveway.

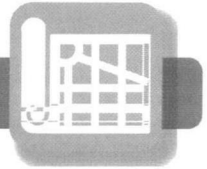
Estimated Cost: In excess of \$10,000

Thank you for your consideration. I have every intention of preserving the historical aspect of my home as well as I can, as that is something that I value greatly. Please contact me if anything additional is needed.

Best Regards,


Lea Michaels

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): Lea Michaels

ADDRESS (line 1): 707 W. Hunt Street

ADDRESS (line 2): _____

City, ST, ZIP: McKinney, TX 75069

Geographic ID Number R- R-0926-000-5690-1

Phone: 214.725.0656

E-mail: l.michael99@gmail.com

Signature: *Lea Michaels*

Date: Oct 14, 2022

TAX EXEMPTION LEVEL REQUESTED: Circle requested level of exemption.



Historic Marker Level



Restoration Level



Preservation Level

For Office Use Only		10/17/2022 for LOE	
HNIZ Case #:	HP2022-0110	Date Received:	10/25/2023
Preservation	High	Letter of	
Built Circa:	1915	Board Approval	

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

707 West Hunt Street #1 - Front



707 West Hunt Street #2 - East Side



707 West Hunt Street #3 - West Side



707 W. Hunt Street #4 - South Side



707 W. Hunt Street #5 - Front Porch



707 W. Hunt Street #6 - Front Porch



707 W. Hunt Street #67- Front Porch from West Side



707 West Hunt Street #8 - Proposed Paint Colors, Option 1



707 West Hunt Street #8 - Proposed Paint Colors, Option 2 and Proposed Porch Rail



Property Search

Property ID: 1137031 - Tax Year: 2022

General Information

Property ID	1137031
Property Status	Active
Geographic ID	R-0926-000-5690-1
Property Type	Real
Property Address	707 W Hunt St McKinney, TX 75069
Total Land Area	8,625 sq. ft.
Total Improvement Main Area	1,494 sq. ft.
Abstract/Subdivision	 McKinney Outlots
Primary State Code	A (Residential Single-family)
Legal Description	MCKINNEY OUTLOTS, LOT 569 & 571A

Owner Information

Owner Name(s)	Owner of Record
Exemptions	HS (General Homestead) HT (Historical)
Percent Ownership	100.00%
Mailing Address	n/a

2022 Value Information

Improvement Homesite Value	\$81,448
Improvement Non-Homesite Value	\$0
Total Improvement Market Value	\$81,448
Land Homesite Value	\$144,000
Land Non-Homesite Value	\$0
Land Agricultural Market Value	\$0
Total Land Market Value	\$144,000
Total Market Value	\$225,448
Agricultural Use Loss	\$0
Total Appraised Value	\$225,448
Homestead Cap Loss	(-) \$42,629
Total Assessed Value	\$182,819

Entities

Taxing Entity	Tax Rate	Collected By
CMC (McKinney City)	0.457485 (2022 Rate)	Collin County Tax Office
GCN (Collin County)	0.152443 (2022 Rate)	Collin County Tax Office
JCN (Collin College)	0.081220 (2022 Rate)	Collin County Tax Office
SMC (McKinney ISD)	1.312900 (2022 Rate)	Collin County Tax Office

Improvements

Improvement #1	Residential		
State Code	A (Residential Single-family)		
Homesite	Yes		
Market Value	\$80,318		
Total Main Area	n/a		
Detail #	Type	Year Built	Sq. Ft.

Land Segments

Land Segment #1	Residential Single Family
State Code	A (Residential Single-family)
Homesite	Yes
Market Value	\$144,000
Ag Use Value	n/a
Land Size	0.1980 acres 8,625 sq. ft.

Detail #	Type	Year Built	Sq. Ft.
1	MA - Main Area	1925	1,494
2	CP - Covered Porch/patio	1925	220

Improvement #2 Residential
State Code A (Residential Single-family)
Homesite Yes
Market Value \$723
Total Main Area n/a

Detail #	Type	Year Built	Sq. Ft.
1	DETC - Detached Carport	2000	200

Improvement #3 Residential
State Code A (Residential Single-family)
Homesite Yes
Market Value \$407
Total Main Area n/a

Detail #	Type	Year Built	Sq. Ft.
1	BARN - Barn	2000	90

Value History

Year	Improvement	Land	Market	Ag Loss	Appraised	HS Cap Loss	Assessed
2022	\$81,448	\$144,000	\$225,448	\$0	\$225,448	\$42,629	\$182,819
2021	\$76,199	\$90,000	\$166,199	\$0	\$166,199	\$0	\$166,199
2020	\$80,688	\$85,500	\$166,188	\$0	\$166,188	\$0	\$166,188
2019	\$86,035	\$76,500	\$162,535	\$0	\$162,535	\$8,804	\$153,731
2018	\$90,581	\$72,000	\$162,581	\$0	\$162,581	\$22,826	\$139,755

Deed History

Deed Date	Seller	Buyer	Instr #	Volume/Page
01/02/2007	FRASER MARIAN G	** n/a **	20070105000027170	
12/08/2003	DRAKE ROSALITA	FRASER MARIAN G	238914	5562/2348
09/21/1999	WHALEN M BRIDGET	DRAKE ROSALITA		99-0119744/4508-1898

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