

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): Stacey MacLean

ADDRESS (line 1): 414 N. Bradley St.

ADDRESS (line 2): _____

CITY, ST, ZIP: McKinney TX 75049

Geographic ID Number R- 0841-002-001A-1

Phone: 972.689.4165

E-mail: macleanfamily@gmail.com

Signature: Stacey MacLean

Date: 10/14/2025

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 SUBMITTALS."

October 14, 2025

To Whom it May Concern:

The current condition of our home is good, but in order to maintain the current condition the house requires exterior painting and repairs to the exterior siding and wood. We have received a quote from JC's DFW Construction and plan to have the work completed as soon as we receive approval from your office. We will use the existing color of paint for both the siding and trim. The total cost will be \$11,928.00 so we are applying for the HNIZ Restoration and Preservation Level 2 exemption. The property information is as follows:

Property address: 414 N. Bradley St., McKinney, TX 75069

Detailed Location of Property:

PROPERTY DESCRIPTION:

BEING SITUATED IN THE T.T. BRADLEY SURVEY, ABSTRACT NO. 88, AND BEING A PART OF LOT 1, BLOCK 2 OF THE T.T. BRADLEY ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME B-2, PAGE 214, DEED RECORDS, COLLIN COUNTY, TEXAS, AND BEING A RESURVEY OF A TRACT OF LAND DESCRIBED IN A DEED TO TOBIN O. HAGGARD, OF RECORD UNDER COUNTY CLERK'S FILE NUMBER 20190718000846340, DEED RECORDS, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT POINT FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF HILL STREET, AT THE NORTHEAST CORNER OF SAID HAGGARD TRACT, FROM WHICH A 3/8" IRON ROD FOUND FOR REFERENCE BEARS SOUTH 32°31'09" EAST, A DISTANCE OF 1.55 FEET;

THENCE SOUTH 02°04'21" WEST ALONG THE EAST LINE OF SAID HAGGARD TRACT, A DISTANCE OF 91.44 FEET TO A 3/4" IRON PIPE FOUND FOR CORNER AT THE SOUTHEAST CORNER THEREOF;

THENCE SOUTH 88°41'57" WEST ALONG THE SOUTH LINE OF SAID HAGGARD TRACT, A DISTANCE OF 103.71 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER THEREOF, IN THE EAST RIGHT-OF-WAY LINE OF N. BRADLEY STREET (40' R.O.W.);

THENCE NORTH 01°14'56" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID N. BRADLEY STREET, A DISTANCE OF 82.42 FEET TO A POINT FOR CORNER;

THENCE NORTH 46°37'28" EAST, A DISTANCE OF 21.07 FEET TO A POINT FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF SAID HILL STREET, FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE BEARS NORTH 88°00'00" WEST, A DISTANCE OF 12.03 FEET;

THENCE SOUTH 88°00'00" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID HILL STREET, A DISTANCE OF 89.93 FEET TO THE PLACE OF BEGINNING AND CONTAINING 9,732 SQUARE FEET OR 0.223 ACRES OF LAND.

Homeowners:	James MacLea		214.325.1184
	Stacey MacLea		972.689.4165

Collin CAD Property Search

2025 Certified Values are now live!

Property Details

Account	
Property ID:	2590089
Geographic ID:	R-0861-002-001A-1
Type:	R
Property Use:	Condo:
Location	
Situs Address:	414 N BRADLEY ST MCKINNEY, TX 75069
Map ID:	068.F
Legal Description:	T T BRADLEY ADDITION (CMC), BLK 2, LOT 1A
Abstract/Subdivision:	S0861
Neighborhood:	(CMCHIST) CITY OF MCKINNEY, HISTORIC DISTRICT
Owner 	
Owner ID:	1158442
Name:	MACLEA JAMES &
Agent:	
Mailing Address:	STACEY MACLEA 414 N BRADLEY ST MCKINNEY, TX 75069-3704
% Ownership:	100.0%
Exemptions:	HS - For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$409,480 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$270,000 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 /(+)
Value Method:	

Market Value:	\$679,480 (=)
Agricultural Value Loss: 	\$0 (-)
Appraised Value: 	\$679,480 (=)
HS Cap Loss: 	\$0 (-)
Circuit Breaker: 	\$0 (-)
Assessed Value:	\$679,480
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	Market Value	Taxable Value	Freeze Ceiling
CMC	MCKINNEY CITY	\$679,480	\$679,480	N/A
GCN	COLLIN COUNTY	\$679,480	\$645,506	N/A
JCN	COLLIN COLLEGE	\$679,480	\$543,584	N/A
SMC	MCKINNEY ISD	\$679,480	\$539,480	N/A

■ Property Improvement - Building

Description: RESIDENTIAL **Type:** Residential **Living Area:** 2134.5 sqft **Value:** \$400,620

Type	Description	Class CD	Year Built	SQFT
MA	Main Area	R05	1940	1764
CP	Covered Porch/Patio	R05	1940	240
MA2	Main Area 2nd Floor	R05	1940	370

Description: DET GAR 20X32 **Type:** Residential **Living Area:** 0 sqft **Value:** \$8,860

Type	Description	Class CD	Year Built	SQFT
DETG	Detached Garage	DGF6	1965	640

■ Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
A1	Residential Single Family	0.23	9,988.52			\$270,000	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$409,480	\$270,000	\$0	\$679,480	\$0	\$679,480
2024	\$482,109	\$180,000	\$0	\$662,109	\$41	\$662,068
2023	\$433,608	\$180,000	\$0	\$613,608	\$11,728	\$601,880
2022	\$436,748	\$160,000	\$0	\$596,748	\$49,584	\$547,164
2021	\$397,422	\$100,000	\$0	\$497,422	\$0	\$497,422
2020	\$176,913	\$95,000	\$0	\$271,913	\$0	\$271,913
2019	\$55,217	\$85,000	\$0	\$140,217	\$0	\$140,217
2018	\$75,724	\$72,000	\$0	\$147,724	\$0	\$147,724
2017	\$25,969	\$67,500	\$0	\$93,469	\$26,919	\$66,550

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
8/14/2020	WD	Warranty Deed		HAGGARD TOBIN O	MACLEA JAMES &			20200817001333740
7/17/2019	WD	Warranty Deed		CLARK JO ANNE	HAGGARD TOBIN O			20190718000846340
5/31/2017	WD	Warranty Deed		LOVE BENJAMIN &	CLARK JO ANNE			20170601000709730



Julio Castro
214-215-6683
castrojcsdfwconstructioninc@yahoo.com
[Facebook](#)
[Instagram](#)

Proposal to:
Greg Maclea
414 N. Bradley St.
McKinney, TX 75069
10/8/2025

This proposal is good for 30 days

SERVICE	TOTAL
<u>EXTERIOR REPAIRS</u> Replace rotten exterior wood trim as needed. Powerwash exterior siding. Scrape and caulk exterior siding. Prep and paint exterior siding. Clean up once completed and haul away trash.	\$11,928.00
<u>INTERIOR REPAIRS</u> Repair drywall in master closet and bathroom wall. Demo existing tiled floor Supply materials and labor to install new tile in a 7'x7' area.	\$1,620.00
Replace 2 1/4" red oak wood floors as needed. Sand and refinish wood floors, matching existing color as close as possible. Area is approximately 758 sq ft.	\$4,774.86
Remove toilet and reinstall when flooring is complete.	\$480.00
<u>Change Orders</u>	
Total	\$18,802.86
Amount Collected	\$0.00
Remaining Balance	\$18,802.86
Change Orders Due	\$0.00

Total Due

\$18,802.86

Proposal includes all labor and materials for job unless noted above and reflects the cash/check price. The job is covered by general liability insurance. A one year warranty is offered on all service by JC's DFW Construction LLC.

The items listed on this scope of work represent everything that JC's DFW Construction LLC intends to perform. If you would like to add to the scope of work, please contact us.

1. Effective Date. The Effective Date shall mean the date in which Contractor executes this Purchase Order.
2. Proposal Date. All pricing quoted on this Purchase Order shall be effective for thirty (30) days from the date of the proposal as indicated above.
3. Acceptance. Customer is deemed to have accepted the pricing and terms as defined herein on the date Customer signs the Purchase Order. Customer shall have three (3) days after the date of acceptance to cancel this Purchase Order (the "Cancellation Period"). Any cancellation must be in writing to Contractor. Commencement of work by Contractor, at Customer's request shall waive the Cancellation Period.
4. Payment Terms. Payment shall be tendered by Customer to Contractor as follows: (i) 50% of the Total Price is due upon the Effective Date; (ii) the remaining 50% of the Total Price is due upon completion of the project unless otherwise specified in the attached Description of Work. Completion of the project occurs when Contractor notifies Customer the project has been completed. Payment by Customer shall be accepted by Contractor in the form of cash or check. Checks shall be made payable to: JC'S DFW Construction 5718 FM 2728 Kaufman, TX 75142



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414 N. BRADLEY ST. #1