



February 25, 2025

Dan Perkins
523 W Hunt Street
McKinney, Texas 75069

RE: HP2025-0014 Letter of Eligibility to Qualify the Residential Property Located at 523 W Hunt Street for a Level 2 or Level 3 Historic Neighborhood Improvement Zone (HNIZ) Tax Exemption.

Dear Dan Perkins:

This letter shall serve as your Letter of Eligibility for the Historic Neighborhood Improvement Zone (HNIZ) Tax Exemption Program. Your application for 523 W Hunt Street was received on February 24, 2025.

The following proposed improvement(s) are the only eligible items:

- Porch repair and maintenance of posts, spacers, railing and flooring

Upon completion of the improvements, dated, paid, final receipts from the contractors, final inspection report, and permit green tag must be submitted to this office for verification. Once copies of receipts are verified and the project is inspected, a Staff Report will be forwarded to the next meeting of the Historic Preservation Advisory Board for approval or denial of the tax exemption.

Should the proposed scope of work change, a Certificate of Appropriateness may be required. Material changes of skirting and any other exterior changes would require a Certificate of Appropriateness. Please contact Staff immediately if the scope of work changes to begin the Certificate of Appropriateness process.

From the date of issuance of this Letter of Eligibility, you have 1 year to complete any or all the proposed improvements listed above. Depending on the combination of verifiable costs of these exterior and interior improvements, you may qualify for a Level 2 Rehabilitation Incentive (Level 2) or Preservation Incentive (Level 3) exemption. If the total costs of eligible *exterior* improvements are in excess of \$10,000, you may receive an exemption of 50% of the City's ad valorem taxes for a period of 10 years (Rehabilitation Level). If the combined cost

of eligible *interior or exterior* improvements is in excess of \$5,000, you may receive an exemption of 30% of the City's ad valorem taxes for a period of 10 years (Preservation Level).

If you have any questions about this Letter of Eligibility, please contact me at 972-547-3472 or ralam@mckinneytexas.org.

Sincerely,

Rayna Alam

Rayna Alam
Historic Preservation Planner
Downtown Development & Preservation

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): DAN G. PERKINS
ADDRESS (line 1): 523 W. HUNT ST-
ADDRESS (line 2): _____
City, ST, ZIP: MCKINNEY TX - 75069
Geographic ID Number R- 1112003/R-0935-0000-0060-1
Phone: (214) 504-8124
E-mail: dan.perkins007@gmail.com
Signature: Dan G. Perkins - Perkins Revocable Trust
Date: 2-12-2025

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."

LETTER OF INTENT GUIDELINES



Describe the work to be performed on the property. This should include any proposed materials.

- 1 • Describe the current condition of the property/structure.
- 2 • Describe in detail the location of the property [Example: approximately (distance) feet South of (street name), approximately (distance) feet North of (street name), approximately (distance) feet East of (street name), and/or approximately (distance) feet West of (street name).]
- 3 • Special considerations (i.e. requested variances, unique characteristics of subject property).
- 4 • Description and Justification for the proposed eligible work.
- 5 • State the level of incentive you are requesting.
- 6 • The Letter of Intent must provide the signature and contact information of the owner.

Letter of Intent:

- ① The current condition of the property is good but it requires constant ~~maint~~ maintenance.
- ② This property is located at the SE ^{corner} of Hunt and College street in McKinney. Property / Geo ID 1112003/R-0935-000-0060-1 W A R H E A (C M C) LOT 6
- 3 Special Considerations - I have spent more than \$10,000 in repairs so FAV in 2025 and would like to have them considered in this application
- 4) So FAV in 2025 I have had heating problems and needed new furnace pipes. Also I had a water ~~leak~~ leak requiring me to

O U E R

4. - CONT

me to replace flooring at the rear of the house.
I need new porch flooring AND my porch
bannisters need elevating and reworking
which I plan for this year.

5. - The level of incentive I'm seeking is
50% TAX reduction

Van Derpenn - owner

523 W. Hunt St

McKinney, TX 75069

(214) 504-8124

















Collin CAD Property Search

Property ID: 1112003 For Year 2025

Property Details

Account		
Property ID:	1112003	Geographic ID: R-0935-000-0060-1
Type:	R	
Property Use:		Condo:
Location		
Situs Address:	523 W HUNT ST MCKINNEY, TX 75069	
Map ID:	068.F	
Legal Description:	W A RHEA ADDITION (CMC), LOT 6	
Abstract/Subdivision:	S0935	
Neighborhood:	(HF1315CMC) HIST CMC, RF1315	
Owner 		
Owner ID:	1224066	
Name:	PERKINS REVOCABLE TRUST	
Agent:		
Mailing Address:	523 W HUNT ST MCKINNEY, TX 75069-3857	
% Ownership:	100.0%	
Exemptions:	HS - For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	N/A (+)
Improvement Non-Homesite Value:	N/A (+)
Land Homesite Value:	N/A (+)
Land Non-Homesite Value:	
Agricultural Market Valuation:	

Market Value:	N/A (=)
Agricultural Value Loss: ⓘ	N/A (-)
Appraised Value:	N/A (=)
HS Cap Loss: ⓘ	N/A (-)
Circuit Breaker: ⓘ	N/A (-)
Assessed Value:	N/A
Ag Use Value:	N/A
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
CMC	MCKINNEY CITY	N/A	N/A	N/A
GCN	COLLIN COUNTY	N/A	N/A	N/A
JCN	COLLIN COLLEGE	N/A	N/A	N/A
SMC	MCKINNEY ISD	N/A	N/A	N/A
CAD	COLLIN CAD	N/A	N/A	N/A

📖 Property Improvement - Building

Description: RESIDENTIAL **Type:** Residential **Living Area:** 4540.0 sqft **Value:** N/A

Type	Description	Class CD	Year Built	SQFT
MA	Main Area	R08	1880	2620
MA2	Main Area 2nd Floor	R08	1880	1920
CP	Covered Porch/Patio	R08	1880	1108

Description: DETACHED CARPORT **Type:** Residential **Living Area:** 0 sqft **Value:** N/A

Type	Description	Class CD	Year Built	SQFT
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DETC	Detached Carport	DCPT3	1960	720
STG	Storage	R02	2000	144

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
A1	Residential Single Family	0.00	0.00			N/A	N/A

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	N/A	N/A	N/A	N/A	N/A	N/A
2024	\$817,144	\$252,000	\$0	\$1,069,144	\$136,838	\$932,306
2023	\$780,116	\$252,000	\$0	\$1,032,116	\$184,565	\$847,551
2022	\$711,347	\$200,000	\$0	\$911,347	\$140,846	\$770,501
2021	\$673,694	\$125,000	\$0	\$798,694	\$98,239	\$700,455
2020	\$531,325	\$118,750	\$0	\$650,075	\$13,298	\$636,777
2019	\$472,638	\$106,250	\$0	\$578,888	\$0	\$578,888
2018	\$486,073	\$100,000	\$0	\$586,073	\$0	\$586,073
2017	\$480,989	\$93,750	\$0	\$574,739	\$29,894	\$544,845
2016	\$483,239	\$62,500	\$0	\$545,739	\$50,425	\$495,314

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
12/21/2021	SWDNL	Special Warranty Deed / No Letter	PERKINS DAN G	PERKINS REVOCABLE TRUST			20220118000086040
4/1/1979	OT	Other	PERKINS DAN ET UX	PERKINS DAN ET UX			0

Protest Information

2/7/25

SOLD TO

DATE ORDERED _____

ORDER TAKEN BY

PHONE NO.

CUSTOMER ORDER #

JOB LOCATION	
--------------	--

JOB PHONE

STARTING DATE

TERMS

WORK ORDERED

DATE ORDERED

DATE COMPLETED

CUSTOMER

APPROVAL SIGNATURE

AUTHORIZED SIGNATURE

TOTAL LABOR

TOTAL MATERIALS

TOTAL MISCELLANEOUS

SUBTOTAL

TAX

GRAND TOTAL

150	00
-----	----

Total Weight	76.68 lbs
Total Volume	40.00 bf
Total Amount	\$94.60
Sales Tax	\$7.81
Order Total	\$102.41



TAPIA SOLUTIONS INC

PO BOX 384
BLUE RIDGE, TX 75424
Cell: (214) 471-2826
info@tapiasolutions.com

CLIENT INFO

ADDRESS

DATE

Dan Perkins

523 W Hunt St
Mckinney Tx

Feb 4, 2026

Estimate Repair

DESCRIPTION

TOTAL

Power wash
Paint all metal
Protect roof
Hand brush

Color MATCH PENDING

~~\$3,475.00~~

Update \$ 4,075.00

CLIENT SIGNATURE
PROJECT MANAGER

Total \$4,075.00
Pd. 2000.00 4/20/26 ck# 2578
Pd. 2075.00 4/27/26 ck# 2582

Balance paid April 27
collected by Jesus T.



Brake Away Mobile Auto Services

(501) 249-3229

Purchase Order

DATE _____

MAKE	MODEL	YEAR	MILEAGE	ENGINE
NAME <u>Dan Rogers</u> <u>Zo 25</u>				
ADDRESS <u>523 W. Hwy 57 McKinney TX</u>				PHONE #
DESCRIPTION OF THE PROBLEM. <u>INSTALL SHOCKS UNDER DECK</u>				
WOULD YOU LIKE A BRAKE INSPECTION ?			WOULD YOU LIKE A OIL CHANGE?	

BRAKES	SUSPENSION	ELECTRICAL	COOLING SYSTEM
MASTER CYCLINDER	WHEEL BEARINGS	BATTERY	WATER PUMP
POWER BOOSTER	SHOCKS	STARTER	RADIATOR
PADS/SHOES	BALL JOINTS	ALTERNATOR	THERMOSTAT
BRAKEHARDWARE	C/V AXLES	FUEL PUMP	HOSES
ROTORS	STRUTS	INJECTORS	HEATER CORE
HOSES	TIE RODS	WIRING	A/C COMPRESSOR
DRUMS	BUSHINGS	SPARK PLUGS	DRIER/ACUM
CALIPERS	U-JOINTS	SPARK WIRES	CONDENSOR
TIRES	RACK/PINION	SENSORS	FANS
LUGS/STUDS	POWER STEERING	BELTS/HOSES	SEALS

MISC. SERVICES

SERVICE NOTES

Attempted TORQUE
DECK BUT RECOMMEND
FOUNDATION REPAIR
Installed SHOCKS.

VEHICLE SUMMARY

WARRANTY INFO/CODE

☐

Aceptamos Visa y MasterCard

DL. INFO

☐

SORRY NO CHECKS !!!

☐

\$25 ON-SITE SERVICE CHARGE

TOTAL

TAXES

TOTAL 500.00

I HEREBY AUTHORIZE THE ABOVE REPAIR WORK TO BE DONE ALONG WITH THE NECESSARY MATERIAL, AND HEREBY GRANT YOU AND/OR YOUR EMPLOYEES PERMISSION TO OPERATE THE CAR, TRUCK OR VEHICLE HEREIN DISCRIBED ON STREET, HIGHWAY OR ELSEWHERE FOR THE PURPOSE OF TESTING AND/OR INSPECTION. AN EXPRESS MECHANIC'S LIEN IS HEREBY ACKNOWLEDGED ON ABOVE VEHICLE TO SECURE THE AMOUNT OF REPAIRS THERE TO.

ALL WARRANTIES ARE VOID IF ANY SERVICE TECH. OTHER THAN BRAKEAWAY AUTO TECH. PERFORMS ANY SERVICE ON THE WARRANTED PART OR LABOR. FUTHERMORE WE ARE NOT RESPONSIBLE FOR ANY ITEMS LOST STOLEN OR DAMAGED WHILE IN OUR CARE.

Authorized Signature:

INSPECTION AUTHORIZATION

☐

WORK AUTHORIZATION

☐



Search mail

Compose



Inbox 12,687

Starred

Snoozed

Important

Sent

Drafts 228

Categories

More

Labels

[Gmail]All Mail 1

[Gmail]Trash

attorneys' emails

Avalon 2016

Belize Trip 1

C Pap Machine

Car Acccident 9

Thank you for choosing Owens AC. Please see attached invoice due upon receipt

Job Number: #1168

Service Date: Feb 03, 2025

Customer Name: Dan Perkins

Service Address: 523 West Hunt Street, McKinney, TX 75069

Services

Duct work replacement

qty	unit price
1.0	\$7,020.07

Remove supply plenum and remove all old ductwork from underneath the house. Install new plenum and run all new flex ductwork to each individual boot. Secure and seal all ductwork connections to plenum and boots.

Subtotal

Total job price

Amount Due

Pay online

Contacts



In this thread

Contacts



007danperkins
DanPerkins007@gmail.com

Owens AC
notifications@housecallpro.com

INVOICE

459577

SOLD TO <i>Dan Perkins</i>		SHIP TO <i>Scott 972-921-3708</i>	
ADDRESS		ADDRESS	
CITY, STATE, ZIP		CITY, STATE, ZIP	

CUSTOMER ORDER NO.	SOLD BY	TERMS	F.O.B.	DATE
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ORDERED	SHIPPED	DESCRIPTION	PRICE	UNIT	AMOUNT
		<i>Receipt for a check</i>			
		<i>written to Scott Johnson</i>			
		<i>in the amount of</i>			
		<i>1300⁰⁰ for labor.</i>			
		<i>5-13-26</i>			
		<i>Recieved 1300⁰⁰</i>			
		<i>for labor on porch</i>			

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SHIP TO

April 17th 2026

ADDRESS

ADDRESS Revised from Dan Perkins
CITY, STATE, ZIP Scott Stevens

ADDRESS For Robert and/or Materials

CITY, STATE, ZIP

CITY, STATE, ZIP

CUSTOMER ORDER NO.

SOLD BY

TERMS

F.O.B.

DATE _____

CUSTOMER ORDER NO.		SOLD BY	TERMS	FO.B.	DATE	
ORDERED	SHIPPED	DESCRIPTION		PRICE	UNIT	AMOUNT
rate		0411.10,				
3-25		15.00				
3-31		25.00				
4-1		25.71				
4-15		25.74				
4-16		25.76				