

April 16, 2025

Rayna Alam

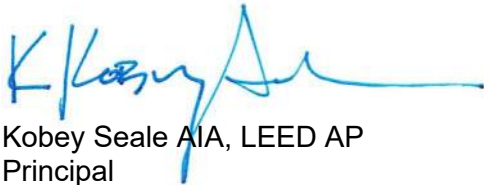
Historic Preservation Planner
City of McKinney
401 E. Virginia St
McKinney, Texas 75069

Re: Letter of Intent - Tax Incentive Program for 403Tucker St.

Dear Rayna:

This letter of intent is to formally apply for the restoration level 2 of the historic tax incentive program for 50% tax exemption for the home at 403 Tucker Street. The current home has a level 1 exemption that will be expiring soon. The house has been well maintained, but is in need of some work for the ongoing upkeep of an historic residence. The property is located at the southeast corner of Tucker Street and Board Street. Work planned for the incentive program would be to repair and replace rotted wood around the house and touch up paint, install half-round gutters and downspouts around the house to help prevent future wood rot, and install closed cell spray foam under the floor to provide proper insulation and vapor barrier that is currently missing. It is estimated that this work will exceed the \$10,000 threshold for the incentive. It is my understanding that this work would qualify for the level 2 program. Please feel free to contact me at 214.364.0480 or seale@conduitad.com. Let me know if you need any additional information. I appreciate your consideration.

Sincerely,



Kobey Seale AIA, LEED AP
Principal

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): Kristopher Kobey Seale

ADDRESS (line 1): 403 Tucker St

ADDRESS (line 2): _____

City, ST, ZIP: McKinney, Texas 75069

Geographic ID Number R- 0856-087-258A-1

Phone: 214.364.0480

E-mail: seale@conduitad.com

Signature: _____

Date: 4.3.25

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."

Collin CAD Property Search

2025 Real Property Preliminary Values are now live!

Property Details

Account		
Property ID:	1105164	Geographic ID: R-0856-087-258A-1
Type:	R	
Property Use:		Condo:
Location		
Situs Address:	403 TUCKER ST MCKINNEY, TX 75069	
Map ID:	068.F	
Legal Description:	MCKINNEY ORIGINAL DONATION (CMC), BLK 87, LOT 258A	
Abstract/Subdivision:	S0856	
Neighborhood:	(CMCHIST) CITY OF MCKINNEY, HISTORIC DISTRICT	
Owner ⓘ		
Owner ID:	954063	
Name:	SEALE KRISTOPHER K &	
Agent:		
Mailing Address:	ASHLEY BROOKE KOONCE 403 TUCKER ST MCKINNEY, TX 75069-2756	
% Ownership:	100.0%	
Exemptions:	HS - HT - For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$543,080 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$230,000 (+)
Land Non-Homesite Value:	
Agricultural Market Valuation:	
Privacy - Terms	

Value Method:	C
Market Value:	\$773,080 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value: ⓘ	\$773,080 (=)
HS Cap Loss: ⓘ	\$126,865 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$646,215
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	Tax Rate	Market Value	Taxable Value
CMC	MCKINNEY CITY	0.415513	\$773,080	\$0
GCN	COLLIN COUNTY	0.149343	\$773,080	\$64,481
JCN	COLLIN COLLEGE	0.081220	\$773,080	\$491,599
SMC	MCKINNEY ISD	1.125200	\$773,080	\$546,215
CAD	COLLIN CAD	0.000000	\$773,080	\$646,215

ANDY MARRUFO
HOME REPAIR & REMODELING
1712 WEST STREET
MCKINNEY, TX 75069
214-290-3554 (Office)

ESTIMATE

3/5/2025

PERFORMING WORK AT:

NAME. KOBAY SEALE
ADDRESS. 403 W TUCKER ST
CITY, ST, MCKINNEY TX

WORK PERFORMANCE AT THE ABOVE ADDRESS ARE AS FOLLOWS:

Fireplace, run new gas line, install new firebox and build wood mantle
\$ 5,600

Rotted wood around exterior of house and fence repair - front door, at garage, and
three columns \$ 2,250

Dog run gravel, retaining at pool \$ 2,400

Replace wood cedar
Remove the existing wood fence
Fence 80 Lf 6'high \$ 4,500
Fence 60 Lf 8' high \$ 7,600
prep and paint or stained the fence \$ 1,800

Gutters, New half round Gutters

Main house \$ 3,400

House 1st floor. \$ 1,800

Garage. \$. 1,200

Foam insulation

1" closed cell foam insulation under the house

Labor and material \$ 3,750

