

CITY HISTORIC MARKER NOMINATION



All Marker Applications must be submitted online via the Customer Self-Service (CSS) Portal.

INCOMPLETE AND/OR PAPER APPLICATIONS WILL NOT BE ACCEPTED.

By submitting this application to the City of McKinney, the applicant affirms:

- All submitted information for this application represents an accurate description and narrative of the history of the property.
- The McKinney Historic Marker does not confer landmark status.
- The marker is one component of eligibility for a Marker Level tax exemption within the HNIZ which is subject to a separate application process.
- The Marker will be mounted on the front façade of the approved building within thirty (30) calendar days of award of the Marker. The owner will purchase the marker from the city and install the plaque.
- It is understood that approval of this application by the Historic Preservation Officer and the Historic Preservation Advisory Board in no way constitutes approval of a building permit or other required City permit approvals.

I. General Property Information *(Upload a pdf of this section to your application.)*

Name of Building: King-Merritt House
Address of Building: 408 N. Waddill Street, McKinney, TX 75069
Date of Construction: 1925 *Check one:* ☒ Known or ☐ Circa
Architect/Designer:
Builder/Contractor: James O. Wilkes
Architectural Period: Revival **Architectural Style:** English Cottage
Is Building Location Original? ☒ Yes ☐ No *(Specify Original location):* Original Location

Parcel ID and Legal Description of Property Waddill Addition, Block 12, Lot 4a, 4d, 4f, & OL1

Building Use:

Original Uses	Folk Victorian Style	Adapted Uses
☐ Agriculture	☐ Agriculture	☐ Agriculture
☐ Commerce	☐ Commerce	☐ Commerce
☐ Education	☐ Education	☐ Education
☐ Government	☐ Government	☐ Government
☐ Healthcare	☐ Healthcare	☐ Healthcare
☐ Industrial	☐ Industrial	☐ Industrial
☐ Recreation	☐ Recreation	☐ Recreation
☐ Religious	☐ Religious	☐ Religious
☒ Residential	☒ Residential	☒ Residential
☐ Social	☐ Social	☐ Social

☐ Transportation _____

☐ Transportation _____

II. Architectural Description *(Upload a pdf of this section to your application.)*

a. Plan and Orientation

	Original 1	Current 1
Number of Stories	West	West
Orientation (N, S, E, W)		
Floor Plan		
X Open plan	☐	☐
L-plan	☐	☐
Modified L-plan	☐	☐
Center passage plan	☐	☐
2-room plan	☐	☐
T-plan	☐	☐
Shotgun plan	☐	☐
Asymmetrical plan	☒	☒
Other (specify)	☐ _____	☐ _____

b. Character Defining Architectural Features *(Please check all that apply.)*

Roof Form		
Gable	☒	☒
Hipped	☐	☐
Flat with Parapet	☐	☐
Gambrel	☐	☐
Mansard	☐	☐
Shed	☐	☐
Other (specify)	☐ _____	☐ _____
Windows		
Double Hung	☒	☒
Single Hung	☐	☐
1 over 1	☐	☐
3 over 1	☐	☐
4 over 1	☐	☐
4 over 4	☐	☐
Casement	☐ _____	☐ _____
Awning	☐ _____	☐ _____
Hopper	☐ _____	☐ _____
Arched	☐ _____	☐ _____
Fixed	☐ _____	☐ _____
Sliding	☐ _____	☐ _____
Other (specify)	☒ 6 over 6	☒ 6 over 6
Doors		
Single front	☒	☒
Double front	☐	☐
2 Front Doors	☐	☐
Solid Panel	☐	☐
Multiple Panel	☐ _____	☐ _____

Glass	☐		☐	
Other	☐		☐	
Decorative Elements				
Corbels	☐		☐	
Brackets	☐		☐	
Columns and post	☐		☐	
Shutters	☐		☐	
Porch(es)	☐		☐	
Other	☒	chimney	☒	chimney

Materials (Please check all that apply.)

	Original	Current
Construction		
Frame	☒	☒
Solid Brick	☐	☐
Solid Stone	☐	☐
Concrete	☐	☐
Other (specify)	☐	☐
Foundation		
Pier and Beam	☒	☒
Stone	☐	☐
Brick	☐	☐
Concrete	☐	☐
Concrete Masonry Units	☐	☐
Other (specify)	☐	☐
Exterior Wall Surface		
Siding (specify type)	☒ wood	☒ wood
Stucco	☐	☐
Stone	☐	☐
Brick	☐	☐
Wood Shingle	☐	☐
Other (specify)	☐	☐
Windows		
Wood Sash	☒	☒
Aluminum Sash	☐	☐
Steel Sash	☐	☐
Vinyl Sash	☐	☐
Other (specify)	☐	☐
Roof Materials		
Shingles (specify type)	☒ composition	☒ composition
Tile (specify type)	☐	☐
Slate	☐	☐
Metal (specify type)	☐	☐
Other	☐	☐

Primary Exterior Color	<u>white</u>	<u>white</u>
Secondary (Trim) Color	<u>white</u>	<u>white</u>
Additional Colors	<u>white</u>	<u>white</u>

IV. Supporting Documentation *(Upload pdfs with this information to your application.)*

All written documentation should be double spaced, 12 point-font, justified.

A. Alterations

List any known changes or modifications made to the property throughout its history.

B. Historical Figures/ Historical Information about individuals who are associated with the property.

List any historical figures associated with the property. Provide names and occupations.

C. Property Ownership

Legal description of property with a location map as well as a list all known owners of the property. Include original owner and subsequent owners. A chart for this information is included in the "Historic Marker Application Reference Packet".

D. Tenant History

List all known tenants of the property throughout its history. A chart for this information is included below.

E. Narrative History

Attach a narrative explanation of the chronological and historical development of the property. (See attached example.) The above information should be included as part of your narrative.

F. Drawing, provide:

- A sketch of the current site plan. Include the proposed location of the historic plaque.
- A sketch map indicating the nominated property and any related sites.
- A sketch or drawing showing the current plan of the house.
 - Sketches or drawings of the historic plan may be included as well.
- Copies of Sanborn Maps™ showing the house's relationship to other homes and the footprint of the house.

G. Photographs, provide:

- At least one historic photograph of the property.
- At least one current photograph of the property illustrating in its surrounding context. For example, photograph the streetscape in which the building is included.
- At least one photograph of each side of the building.
- Photographs of distinctive characteristics and architectural features
- Label each photograph with the property address and a sequential series of numbers,
 - For example, 222_N_Tennessee_1, 222_N_Tennessee_2, etc.

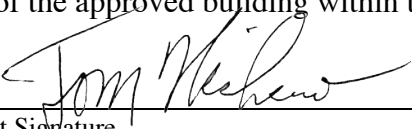
H. Additional Information

Provide any additional information that supports the application. This may include copies of architectural drawings, letters, oral histories, newspaper/magazine articles, etc.

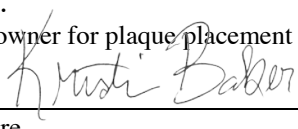
I. References

Attach a list of the books, articles, Sanborn Maps™, newspapers, and other sources used in preparing this form. (See the "Historic Marker Application Reference Packet" for suggestions.)

The Historic Preservation Advisory Board requests that all plaques be mounted on the front façade of the approved building within thirty (30) days of receipt.



Applicant Signature

Permission of owner for plaque placement ☒


Owner Signature

February 24, 2026
Tom Michero
1108 Tucker St.
McKinney, TX 75069

Cassie Bumgarner
Historic Preservation Planning Manager
City of McKinney
401 E. Virginia St.
McKinney, TX 75069

Dear Cassie,

I am submitted this application for a **Historic Building Marker** on behalf of Kristi Baker for the house at 408 North Waddill Street.

I am submitting this application concurrently with an application for the Level 1 tax exemption. If or when the home is approved for a Historic Marker, **I please add your letter of approval to that tax exemption application** for me.

If you have any immediate questions regarding this application or if it is deficient in some way, do not hesitate to contact me. If I have not submitted the documents you require through the CSS correctly, please contact me. For any other questions and/or for scheduling meetings, please feel free to contact Kristi (see below).

Thanks for guiding me through this new submittal process.

Best regards,

A handwritten signature in black ink, appearing to read "Tom Michero", with a stylized, flowing script.

Tom Michero
214-733-6768
tom@mckinneyhistory.com

Home Owner Contact Info:
Kristi Baker
408 N. Waddill St.
214-862-9956
kristibaker@yahoo.com

City of McKinney

Historic Building Marker Application

(Supporting Documentation)

The King-Merritt House 408 North Waddill Street



Alterations & Construction

Construction

The King-Merritt House was built in 1925 by contractor James O. Wilkes as a single-story, six-room home. The house was originally built as a wood-frame structure on a pier-and-beam foundation in the English Cottage Style. The home's steep-pitched, cross-gable roof plan and the prominent brick chimney are hallmarks of this architectural style. The front door is set within an arched opening. The south side of the house originally had a pergola-covered deck between two gabled wings. The home is fenestrated primarily with six-over-six sash windows.

Alterations

The King-Merritt House was significantly altered around 1962 when the owner at the time covered the exterior wood siding with mortar molded to look like brick. The wood-framed windows were replaced with aluminum ones. The deck on the south side of the house was framed in to create more interior floor space.

Further alterations were made beginning in 2024 to restore the house to its original aesthetic. These alterations included:

- a new roof
- leveling the foundation
- replacing the plumbing
- replacing the electrical
- removing the faux brick and returning house to original siding
- removing the 1960s aluminum windows and replacing them with custom-crafted replicas of the original 6-over-6 wood sash windows.
- removing shag carpeting and linoleum and refinish the original heart pine floors.
- removing the 1960s paneling and mismatched trim and recreating the trim details seen in historic photos
- removing an interior wall to combine kitchen and breakfast room to create functional modern kitchen with period details.
- remodeling the bathrooms and adjacent closets to improve functionality
- removing dilapidated outbuildings and cleared trees and brush on the neglected half acre lot.

Anticipated Needs

After completion of the home's restoration, it is the desire of the current owner to maintain the original architectural character of the house..

Narrative History

In 1855, the State of Texas (with Elisha M. Pease as Governor) granted Thomas T. Bradley title to 291 acres of land a half mile west of the city of McKinney. Over the next several years, Judge Robert L. Waddill, Sr. purchased portions of this tract. By the time of his death in 1867, he owned about 108 acres of it. His widow Sarah died in 1896. The following year, the surviving five children subdivided the land into 28 blocks which became known as the Waddill Addition. The youngest Waddill child, Fannie P. Waddill, received 15 lots in the new subdivision. One of these was Lot 4 in Block 12 located at the northeast corner of the intersection of Waddill and Lamar Streets.

The Waddill Addition became known as one of McKinney's most desirable, if not prestigious, neighborhoods in the city. The addition was especially popular among local investors. Many of the lots in the addition changed hands several times as the Waddill heirs sold off their holdings.

In 1919, Fannie sold the west half of Lot 4 to Uriah P. Clardy who months later sold it to former Interurban conductor turned real estate salesman Ben A. Gilbert who subdivided the west half of Lot 4 into three separate lots. In 1920, Mr. Gilbert built a five-room house on the southern most lot and sold it to C.H. Shehane. In February of 1921, Mr. Gilbert sold the northernmost unimproved lot to investor Jesse M. Kirby who sold it four months later to wholesale grocery salesman Loren M. King for \$375.

When Loren purchased the property, he and his recently wedded wife Grizel Searcy were living on Virginia Street. The couple had their first and only child in 1922. It wasn't until March of 1925 that Loren hired contractor James O. Wilkes to build a new house on the Waddill Street lot that he purchased from Jesse Kirby. Loren pay \$5,000 for his single-story, six-room English Cottage Style home.

In February of 1929, the King Grocery Company of which Loren was Vice-President wanted to expand its sales territory and transferred Loren to its new branch office in Denton. Loren sold the Waddill Street house to his brother-in-law Judge Eber W. Merritt who had married Loren's sister the previous month. However, the sale was in no way a wedding present since the Judge paid \$5,500 for it.

In 1933, Judge Merritt purchased the vacant lot behind his from Fannie Waddill. This purchase doubled the size of property and gave Mrs. Merritt plenty of land to grow plants for her nursery she ran from the house of many years. The couple lived in the

house together until the Judge died in the home in 1943. His widow lived in the house for another three years before selling it to J.C. Penney manager Charles M. Cooper, Sr, who, on that same day, sold it to his son Charles M. Cooper, Jr. During the time Charles, Jr. and his wife lived in the house, they had their first and only child, Charles M. Cooper, III.

Charles, Jr. owned a retail variety store near the McKinney Square while residing on Waddill Street. However, in 1956, he decided to change his career path and enrolled into the hospital administration program at Northwestern University in Chicago. The family left McKinney after selling their house to farmer Tully B. Mills who owned the house for two years while renting it to meat-packing plant manager Roy V. Elliott.

In 1958, Tully B. Mills sold the house to rural mail-carrier George Blackwell and his wife Fay. They lived in the house for four years before making major changes to the 37-year-old house in 1962. The changes range from replacing the original wood sash windows with aluminum ones to covering the exterior wood siding with a brick-stamped stucco.

The George and Fay lived together in the house until George died in 2003. Fay continued to live in the house until selling it in 2022.

Historical Figures

Loren Moses King (1894-1961) - The First Owner

Loren King was involved in the wholesale grocery trade with his father Augustus “Gus” C. King who was the long-time manager of the McKinney branch of the Boren-Stewart Company headquartered in Dallas. In 1924, Loren’s father established his own firm in McKinney known as the King Grocer Company and hired his son Loren to be one of the firm’s traveling salesmen.

Loren was born in Pilot Point, Texas where his father was in the mercantile trade. Around 1902, Loren’s father took a job working for the Boren-Stewart Company and moved the family to McKinney. In 1912, Loren graduated from McKinney High School and went on to attend a business college in Raleigh, North Carolina run by his uncle J.H. King. Upon his return to McKinney, he worked for a short time as a bookkeeper for the First National Bank before joining the Boren-Stewart Company as a shipping clerk.

Two months after the U.S. Congress declared war on Germany in April of 1917, Loren registered for the draft. He was later called up and joined the Army. He served in the 136th Infantry, American Expeditionary Forces in France. He was honorably discharged in February of 1919 and returned to his parent’s sumptuous house at 401 West Louisiana Street in McKinney in March and renewed his employment at Boren-Stewart.

On New Year’s Day in 1921, Loren married Grizel Searcy, daughter of stockman Allen and Ella Mae Searcy. Loren and Ella Mae took up residence with Loren’s parents for a short time before they found a house to rent on West Virginia Street. In the summer of 1921, Loren purchased a lot on Waddill Street with the intention of building a house on it some day. Several years past but finally that day arrived in 1925 when Loren’s father started his own wholesale grocery business in McKinney and hired Loren as a traveling salesman. That year Loren, Grizel and their four-year-old baby boy moved into their new house they had built at 408 North Waddill Street.

From its beginning in 1924, the King Grocer Company experience great success and in 1926 looked to enlarge its trade territory. The firm opened a branch in Denton to be managed by Gus’ brother Otis M. King. Two years later Loren was transferred from the McKinney office to help his uncle build the Denton branch. Loren’s family relocated to Denton and sold their house to his sister Lorine and her husband County Judge Eber W. Merritt in February of 1929. Lorine and Eber were newlyweds, having been married the previous month.

When Gus died in July of 1933, Loren returned to McKinney to take over management of the McKinney branch of the company. Loren and family moved into his parent's old home on West Louisiana Street where they lived until moving to Jacksonville, Texas (near Tyler) in 1947. That year, Loren partnered with John H. Aven, the owner of the local 7-Up bottling plant, to purchase the Jacksonville Grocery & Market. They operated their business as the Jacksonville Grocery and Produce Company.

Around 1958, Loren retired and moved with his wife to Mount Pleasant, Texas (30 miles east of Greenville). In 1961, Loren died of a heart attack at the age of 67. Following a service in Mount Pleasant, his body was removed to the Pecan Grove Cemetery in McKinney for burial. Soon after Loren's death, his widow Grizel moved to Marshall where she died in 1980 at the age of 87. Her body was removed to McKinney to be interred next to her husband.

Eber Washington Merritt (1877-1943) - Second Owner

Eber W. Merritt began his career as an attorney and later served as a Collin County Judge. He was active in civic affairs, on several boards and commissions, and served as Chairman of the Collin County Democratic Party,

Eber was born in McKinney, the son of Capt. William W. Merritt who served under General Joseph Shelby's command during the Civil War. Though Confederacy forces surrender in 1865, many of Shelby's men refused to disband and instead rode to Mexico to offer their services to Emperor Maximilian. The Emperor declined their assistance but did grant them land to start their own colony. However, Eber's father was not among them. Instead, he chose to settle in Collin County where he married Virginia Compton in 1866. In 1874, Capt. Merritt was elected Collin County Sheriff and later served four years in the Texas Legislature.

Eber was born on the family farm a few miles northeast of McKinney in 1877, the fifth of six children. In 1897, he was the valedictorian of his graduating class at the McKinney Collegiate Institute. In 1902, upon successfully completing his examinations, he was admitted to the Texas Bar and began his law practice in Dallas along side Judge W.J.J. Smith. Eber practiced in Dallas until moving back to McKinney around 1916.

Upon arriving back in McKinney, Eber partnered with his older brother Robert C. Merritt who was a United States District Attorney. Eber soon began getting involved in politics

and was made Chairman of the Collin County Democratic Party in 1925. Two years later, he announced his desire to run for Collin County Judge. He ran in the primary and general election unopposed and began his term in January of 1928, succeeding A.M. Wolford. He was re-elected to serve another two-year term in 1930.

In January of 1929, Eber married Annie Lorine King, sister of Loren King and daughter of wholesale grocer Augustus C. King. At the time of their marriage, Eber was 52 years old and Lorine was 33. The couple was living in a house on Hunt Street when Lorine's brother Loren was moving to Denton for business, making his recently constructed house at 408 North Waddill available for purchase. The newlyweds bought it in February. While the couple lived there, Eber continued to practice law with his brother and Lorine became an avid gardener. Lorine studied landscaping and floral culture when she attended college and given the size of the couples lot, she was able to maintain a successful florist business. She grew roses and other flowers but she was best known for her irises. A newspaper article from 1941 reports that Lorine had 1,200 varieties of irises in her garden. Another mentions Lorine's rock garden and describes her as an "ardent worker for civic beautification."

Eber died in his Waddill Street home in March of 1943 after several months of illness. His funeral service was conducted by Dr. Clifford S. Weaver of the First Christian Church and Dr. R.L. Cowan of the First Presbyterian Church with burial among a profusion of flowers at the Pecan Grove Cemetery. A few weeks after the funeral when Lorine's irises were in full bloom, she invited the public to come and walk in her spectacular garden.

In July of 1943, Lorine took an extended vacation to Hollywood, California, returning to her McKinney home in October. She remained at 408 North Waddill for the next three years until selling her house to Charles M. Cooper in 1946 and moving permanently, she thought, to Hollywood. However her health began to fail her and she returned to McKinney to live with her mother at 401 W. Louisiana Street. Lorine died in July of 1951 at the age of 54. She is buried at Pecan Grove next to her husband. The couple had no children.

Charles Murdock Cooper, Jr. (1916-2005) - The Third Owner

Murdock Cooper, Jr. was the son of Charles M. Cooper, the owner/manager of the J.C. Penney store on the McKinney Square. In 1946 at the age of 30, Murdock opened a variety store on the Square where he later introduced self-service retail to the city.

Murdock Cooper was born in Topeka, Kansas in 1916 to parents Charles M. Cooper and Maude Lugenbeel. The family moved to McKinney in 1923 where Charles became manager of J.C. Penney's 474th store in the United States.

Murdock initially attended McKinney public schools but at the age of 16, he enrolled into the Wentworth Military Academy in Lexington, Missouri. He later returned to Texas to attend Austin College in Sherman where he met Mary Ruth Blocker. In August of 1937, the two married in Santa Fe, New Mexico. The couple moved there when J.C. Penney offered Murdock a job at its new store. The following year he was transferred to an El Paso store. For the next few years, the couple resided in other Texas cities including Amarillo, Port Arthur, Sulphur Springs, and Fort Worth where the couple welcomed their only child, Charles M. Cooper, III in 1938.

During World War II, Murdock served with the U.S. Army at Fort Bliss, Texas and Camp Maxey near Paris, Texas. Following the war, the Cooper family took up residence in McKinney where Murdock opened a variety store on the southeast corner of the McKinney Square. During this time, the Murdocks rented the residence at 408 North Waddill Street from Lorine Merritt who moved to California in 1943 after her husband died.

In December of 1946, Murdock's father Charles helped his son purchase the house he had been renting on Waddill Street. Charles accomplished this by purchasing the house from Lorine for \$7,700 cash then selling it on the same day to his son for \$7,000 with a down payment of \$1,000 cash and the \$6,000 balance coming from bank financing.

In addition to running his variety store, Murdock was involved in McKinney's civic affairs and politics. During his lifetime, he was active in the Lions Club, the Masonic Lodge, Chamber of Commerce, Retail Merchant's Association, and the Methodist Church. Shortly after opening his new store in 1946, Murdock served as President of the McKinney Young Democrats Organization. When Murdock was President of the organization, the Secretary was Ray Roberts, who would later serve in the U.S. House of Representatives from 1962 to 1981 representing House District 4 and become the namesake for Lake Ray Roberts north of Denton.

In 1952, Murdock updated his store with the installation of self-service equipment that the *McKinney Courier-Gazette* claimed was "the first in this section." Customers were provided over-the-arm baskets to use while they shop, then pay for their items at a checkout counter. The system is similar to how grocery stores were operating at the time.

In 1953, Murdock's wife Ruth underwent major surgery in Galveston where her brother Dr. Truman Blocker lived. The experience of visiting the hospital and conversations with Ruth's brother likely contributed to Murdock making a major turn in his career path. Ruth's brother was Dr. Truman Blocker who was a member of the University of Texas medical teaching staff in Galveston. Murdock's contact with his brother-in-law likely influenced his decision to leave the retail trade to pursue a career in hospital administration.

In 1955, Murdock sold his variety store that he owned for nine years to pursue his new career. He attended Northwestern University in Evanston, Illinois. In 1957, he graduated and accepted the position of Assistant Director of Hospitals at the University of Texas Medical Branch in Galveston, earning high honors the following year from the American College of Hospital Administrators. When a reporter for the *McKinney Courier-Gazette* asked Murdock about changing careers at 40 years of age, Murdock replied, "I guess I just actually did what a lot of fellows would like to do and that is take a chance."

In 1961, Murdock became the Assistant Director of Hermann Hospital in Houston. He retired from hospital administration in 1980 and returned to the McKinney area with his wife. He remained civically active, serving on local boards, including the Heard Museum and Pecan Grove Cemetery.

Murdock's wife Ruth was also active in McKinney's civic affairs. She was a member of the Heritage Guild, Heard Museum, DAR, and the Heard-Craig Women's Club. She died in Dallas in 2000 after 63 years of marriage. Murdock died in Dallas in 2005. Both are buried at Pecan Grove Cemetery in McKinney.

James Odibiah Wilkes (1876-1939) - The Contractor

James Wilkes was a carpenter and contractor in McKinney during the 1920s specializing in modest, single-story homes. Though he built homes for hire as well on speculation, his largest contract involved the construction of homes for the employees of the Cotton Mill.

James Wilkes was born in 1876 to a South Carolina farming family. He was the second oldest of nine children born to William Wilkes and Mary Pendergrass in Chester about 50 miles southwest of Charlotte. In 1905, James married fellow South Carolinian Margaret Avida Waters. Shortly after their marriage James and Vida (as she was called)

moved to Denton County, Texas along with other members of the Waters family. Meanwhile, none of James' family participated in this migration. The 1910 Census shows James and Vida living in the Denton area. A newspaper article from 1915 indicates they are living in Sanger, about 12 miles north of Denton.

As a carpenter, James often moved to where there was work. It is known that James and Vida moved from Sanger to McKinney where her older sister lived some time before 1918. After a brief time in McKinney, the couple moved to Fort Worth. However, they soon returned to McKinney where James purchased a lot on West Hunt Street from real estate dealer Solomon Weisman for the purpose of building a seven-room house and selling it. This type of turnkey real estate development for a carpenter was uncommon at the time.

Eight months after beginning construction, James began placing classified ads in newspaper offering the home for sale. The 1920 Census which was taken in January of that year shows James and Vida were living in house he recently finished on West Hunt Street. The house finally sold in February of 1920.

With the money he made from the sale of his house on West Hunt Street, James purchased a lot from insurance agent Tom Scott at the corner of West Louisiana and Morris Street. This house became the Wilkes residence while James built an airplane bungalow on South Parker Street for County Tax Collector William M. Burgess. After finishing the Burgess house, James purchased a larger property just to the west of their residence. He divided into two 66'x100' lots and began building a house on the eastern half in January of 1922. James and Vida moved into this new house when it was completed and sold their house on the corner.

In 1924, James began building a house on the remaining lot and sold it August of 1924. This was the last house that he built on property he owned. For the next several years he would build homes for hire, including the seven-room house he built for high school teacher Earl and Lottie Welford in 1925. For the most part, James built homes with only a slight consideration to design. His homes were uncomplicated in construction and design. However, the home he build for Welfords departed considerably from the bungalow style he was used to building. The Welford house is unique due to its eyebrow roof covering its front porch and the multiple applications of a truncated gable known as a jerkinhead roof.

James' business and reputation appears to have grown during the mid 1920s. He

seems to have been getting work all the work he need including being hired to build 13 of the fifty homes that the Cotton Mill was erecting for its employees. However, in 1928 James and Vida sold their home and moved to Wichita Falls to be with Vida's family who were involved in the grocery trade. While there, he continued to engage in the carpentry and Vida's family grocery business.

James died of kidney disease in February of 1939. He was interred at the Riverside Cemetery in Wichita Falls. Vida continued to live in Wichita Falls until her death in 1959.

Property Ownership

Address: 408 North Waddill, McKinney, Texas 75069

Legal Description: Waddill Addition, Block 12, Lot 4a, 4d, 4f, & OL 1

Purchase Date	Seller	Buyer
Sep. 26, 1855	State of Texas	Thomas T. Bradley
circa 1866	Thomas T. Bradley	Robert L. Waddill
1896	Sarah E. Waddill ¹	(Fannie, et al.) ²
Oct. 2, 1897	(subdivided)	Fannie P. Waddill
Mar. 24, 1919	Fannie P. Waddill	U.P. Clardy
Jan. 26, 1920	U.P. Clardy	B.A. Gilbert
Feb. 5, 1921	B.A. Gilbert	J.M. Kirby
Jun. 1, 1921	J.M. Kirby	Loren M. King
Feb. 27, 1929	Loren M. King	Eber W. Merritt
May 3, 1933 ³	Fannie Waddill	Eber W. Merritt
Dec. 31, 1946	Lorine Merritt	Charles M. Cooper, Sr.
Dec. 31, 1946	Charles M. Cooper, Sr.	Charles M. Cooper, Jr.
Jun. 22, 1956	Charles M. Cooper, Jr.	T.B. Mills
Oct. 26, 1958	T.B. Mills	George & Faye Blackwell
Apr. 4, 2003	George & Faye Blackwell	Faye Blackwell
Jun. 28, 2022	Faye Blackwell ⁴	Kristi Baker

¹ *Surviving spouse of R.L. Waddill, Sr. leaves property to her children upon her death*

² *Heirs of Sarah E. Waddill*

³ *Merritt purchases adjacent lot to the east*

⁴ *Faye Blackwell inherited the house upon her husband's death in 2003.*

Tenant History

Lorine Merritt rented the house to Murdock Cooper, Jr. between 1943 and 1946. Tully B. Mills rented the house to Roy V. Elliott sometime between 1956 and 1958.

I. References & Resources

Collin County Deeds Records Office.

Courier-Gazette, published by Perkins and Wilson, McKinney, Texas.

Democrat-Gazette, published by Perkins and Wilson, McKinney, Texas.

The Architectural Heritage of McKinney, by the Owl Club of McKinney, 1972.

The Way It All Began, by Helen Gibbard Hall, Collin County Historical Society, 2006.

Collin County, Texas, Families, by Alice Pitts and Minnie Champ, Curtis Media, 1994.

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Collin County History Website by Joy Gough, collincountyhistory.com

“Portal to Texas History,” texashistory.unt.edu

Ancestry.com

McKinney Public Library

Research assistance provided by Tom Michero

* * *

Property Search

Property ID: 1133703 - Tax Year: 2024

This property is eFile eligible!
[Click here to eFile your protest.](#)

General Information

Property ID	1133703
Property Status	Active
Geographic ID	R-0835-012-004A-1
Property Type	Real
Property Address	408 N Waddill St McKinney, TX 75069
Total Land Area	16,945 sq. ft.
Total Improvement Main Area	1,849 sq. ft.
Abstract/Subdivision	 Waddill Addition
Primary State Code	A (Residential Single-family)
Legal Description	WADDILL ADDITION, BLK 12, LOT 4A 4D 4F & OL1

Owner Information

Owner ID	1247351
Owner Name(s)	 Baker Kristi Kay
Exemptions	None
Percent Ownership	100.00%
Mailing Address	408 N Waddill St McKinney, TX 75069-3752

2024 Value Information

Improvement Homesite Value	\$78,245
Improvement Non-Homesite Value	\$0
Total Improvement Market Value	\$78,245
Land Homesite Value	\$234,000
Land Non-Homesite Value	\$0
Land Agricultural Market Value	\$0
Total Land Market Value	\$234,000
Total Market Value	\$312,245
Agricultural Use Loss	\$0
Total Appraised Value	\$312,245
Homestead Cap Loss	\$0
Total Assessed Value	\$312,245

Entities

Taxing Entity	Tax Rate	Collected By
CMC (McKinney City)	0.427513 (2023 Rate)	Collin County Tax Office
GCN (Collin County)	0.149343 (2023 Rate)	Collin County Tax Office
JCN (Collin College)	0.081220 (2023 Rate)	Collin County Tax Office
SMC (McKinney ISD)	1.127500 (2023 Rate)	Collin County Tax Office

Improvements

Improvement #1	Residential
State Code	A (Residential Single-family)
Homesite	Yes

Land Segments

Land Segment #1	Residential Single Family
State Code	A (Residential Single-family)
Homesite	Yes

The King-Merritt House Through the Years

1985



2015



2025



Exterior Photos: Then & Now



West Front



North Side



East Rear



South Side



Exterior Photos: Then & Now



Lorine Merritt was famous for her beautiful backyard garden and nursery. The irises seen sprouting in this photo (upper left) are the descendants of the irises she planted in 1929.

408 North Waddill Street Neighborhood Context



View looking North on Waddill Street



View looking South on Waddill Street

Nearby Homes



412 N. Waddill Street



406 N. Waddill Street



404 N. Waddill Street



View looking East on Hill Street

Interior Photos: During Restoration & Now



Living Room



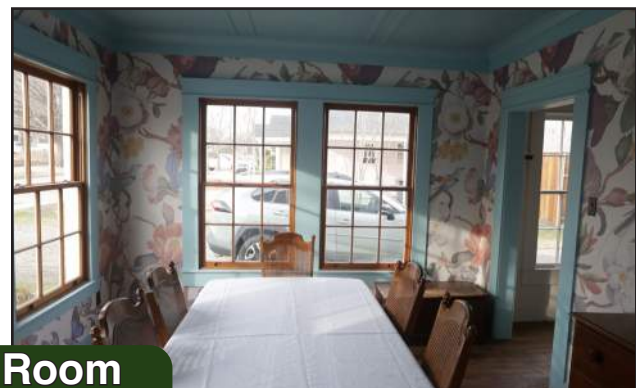
Living Room

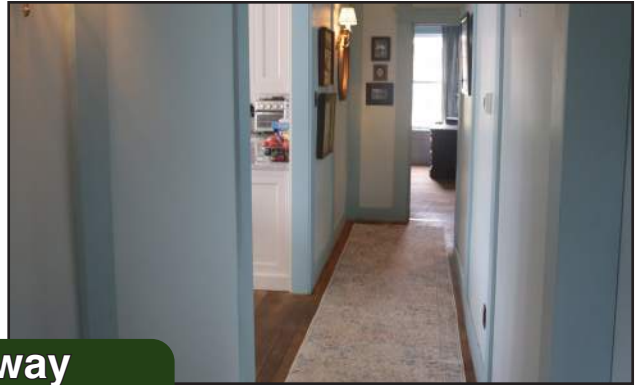


Fireplace



Dining Room





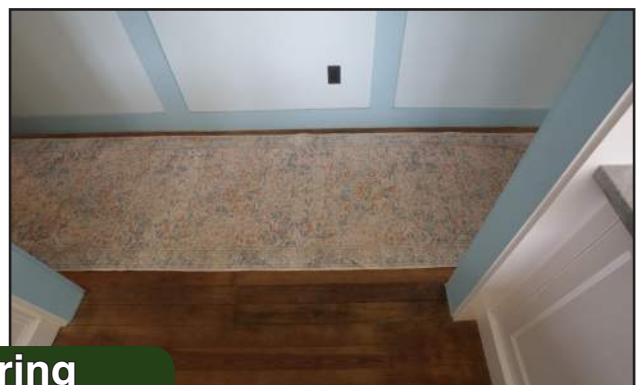
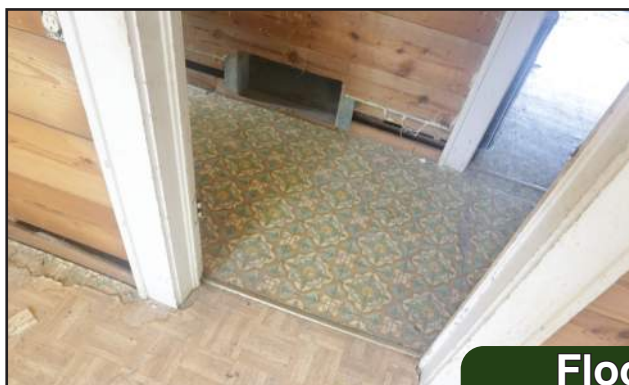
Hallway



Bedroom



Kitchen



Flooring



It was the goal of the 2025 renovation to undo the 1962 remodeling and restore the house to its original 1925 aesthetic. This required the owner to custom-make several six-over-six sash windows and find fixtures from the 1920s. The tub, chandelier, and door knob seen here all belong to that period. The switch plate is a contemporary reproduction of the type of switches found in most homes constructed prior to 1930.





The toy cap gun below dates from the 1940s and belonged to Charles M. Cooper III who lost in near an oak tree in the backyard.



Asian inspired wallpaper covered the pantry walls of the King-Merritt house. This wallpaper had a cheesecloth backing that provided a smooth surface across the gaps of the shiplap walls. It is likely that this wallpaper was included in the home's original 1925 construction.



The English Cottage Style

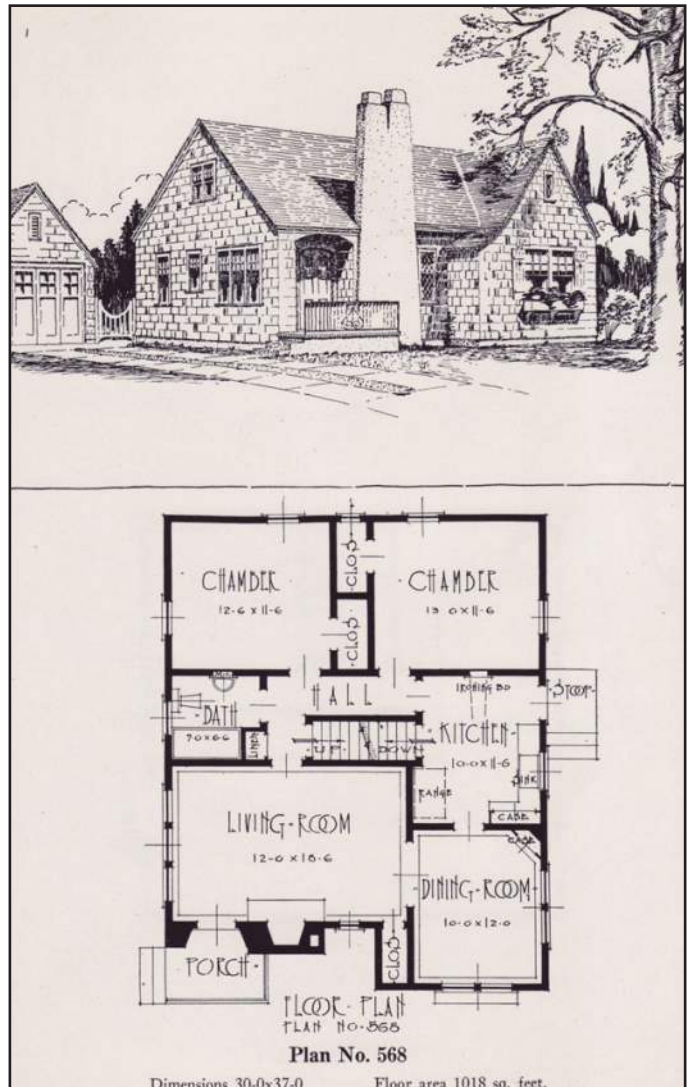
The English Cottage Style is a popular subset of the Tudor Style. Following World War I, American designers created modern versions of the homes they saw while serving overseas.

The elements that characterize the Gothic Revival Style are:

- steeply pitched roof
- bargeboard applied to gable
- cross-gabbling
- curves and arches
- small dormers
- shallow eaves
- prominently located chimney

The English Cottage Style is all about “quaintness.” Unlike the stately symmetry of the more formal Tudor Style, this style is characterized by asymmetrical facades and steep, complex roof lines punctuated by dormers. Other accents include eyebrow curves, arches and bands of casement windows. Many of these homes are made of clinker brick to give an antique appearance.

Chimneys often play a dominant role in the design of these homes. The style is also known as the Cotswold Style, getting its name from the region that popularized the form.



The above illustration is from a Portland Homes pattern book of 1926 showing an English Cottage Style inspired home-design.



In the above photo, the Jesse F. Bone House on Church Street shows key design elements that are inspired by medieval English homes.



The photo at right shows a street-scape in the Cotswold region of southwestern England where this subset of the Tudor Style gets its name.



Architectural Precedents

There are relatively few examples of English Cottage Style homes in McKinney. The homes shown here were built contemporaneously with 501 N. Church. The English Cottage Style was often expressed in brick but a few wood-frame examples exist. The Jesse F. Bone House is perhaps the best example in McKinney of the style expressed in wood-frame construction.





507 W. Lamar Street



1006 W Hunt Street



1402 W. Louisiana Street



1408 W. Louisiana Street

The Works of James O. Wilkes

The pictures on this page are known structures built by James O. Wilkes. He was born in South Carolina in 1876 and moved to Texas some time between 1905 and 1909. He began his carpentry career in McKinney around 1918. Unlike most carpenters of the time, James purchased the property on which he erected his houses, making him one of McKinney's first speculative home builders.

His homes followed the Craftsman Style and were built to accommodate the incomes of teachers and small-business owners. In the late 1920s he was hired to build 13 of the homes that the owners of the Cotton Mill were providing for their employees.

James left McKinney in 1928 shortly after finishing his work at the Cotton Mill and moved the Wichita Falls area. There he engaged in carpentry and his wife's family grocery business. He died in 1939 and is buried at the Riverside Cemetery in Wichita Falls.



1406 W. Louisiana Street



near the Cotton Mill

Historical Photographs

Loren M. King
(1894 - 1961)



Augustus C. King managed a successful wholesale grocery business and purchased this home located at 401 W. Louisiana Street in 1915. His son Loren lived here until marrying Grizel Searcy in 1921. He and Grizel returned to the residence for several years following Augustus' death in 1933, later moving to Jacksonville, Texas.

Loren M. King graduated from the McKinney High School in 1912. Afterwards, he attended a business college in North Carolina operated by his uncle



Augustus C. King
(1872-1933)

KING GROCER CO. Inc.

WHOLESALE GROCERS

344 EAST
LOUISIANA ST.
PHONE: 745-746

PAID UP CAPITAL \$100,000.00

McKINNEY,
TEXAS

OFFICERS and DIRECTORS

F. B. POPE, President
A. C. KING, Vice-Pres. & Gen'l. Mgr.
L. A. SCOTT, Vice-President
L. M. KING, Vice-President
J. E. GIBSON, Secretary
W. C. GERRISH, Treasurer
CLIFFORD E. THOMAS
W. H. SIMS



SALESMEN

W. C. GERRISH
CLIFFORD E. THOMAS
L. M. KING

OFFICE ASSISTANTS

J. E. Bomar, Cashier
Fred R. Perry, Bookkeeper
John E. Wilson, Bill Clerk
Clifford Goostree, Shipping Clerk

We Are Now Located in Our Modern, Permanent Home

WE ARE PLEASED to announce our removal to our permanent location on East Louisiana Street, near the H. & T. C. Depot, where we have a complete stock of merchandise and unexcelled facilities for handling our constantly increasing volume of business. For this continued growth in business and for the kind words spoken in our behalf, we tender our sincere thanks and lasting appreciation.

WE CORDIALLY INVITE our customers and friends to pay us a visit and get better acquainted; inspect our stock and make free use of the facilities and accommodations we are pleased to offer. Our aim is to distribute better food products on a sound, economical basis, holding quality and service as paramount. On this foundation we are building for the future.



This Beautiful Residence

THE HOME OF LOREN M. KING
IN WADDILL HEIGHTS

All the material used in the construction of this
modern McKinney home was furnished by

Wilcox Lumber Company

Anna
Melissa

McKINNEY

Allen
Princeton

In 1914, **Loren M. King** began working for the First National Bank of McKinney as a bookkeeper after graduating from his uncle's business college in North Carolina. Before Loren joined the Army during WWI, he worked for the Boren-Stewart Wholesale Grocery Company, the same company his father worked for. In 1924, Loren's father Augustus C. King, along with several investors, started a competing business known as King Grocery Company (see above advertisement). Loren began as a salesman and worked his way up until he eventually assumed his father's role as vice-president when Augustus died in 1933.

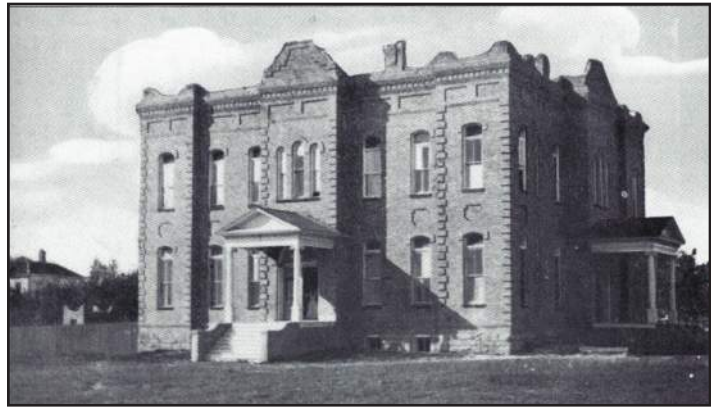
In 1925, Loren hired contractor **James O. Wilkes** to build a single-story, six-room house on Waddill Street. Loren, with his wife Grizel and son Loren, Jr., lived in the house until the family left McKinney in 1928 so Loren could manage the new branch office of the King Grocer Company in Denton.



Eber W. Merritt
(1877 - 1943)

Eber W. Merritt grew up in McKinney, graduating from the McKinney Collegiate Institute on West Lamar Street in 1897. He was admitted to the Texas Bar in 1902. He later joined his older brother's law firm which became known as Merritt, Merritt, & Miller.

Eber W. Merritt was elected Collin County Judge when he ran in 1928 and again in 1930, each time unopposed. In 1934, he returned to private practice.



McKinney Collegiate Institute once occupied the block on Lamar Street where The Arbors apartments now stands.

You Are Earnestly Solicited to

VOTE FOR

E. W. (Eber) MERRITT



FOR COUNTY JUDGE

Run-Off Primary, Saturday, Aug. 25

Received Highest Vote in First Primary and a Majority of All Votes Cast in the 6 McKinney boxes

He is a native of Collin County; has practiced law in McKinney for 20 years, but has never before asked to be elected to public office. We submit his candidacy on his qualifications, assuring you that he will appreciate the honor if elected, and strive without ceasing, to make an honest, capable and obliging official.

Thank you,

HIS FRIENDS.

(Political Advertisement.)



Charles Murdock Cooper, Jr.
(1916 - 2005)

Charles M. Cooper, Jr. was the son of Charles M. Cooper who was the owner/manager of the J.C. Penney store on the McKinney Square. In 1946, at the age of 30, Murdock opened his "Cooper's 5¢ to \$1" store at 202 E. Louisiana Street where he introduced self-service retail to the city.



202 E. Louisiana Street
in a 1985 photo.



Murdock, as he was called, attended McKinney public schools until the age of 16. He then enrolled into the Wentworth Military Academy in Lexington, Missouri. He later return to Texas to attend Austin College in Sherman.

DOLLAR DAYS
STRETCHER
Your Dollar Buys More
Save Money on All These Things for Your Home!

Fine Heat-Resistant Oven Glassware
4-Pc. Mixing Bowl Set
Reg. 1.29
97c
Opaque jade color — so pretty you'll even use them for salads, serving! Graduated sizes in 6", 7", 8" and 9".

STEMMED GLASSWARE
Thin-blown cocktail glass, wine or juice glass, sherry, goblet! Reg. 15c ea.
8 For 1.00

WHITE ENAMELWARE
Cooker, dishpan or sauce pot with red trim. Reg. 1.29 - 1.39
1.00 each

4-Piece Set Metal Kitchen Charm CANISTERS
reg. 98c
66c
For flour, sugar, coffee, tea! White, red and yellow trim.

METAL WASTE BASKET
Kitchen model — 15-qt. capacity. Red with white enamel lining. Reg. 1.49
88c

IRONING PAD, COVER
Knitted pad with medium weight cover. 15x54" "Fruit of The Loom" make. Reg. 1.39
1.00

New Percale Aprons
In bib-and-tie-apron or bib-and-half-apron style. Bias tape trim. Reg. 69c
2 for \$1

TRAINING PANTIES
Fine white cotton with double crotch, elastic top. Sizes 2 - 6. Reg. 19c
14c

Women's Knit Briefs
Non-run tricot acetate in three "Hollywood" styles. White, 8, 10, 12. Reg. 39c
44c

Assorted Lamp Shades
57c to 1.97
Marbled, fiberglass, shantung, an-pure, lantern, hurricane, swirl, etc.

Wall, Boudeir Lamps
Lovely maple pin-up and boudeir style lamps. New beautiful styles!
Special **1.77 Ea.**

Terry Bath Towel
Cannon
Reg. 69c in 28 x 48" size
2 for \$1

19c Dish Cloth 3 For 37c
Aluminum Cake Pan Reg. 45c 33c
Jumbo Dish Drainer Reg. 98c 77c
120 Facial Tissues 11c Box 9c
Men's 100 Hankies 12 For 1.00
Boy's Cotton Socks Reg. 29c 27c

COOPER'S 5c TO \$1.00
S. E. Cor. Square Phone 2-5881

Murdock Cooper operated his variety store near the McKinney Square for nine years. This ad from 1958 shows the variety of merchandise Murdock's store carried. In 1956, he sold the store to Mr. Amis E. Riddles who turned it into a Ben Franklin discount variety store.

The year Murdock sold his business, he enrolled into Northwestern University in Chicago to study hospital administration. In 1957, Murdock was appointed assistant administrator at the John Sealy Hospital in Galveston (below). In 1961, he became the assistant director of the Hermann Hospital in Houston, retiring in 1980.



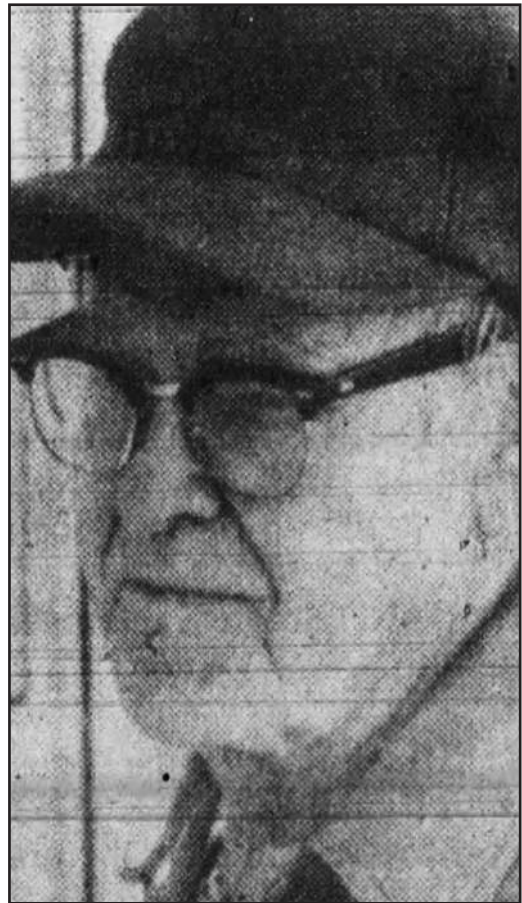


Tully B. Mills (1896 - 1983)
Annie Belle Harmon (1901 - 1937)

In 1956, rural mail-carrier **George T. Blackwell** and wife Fay purchased the King-Merritt House from Tully B. Mills. The couple made extensive alterations to the house in 1962. The George and Fay lived together in the house until George died in 2003. Fay continued to live in the house until 2022.



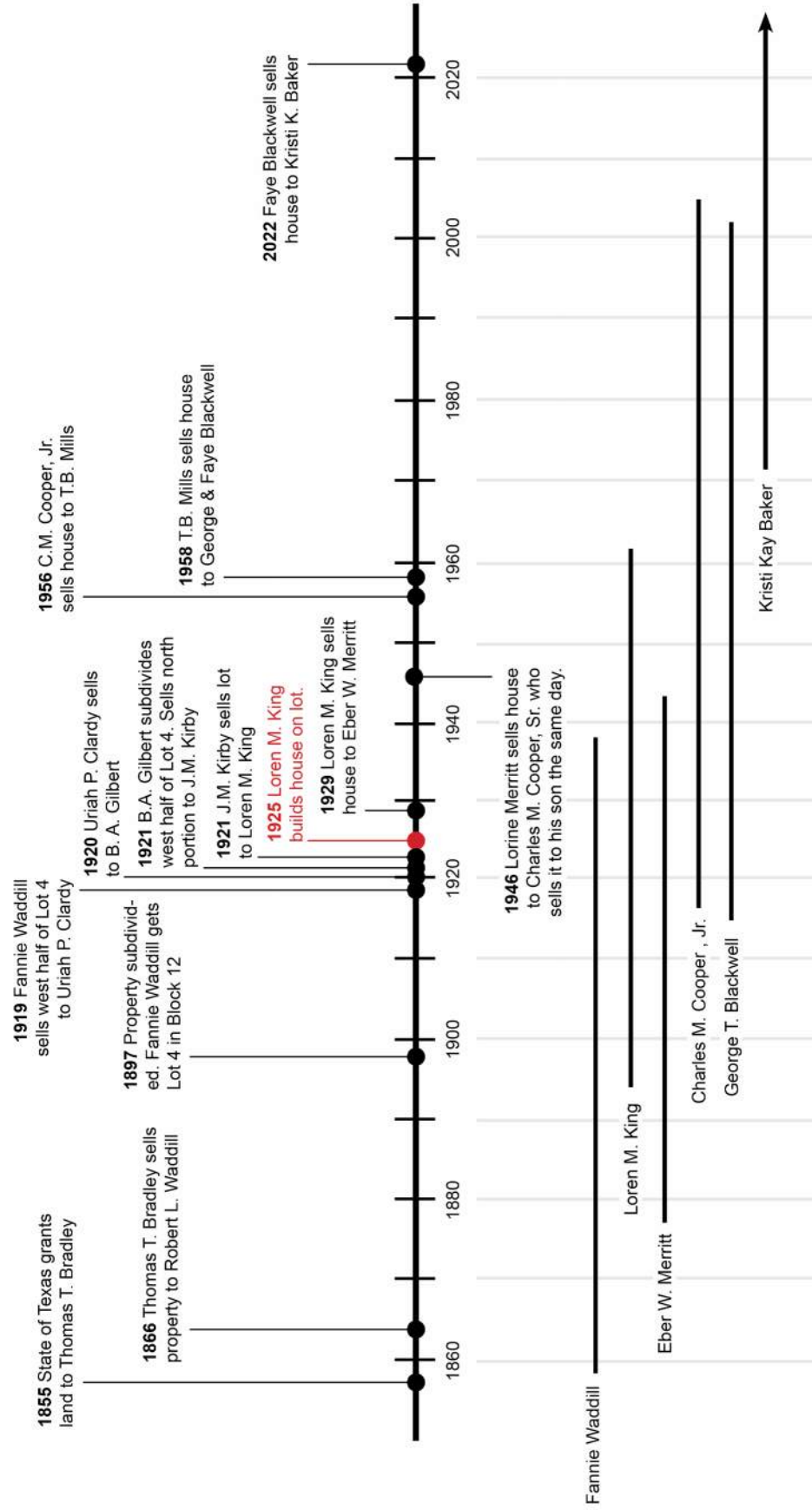
Tully B. Mills was a farmer who purchased the home at 408 N. Waddill from Murdock Cooper, Jr. in 1956. He owned the home for only two years, renting it to Roy V. Elliott. Tully is pictured with his first wife Annie Belle Harmon.



George T. Blackwell
 (1914 - 2003)

The photo at left shows the King-Merritt House at 408 N. Waddill as it appeared in 1960. (Notice: This picture was taken before the Blackwells altered the house and shows the original siding and a bank of three windows). George and Fay Blackwell's youngest son Reggie sits on the walkway.

Timeline History of 408 N. Waddill St.

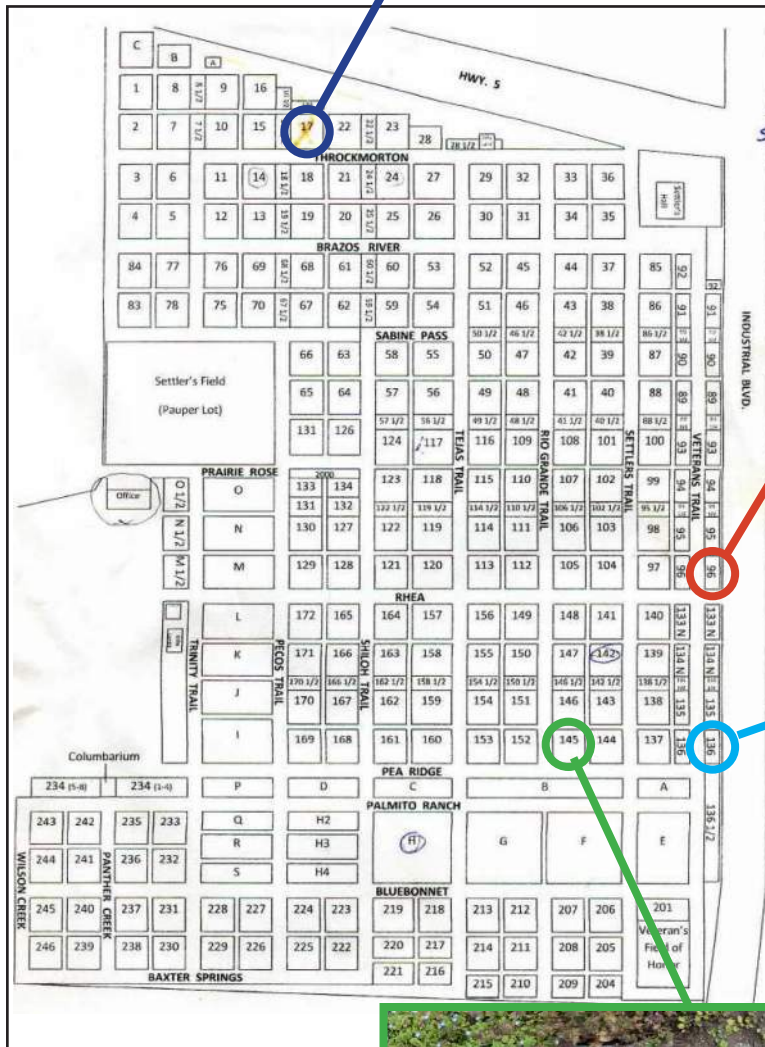




Fannie P. Waddill
(1857 - 1939)

Pecan Grove Cemetery

This map of Pecan Grove Cemetery in McKinney shows the final resting places of key people associated with 408 North Waddill Street.



Eber W. Merritt
(1877 - 1943)



Charles M. Cooper, Jr.
(1916 - 2005)



Grizel (Sercy) King
(1882 - 1980)

Loren M. King
(1894 - 1961)

Ridgeview Cemetery

This aerial view of the Ridgeview Cemetery in Allen shows the final resting place of people associated with 408 N. Waddill Street. Mr Blackwell is buried in the “Field of Honor,” a section of the cemetery dedicated to veterans. Mr. Mills is buried in the “Garden of Prayer.”



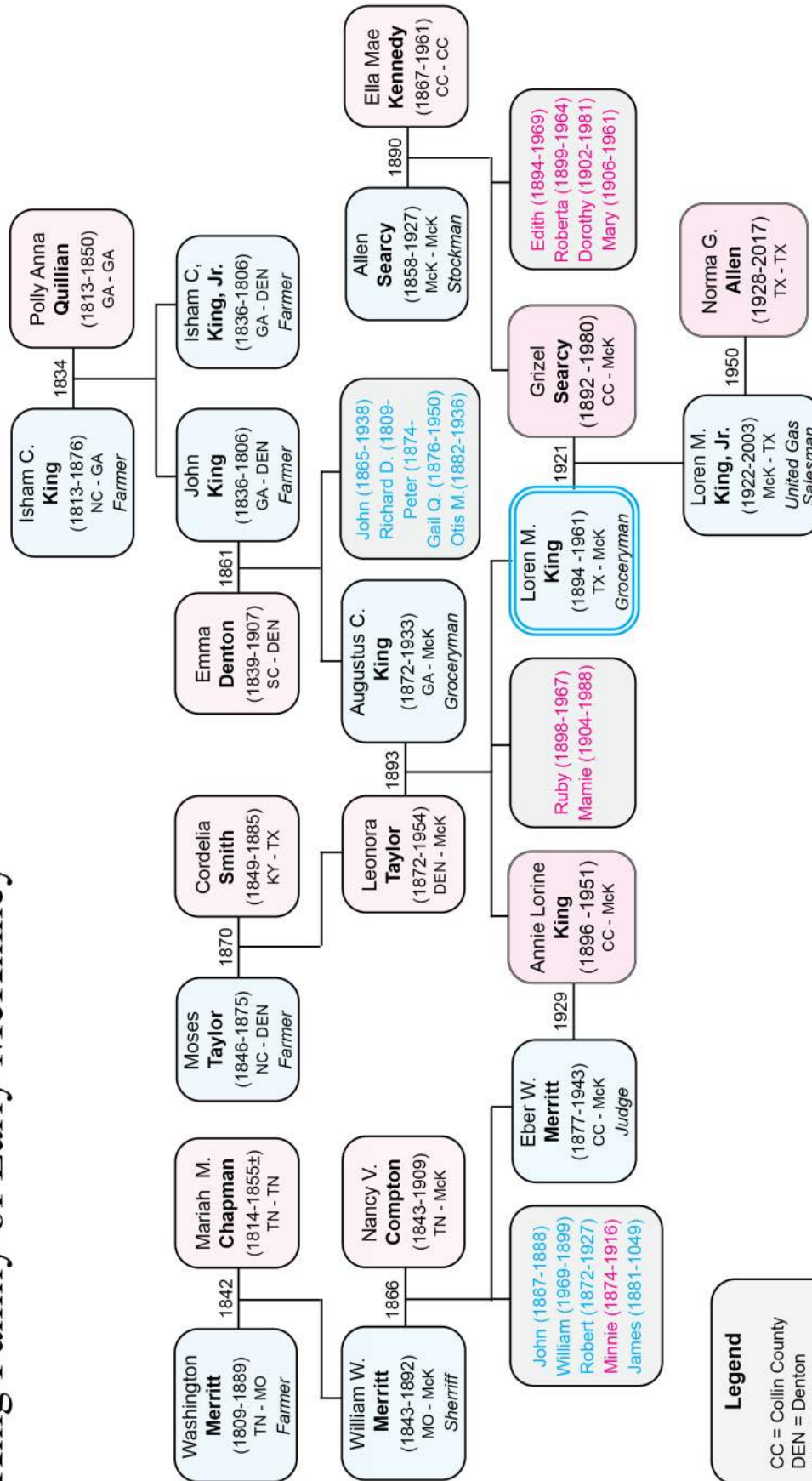
George T. Blackwell (1914 - 2003)



Tully B. Mills (1896 - 1983)

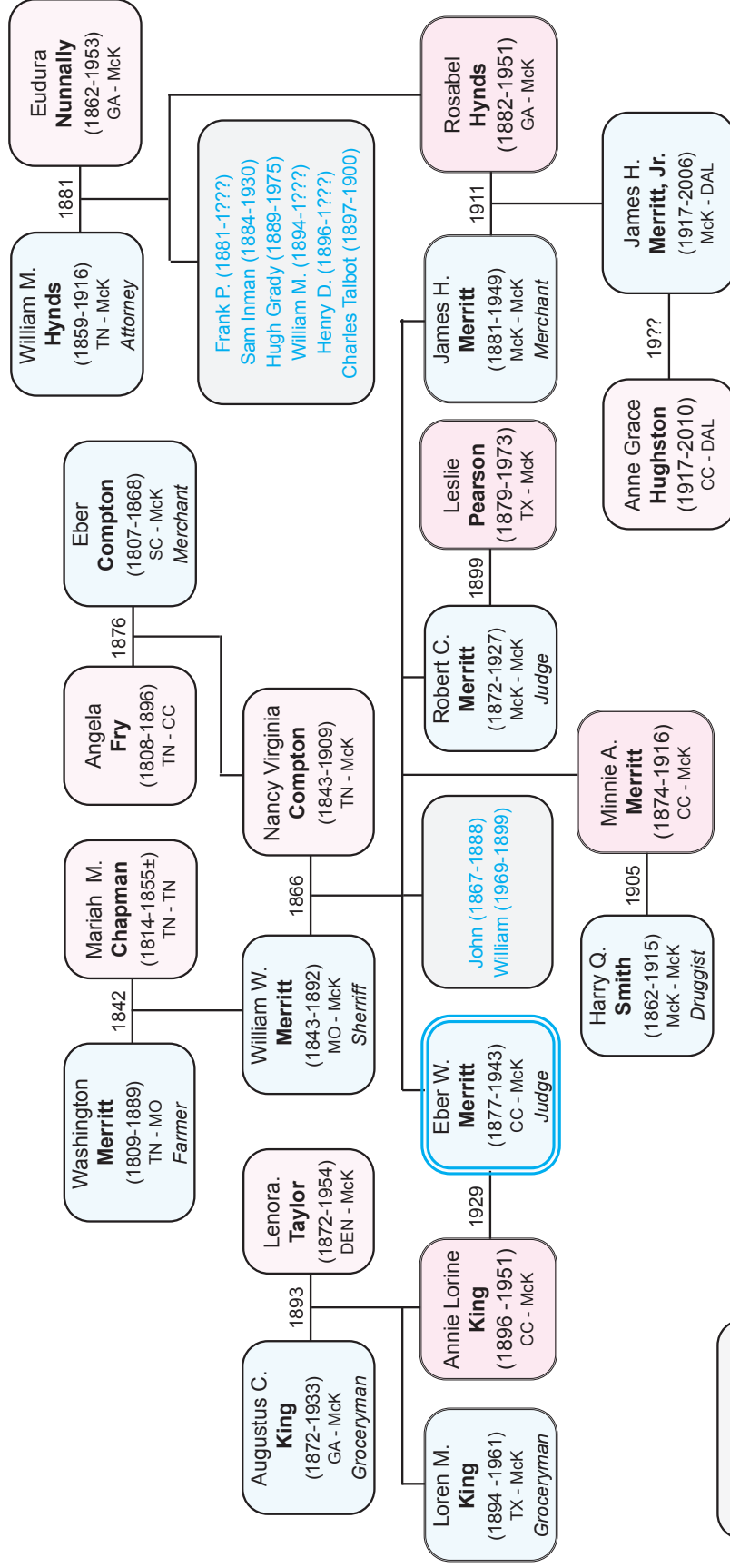
H. Additional Information

King Family of Early McKinney*



* Not all family members are included.

Merritt Family of Early McKinney*



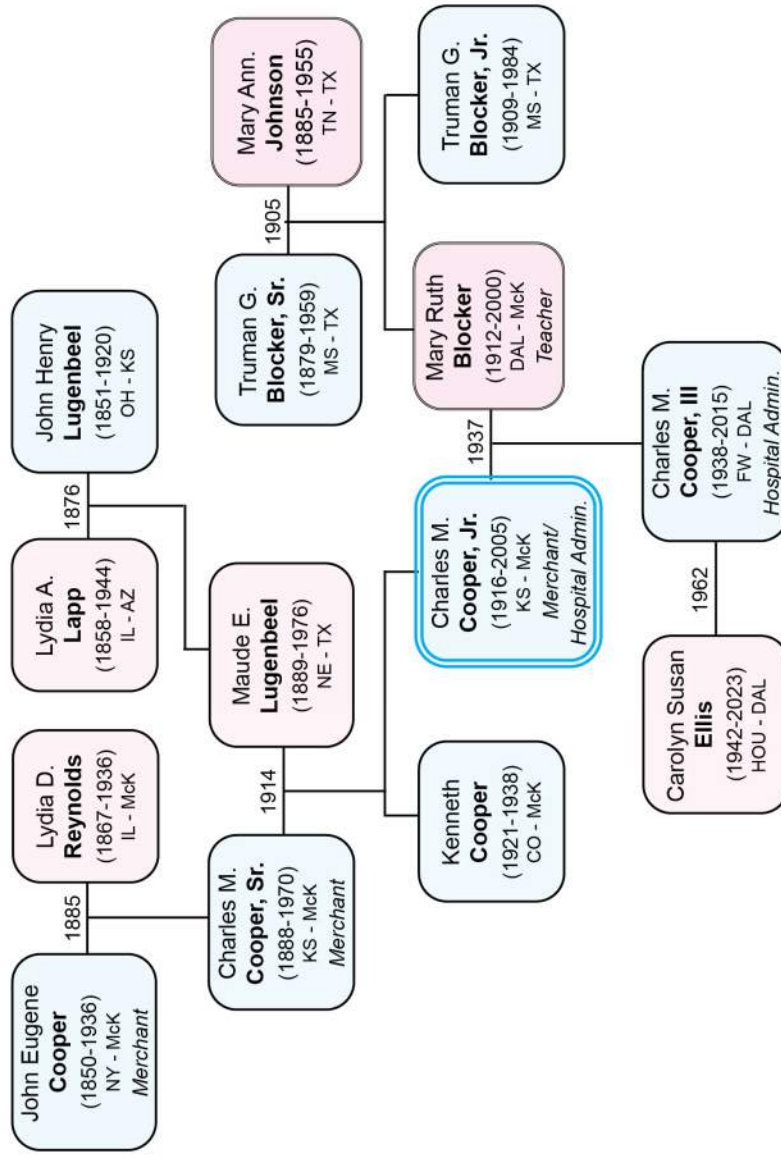
Legend

- GA = Georgia
- MO = Missouri
- SC = South Carolina
- TN = Tennessee
- TX = Texas
- DAL = Dallas
- CC = Collin County
- McK = McKinney

* Not all family members are included.

C.M. Cooper Family of Early McKinney*

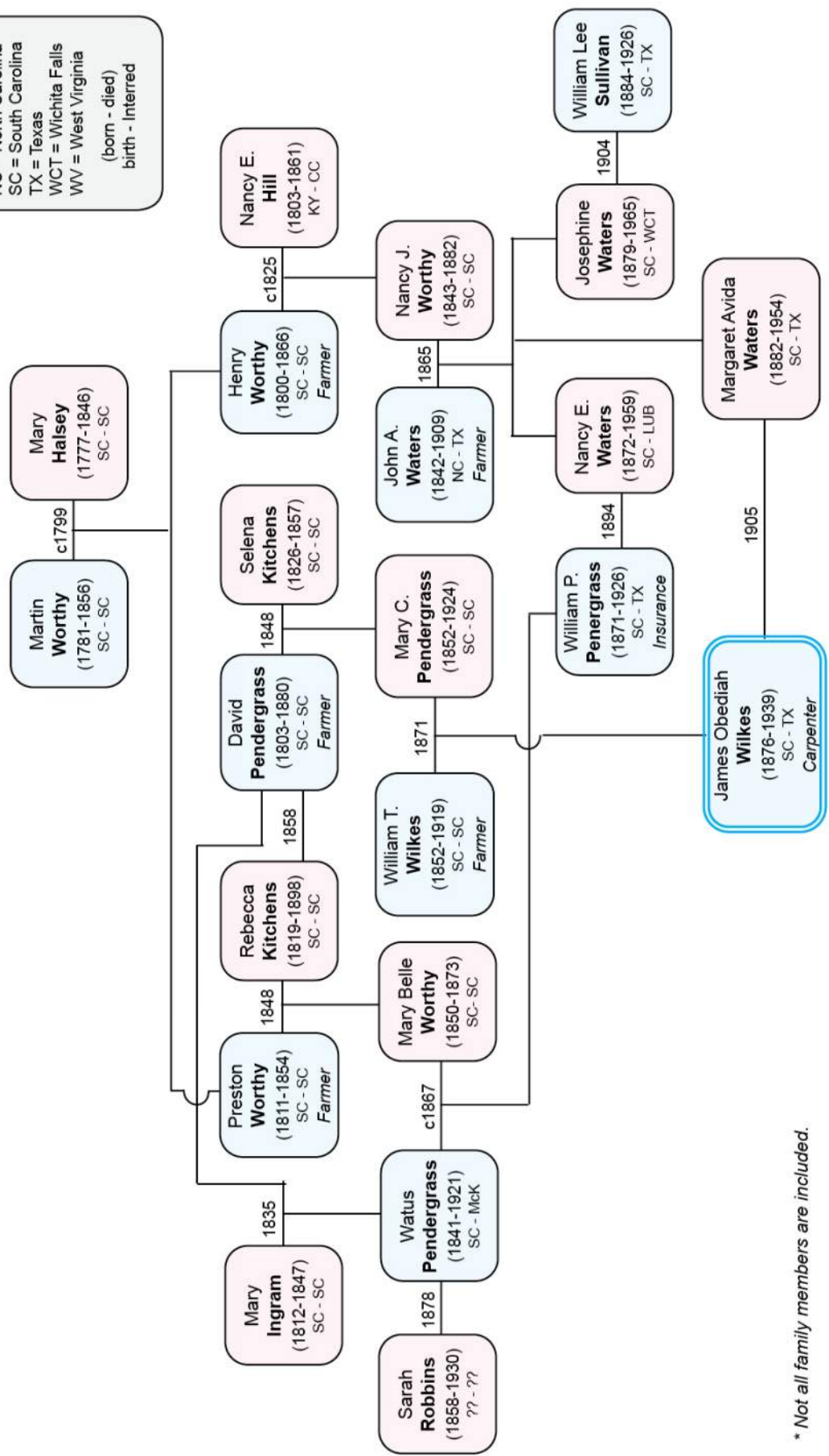
Legend	
AZ = Arizona	
DAL = Dallas	
CC = Collin County	
CO = Colorado	
IL = Illinois	
KS = Kansas	
McK = McKinney	
MO = Missouri	
NE = Nebraska	
NM = New Mexico	
NY = New York	
OH = Ohio	
SC = South Carolina	
TN = Tennessee	
TX = Texas	



* Not all family members are included.

James O. Wilkes Family of Early McKinney*

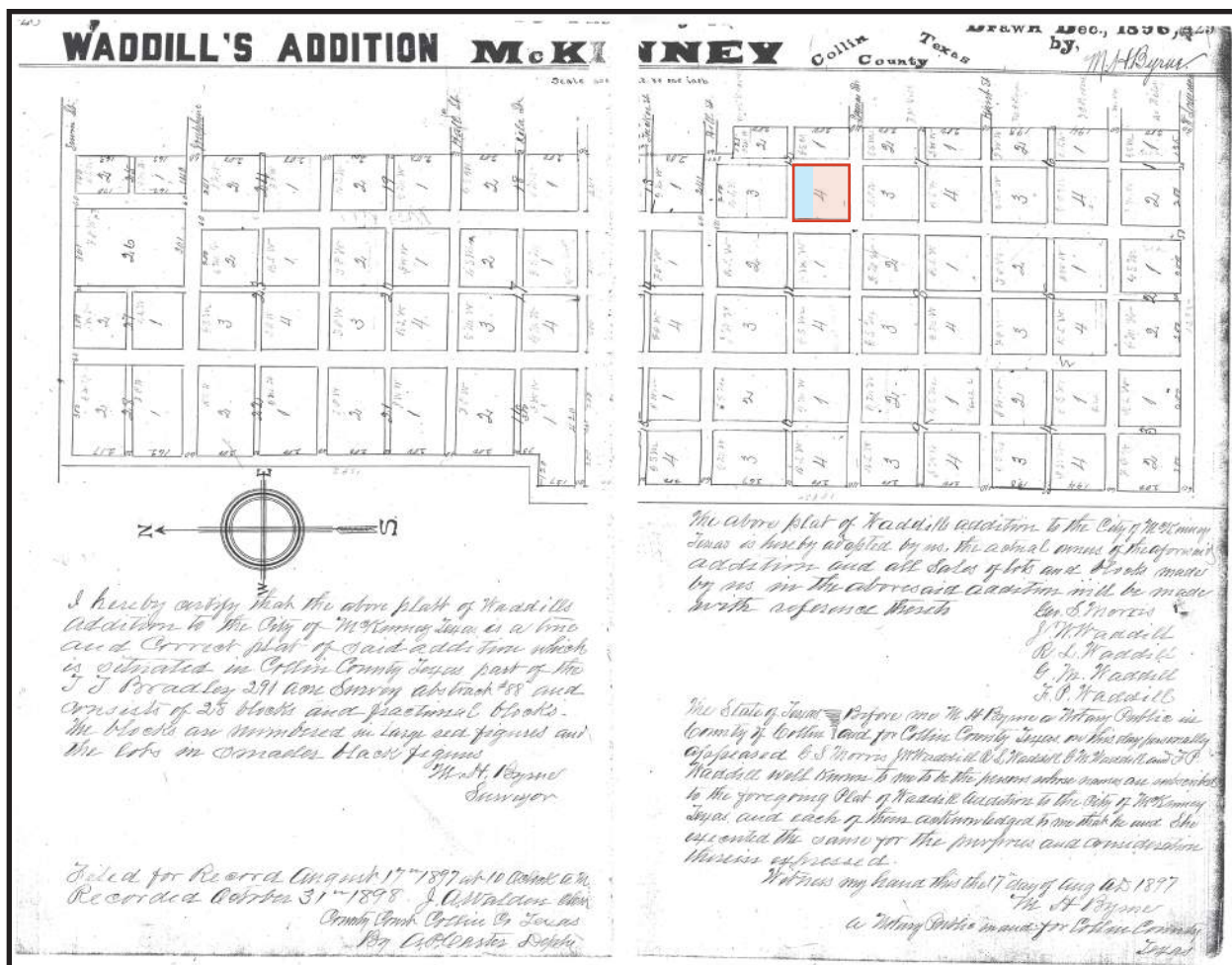
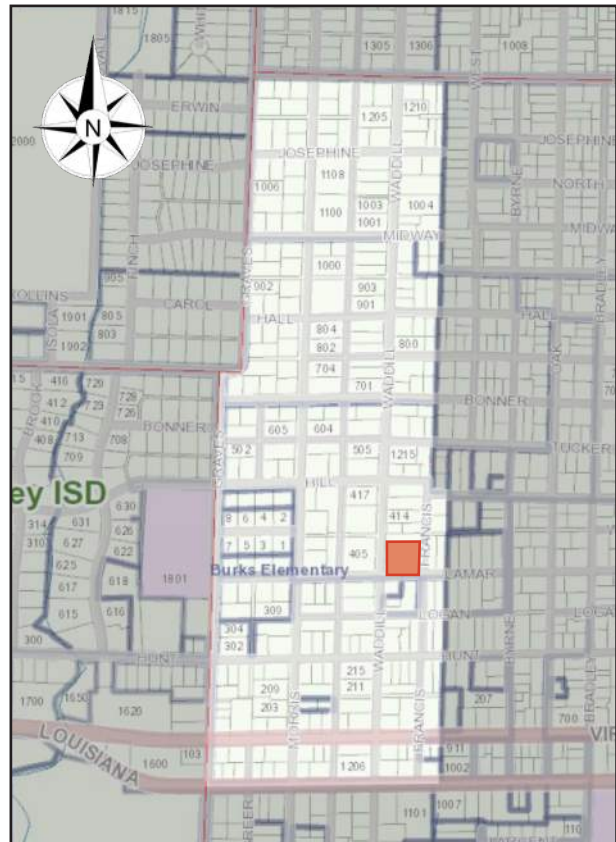
Legend
 CC = Collin County
 DEN = Denton Co.
 KY = Kentucky
 LUB = Lubbock
 McK = McKinney
 MS = Mississippi
 NC = North Carolina
 SC = South Carolina
 TX = Texas
 WCT = Wichita Falls
 WV = West Virginia
 (born - died)
 birth - Interred



* Not all family members are included.

Waddill Addition

The item below shows the original subdivision map drawn up in 1897. Lot 4, Block 12 is highlighted in red with the site of the King-Merritt House indicated in blue.



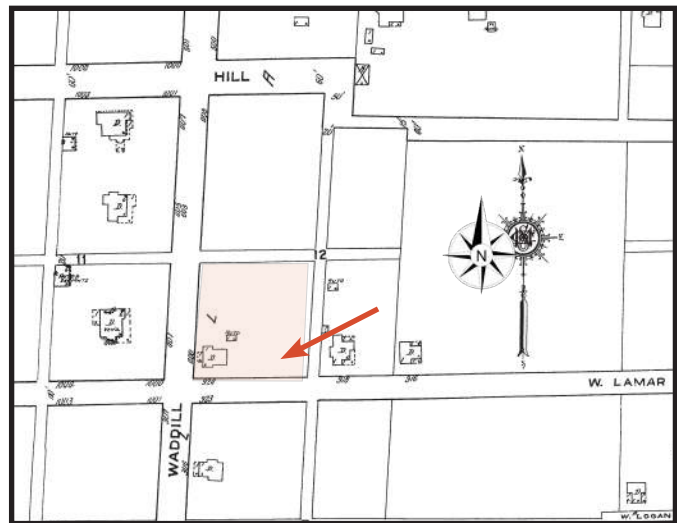
Sanborn Maps: 1920 & 1927+

The the Sanborn Maps of 1920 shows only one house on Lot 4, Block 12 of the Waddill Addition.

It is not until 1927 that Loren King's house appears on the Sanborn map of that year.

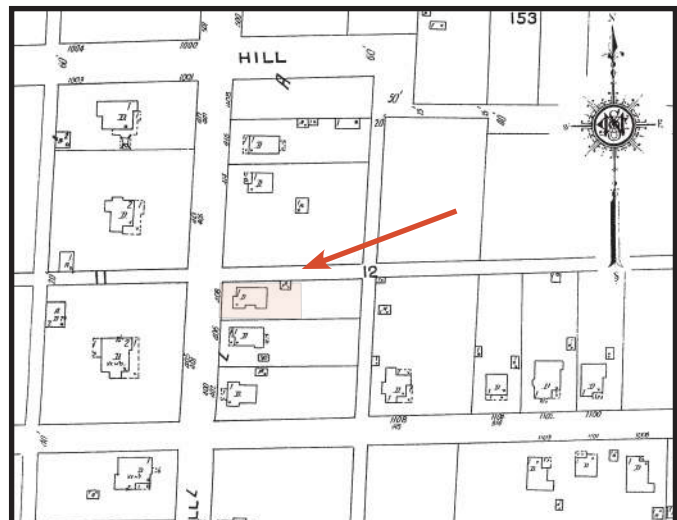
The post 1927 map, shows continued growth in the area. The highlighted area contains both the original lot along with the lot Eber Merritt added in 1933.

1920



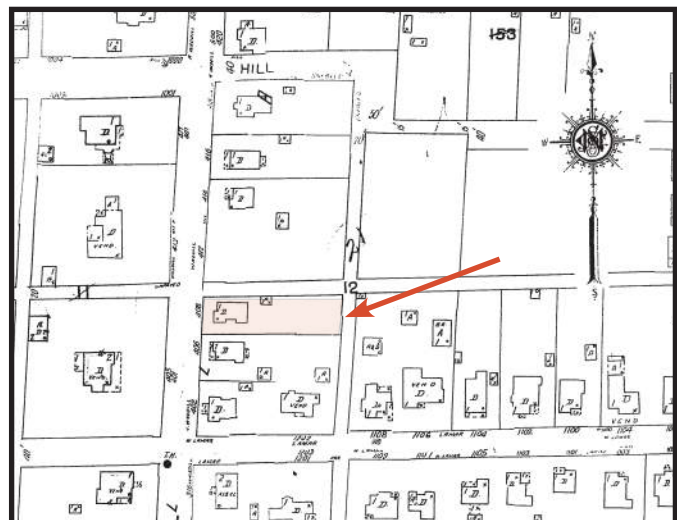
Lot 4, Block 12 has one house on it

1927



King's House occupies Lot 4, Block 12

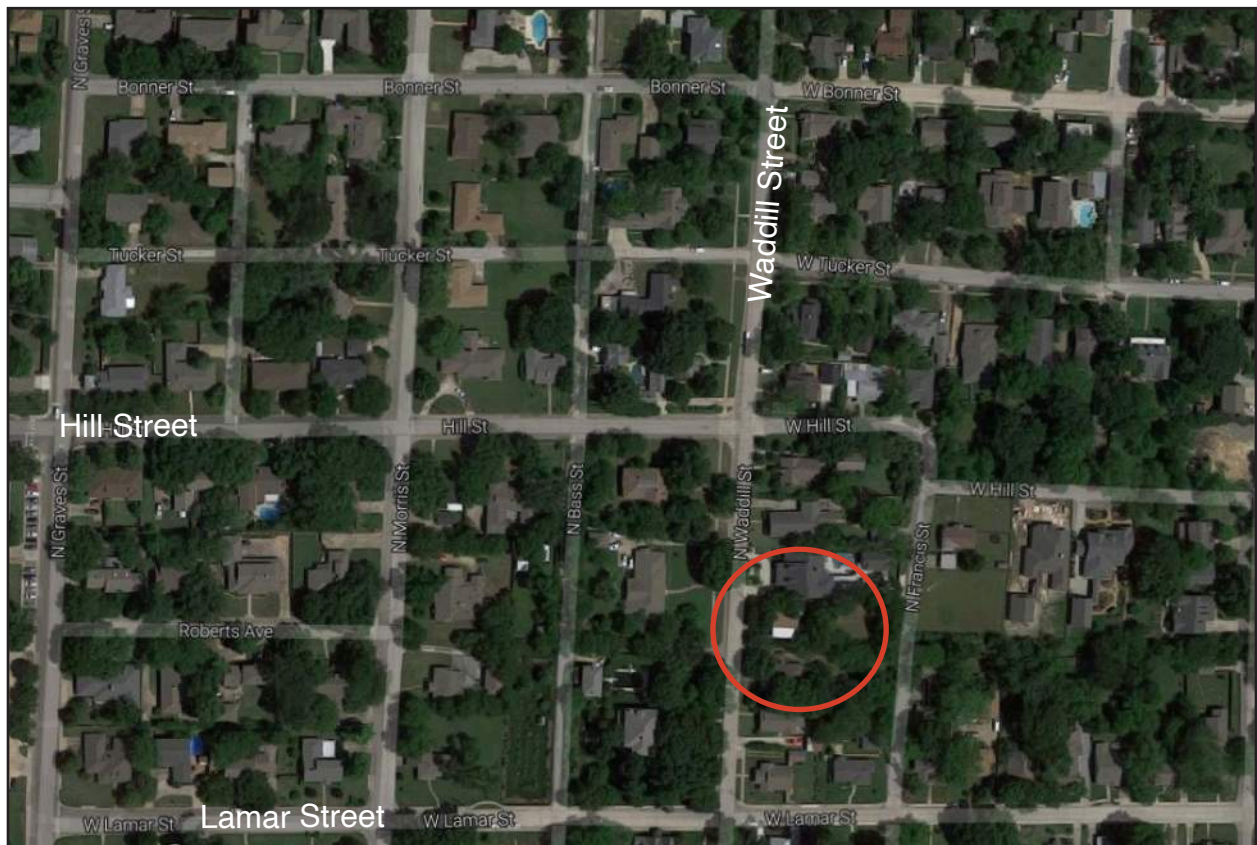
1927+



Additional house occupies Lot 4, Block 12

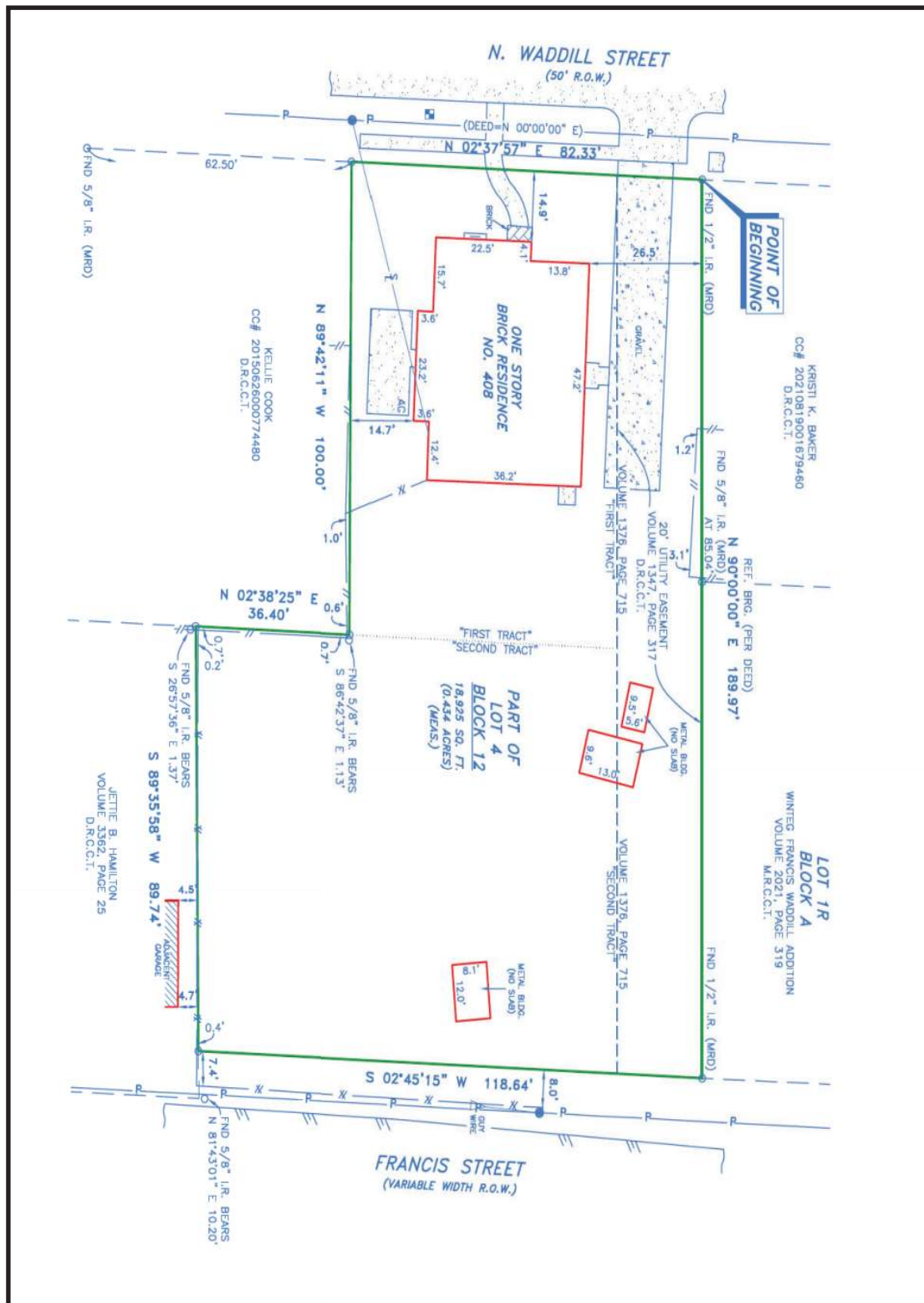


The map above shows the neighborhood around 408 North Waddill Street. The aerial photo below shows the immediate neighborhood near the intersection of Waddill and Lamar Streets.



Survey:

Waddill Addition, Blk 12, Lot 4A, 4D, 4F & OL1



This survey plat dated from 2022 shows the King-Merritt House at 408 North Waddill Street.

Legal Description

Being a part of Lot 4 and a part of a 20 foot alley right-of-way, in Block 12, of Waddill Addition, an addition to the City of McKinney, Collin County, Texas, According to the map thereof recorded in Volume 78, Page 428, of the map records of Collin County, Texas, and being a combination of all of the "First Tract." all of the "Second Tract" and all of the portion of a 20' alley conveyed in Volume 1376, Page 715, described in a deed to Fay Blackwell, of record under County Clerk's File Number 20170621000804380, deed records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron rod found for corner in the east right-of-way line of N. Waddill Street (variable width right-of-way), at the northwest corner of said Blackwell Tract, same being the southwest corner of a tract of land described in a deed to Kristi K. Baker, of record under County Clerk's file number 20210819001679460, deed records, Collin County, Texas.

Thence North 90°00'00" east along the common line of said Blackwell and said Baker Tracts, passing the southeast corner of said Baker Tract at 85.04 feet, a 5/8" iron rod found for reference, and continuing for a total distance of 189.97 feet to a 1/2" iron rod found for corner in the west right-of-way of Francis Street (variable width right-of-way), at the northeast corner of said Blackwell Tract, same being the southeast corner of Lot 1R, Block A, of Winteg Francis Waddill Addition, an addition to the City of McKinney, Collin County, Texas, According to the map thereof recorded in Volume 2021, Page 218, of the map record of Collin County, Texas;

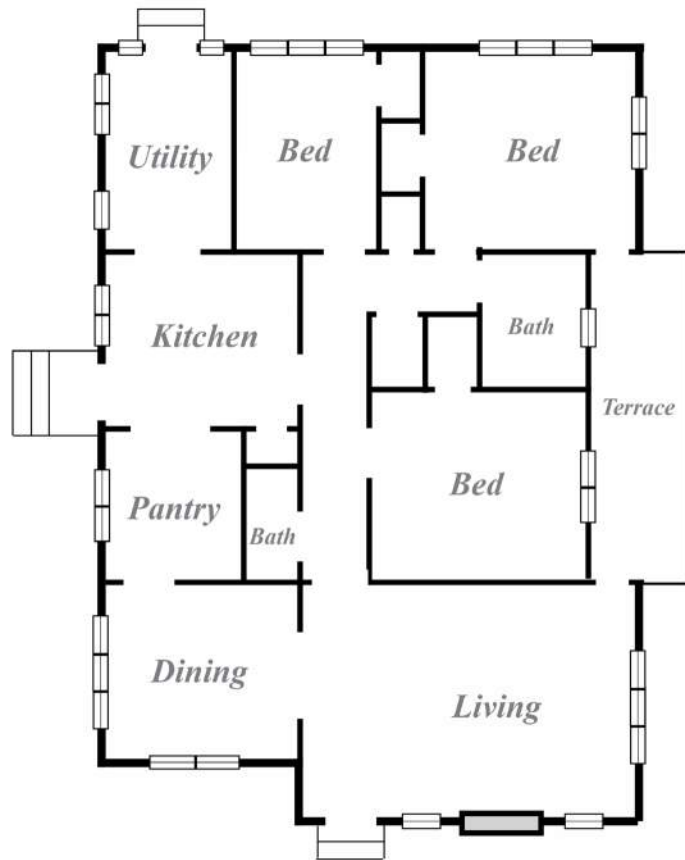
Thence South 02°5'15" West along the West Right-of-way line of said Francis Street a distance of 1818.64 feet to a point for corner at the Southeast corner of said "Second Tract." in the North line of a tract of land described in a deed to Jettie B. Hamilton, of record in Volume 3362, Page 25, of the deed records of Collin County, Texas, from which a 5/8" iron rod found for reference bears North 81°3'01" East, a distance of 10.20 feet;

Thence North 89°2'11" West along a common line of said Blackwell and Cook Tracts, A distance of 100.00 feet to a point for corner at the common West corner thereof, in the East right-of-way line of said N. Waddill Street.

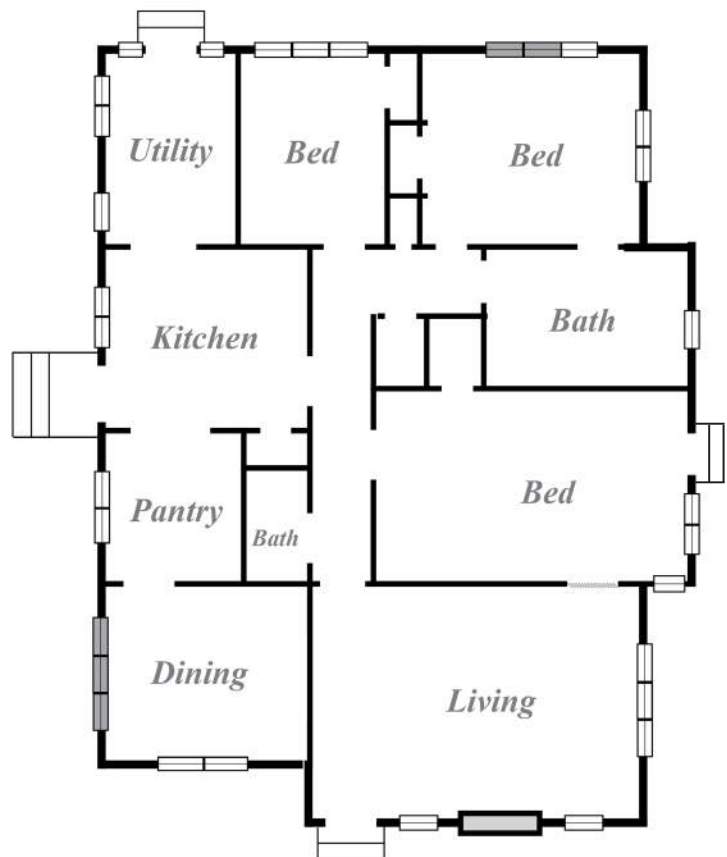
Thence North 02°7'57" East along the East right-of-way line of said N. Waddill Street, a distance of 82.33 feet to the place of Beginning and containing 18,925 square feet of 0.434 acres of land.

Floor Plan (historical)

The floor plan at right shows the original plan of the house that James O. Wilkes constructed for Loren M. King in 1925. The original plan included a terrace on the south side of the house.

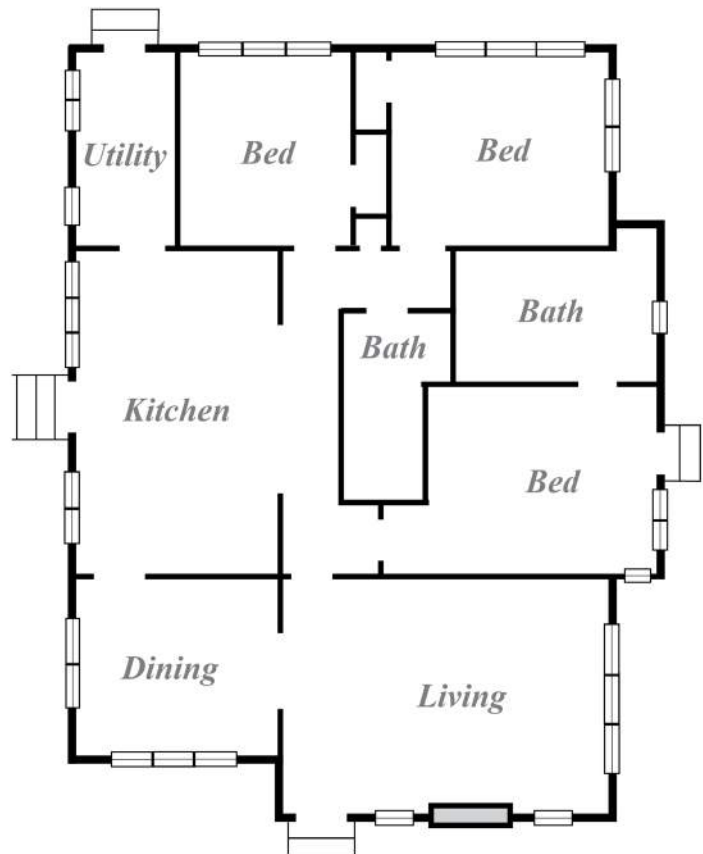


In 1962, George and Fay Blackwell made significant changes to the house. The couple enclosed the terrace on the south side of the house. They also replaced the original wood sash windows with aluminum ones and covered the exterior wood siding with a brick-stamped stucco.



Floor Plan (current)

In 2025, the owner finished an extensive restoration and remodeling of the house. The stucco was removed and new wood siding installed. The aluminum windows were removed and replaced with custom-made wood sash windows whose design was based on the original 1925 windows found behind some wallboard installed in 1962. Other alterations include the removal of a wall in order to combine the pantry and kitchen areas into a single space. A central bathroom was added to the plan. Much of the flooring and interior wallboard was replaced and refinished.



Market Value		\$78,245	
Total Main Area		n/a	
Detail #	Type	Year Built	Sq. Ft.
1	MA - Main Area	1945	1,849

Market Value	\$234,000
Ag Use Value	n/a
Land Size	0.3890 acres 16,945 sq. ft.

Value History

Year	Improvement	Land	Market	Ag Loss	Appraised	HS Cap Loss	Assessed
2023	\$81,936	\$234,000	\$315,936	\$0	\$315,936	\$0	\$315,936
2022	\$49,738	\$200,000	\$249,738	\$0	\$249,738	\$63,630	\$186,108
2021	\$44,189	\$125,000	\$169,189	\$0	\$169,189	\$0	\$169,189
2020	\$44,969	\$118,750	\$163,719	\$0	\$163,719	\$0	\$163,719
2019	\$53,698	\$114,750	\$168,448	\$0	\$168,448	\$0	\$168,448

Deed History

Deed Date	Seller	Buyer	Instr #	Volume/Page
06/28/2022	FAY BLACKWELL	BAKER KRISTI KAY	2022000101980	
04/04/2003	BLACKWELL GEO T & FAY	FAY BLACKWELL	20170621000804380	
04/04/2003	BLACKWELL GEO T & FAY	FAY BLACKWELL		067795/07-588
	** n/a **	BLACKWELL GEO T & FAY		

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 separately owned buildings.

HB 394 – Amends Section 25.027 of the Property Tax Code, effective September 1, 2015

RESTRICTION ON POSTING AGE RELATED INFORMATION ON INTERNET WEBSITE:

Information in appraisal records may not be posted on the Internet if the information indicates the age of a property owner, including information indicating that a property owner is 65 years of age or older.