

HISTORIC AND DESIGN REVIEW COMMISSION

May 4, 2022

HDRC CASE NO: 2022-240
ADDRESS: 114 DEWBERRY ST
LEGAL DESCRIPTION: NCB 6461 (MISTLETOE ADDITION SUBDIVISION), BLOCK 1 LOT 57
ZONING: R-4, H
CITY COUNCIL DIST.: 1
HIST. DIST. NAME: River Road
APPLICANT: David Pina/Grand Builders LLC
OWNER: PINA DANIEL & STEPHANIE
TYPE OF WORK: Construction of a two-story residence
APPLICATION RECEIVED: April 22, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Jessica Anderson

REQUEST:

The applicant is requesting conceptual approval to construct a two-story residential structure on the vacant lot at 114 Dewberry.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

- i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
- ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

- i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS

- i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
- ii. *Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
- iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

- i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

C. RELATIONSHIP OF SOLIDS TO VOIDS

- i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

- ii. *Façade configuration*— The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

- i. *Building to lot ratio*— New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures

A. NEW MATERIALS

- i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.
- ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.
- iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.
- iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.
- v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

B. REUSE OF HISTORIC MATERIALS

- i. *Salvaged materials*—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

4. Architectural Details

A. GENERAL

- ii. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.
- iii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.
- iv. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

Massing and form—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.

- i. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- ii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iii. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.

- iv. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

- i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING

- i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
- ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
- iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

7. Designing for Energy Efficiency

A. BUILDING DESIGN

- i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
- ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
- iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
- iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN

- i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
- ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS

- i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
- ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
- iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

Standard Specifications for Windows in Additions and New Construction

- **GENERAL:** New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window

product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.

- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash.
 - This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- **GLAZING:** Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- **COLOR:** Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- **INSTALLATION:** Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- **FINAL APPROVAL:** If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

- a. The applicant is requesting conceptual approval to construct a two-story residential structure on the vacant lot at 114 Dewberry.
- b. **CONTEXT & DEVELOPMENT PATTERN** – This lot is currently void of any structures. This block currently lacks any street-facing buildings. However, staff finds that new construction on this block should follow the development pattern of the rest of the historic district.
- c. **SETBACKS & ORIENTATION** – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has proposed a setback of approximately 14 feet from the property line. Though there are no other street-facing structures on this block, the rest of the River Road historic district features setbacks roughly 11 to 20 feet from the right-of-way. Staff finds that the proposed setback for this new construction features a setback that is equal to or greater than those found historically on the block, and thus conforms to guidelines. A greater setback would be most appropriate for a two-story structure.
- d. **ENTRANCES** – According the Guidelines for New Construction 1.B.i. primary building entrances should be orientated towards the primary street. The proposed entrance orientation is appropriate and consistent with the Guidelines; however, staff finds that the proposed entrance massing and detailing is not consistent with the Guidelines. Entrance massing should feature traditional forms and details, as found historically within the district.
- e. **SCALE & MASS** – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. Though there are no other street-facing structures on the block, as noted in finding b, River Road predominately features one-story and one-and-a-half-story residences, with a handful of examples of two full stories. The applicant has proposed a massing and scale that is not consistent with the massing and scale of historic residential structures found within the River Road historic district, specifically with regard to architectural form. Staff finds that massing and scale that is consistent with the Guidelines for New Construction should be incorporated into the design. A two-story structure may be appropriate provided architectural forms are consistent with the Guidelines and historic two-story structures found within the district.
- f. **FOUNDATION & FLOOR HEIGHTS** – According to the Guidelines for New Construction 2.A.iii., foundation and floor heights should be aligned within one (1) foot of neighboring structure's foundation and floor heights. Though there are no other street-facing structures on this block, as noted in finding b, the foundation of

proposed new construction should align with other structures in the historic district. Nearby historic structures on this block feature foundation heights of between one and three feet. The applicant has proposed a foundation on grade. Staff finds the proposed foundation height should be increased to at least one foot in height.

- g. **ROOF FORM** – The applicant has proposed flat roof forms. This is not consistent with the Guidelines for New Construction, as the Guidelines note that roof forms for new construction should be comparable with those found historically within the district. Historic residential structures within the River Road historic district feature gabled and hipped roofs.
- h. **LOT COVERAGE** – Per the Guidelines, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area. The proposed residence has 2,030 square feet of living space with an attached 524-square-foot garage, bringing the total footprint to 2,554 square feet. This does not include a covered porch at the rear of the property, which would bring the total square footage to 2,931. The lot is 6,011 square feet. Staff finds the lot coverage consistent with the Guidelines.
- i. **MATERIALS** – The applicant has proposed a structure clad in brick with stone piers and wood posts on the front porch. The applicant did not submit specs for windows, doors, or garage doors. Brick cladding is not typically found in the River Road historic district; houses are predominately stucco- or wood-clad. Staff finds the use of brick to be inappropriate.
- j. **WINDOW MATERIALS** – The applicant did not submit window specs for conceptual approval. Staff finds that a wood or aluminum clad wood window that is consistent with the staff's standards for windows in new construction should be installed.
- k. **FENESTRATION PROFILE** – The applicant has proposed fenestration profiles that feature both window profiles and locations that are inconsistent with the Guidelines and historic fenestration profiles found throughout the district. Staff finds that the proposed fenestration profiles should be amended to be consistent with the Guidelines. Additionally, staff finds that additional fenestration should be added throughout, specifically in locations void of fenestration. Windows should feature traditional sizes and a one-over-one profile. Contemporarily sized windows and fixed windows should be eliminated from the proposed new construction.
- l. **ARCHITECTURAL DETAILS** – Generally, staff finds the proposed architectural details to be inconsistent with the Guidelines for New Construction. Staff finds that the proposed massing and form, roof form, porch/entrance configuration, materials, and fenestration profiles should be revised to be consistent with the Guidelines and historic examples found throughout the district.
- m. **ARCHITECTURAL DETAILS (Porches)** – Historic structures within the River Road historic district feature front porches that are a prominent architectural feature of the structure. Historically, porches feature their own massing and roof form. The applicant has proposed an entrance that is not within the context of a traditionally sized porch. Staff finds that the proposed entrance element should be amended to feature traditional porch massing.
- n. **ARCHITECTURAL DETAILS (Garages)** – The applicant has proposed for the structure to feature one street-facing garage door on the front, street facing façade of the new construction. Attached garages located on the front façade of houses is not found historically within the district and is inconsistent with the Guidelines. Staff finds that the proposed garage should be eliminated and that parking should be located elsewhere on the site.
- o. **WALKWAY** – The applicant has proposed a single front walkway that meets the front porch and door. The applicant did not submit walkway materials for conceptual approval. Historic walkways within the district feature solid, poured concrete profiles. Staff finds the proposed walkway dimensions are consistent with the Guidelines and that a walkway constructed of materials consistent with other walkways in the district be installed.
- p. **LANDSCAPING** – The applicant has not provided a formal landscaping plan as part of conceptual approval; however, through renderings, the applicant has noted that the majority of the yard will feature grass, which is consistent with the Guidelines. Staff finds that a detailed landscaping plan should be submitted for final approval that is consistent with the Guidelines for Site Elements.
- q. **DRIVEWAYS** – The applicant has proposed one driveway that is 12 feet 10.5 inches wide, which exceeds the recommended width of 10 feet. Staff finds the proposed driveway configuration to be inappropriate and inconsistent with the Guidelines. Staff finds that a driveway featuring a width of no more than 10 feet should be proposed.
- r. **MECHANICAL EQUIPMENT** – The applicant has not noted the location of mechanical equipment at this time. All mechanical equipment should be screened from view from the right of way, per the Guidelines.
- s. **ARCHAEOLOGY** – The project area is within a River Improvement Overlay District, San Antonio Downtown and River Walk Historic District National Register of Historic Places District, and is a designated Local

Historic Landmark. Furthermore, the property is traversed by the Navarro Acequia, a previously recorded archaeological site. Therefore, an archaeological investigation is required if excavations are necessary for the project. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

RECOMMENDATION:

Staff does not recommend conceptual approval based on findings a through r. Staff recommends that the applicant adhere to the following recommendations:

- i. That the applicant incorporate entrance massing and elements that are consistent with the Guidelines and historic examples found throughout the district, as noted in finding d.
- ii. That the applicant incorporate proposed massing and scale consistent with the Guidelines for New Construction, as noted in finding e.
- iii. That the applicant incorporate a roof form that is consistent with the Guidelines and historic examples found throughout the district, as noted in finding g.
- iv. That the applicant incorporate materials and material profiles that are found historically within the district, as noted in finding i.
- v. That the applicant incorporate a foundation height that is consistent with the Guidelines, as noted in finding f.
- vi. That a wood or aluminum clad wood window that is consistent with the staff's standards for windows in new construction be installed, as noted in the applicable citations and in finding j.
- vii. That the applicant amend the proposed fenestration profile and incorporate additional window openings through the proposed new construction, as noted in finding k. Proposed windows should feature a one over one profile.
- viii. That the proposed front loading garage be eliminated and that parking should be located elsewhere on site, as noted in finding n.
- ix. That a front walkway constructed of materials consistent with other walkways in the district be installed, as noted in finding o.
- x. That a detailed landscaping plan be submitted for review that adheres to the Guidelines for Site Elements, as noted in finding p.
- xi. That a driveway be proposed that features a profile and width that is consistent with the Guidelines, not to exceed 10 feet in width, as noted in finding q.
- xii. That all mechanical equipment be screened from view from the public right of way, as noted in finding r.
- xiii. ARCHAEOLOGY – An archaeological investigation is required if excavations are necessary near the rear of the property. Impacts to the Upper Labor Acequia shall be avoided. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

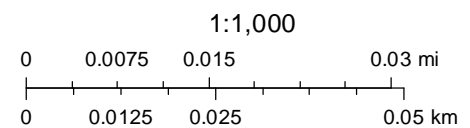
A foundation inspection is to be scheduled with OHP staff to ensure that foundation setbacks and heights are consistent with the approved design. The inspection is to occur after the installation of form work and prior to the installation of foundation materials.

City of San Antonio One Stop



April 28, 2022

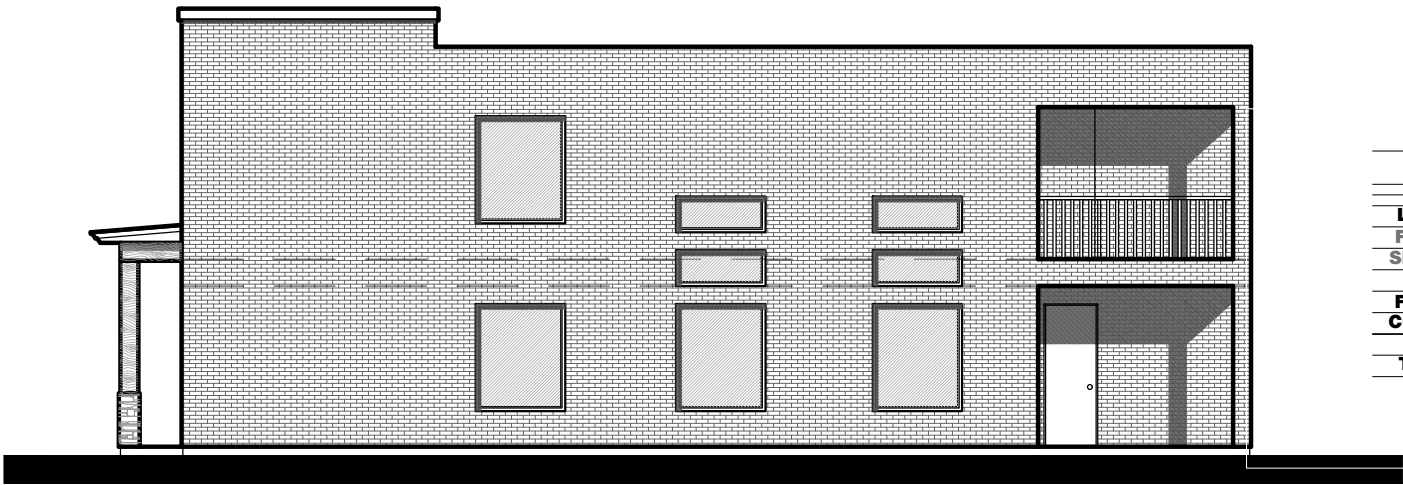
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|--|---------------------------|--|-------------------------|
| | CoSA Addresses | | Historic Landmark Sites |
| | Community Service Centers | | Historic Districts |
| | Pre-K Sites | | Zoning Overlay Label |
| | CoSA Parcels | | |
| | BCAD Parcels | | |



114 DEWBERRY



FRONT ELEVATION

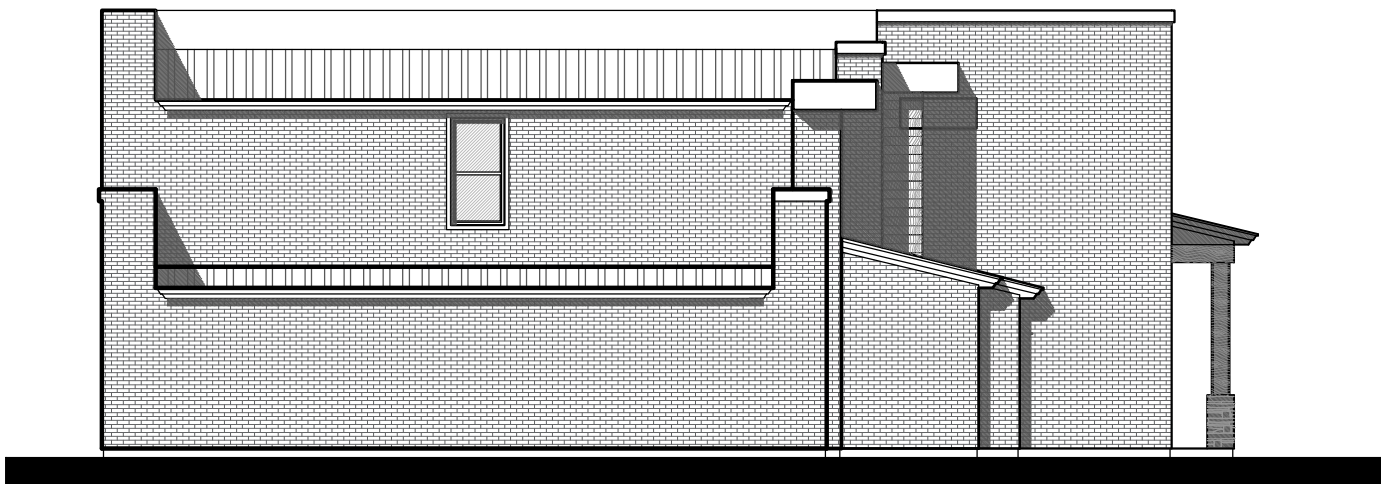


AREAS	
LIVING AREA	2,030 S.F.
FIRST FLOOR	1,355 S.F.
SECON FLOOR	675 S.F.
GARAGE	524 S.F.
FRONT PORCH	28 S.F.
COVERED PATIO	377 S.F.
TERRACE	356 S.F.
TOTAL AREA	3,315 S.F.

RIGHT ELEVATION



BACK ELEVATION



LEFT ELEVATION

DIMENSIONS ARE APPROXIMATE

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Design By:

**Eduardo
Salazar**

RESIDENCE FOR
CUSTOM HOME

DATE

MARCH 2022

PARCEL #

BLOCK 1 LOT 57, MISTLETOE ADDITION

ADDRESS

114 DEWBERRY

GRAPHIC SCALE

SHEET NAME

ELEVATIONS

SCALE

3/32" = 1ft

DESIGN/DRAWN BY:

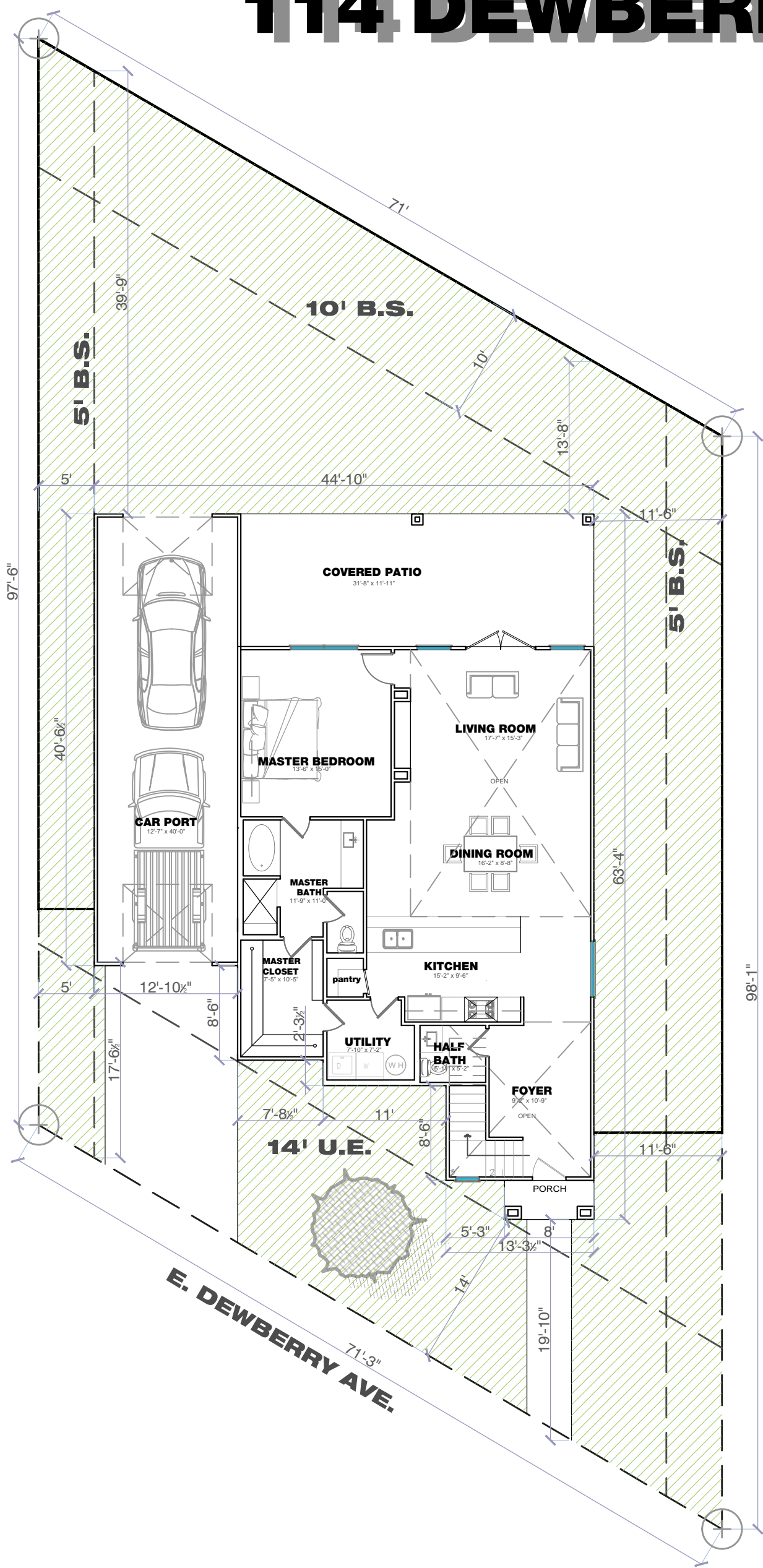
EDUARDO SALAZAR

SHEET NUMBER

1

1 OF 1

114 DEWBERRY



AREAS	
LIVING AREA	2,030 S.F.
FIRST FLOOR	1,355 S.F.
SECOND FLOOR	675 S.F.
GARAGE	524 S.F.
FRONT PORCH	28 S.F.
COVERED PATIO	377 S.F.
TERRACE	356 S.F.
TOTAL AREA	3,315 S.F.

SITE PLAN

DIMENSIONS ARE APPROXIMATE

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Design By:
Eduardo Salazar

RESIDENCE FOR CUSTOM HOME DATE MARCH 2022

PARCEL # BLOCK 1 LOT 57, MISTLETOE ADDITION

ADDRESS 114 DEWBERRY

GRAPHIC SCALE

SHEET NAME
PRELIMINAR SITE PLAN

SCALE
3/32" = 1ft

DESIGN/DRAWN BY:
EDUARDO SALAZAR

SHEET NUMBER

1

1 OF 1



Bexar CAD

Property Search Results > 1315378 PINA DANIEL & STEPHANIE for Year 2022

Tax Year: 2022

Property

Account			
Property ID:	1315378	Legal Description:	NCB 6461 (MISTLETOE ADDITION SUBDIVISION), BLOCK 1 LOT 57
Geographic ID:	06461-001-0570	Zoning:	R-4
Type:	Real	Agent Code:	
Property Use Code:	001		
Property Use Description:	Single Family		

Protest	
Protest Status:	
Informal Date:	
Formal Date:	

Location		
Address:	114 DEWBERRY SAN ANTONIO, TX 78212	Mapsco:
Neighborhood:	RIVER ROAD	Map ID:
Neighborhood CD:	57032	E-File Eligible

Owner			
Name:	PINA DANIEL & STEPHANIE	Owner ID:	3307491
Mailing Address:	PO BOX 654 SEGUIN, TX 78156	% Ownership:	100.0000000000%
Exemptions:			

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$159,230	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$159,230	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$159,230	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$159,230	

Taxing Jurisdiction

Owner: PINA DANIEL & STEPHANIE

% Ownership: 100.000000000000%

Total Value: \$159,230

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax		
06	BEXAR CO RD & FLOOD	0.023668	\$159,230	\$159,230	\$37.69		
08	SA RIVER AUTH	0.018580	\$159,230	\$159,230	\$29.58		
09	ALAMO COM COLLEGE	0.149150	\$159,230	\$159,230	\$237.50		
10	UNIV HEALTH SYSTEM	0.276235	\$159,230	\$159,230	\$439.85		
11	BEXAR COUNTY	0.276331	\$159,230	\$159,230	\$440.00		
21	CITY OF SAN ANTONIO	0.558270	\$159,230	\$159,230	\$888.93		
57	SAN ANTONIO ISD	1.491600	\$159,230	\$159,230	\$2,375.07		
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$159,230	\$159,230	\$0.00		
Total Tax Rate:		2.793834					
Taxes w/Current Exemptions:					\$4,448.62		
Taxes w/o Exemptions:					\$4,448.62		

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	VLR	Vacant Regular Lot	0.1380	6011.28	0.00	0.00	\$159,230	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	\$0	\$159,230	0	159,230	\$0	\$159,230
2021	\$0	\$131,850	0	131,850	\$0	\$131,850
2020	\$0	\$131,850	0	131,850	\$0	\$131,850

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	5/27/2021	GWD	General Warranty Deed	NIPPER RICHELLE	PINA DANIEL & STEPHANIE			20210145308
2	12/4/2020	SWD	Special Warranty Deed	NIPPER RICHELLE & CODY S NIPPER-JONES	NIPPER RICHELLE			20210017884
3	1/6/2020	GWD	General Warranty Deed	JOSE PROPERTIES LLC	NIPPER RICHELLE & CODY S NIPPER-JONES			20200003028

2022 data current as of Apr 26 2022 1:22AM.

2021 and prior year data current as of Apr 8 2022 10:40AM
For property information, contact (210) 242-2432 or (210) 224-8511 or email.
For website information, contact (210) 242-2500.