

## HISTORIC AND DESIGN REVIEW COMMISSION

April 20, 2022

**HDRC CASE NO:** 2022-154  
**ADDRESS:** 1422 S ST MARYS ST  
**LEGAL DESCRIPTION:** NCB 2992 BLK 31 LOT 3  
**ZONING:** C-3NA, NCD-1  
**CITY COUNCIL DIST.:** 1  
**APPLICANT:** Darryl Ohlenbusch  
**OWNER:** Daniel Alanis  
**TYPE OF WORK:** Request for review of historic significance  
**CASE MANAGER:** Jessica Anderson

### REQUEST:

A request for review by the HDRC regarding eligibility of the property located at 1422 S St Mary's St for landmark designation.

### APPLICABLE CITATIONS:

*Unified Development Code Sec. 35-606. - Designation Process for Historic Landmarks.*

- a. **Authority.** Requests for landmark designation may only be made by or with the concurrence of the property owner. In instances where a property owner does not consent to the landmark designation, the historic preservation officer shall request a resolution from city council to proceed with the designation process prior to any zoning commission hearing. Notwithstanding the foregoing, a request for landmark designation may be made and approved by the city council. To the extent that this subsection conflicts with any other provisions of this chapter, this paragraph shall control except for buildings, objects, sites, structures, or clusters heretofore designated as local landmarks or districts, National Register landmarks or districts, state historic landmarks or sites, or state archaeological landmarks or sites. Additionally, requests for designation shall be made on a form obtained from the city historic preservation officer through the office of historic preservation. Completed request forms shall be returned to the office of historic preservation for processing. All buildings, objects, sites, structures, or clusters heretofore designated by the city council as historic landmarks under any pre-existing ordinance of the City of San Antonio shall be accorded the protection of properties designated historic landmarks under this chapter and shall continue to bear the words "historic, exceptional" (HE) or "historic, significant" (HS) in their zoning designation.
- b. **Designation of Historic Landmarks.**
  1. **Initiation.** Any person, the historic and design review commission, zoning commission, the historic preservation officer, or the city council may initiate a historic landmark designation by filing an application with the historic preservation officer. Requests for designation shall be made on a form obtained from the city historic preservation officer. Completed request forms shall be returned to the office of historic preservation for processing. Owner consent for historic landmark designation shall be required unless a city council resolution to proceed with the designation has been approved. Additionally, owners may submit with the application a written description and photographs or other visual material of any buildings or structures that they wish to be considered for designation as non-contributing to the historic landmark.
  2. **Decision.** The historic preservation officer shall refer a completed application for historic landmark designation to the historic and design review commission. Property owners of proposed historic landmarks shall be notified of the historic and design review commission hearing by the historic preservation officer by mail prior to a historic and design review commission hearing for historic landmark designation. Notice to property owners shall state the place, date, time, and purpose of the historic and design review commission hearing. The historic preservation officer shall also send notice of the meeting to any registered neighborhood associations located within the proposed district boundary. The historic and design review commission shall make and forward its recommendation to the zoning commission within forty-five (45) days from the date of submittal of the designation request by the historic preservation officer. Upon submittal of the historic and design review commission's recommendation, the proposed historic district or landmark designation shall be submitted to the zoning commission for its review recommendations along with its finding of historic significance. The zoning commission and the city council shall process the application as prescribed in [section 35-421](#) of this chapter and this section. The zoning commission shall schedule a hearing on the historic and design review commission recommendation to be held within sixty (60) days of receipt of

such recommendation and shall forward its recommendation to city council which shall schedule a hearing to be held within sixty (60) days of council's receipt of such recommendation. Upon passage of any ordinance designating a historic landmark, or removing or upgrading the designation of historic, the city clerk shall send notice of the fact by mail to the owner or owners of affected property.

*Unified Development Code Sec. 35-607. – Designation Criteria for Historic Districts and Landmarks.*

- a. **Process for Considering Designation of Historic Districts and Landmarks.** Historic districts and landmarks shall be evaluated for designation using the criteria listed in subsection (b) and the criteria applied to evaluate properties for inclusion in the National Register. In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the criteria listed. Historic districts shall consist of at least two (2) or more structures within a legally defined boundary that meet at least three (3) of the criteria. Additionally, all designated landmarks and districts shall demonstrate clear delineation of the legal boundaries of such designated resources.
- b. **Criteria for Evaluation.**
  - 1. **Its value as a visible or archeological reminder of the cultural heritage of the community, or national event;**
  - 5. **Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;**
  - 6. **Its historical, architectural or cultural character as a particularly fine or unique example of a utilitarian structure, including, but not limited to, bridges, acequias, gas stations, transportation shelters, or other commercial structures.**

**FINDINGS:**

- a. On December 18, 2021, a demolition application was submitted to the Office of Historic Preservation by Dana M. Delao of Hansco, Inc, on behalf of the property owner 1422 S St Mary's St, located in the Lavaca neighborhood of City Council District 1. OHP conducted research during the 30-day review period provided by UDC 35-455. After completing the review, OHP staff's research did not indicate that the property met three criteria under UDC Sec. 35-607(b). Staff approved an administrative Certificate of Appropriateness for demolition on January 18, 2022.
- b. On February 28, 2022, Darryl Ohlenbusch submitted a request for review of historic significance for the property at 1422 S St Mary's St.
- c. **DEMOLITION AND DESIGNATION COMMITTEE:** The Demolition and Designation Committee (DDC) held a site visit on Wednesday, March 23, 2022. Notes from the visit are included in the case file.
- d. **HISTORIC CONTEXT:** The property at 1422 S St Mary's St is a one-story commercial structure with a brick Mission Revival-style portion facing Florida St built c. 1929, flanked to the east and west by additions built between 1986 and 1995. It is located in the Lavaca neighborhood of City Council District 1. Daniel Alanis currently owns the property. The property in question has been associated with automobile service and repair since at least 1951, per the 1912-1951 Sanborn Fire Insurance maps. Currently, the oldest portion of the building at this location is a brick structure which appears on the Sanborn map and is book-ended by later additions to the east and west. The 1951 Sanborn map shows this brick structure labeled as "Auto Rep(air)," and the footprint of the structure matches the configuration of the brick structure that still exists on the site. The historic pattern of use in this area, in particular on St. Mary's Street, was from the 1920s onward associated with automobile services, as St. Mary's was the primary road to southern Texas from downtown San Antonio until the advent of the interstate highway system. Additional research shows the property first appears in the 1929 city directory as Droemer Garage.
- e. **SITE CONTEXT:** The property is located on the southwest corner of a trapezoidal block bound to the west by S St Mary's St, the south by Florida St, the east by S Presa St, and the north by Claudia St. The structure covers the majority of the parcel, with concrete or asphalt covering the remainder along the south and west sides. There is a fire station immediately to the north of the property, with a fenced parking lot for the station directly east. The S St Mary's and S Presa corridors are largely commercial, with primarily residential properties located between and on either side. A pole sign is located at the northwest corner of the property, on the south edge of a grass easement separating the subject property from the fire station. There is a divorced sidewalk along the west edge of the parcel that becomes a married sidewalk when it turns east onto Florida St; the west easement is paved in brick.
- f. **ARCHITECTURAL DESCRIPTION:** The c 1929 front-gabled building has a stepped brick parapet and a course of stuccoed brick below. The façade is clad in brick and dominated by a central single-car garage with flanking fenestration closed by CMU. A sign and a light are centered above the garage door. To the south is a shed-roofed

structure clad in corrugated steel with a single-car garage door and a gated carport to the left. The portion of the building at the corner is flat roofed with a corrugated steel-clad parapet. It has a door at the enter of the west elevation with two garage doors to the north and two six-over-six windows to the south that are both covered in metal burglar bars. The south elevation of this portion has a two-car garage on the side nearest the c. 1929 portion.

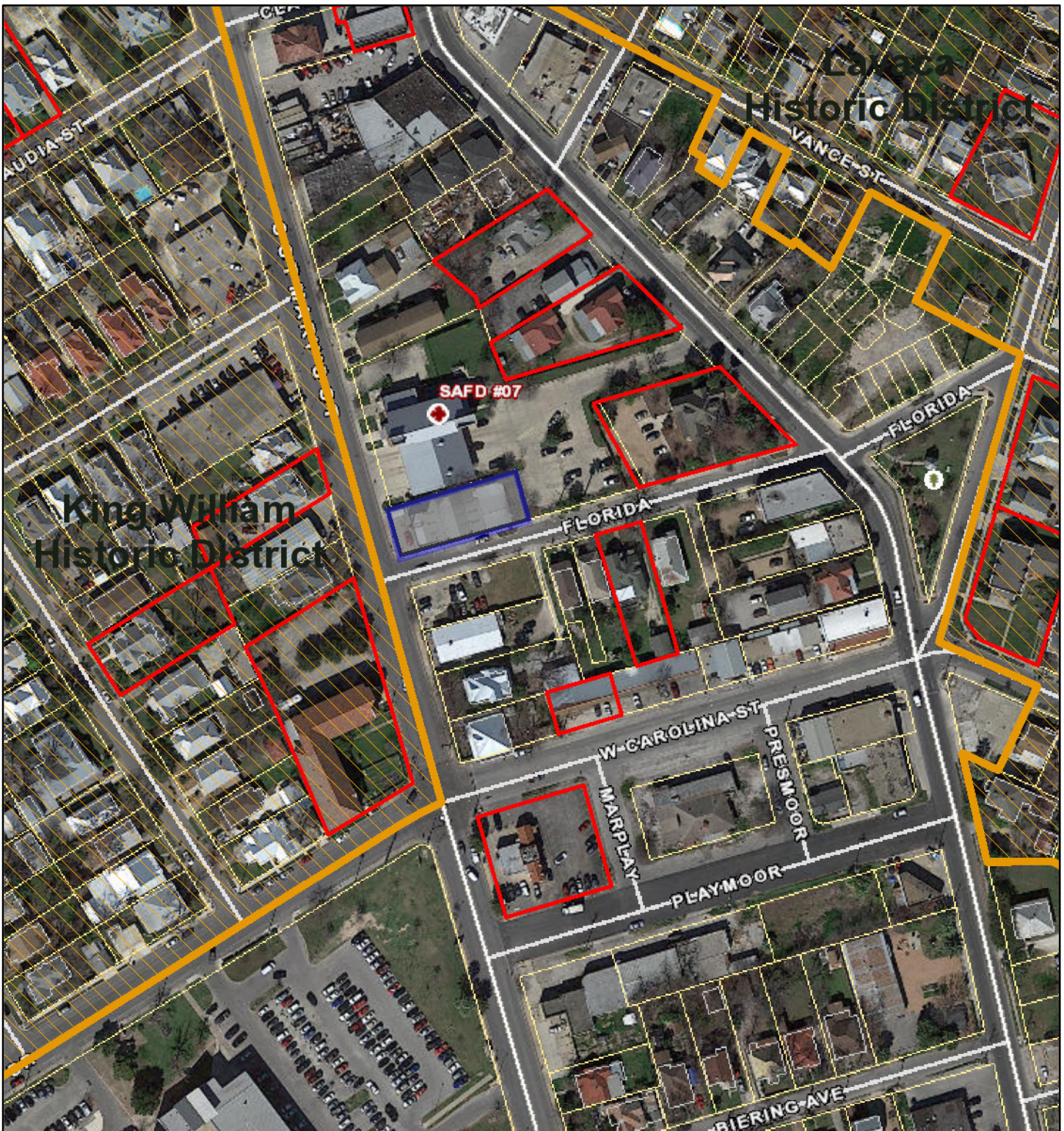
- g. **EVALUATION:** In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the 16 criteria listed. The applicant submitted that the property meets the following criteria, consistent with UDC Sec. 35-607(b):
1. **Its value as a visible or archeological reminder of the cultural heritage of the community, or national event;** as an early and surviving example of automobile repair structures on S. St. Mary's, this structure is a visible reminder of the culture heritage of the community.
  5. **Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;** The structure is load-bearing brick masonry, with scissor-truss roof construction, and, with the exception of front openings that apparently have been filled with later concrete block, completely intact.
  6. **Its historical, architectural or cultural character as a particularly fine or unique example of a utilitarian structure, including, but not limited to, bridges, acequias, gas stations, transportation shelters, or other commercial structures;** the structure is intact, and also contributes to the historic integrity of the overall area associated with early 20th century automobile services—in particular, it
- Staff found that the evidence submitted by the applicant supports criteria 1 and 5, but does not sufficiently support criteria 6. The style, form, and materials of the structure are common for the period of construction.
- h. The City offers a tax incentive for the substantial rehabilitation of historic properties because historic landmarks possess cultural and historical value and contribute to the overall quality and character of the City and its neighborhoods. If historic designation is approved, rehabilitation and restoration work may be eligible for this incentive. State and Federal tax incentives are also available for properties listed on the National Register of Historic Places and provide substantial relief for rehabilitation projects.
- i. If the HDRC agrees with the request, OHP will seek concurrence from the owner. If the owner is in favor of designation, the request may proceed in the designation process and will be presented to the Zoning Commission. In the case where an owner is not in favor, OHP must first forward the recommendation of the HDRC to City Council for consideration of a resolution to initiate the landmark designation process as outlined in UDC 35-606. If the HDRC does not agree with the request, a resolution from City Council to initiate the landmark designation will not be sought.
- j. Per UDC Sec. 35-453, once the Commission makes a recommendation for designation, property owners must receive a written approval (a Certificate of Appropriateness) for any exterior work until the City Council makes their final decision.

#### **RECOMMENDATION:**

A property must meet three of 16 criteria under UDC Sec. 35-607(b) in order to be eligible for local historic landmark designation. Staff finds that 1422 S St Mary's St meets two criteria. Therefore, staff finds that the property is not eligible based on findings a through g and does not recommend a Finding of Historic Significance to the Historic and Design Review Commission.



# City of San Antonio One Stop



March 11, 2022

**drawGraphics\_poly**



User drawn polygons



Historic Landmark Sites

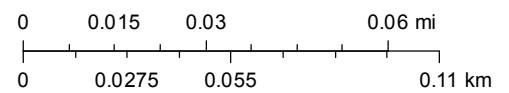


Historic Districts



COSA City Limit Boundary

1:2,000





Bexar CAD

Property Search Results > 138811 ALANIS DANIEL for

Tax Year: 2022 - Values not available

Year 2022

Property

Account

Property ID:	138811	Legal Description:	NCB 2992 BLK 31 LOT 3
Geographic ID:	02992-000-0030	Zoning:	C-3NA NCD-1
Type:	Real	Agent Code:	
Property Use Code:	350		
Property Use Description:	SERVICE GARAGE - AUTOMOTIVE		

Protest

Protest Status:	
Informal Date:	
Formal Date:	

Location

Address:	1422 S SAINT MARYS ST SAN ANTONIO, TX 78210	Mapsc0:	616F7
Neighborhood:	NBHD code10120	Map ID:	
Neighborhood CD:	10120		

Owner

Name:	ALANIS DANIEL	Owner ID:	2555946
Mailing Address:	9458 VALLEY RDG SAN ANTONIO, TX 78250-5793	% Ownership:	100.000000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A
-----			
(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	
-----			
(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	
-----			
(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner: ALANIS DANIEL  
 % Ownership: 100.000000000000%  
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax		
06	BEXAR CO RD & FLOOD	N/A	N/A	N/A	N/A		
08	SA RIVER AUTH	N/A	N/A	N/A	N/A		
09	ALAMO COM COLLEGE	N/A	N/A	N/A	N/A		
10	UNIV HEALTH SYSTEM	N/A	N/A	N/A	N/A		
11	BEXAR COUNTY	N/A	N/A	N/A	N/A		
21	CITY OF SAN ANTONIO	N/A	N/A	N/A	N/A		
57	SAN ANTONIO ISD	N/A	N/A	N/A	N/A		
CAD	BEXAR APPRAISAL DISTRICT	N/A	N/A	N/A	N/A		
SA011	San Antonio TIF #11 Inner City	N/A	N/A	N/A	N/A		
Total Tax Rate:		N/A					
					Taxes w/Current Exemptions:	N/A	
					Taxes w/o Exemptions:	N/A	

## Improvement / Building

### All improvements valued at income

**Improvement #1:** Commercial State Code: F1 Living Area: 2400.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
350	SERVICE GARAGE - AUTOMOTIVE	D - G	WD	1926	1500.0
350	SERVICE GARAGE - AUTOMOTIVE	C - G	CB	1956	900.0

**Improvement #2:** Commercial State Code: F1 Living Area: 650.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
400	OFFICE	D - A	ME	1970	273.0
350	SERVICE GARAGE - AUTOMOTIVE	C - G	CB	1970	377.0

**Improvement #3:** Commercial State Code: F1 Living Area: sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
CPT	Detached Carport	* - A		0	900.0

**Improvement #4:** Commercial State Code: F1 Living Area: sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
CNP	Canopy	* - A		0	1000.0

**Improvement #5:** Commercial State Code: F1 Living Area: sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
ASP	Asphalt	* - A		0	1200.0

## Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	CSS	Commercial Store Site	0.1860	8100.00	0.00	0.00	N/A	N/A

### Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$213,350	\$255,150	0	468,500	\$0	\$468,500
2020	\$180,290	\$255,150	0	435,440	\$0	\$435,440
2019	\$149,490	\$243,000	0	392,490	\$0	\$392,490
2018	\$248,990	\$129,600	0	378,590	\$0	\$378,590

### Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	3/9/2007	GWD	General Warranty Deed	ALANIS MAURO T	ALANIS DANIEL	12741	0645	20070056836
2		Deed	Deed		ALANIS, MAURO T	4714	1124	0

**2022 data current as of Mar 11 2022 1:18AM.**

**2021 and prior year data current as of Mar 4 2022 7:01AM**

**For property information, contact (210) 242-2432 or (210) 224-8511 or email.**

**For website information, contact (210) 242-2500.**

**This year is not certified and ALL values will be represented with "N/A".**



**CITY OF SAN ANTONIO**  
**OFFICE OF HISTORIC PRESERVATION**

**Historic and Design Review Commission**  
***Demolition and Designation Committee***

DATE: 23 March 2022 HDRC Case #: 2022-154  
ADDRESS: 1422 S St Mary's Meeting Location: On site

APPLICANT: Darryl Ohlenbusch

DDC Members present: Monica Savino, Roland Mazuca, Jimmy Cervantes  
Staff present: Jessica Anderson  
Others present: Nick Melde on behalf of applicant

**REQUEST:** Finding of Historic Significance

**COMMENTS/CONCERNS:**

[Savino noted sidewalk inscriptions with stories and images of corn and snakes on the sidewalk along Florida adjacent to the subject structure. Group also noted metal street names embedded in the concrete near the intersection of Florida and S St Mary's.]

Cervantes: What are the conditions inside the building? What of the original building remains?

Mazuca: The building could be used in another way.

Cervantes: What is the neighborhood association's perspective?

Melde: Want to keep as much historic integrity on the block as possible. The neighborhood is concerned about preserving the part of the neighborhood not covered by the historic district. It's a major area of concern.

[An employee opened the garage door of the building historically addressed 107 Florida, and DDC attendees viewed an all brick structure from the right of way.]

Cervantes: I'd like to hear from the owner, not a perspective owner, regarding this request.

Melde: Will speak with perspective owner about his plans for the property.

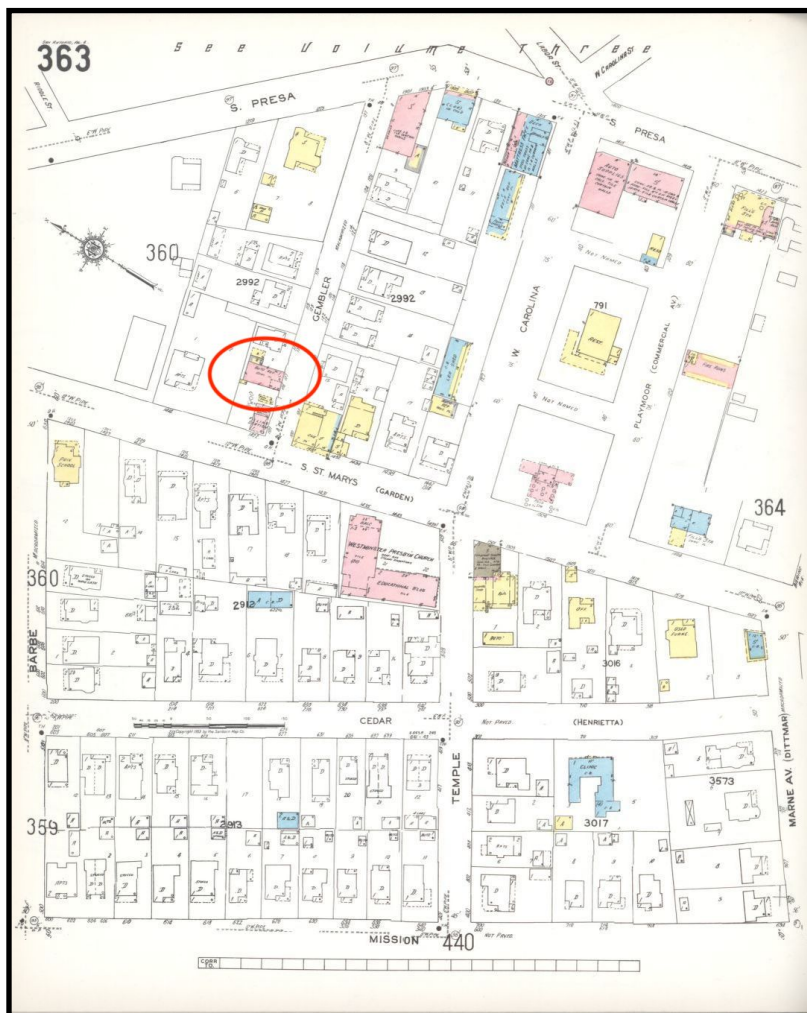


## Materials Submitted by Applicant

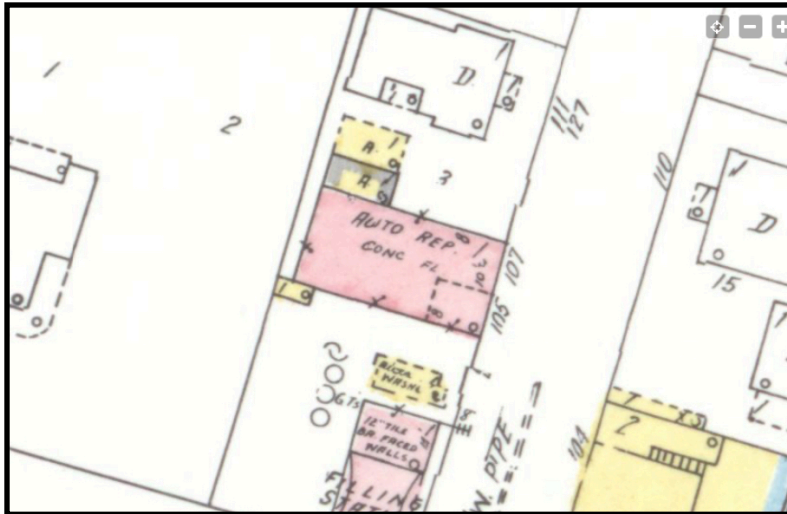
Statement of Significance  
1422 South St. Mary's Street

The property in question has been associated with automobile service and repair since at least 1951, per the attached images from the 1912-1951 Sanborn Fire Insurance maps. Currently, the oldest portion of the building at this location is a brick structure which appears on the Sanborn map, and is book-ended by later additions to the east and west.

The Sanborn map shows this brick structure labeled as "Auto Rep(air)", and the footprint of the structure matches the configuration of the brick structure that still exists on the site.



1912-1951 Sanborn Fire Insurance map image showing structure (circled in red)  
Digital ID: [http://hdl.loc.gov/loc.gmd/g4034sm.g4034sm\\_g08740195104](http://hdl.loc.gov/loc.gmd/g4034sm.g4034sm_g08740195104)



Detail from 1912-1951 Sanborn Fire Insurance Map

Digital ID: [http://hdl.loc.gov/loc.gmd/g4034sm.g4034sm\\_g08740195104](http://hdl.loc.gov/loc.gmd/g4034sm.g4034sm_g08740195104)

Whether the brick building predates 1951 is unclear, due to the “pasting over” of updates by Sanborn over pages of previous editions. However, the historic pattern of use in this area, in particular on St. Mary’s Street, was from the 1920’s onward associated with automobile services, as St. Mary’s was the primary road to southern Texas from downtown San Antonio until the advent of the interstate highway system. Thus, the structure may predate the 1951 map updates. In any event, the structure in question is at least 71 years old as of 2022.

In terms the “Designation Criteria for Historic Districts and Landmarks” per the San Antonio Unified Development Code, the structure meets the requirements for historic designation per the following criteria:

1. “Its value as a visible or archeological reminder of the cultural heritage of the community...” As an early and surviving example of automobile repair structures on S. St. Mary’s, this structure is a visible reminder of the culture heritage of the community.
5. “Its embodiment of distinguishing characteristics of an architectural style valuable the study of a period, type, method of construction...” The structure is load-bearing brick masonry, with scissor-truss roof construction, and, with the exception of front openings that apparently have been filled with later concrete block, completely intact.
6. “Its historical, architectural or cultural character as a particularly fine or unique example of a utilitarian structure...” As mentioned above, the structure is intact, and also contributes to the historic integrity of the overall area associated with early 20th century automobile services—in particular, it complements the many landmarked early 20th-century gas stations along S. St. Mary’s and S. Presa.









**SCANNED**

**General Warranty Deed**

**Date:** March 7, 2007

**Grantor:** Mauro Tovar Alanis

**Grantor's Mailing Address:**

Mauro Tovar Alanis  
9718 Caney Creek, San Antonio, Texas 78245  
Bexar County



LT1-77-20070056836-1

**Grantee:** Daniel Alanis

**Grantee's Mailing Address:**

Daniel Alanis  
9458 Valley Ridge, San Antonio, Texas  
Bexar County

**Consideration:**

Cash and other good and valuable consideration.

**Property (including any improvements):**

Property located at NCB 2992, Blk. 31, Lot 3 and known as 1422 S. St. Mary's Street, San Antonio, Bexar County, Texas.

**Reservations from Conveyance:**

None

**Exceptions to Conveyance and Warranty:**

None



LT2-12741-645-2

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

Mauro T. Alanis

Mauro Tovar Alanis

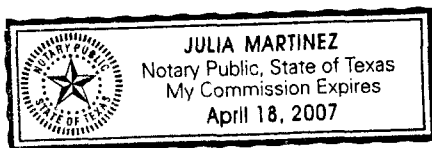
Daniel R. Alanis

Daniel Alanis

STATE OF TEXAS )

COUNTY OF BEXAR )

This instrument was acknowledged before me on MARCH 9, 2007,  
by Mauro Tovar Alanis.



Julia Martinez

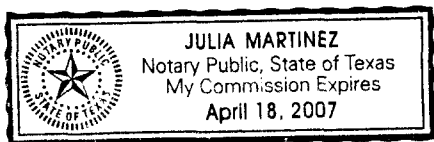
Notary Public, State of Texas

My commission expires: 4-18-2007

STATE OF TEXAS )

COUNTY OF BEXAR )

This instrument was acknowledged before me on \_\_\_\_\_, 2007,  
by Daniel Alanis.



Julia Martinez

Notary Public, State of Texas

My commission expires: 4-18-2007

PREPARED IN THE OFFICE OF:

Law Offices Vargas and Vargas, P.L.L.C.  
Washington Square Building  
800 Dolorosa, Ste. 105  
San Antonio, Texas 78207  
Tel: (210) 224-9000  
Fax: (210) 224-9999

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law  
STATE OF TEXAS, COUNTY OF BEXAR  
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

MAR 09 2007



Gerry Rickhoff  
COUNTY CLERK BEXAR COUNTY, TEXAS

## Property Search Results &gt; 138811 ALANIS DANIEL for Year 2022

Tax Year: 2022 - Values not available [New Search](#)[Details](#) | [Map](#)

Click on a title bar to expand or collapse the information.

[Collapse All](#)

## Property

## Account

Property ID: 138811  
Geographic ID: 02992-000-0030  
Type: Real  
Property Use Code: 350  
Property Use Description: SERVICE GARAGE - AUTOMOTIVE

Legal Description: NCB 2992 BLK 31 LOT 3  
Zoning: C-3NA NCD-1  
Agent Code:

## Protest

Protest Status:  
Informal Date:  
Formal Date:

## Location

Address: 1422 S SAINT MARYS ST  
SAN ANTONIO, TX 78210  
Neighborhood: NBHD code10120  
Neighborhood CD: 10120

Mapsco: 616F7  
Map ID:

## Owner

Name: ALANIS DANIEL  
Mailing Address: 9458 VALLEY RDG  
SAN ANTONIO, TX 78250-5793

Owner ID: 2555946  
% Ownership: 100.000000000000%  
Exemptions:

## Values

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

(=) Market Value: = N/A  
(-) Ag or Timber Use Value Reduction: - N/A

(=) Appraised Value: = N/A  
(-) HS Cap: - N/A

(=) Assessed Value: = N/A

## Taxing Jurisdiction

Owner: ALANIS DANIEL  
% Ownership: 100.000000000000%  
Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	N/A	N/A	N/A	N/A
08	SA RIVER AUTH	N/A	N/A	N/A	N/A
09	ALAMO COM COLLEGE	N/A	N/A	N/A	N/A
10	UNIV HEALTH SYSTEM	N/A	N/A	N/A	N/A
11	BEXAR COUNTY	N/A	N/A	N/A	N/A
21	CITY OF SAN ANTONIO	N/A	N/A	N/A	N/A
57	SAN ANTONIO ISD	N/A	N/A	N/A	N/A
CAD	BEXAR APPRAISAL DISTRICT	N/A	N/A	N/A	N/A
SA011	San Antonio TIF #11 Inner City	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			
				Taxes w/Current Exemptions:	N/A
				Taxes w/o Exemptions:	N/A

## Improvement / Building

## All improvements valued at income

Improvement #1: Commercial State Code: F1 Living Area: 2400.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
→ 350	SERVICE GARAGE - AUTOMOTIVE	D - G	WD	1926	1500.0
→ 350	SERVICE GARAGE - AUTOMOTIVE	C - G	CB	1956	900.0

Improvement #2: Commercial State Code: F1 Living Area: 650.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
→ 400	OFFICE	D - A	ME	1970	273.0
→ 350	SERVICE GARAGE - AUTOMOTIVE	C - G	CB	1970	377.0

Improvement #3: Commercial State Code: F1 Living Area: sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
→ CPT	Detached Carport	* - A		0	900.0

Improvement #4: Commercial State Code: F1 Living Area: sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
→ CNP	Canopy	* - A		0	1000.0

Improvement #5: Commercial State Code: F1 Living Area: sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
→ ASP	Asphalt	* - A		0	1200.0

## Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	CSS	Commercial Store Site	0.1860	8100.00	0.00	0.00	N/A	N/A

## Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$213,350	\$255,150	0	468,500	\$0	\$468,500
2020	\$180,290	\$255,150	0	435,440	\$0	\$435,440
2019	\$149,490	\$243,000	0	392,490	\$0	\$392,490
2018	\$248,990	\$129,600	0	378,590	\$0	\$378,590

## Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	3/9/2007	GWD	General Warranty Deed	ALANIS MAURO T	ALANIS DANIEL	12741	0645	20070056836
2		Deed	Deed		ALANIS, MAURO T	4714	1124	0

2022 data current as of Feb 26 2022 1:18AM.

2021 and prior year data current as of Feb 4 2022 6:58AM

For property information, contact (210) 242-2432 or (210) 224-8511 or email.

For website information, contact (210) 242-2500.

This year is not certified and ALL values will be represented with "N/A".