

# HISTORIC AND DESIGN REVIEW COMMISSION

June 03, 2015

Agenda Item No: 13

**HDRC CASE NO:** 2015-229  
**ADDRESS:** 2031 W GRAMERCY PLACE  
**LEGAL DESCRIPTION:** NCB 1932 BLK 39 LOT 8  
**ZONING:** R6 H  
**CITY COUNCIL DIST.:** 7  
**DISTRICT:** Monticello Park Historic District  
**APPLICANT:** Devin Elder  
**OWNER:** Devin Elder  
**TYPE OF WORK:** Historic Tax Certification  
**REQUEST:**

The applicant is requesting Historic Tax Certification for the property at 2031 W. Gramercy Pl.

## APPLICABLE CITATIONS:

*UDC Section 35-618 – Tax Exemption Qualifications.*

(d) Certification.

1. Historic and Design Review Commission Certification. Upon receipt of the owner's sworn application the historic and design review commission shall make an investigation of the property and shall certify the facts to the city tax assessor-collector within thirty (30) days along with the historic and design review commission's documentation for recommendation of either approval or disapproval of the application for exemption.

2. Tax Assessor-Collector Approval. Upon receipt of the certified application for tax exemption as well as the recommendation of the historic and design review commission, the city's tax assessor-collector shall within thirty (30) days approve or disapprove eligibility of the property for tax relief pursuant to this division. In determining eligibility, the tax assessor-collector shall first determine that all the requirements of this division have been complied with and that only the historic structure and the land reasonably necessary for access and use thereof is to be provided favorable tax relief.

## FINDINGS:

- a. The applicant has received an administrative Certificate of Appropriateness for approval to replace the roof and exterior paint. Work including the installation of exterior lighting, a concrete walkway, and a privacy fence, foundation repair and removal of a shed has been included in the scope of work but no record of an approval or permit was found.
- b. The applicant has met all requirements of the City's tax certification process as described in Section 35-618 of the UDC and has furnished evidence to that effect to the Historic Preservation Officer.

## RECOMMENDATION:

Staff recommends approval based on findings a-b with the stipulation that the applicant acquire all necessary approvals and permits prior to returning for Tax Verification.

## CASE MANAGER:

Adriana Ziga





## 2031 W Gramercy PI

Powered by ArcGIS Server

Printed: May 20, 2015

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PROJECT COMPLETED 12/2014

## SANTANA'S REMODELING

Date: May 11, 20  
Invoice #: 6095

To: Devin Elder  
2031 W Grammercy

Qty	Description	Unit Price	Line Total
1.00	demo: kitchen cabinets, bathroom ,walls, sheetrock	\$ 2,200.00	\$ 2,200.00
1.00	patch cracks in sheetrock	\$ 1,100.00	\$ 1,100.00
1.00	retexture all house	\$ 2,200.00	\$ 2,200.00
1.00	replace kitchen cabinets	\$ 2,500.00	\$ 2,500.00
1.00	remodel bathroom	\$ 3,000.00	\$ 3,000.00
11.00	install interior doors	\$ 130.00	\$ 1,430.00
1418.00	interior paint	\$ 1.60	\$ 2,268.80
1418.00	exterior paint	\$ 1.30	\$ 1,843.40
1150.00	refinish wood floors	\$ 2.50	\$ 2,875.00
4.00	replace ceiling fans	\$ 150.00	
6.00	replace light fixture	\$ 30.00	\$ 180.00
2.00	replace exterior light	\$ 40.00	\$ 80.00
11.00	recess can: in kitchen and living area	\$ 60.00	\$ 660.00
1.00	service A/C	\$ 500.00	\$ 500.00
1.00	install granite in kitchen	\$ 1,800.00	\$ 1,800.00
38.00	roof: shingles	\$ 150.00	\$ 5,700.00
450.00	tile	\$ 4.50	\$ 2,025.00
300.00	walk way to property: concrete	\$ 6.00	
180.00	privacy fences	\$ 14.00	\$ 2,520.00
	Appliances		\$ 1,500.00
	Insulation		
	Remove carport		\$ -
	Foundation		\$ 4,000.00
	Remove Shed		
19	Blinds		

**TOTAL \$ 38,382.**



# Bexar CAD

## Property Search Results > 122505 ELDER DEVIN for Year 2015

### Property

#### Account

Property ID:	122505	Legal Description:	NCB 1932 BLK 39 LOT 8
Geographic ID:	01932-039-0080	Agent Code:	
Type:	Real		
Property Use Code:	001		
Property Use Description:	Single Family		

#### Location

Address:	2031 W GRAMERCY PL SAN ANTONIO, TX 78201	Mapsco:	581F8
Neighborhood:	WOODLAWN TERRACE	Map ID:	
Neighborhood CD:	57011		

#### Owner

Name:	ELDER DEVIN	Owner ID:	2823727
Mailing Address:	3207 VALLEY CRK SAN ANTONIO, TX 78261-2377	% Ownership:	100.0000000000%
		Exemptions:	

### Values

(+) Improvement Homesite Value:	+	\$82,890	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$24,260	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$107,150	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$107,150	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$107,150	

### Taxing Jurisdiction

Owner:	ELDER DEVIN
% Ownership:	100.0000000000%
Total Value:	\$107,150

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	
06	BEXAR CO RD & FLOOD	0.030679	\$107,150	\$107,150	\$32.88	
08	SA RIVER AUTH	0.017500	\$107,150	\$107,150	\$18.75	

09	ALAMO COM COLLEGE	0.149150	\$107,150	\$107,150	\$159.82	
10	UNIV HEALTH SYSTEM	0.276235	\$107,150	\$107,150	\$295.98	
11	BEXAR COUNTY	0.283821	\$107,150	\$107,150	\$304.12	
21	CITY OF SAN ANTONIO	0.565690	\$107,150	\$107,150	\$606.13	
57	SAN ANTONIO ISD	1.382600	\$107,150	\$107,150	\$1,481.46	
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$107,150	\$107,150	\$0.00	
Total Tax Rate:		2.705675				
Taxes w/Current Exemptions:					\$2,899.14	
Taxes w/o Exemptions:					\$2,899.13	

## Improvement / Building

**Improvement #1:** Residential **State Code:** A1 **Living Area:** 1418.0 sqft **Value:** \$82,890

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	F+ - AB	AB	1934	1418.0
OP	Attached Open Porch	F+ - NO		1934	45.0

## Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES	R/1 Family not Farm Single	0.1148	5000.00	50.00	100.00	\$24,260	\$0

## Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2015	\$82,890	\$24,260	0	107,150	\$0	\$107,150
2014	\$60,740	\$24,260	0	85,000	\$0	\$85,000
2013	\$63,850	\$24,260	0	88,110	\$0	\$88,110
2012	\$63,790	\$24,260	0	88,050	\$0	\$88,050
2011	\$68,220	\$24,260	0	92,480	\$0	\$92,480
2010	\$73,200	\$24,260	0	97,460	\$0	\$97,460

## Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	4/23/2014	WD	Warranty Deed	GORDON KEITH	ELDER DEVIN	16645	1762	20140066111
2	4/21/2014	GWD	General Warranty Deed	SAHOUSEBUYERS	GORDON KEITH	16640	1610	20140063996
3	4/14/2014	WD	Warranty Deed	HARPER PATSY LEE	SAHOUSEBUYERS	16633	1486	20140060786

**2015 data current as of May 18 2015 12:33AM.**

**2014 and prior year data current as of May 16 2015 6:44AM**

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

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