

HISTORIC AND DESIGN REVIEW COMMISSION

July 01, 2015

Agenda Item No:11

HDRC CASE NO: 2015-272
ADDRESS: 918 N PINE ST
LEGAL DESCRIPTION: NCB 1653 BLK A LOT 4 AT 918 PINE N
ZONING: R5 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: David Ericsson
OWNER: David Ericsson
TYPE OF WORK: Historic Tax Certification
REQUEST:

The applicant is requesting Historic Tax Certification for the property at 918 N. Pine St.

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:

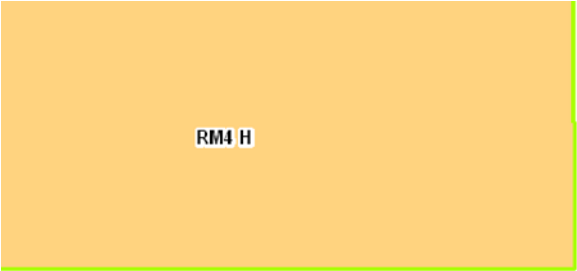
- a. The applicant received a Certificate of Appropriateness on November 21, 2012 for approval to partially remove a front addition, remove paint from brick, install a wood panel overhead door and single leaf entry, and replace metal windows with wood windows and wood panels. Additional work includes new interior finishes, electrical, plumbing and mechanical.
- 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:

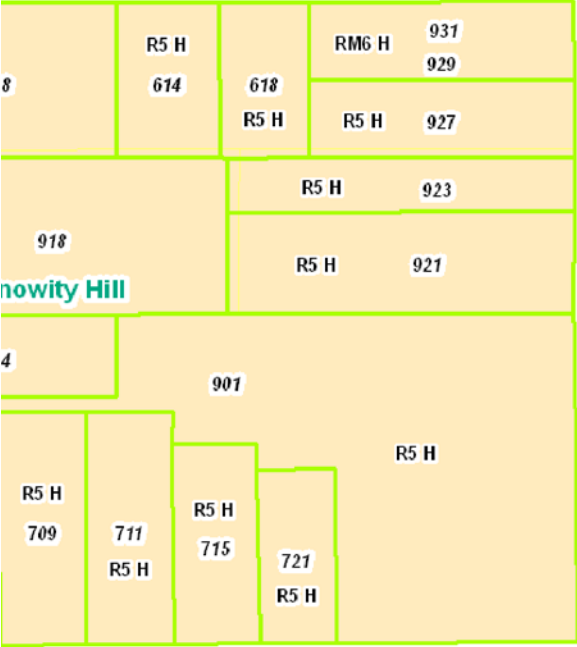
Staff recommends approval as submitted based on findings a-b.

CASE MANAGER:

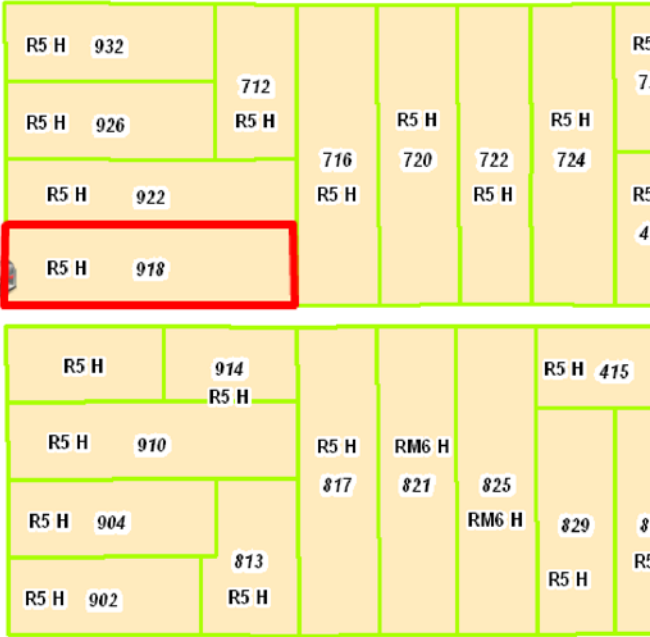
Adriana Ziga



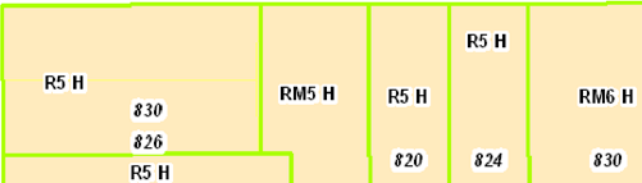
LAMAR ST



N PINE ST



HAYS ST





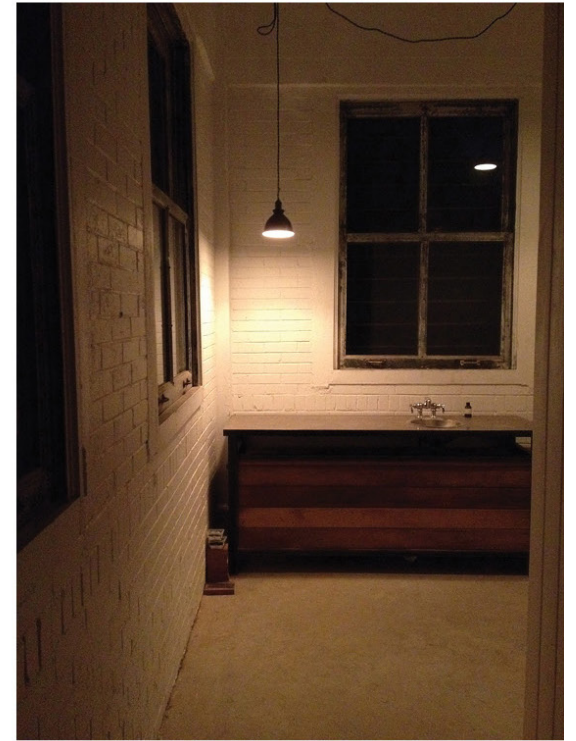
918 N Pine

Powered by ArcGIS Server

Printed:Jun 19, 2015

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918 N PINE ST, SAN ANTONIO, TX, 78202

DAVID ERICSSON | WORKS



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918 N PINE ST, SAN ANTONIO, TX, 78202



DAVID ERICSSON | WORKS





CITY OF SAN ANTONIO

HISTORIC AND DESIGN REVIEW COMMISSION

CERTIFICATE OF APPROPRIATENESS

November 21, 2012

HDRC CASE NO: 2012-294

ADDRESS: 918 N. Pine

LEGAL DESCRIPTION: NCB 1653 BLK A LOT 4 AT 918 PINE N

HISTORIC DISTRICT: Dignowity Hill Historic District

APPLICANT: David Ericsson 402 Mission St. Apt 2

OWNER: David Ericsson

TYPE OF WORK: Remove existing fascia brick and metal parapet, deteriorated roof and wall on front elevation, paint

REQUEST:

The applicant is requesting a certificate of appropriateness to:

1. Remove existing fascia brick and metal parapet on the front (east) addition to reveal existing CMU backup wall and infill all remaining openings with matching CMU. The remaining wall is intended to reveal the original 1920's façade and create an entry courtyard. The courtyard will be enclosed by a gate clad in horizontal wood slats;
2. Remove deteriorated roof and diagonal wall on the front (east) addition;
3. Remove existing paint from brick and waterproof existing perimeter walls;
4. Remove brick infill on one bay on south façade and replace with wood panel overhead door and single-leaf entry;
5. Replace 2 over 2, metal windows with wood picture windows on south and north façades;
6. Replace 2 over 2, metal windows on west façade with combination wood panels and hoppers; and
7. Implement open-air, interior courtyard on northeast corner, retaining existing window openings and reclaimed fans.

RECOMMENDATION:

FINDINGS:

Staff conducted a site visit for the property on November 13, 2012. At that time, it was noted that the existing, hollow, metal sash windows were damaged and in need of repair or replacement. Staff finds that an identical, in-kind replacement is not feasible due to the uncommonness of windows.

Staff finds that this structure was originally constructed in 1928 (Sanborn) as the Acme Steam Laundry. Staff finds that this structure is contributing to the Dignowity Hill Historic District, although it was not noted as such during the time of the survey due to a non-contributing addition that concealed the street-facing façade. Staff finds that the proposed alterations to the east façade will further distinguish the addition from the original structure. Staff finds that the removal of paint from the historic masonry will be an enhancement to the structure, and is in keeping with Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations, Section 2.

2012-294
11/21/12

Staff finds that the replacement of the brick infill on the south façade with the wood doors will not be highly visible from the street, and will be distinguishable a modern alteration. This request is in keeping with the Secretary of the Interior's Standards for Rehabilitation number 9.

Staff further finds that the original metal sash windows are a character-defining feature of the structure, and any replacement should be similar in design to the original windows. The replacement of the original metal sash windows with wood, picture windows is not in keeping with Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations, Section 6.

1-4. Staff recommends approval as submitted based on findings.

5&6. Staff does not recommend approval, rather a metal window with a similar light configuration should be installed.

7. Staff recommends approval as submitted based on findings.

COMMISSION ACTION:

Approval as requested with the stipulation that the applicant store all existing windows.



Shanon Shea Miller
Historic Preservation Officer



PO Box 1720
Helotes, TX 78023

Invoice

Date	Invoice #
5/14/2014	2014-024

Bill To
918 N Pine

Job Location
Electrical Work for a duplex

Job Type	Terms				Due Date	Rep
	Good For 30 Days				5/14/2014	JF
Description		Est Amt	Prior Amt	Total %	Amount	
Electrical work performed as specified		18,000.00	9,594.00	73.30%	3,600.00T	
Sub metering and adding another interior panel to create a duplex.		2,000.00	50.00	72.50%	1,400.00T	
New floor outlet up charge.		1,080.00		100.00%	1,080.00T	
Rewire and move several items add power for smoke detectors, rework switches for fans					820.00T	
Thank you for your business.			Total \$7,469.25			
Subtotal \$6,900.00		Sales Tax (8.25%) \$569.25		Payments/Credits \$0.00		
Phone #	Fax #	E-mail		Balance Due \$7,469.25		
210-690-5527	210-690-5527	jfasone@fasoneinc.com				



PO Box 1720
Helotes, TX 78023

Invoice

Date	Invoice #
12/4/2013	2013-066

Bill To
918 N Pine

Job Location
Electrical Work for a duplex

Job Type	Terms	Due Date		Rep	
	Good For 30 Days	12/4/2013		JF	
Description		Est Amt	Prior Amt	Total %	Amount
Electrical work performed as specified		18,000.00	1,800.00	50.00%	7,200.00T
Sub metering and adding another interior panel to create a duplex.		2,000.00	50.00	2.50%	0.00T
New floor outlet up charge.		1,080.00		0.00%	0.00T
Thank you for your business.		Total \$7,794.00			
Subtotal \$7,200.00		Sales Tax (8.25%) \$594.00		Payments/Credits \$0.00	
Phone #	Fax #	E-mail			
210-690-5527	210-690-5527	jfasone@fasoneinc.com			
		Balance Due \$7,794.00			

CENTRAL COMFORT
Air Conditioning, Heating, Refrigeration
PO BOX 2746 Universal City, Tx 78148
7558 Fairington Dr. San Antonio, TX 78244
PH (210) 336-2757 * FAX (210) 807-8690
txcentralcomfort@yahoo.com
TACLA28175C

Date	Invoice #
10/22/2013	1825

David Ericsson
 918 N. Pine
 San Antonio, TX 78202

Quantity	Item Code	Description	Price Each	Amount
	Materials	Westinghouse Heat Pump System 3.5 Ton 15 SEER Unit (10 kw) 2 Ton 15 SEER Unit (8 kw) 1.5 Ton 15 SEER Unit (5 kw) Ductwork Air Handler Tubing and Insulation Condenser Pads Drain Pans	11,350.14	11,350.14T
	Miscellaneous	Miscellaneous (Includes Permit fee, torch, duct blast test, vacuum, etc.)	1,800.00	1,800.00
	Labor Rate	Labor	5,400.00	5,400.00
		4-10-2014 Payment Ck# 122 \$ 9,500.00 6-2-2014 Payment Ck# 136 \$ 8,812.21 TOTAL PAYMENTS \$18,312.21		
			Subtotal	\$18,550.14
			Sales Tax (8.25%)	\$936.39
			Payments/Credits	\$-18,312.21
			Balance Due	\$1,174.32



ORTEGA PLUMBING

(210) 838-6102

3114 ROYALTON DR. - SAN ANTONIO, TX 78228
• 24 HR. SERVICE • LIC, BONDED, AND INSURED
• LIC #M-39962

68- 0821

Date Aug 11, 2013 Job Code _____
Job Name David Ericson Mail To _____
Location 918 N Pine Address _____
City San Antonio Zip 78202 City _____ Zip _____
Tel 303-678-4286 Tel _____

☐ Bid Sheet ☐ Proposal ☐ Damage Disclosure ☐ Drain Disclosure ☐ Pre-Existing Damage _____

UP-FRONT CHARGES \$ 19,087.00 COUPONS, G.C. & DISCOUNTS \$ _____

I hereby authorize proposed services to be done and an express mechanic's lien is acknowledged on the above property to secure the amount of repairs thereto.

AUTHORIZED SIGNATURE [Signature]

Drains ☐ Sewer ☐ LAV ☐ KSD ☐ WMD ☐ STD ☐ SHR ☐ TO ☐ AC ☐ Other _____

Composition ☐ PVC ☐ Cast Iron ☐ Clay ☐ Orangeburg ☐ Copper ☐ Concrete ☐ Asbestos ☐ Other _____

Access ☐ Clean Out ☐ Vent (DD) ☐ R/R Trap / Urinal Cable Size ☐ 1/4" ☐ 3/8" ☐ 1/2" ☐ 5/8" ☐ 11/16" ☐ 3/4" ☐ HJ

Results ☐ Restored Drainage ☐ Further Testing Required ☐ Heavy Roots Present ☐ Lights Tissue ☐ Heavy Mud / Sand / Fill ☐ Other _____

DIAGNOSIS: Remodel

PROPOSED SERVICE: Pull city permit, install new sewer, new water
service, rough-in, top out - And set finish.
13 fittings
Owner provided fixtures
Ortega Plumbing provide 2 water meter 19087.00

DESCRIPTION OF SERVICE: 1st payment 1/3 6362.33

SERVICE POLICY:

REPAIRS: _____ days on service and parts supplied by us.

DRAINS: During the next _____ days, if described lines cease to drain, we will reclean one time without charge except stoppages caused by rags heavy paper, defects, etc. There is no service policy on toilet bowl stoppages

COMPLETION: I have thoroughly inspected the services performed and hereby verify completion as agreed.

Customer Signature [Signature]

CC# _____ CID _____ EXP _____

Texas State Board of Plumbing Examiners - 929 East 41st Street Austin, TX 78751 - (512) 936-5200 M

JOB TOTAL

COUPONS & G.C.

DISCOUNTS

SALES TAX

PLEASE PAY

PAID CK # 106

6362.33

63262

CC / CASH / CK / CHG

Invoice

Date	Invoice #
5/22/2014	2014-025

918 N Pine

Job Location

Clean up and hual off of spoils

P.O. No.	Terms	Due Date	Rep	Project
	Due on receipt	5/22/2014	JF	
Item	Qty	per	Description	Amount
EXTERIOR Skid Steer Loa...	11 16	ea hrs	Hauling and dump fees Site work performed by our Skid Steer Loader with a skilled operator.	2,475.00 880.00
Subtotal	\$3,355.00	Sales Tax (8.25%)	\$0.00	Total \$3,355.00
All work is complete!				Payments/Credits \$0.00
Phone #	Fax #	E-mail		Balance Due
210-690-5527	210-690-5527	jfasone@fasoneinc.com		\$3,355.00

Invoice

Date	Invoice #
12/4/2013	2013-064

918 N Pine

Job Location

Window Systems

P.O. No.	Terms	Due Date	Rep	Project	
	Good For 30 Days	12/4/2013	JF		
Item	Qty	U/M	per	Description	Amount
WINDOWS	20		ea	Build new window guards	3,500.00T
LABOR	20		ea	Labor to install above item(s)	400.00T
DOORS	1		ea	Build new window & door system for main entrance steel work only	2,250.00T
Subtotal	\$6,150.00		Sales Tax (8.25%)		\$507.38
Total					\$6,657.38
Thank you for your business.					Payments/Credits \$0.00
Phone #	Fax #	E-mail			Balance Due \$6,657.38
210-690-5527	210-690-5527	jfasone@fasoneinc.com			

Invoice

Date	Invoice #
2/21/2014	2013-074

918 N Pine

Job Location
Clean and reglaze existing windows

P.O. No.	Terms	Due Date	Rep	Project	
	Good For 30 Days	2/21/2014	JF		
Item	Qty	U/M	per	Description	Amount
WINDOWS	52		panes	remove old glass clean frame for glass installation and add 1/4" clear tempered glass	2,586.00T
Account Rec...				Account maintenance etc.	0.65
Subtotal		\$2,586.65	Sales Tax (8.25%)		\$213.35
Total		\$2,800.00			
Thank you for your business.					Payments/Credits \$0.00
Phone #		Fax #	E-mail		Balance Due \$2,800.00
210-690-5527		210-690-5527	jfasone@fasoneinc.com		

Invoice

Date	Invoice #
2/28/2014	2014-007

Bill To

918 N Pine

Job Location

Window and door systems

Job Type	Terms	Due Date		Rep	
	Good For 30 Days	2/28/2014		JF	
Description		Est Amt	Prior Amt	Total %	Amount
Window system for large opening on Pine Street elevation		4,000.00		50.00%	2,000.00T
Added 12" steel plate around above window system		425.00		100.00%	425.00T
Two full infill window, two small windows		2,280.00		50.00%	1,140.00T
Full height door with transom above Pine Street elevation		1,845.00		50.00%	922.50T
I-beam column added to concrete column		375.64		100.00%	375.64T
Account maintenance etc		-0.01		100.00%	-0.01
Thank you for your business.					
Subtotal		\$4,863.13	Sales Tax (8.25%)		\$401.21
Phone #		Fax #	E-mail		
210-690-5527		210-690-5527	jfasone@fasoneinc.com		
Total		\$5,264.34			
Payments/Credits		\$0.00			
Balance Due		\$5,264.34			



Invoice

Date	Proposal
5/26/2014	

PO Box 15559
San Antonio, TX. 78212

Phone: (210) 277-9469
E-mail: jckarlis@hotmail.com

Job Information:
David Ericsson Pine St. Kitchens/Bathrooms

Bill To
David Ericsson

Job No./Name	Terms	Customers Job No.	Project	
DEK	Due upon Receipt	N/A	STL / Concrete Islands / Vanities	
Quantity	Description		Rate	Amount
68	Apartment Kitchen drawer box fab/finish + steel drawer faces. Door and drawer hardware install. Wire brush all welds, prep, finish with Linseed Oil/Turpentine. Steel base delivery		\$35/hr	\$2,380.00
87	Main island Resining + additional polishing plus all concrete finishing coats. Steel Base delivery. Additional delivery cart/crane attachment fab work. Main Island loading, delivery, and install. Additional resin and associated labor hours, plus rework of steel shelving, and pine panel inserts, discounted. Labor hours deducted with respect to Karlis Customs original T&M estimate/mid project design change orders. Phase 1: Pine St. Kitchen Islands and Vanites Delivered 5.23.14		\$20/hr \$1,547.00 \$1,131.00	\$1,740.00
Notes:		Total: \$ 2,678.00		
Payment is due and payable within 30 days of the date of invoice. All past due invoices are subject to interest at the rate of 1.5% per month.				



Invoice

Date	Proposal
5/9/2014	

PO Box 15559
San Antonio, TX. 78212

Phone: (210) 277-9469
E-mail: jckarlis@hotmail.com

Job Information:
David Ericsson Pine St. Kitchens/Bathrooms

Bill To
David Ericsson

Job No./Name	Terms	Customers Job No.	Project	
DEK	Due upon Receipt	N/A	STL / Concrete Islands / Vanities	
Quantity	Description		Rate	Amount
42	Island / Vanity steel shelving and supports, Main Island Knotty Pine Ply inserts plus interior panels, hidden base leg leveling fab/install.		\$35/hr	\$1,470.00
32	Main island concrete grinding / polishing plus apartment sink counter polishing.		\$20/hr	\$640.00
	additional concrete polishing disks, welding gas bottle refill, partial wood / concrete sealers			\$135.00
	ALL vanites & Apartment Island ready for delivery wk of 5.12.14.			
Notes: Payment is due and payable within 30 days of the date of invoice. All past due invoices are subject to interest at the rate of 1.5% per month.			Total:	\$ 2,245.00

Henry Arias Jr.
738 Cypresscliff
San Antonio, TX 78245
210-685-7121

Estimate

Date	Estimate #
4/8/2014	272

Name / Address
David Ericsson

Item	Description	Rate	Qty	Total
	Pine Project			
Labor	Bath 1- Mudset tile installation to walls inside tub enclosure + tile installation on sheetrock outside tub enclosure.---	2,374.00		2,374.00
Labor	Bath 2- Mudset tile installation to shower walls inside shower enclosure + tile installation on sheetrock outside tub enclosure.---	2,523.00		2,523.00
Labor	Master Bath- Mudset tile installation to shower walls inside shower enclosure + tile installation on sheetrock outside shower enclosure with mudset floor (waterproofed).---	2,899.00		2,899.00
	Pricing based on drawings dated 04/04/14 and include all materials less tile.---- Mudset= lath and plaster.--- State Sales Tax	8.125%		0.00
We would greatly appreciate your business!		Total		\$7,796.00

Acceptance of Estimate _____

Phone #
210-685-7121

E-mail
henarias@aol.com

Geneco Services, LLC

Concrete Floor Strip/Seal Service Bid & Agreement:

Date: August 20, 2014

Customer: David Ericsson

Address: 918 N Pine St., San Antonio, TX 78202

Service Type: Concrete Floor Strip/Seal

Description of Cleaning:

Professionally strip concrete floors with rotary floor scrubbing machines. Extract stripper and rinse concrete to remove any residue. Neutralize floors then apply two coats of industrial-grade sealer to the concrete floor.

Special Instructions (if applicable):

Geneco Services to provide all materials and equipment for service.

Approximate sqft: 2,800

Cost of Concrete Floor Services:

\$ 1,540.00 (Concrete services @.55 cents)

\$ _____ (Additional miscellaneous services)

\$ 127.05 Sales tax (if applicable)

\$ 1,667.05 Total cost

I David Ericsson, authorize Geneco Services LLC, to begin floor service

(Address) 918 N PINE ST on the following date: 8-22-2014

Printed Name: DAVID ERICSSON Date: 8-21-2014

Authorized Signature:  Date: 8-21-2014

The following price is good thirty (30) days from the date on this agreement. After that time has expired, the price will need to be reevaluated.

www.genecoservices.com

Bexar CAD

Property Search Results > 118819 ERICSSON DAVID for Year 2015

Property

Account

Property ID:	118819	Legal Description:	NCB 1653 BLK A LOT 4 AT 918 PINE N
Geographic ID:	01653-001-0040	Agent Code:	
Type:	Real		
Property Use Code:	220		
Property Use Description:	RETAIL STORE		

Location

Address:	918 N PINE SAN ANTONIO, TX 78202	Mapsco:	617B4
Neighborhood:	NBHD code11820	Map ID:	
Neighborhood CD:	11820		

Owner

Name:	ERICSSON DAVID	Owner ID:	2807665
Mailing Address:	918 N PINE ST SAN ANTONIO, TX 78202-1201	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$49,570	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$12,710	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$62,280	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$62,280	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$62,280	

Taxing Jurisdiction

Owner:	ERICSSON DAVID
% Ownership:	100.0000000000%
Total Value:	\$62,280

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	
06	BEXAR CO RD & FLOOD	0.030679	\$62,280	\$62,280	\$19.11	
08	SA RIVER AUTH	0.017500	\$62,280	\$62,280	\$10.90	

09	ALAMO COM COLLEGE	0.149150	\$62,280	\$62,280	\$92.89	
10	UNIV HEALTH SYSTEM	0.276235	\$62,280	\$62,280	\$172.04	
11	BEXAR COUNTY	0.283821	\$62,280	\$62,280	\$176.76	
21	CITY OF SAN ANTONIO	0.565690	\$62,280	\$62,280	\$352.31	
57	SAN ANTONIO ISD	1.382600	\$62,280	\$62,280	\$861.08	
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$62,280	\$62,280	\$0.00	
Total Tax Rate:		2.705675				
Taxes w/Current Exemptions:					\$1,685.09	
Taxes w/o Exemptions:					\$1,685.09	

Improvement / Building

Improvement #1: Commercial State Code: F1 Living Area: 3948.0 sqft Value: \$48,930

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
220	RETAIL STORE	C - A	CB	1950	3948.0

Improvement #2: Commercial State Code: F1 Living Area: sqft Value: \$300

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
ASP	Asphalt	* - F		1950	340.0

Improvement #3: Commercial State Code: F1 Living Area: sqft Value: \$340

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
FEN	Fence	S - F		1950	60.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	CSS	Commercial Store Site	0.1945	8474.00	0.00	0.00	\$12,710	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2015	\$49,570	\$12,710	0	62,280	\$0	\$62,280
2014	\$45,470	\$12,710	0	58,180	\$0	\$58,180
2013	\$49,350	\$12,710	0	62,060	\$0	\$62,060
2012	\$47,450	\$12,710	0	60,160	\$0	\$60,160
2011	\$47,450	\$12,710	0	60,160	\$0	\$60,160
2010	\$47,450	\$12,710	0	60,160	\$0	\$60,160

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	5/14/2012	GWD	General Warranty Deed	GLAS TEACH INVESTMENTS LLC	ERICSSON DAVID	15491	1395	20120089709
2	3/29/2012	WD	Warranty Deed	CUATRO KINGS LLC		15419	1550	20120057962

					GLAS TEACH INVESTMENTS LLC			
3	12/2/2005	WD	Warranty Deed	CHILDRRESS MEMORIAL CHURCH OF	CUATRO KINGS LLC	11810	2425	20050284508

2015 data current as of Jun 15 2015 12:47AM.

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.

Website version: 1.2.2.7

Database last updated on: 6/15/2015 12:47 AM

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