

HISTORIC AND DESIGN REVIEW COMMISSION

September 21, 2016

Agenda Item No: 5

HDRC CASE NO: 2016-373
ADDRESS: 923 E CROCKETT ST
LEGAL DESCRIPTION: NCB 576 (923 CROCKETT), BLOCK 15B LOT 16
ZONING: RM4 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Susan Todd
OWNER: Susan Todd
TYPE OF WORK: Historic Tax Certification
REQUEST:

The applicant is requesting Historic Tax Certification for the property at 923 E Crockett.

APPLICABLE CITATIONS:

UDC Section 35-618. Tax Exemption Qualifications:

(a) Assessed Valuation. In accordance with the provisions of this article, a building, site, or structure which meets the definition of a historically significant site in need of tax relief to encourage preservation and which is substantially rehabilitated and/or restored as certified by the historic and design review commission and approved by the city tax assessor-collector, shall have an assessed value for ad valorem taxation as follows regardless of ownership during the granted time period:

- (1) A residential property shall have the assessed value for ad valorem taxation for a period of ten (10) tax years equal to the assessed value prior to preservation.
- (b) Applicability. This exemption shall begin on the first day of the first tax year after verification of completion of the preservation required for certification; provided the building shall comply with the applicable zoning regulations for its use and location.
- (c) Application. Application for a historic structure preservation tax exemption pursuant to this division is to be filed with the office of historic preservation. The historic preservation officer shall be the agent of the city for the purposes of administering this division provided that the historic preservation officer request a recommendation from the historic and design review commission. Each application shall be signed and sworn to by the owner of the property and shall:
 - (1) State the legal description of the property proposed for certification;
 - (2) Include an affidavit by the owner describing the historic significance of the structure in need of tax relief;
 - (3) Include a final complete set of plans for the historic structure's restoration or rehabilitation;
 - (4) Include a statement of costs for the restoration or rehabilitation work;
 - (5) Include a projection of the estimated construction, time and predicted completion date of the historic restoration or rehabilitation;
 - (6) Authorize the members of the historic and design review commission, the city tax assessor-collector and city officials to visit and inspect the property proposed for certification and the records and books of the owners as necessary to certify that the property in question is in substantial need of restoration or rehabilitation;
 - (7) Include a detailed statement of the proposed use for the property; and
 - (8) Provide any additional information to the historic and design review commission which the owner deems relevant or useful such as the history of the structure or access to the structure by the public.

Each application shall contain sufficient documentation confirming or supporting the information submitted therein.

- (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.
- (g) Eligibility.
- (1) The tax exemption options outlined in subsection (f), above, will remain in effect unless terminated by designation status being removed pursuant to subsection 35-606(g) of this article.

FINDINGS:

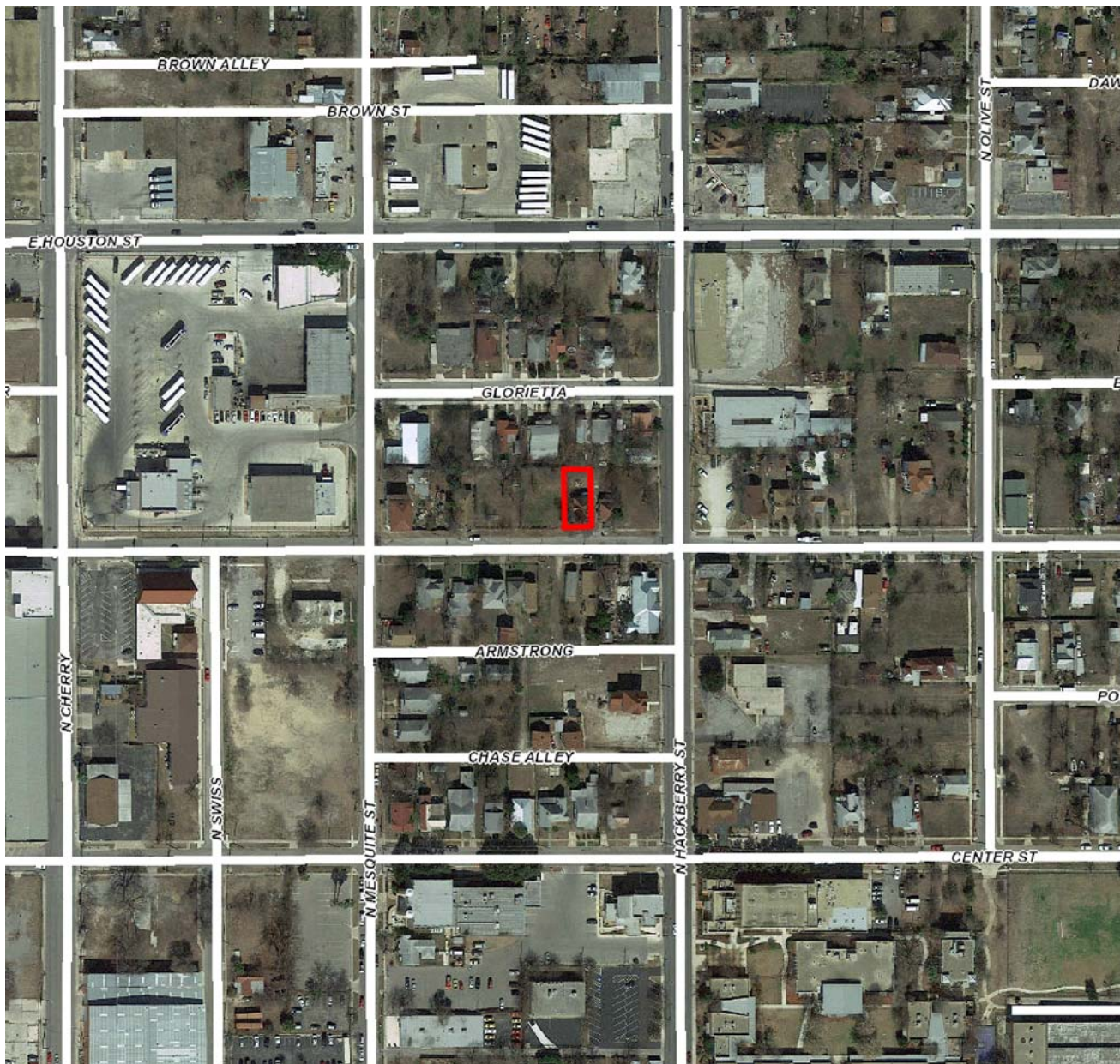
- a. The applicant is requesting Historic Tax Certification for the property located at 923 E Crockett. The scope of work consists of various items including repairs to the electrical, plumbing, HVAC, windows, doors, hardwood floors, and siding, new roof, painting exterior, insulation, dry-wall, and leveling foundation. The exterior work requests have been submitted to staff for administrative approval.
- b. The requirements for Historic Tax Certification outlined in UDC Section 35-618 have been met and the applicant has provided evidence to that effect to the Historic Preservation Officer including photographs and an itemized list of costs.
- c. Staff visited the site September 9, 2016.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a through c.

CASE MANAGER:

Lauren Sage



Flex Viewer

Powered by ArcGIS Server

Printed: Sep 14, 2016

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CITY OF SAN ANTONIO
NOTICE OF HEARING
HISTORIC & DESIGN
REVIEW COMMISSION

ADDRESS: 1901 K ALAMO

REQUEST: REPAIRS TO PORCH

HEARING DATE: 2019-11-14 3:00 P.M.

FOR MORE INFORMATION CONTACT
(210) 218-9274

ALL HDRG MEETINGS TAKE PLACE AT 1901 K ALAMO



NO
TRESPASSING

NO
TRESPASSING

9
2
3

923 East Crockett St

This is the 'sister' property to 927 E Crockett

This home was an vacant and ill kept property. There were few unbroken windows or functioning doors. It was literally just a shell, with partial missing floors. You can see from the photos that it was boarded up and abandoned.

The scope of work entailed refurbishing and creating a small but historic home. Everything from repairing and replacing walls and floors, adding modern appliances, including reestablishing the gas line so that the kitchen can have a gas stove.

The previous owner failed to separate the sewer and water systems from the house next door, so instead of arguing, I have paid the impact fees and am awaiting a contractor to run new water and sewer lines to this home. This correction alone is costing over \$12,000.00 to rectify.

The home is scheduled to be completed late fall of 2016.

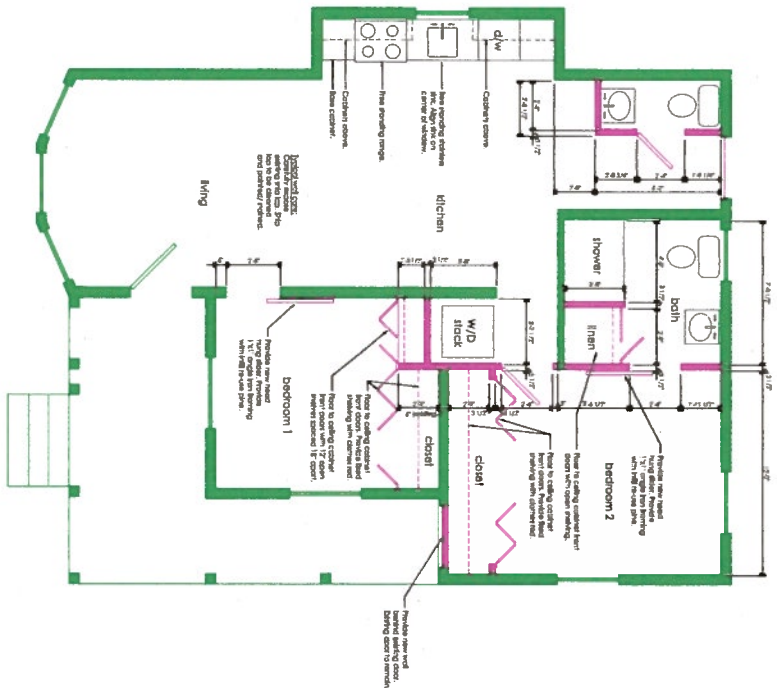
Here is a partial list of the work to be completed:

- All new appliances
- All new kitchen cabinets
- Repair/Replace weighted windows as necessary.
- Wooden sashes repaired or rebuilt by local artisans.
- Custom made closet doors crafted by a local Dignowity carpenter
- Maximize storage with a sophisticated appearance
- Movable kitchen island with custom top for efficient work space, storage, and can be moved to the side to allow for entertaining
- Custom made kitchen sink to allow for extra tall windows to remain and function
- Complete clean out of trash from under home
- Plugs throughout with USB capability
- Walls, ceilings and floors have been insulated.
- Complete new HVAC system
- Tankless water heater
- Complete new electrical wiring, panel boxes
- LED recessed lights for cooling and less expensive lighting
- Exposed wood ceilings and walls where appropriate
- All exterior walls sheet rocked for extra insulation and noise reduction
- Original hardwood floors repaired, sand and stain
- Doors purchased from Architectural Antiques. Solid wood and appropriate to the era.
- Exterior completely sanded down, primed and painted to extend the life of the paint
- Extra large shower in master with bench
- Raise the entire living area ceiling to maximize original architectural roofline
- Correct roof line and patio to reflect original building

The overall cost of this project is indicated on the attached analysis.



These drawings are for the use of the architect only and are not to be used for construction. The architect is not responsible for the accuracy of the information provided in these drawings. The architect is not responsible for the accuracy of the information provided in these drawings. The architect is not responsible for the accuracy of the information provided in these drawings.



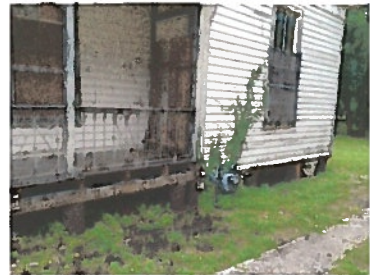
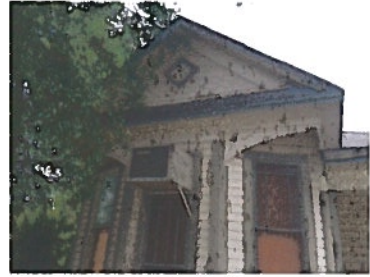
FLOOR PLAN - 923 E. CROCKETT

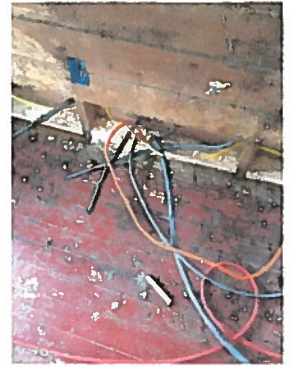
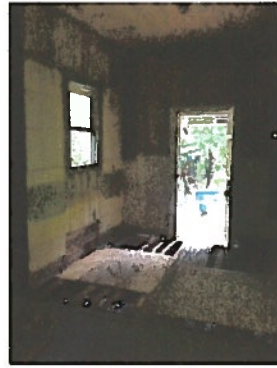
THICKLINE

Green wall
Yellow wall
White wall

masbueno
923 east crockett street
san antonio texas

A1





LINE	BEARING	DISTANCE
L1	S 89°30'21" W (S 89°37'08" W)	31.08'
L2	S 89°30'21" W (S 89°37'06" W)	38.05' (38.11')
L3	N 89°30'21" E (N 89°37'06" E)	38.05' (38.11')
L4	N 89°30'21" E (N 89°37'06" E)	31.08'

MARIO A. ORELLANA, ET UX
VOL. 15574, PG. 2201

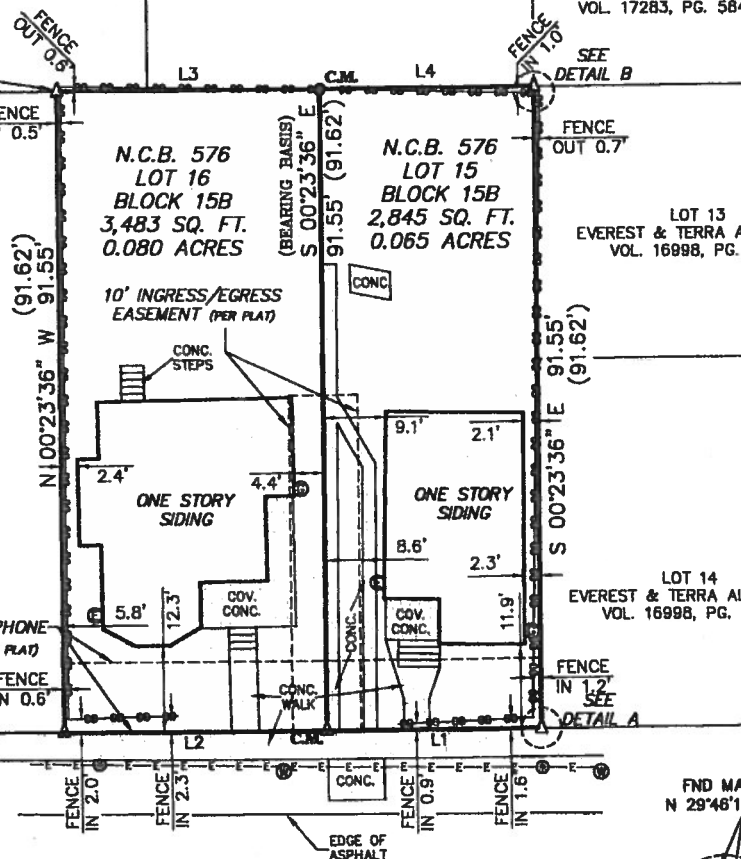
ANDRES CASIAS
VOL. 4024, PG. 853

LOT 4
EVEREST & TERRA ALTA, LLC.
VOL. 17283, PG. 584

PROPERTY
CORNER BEARS
S 38°18'27" W, 0.81'
FROM CENTER OF
WOOD POST

JOSEPH SHAW
VOL. 9583, PG. 1085

10' ELECTRIC, GAS, TELEPHONE
& CABLE TV ESM'T. (PER PLAT)



E. CROCKETT (55.6' R.O.W.) (E. CROCKETT STREET PER PLAT)

ELECTRIC, TELEPHONE, GAS, ANCHOR, SERVICE, OVERHANG
UTILITY, AND TRANSFORMER EASEMENT

SCALE: 1"=20'

NOTE: AMENDED 05/17/2016 TO CORRECT SURVEYOR'S ERROR.

THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS,
AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 9696, PAGE 222, DEED
AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

NOTE: BEARINGS SHOWN HEREON ARE BASED ON RECORD PLAT INDICATED BELOW.

FND I.R. BEARS
S 25°13'18" W, 1.34'

FND MAG BEARS
N 29°46'18" W, 0.86'

DETAIL A
(NOT TO SCALE)

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE
AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey
appears to be located in a FEMA Flood Insurance Rate Map (FIRM), identified on Community Map 480202C, Panel No. 04152, which is dated 08/28/2010. By making from that FIRM, it
appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the
surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD
ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special
Flood Hazard Areas and Zones may be found at <http://www.fema.gov/flood-zone>.



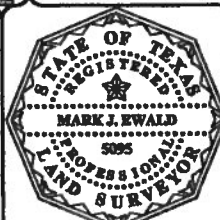
Property Address:
923 & 927 E. CROCKETT (E. CROCKETT STREET PER PLAT)
Property Description:
LOTS 15 & 16, BLOCK 15B, NEW CITY BLOCK 576, IN THE
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN
VOLUME 9696, PAGE 222, DEED AND PLAT RECORDS,
BEXAR COUNTY, TEXAS.

Owner:
SUSAN TODD

FIRM REGISTRATION NO.
1011720

**Westar
Alamo**
LAND SURVEYORS, L.L.C.
P.O. BOX 1038 MELROSE, TEXAS 78025-1038
PHONE (214) 372-9500 FAX (214) 372-9899

LEGEND
- CALCULATED POINT
- FND 1/2" IRON ROD
- FND MAG NAIL
- RECORD INFORMATION
- BUILDING SETBACK
- CONTROLLING MONUMENT
- ELECTRIC METER
- GAS METER
- WATER METER
- POWER POLE
- OVERHEAD ELECTRIC
- CHAIN LINK FENCE



I, MARK J. EWALD, Registered Professional
Land Surveyor, State of Texas, do hereby
certify that the above plat represents an
actual survey made on the ground under my
supervision, and there are no discrepancies,
conflicts, shortages in area or boundary
lines, or any encroachment or overlapping of
improvements, to the best of my knowledge
and belief, except as shown herein.

Mark J. Ewald
MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095

G.F. NO. 4011001907

JOB NO. 70464

DRAWN BY: JTD

TITLE COMPANY: ALAMO TITLE

DATE: 05/13/2016



411 N. Frio, P.O. Box 830248
San Antonio, TX 78283-0248
Phone (210) 242-2432
Fax (210) 242-2451
Website www.bcad.org

BEXAR APPRAISAL DISTRICT

06/30/16

#BWNCTVY

TODD SUSAN
24165 IH 10 W #217-419
SAN ANTONIO TX 78257

RE: ACCOUNT NUMBER: 00576-152-0160 PID #: 1248917
LEGAL DISCRIPTION: NCB 576 (923 CROCKETT), BLOCK 15B LOT 16
PARCEL ADDRESS: CROCKETT TX

Dear Property Owner:

Bexar Appraisal District is pleased to inform you that:

The property owner on the account referenced above is shown as TODD SUSAN.

If you need additional information contact the **Customer Information and Assistance Department** at (210) 242-2432.

Sincerely,
Bexar Appraisal District

REPAIR COST ESTIMATE

923 Crockett St

san antonio tx 78202



Input a brief description of the repairs required to the property.

Total Repair Estimate			Breakdown by Scope of Work					
\$82,250			GENERAL CONDITIONS	\$2,265	EXT. DOORS & WINDOWS	\$14,200	HARDWOOD FLOORING	\$2,650
			DEMOLITION	\$2,000	GARAGE DOORS	\$0	TILING	\$1,530
			STRUCTURAL CONCRETE	\$250	LANDSCAPING	\$500	PAINTING	\$7,000
			CONCRETE & FLATWORK	\$0	MISC. EXT. IMPROVEMENTS	\$1,150	APPLIANCES	\$1,175
			MASONRY	\$0	FRAMING & DRYWALL	\$6,285	PLUMBING	\$10,375
			SIDING	\$2,200	CABINETS & COUNTERTOPS	\$4,890	HVAC	\$5,500
			DECKING AND PATIOS	\$1,850	DOORS & TRIM	\$5,255	ELECTRICAL	\$8,225
			ROOFING	\$4,950	CARPET & RESILIENT	\$0	MISCELLANEOUS	\$0
Breakdown by Work Type								
LAB/EQUIP	MAT'L	SUB						
\$23,260	\$37,315	\$21,675						

Description of Work	QTY	Unit	Totals			Total Cost
			Lab	Mat'l	Sub	
GENERAL CONDITIONS						
Dumpster rental-40 yard	3	ea	\$0	\$1,200	\$0	\$1,200
Construction Permits < \$10k	1	job	\$0	\$125	\$0	\$125
Chemical Toilet	4	mo	\$0	\$340	\$0	\$340
Misc. Tools & Materials	1	ls	\$0	\$250	\$0	\$250
Architectural Fees	2	hrs	\$0	\$0	\$200	\$200
Final cleaning	10	hrs	\$150	\$0	\$0	\$150
GENERAL CONDITIONS TOTAL			\$150	\$1,915	\$200	\$2,265
DEMOLITION						
Demolition work per hour	200	hrs	\$2,000	\$0	\$0	\$2,000
DEMOLITION TOTAL			\$2,000	\$0	\$0	\$2,000
STRUCTURAL CONCRETE						
Foundation bid/allowance	1	ls	\$0	\$0	\$250	\$250
STRUCTURAL CONCRETE TOTAL			\$0	\$0	\$250	\$250
SIDING						
Plywood panel, douglas fir	500	sf	\$575	\$625	\$0	\$1,200
Siding patch, window/door, siding, insulation	5	ea	\$625	\$375	\$0	\$1,000
SIDING TOTAL			\$1,200	\$1,000	\$0	\$2,200
DECKING AND PATIOS						
Deck bid/allowance	1	ls	\$0	\$0	\$1,500	\$1,500
Covered patio, floor, roof frame, decking, treated	10	sf	\$200	\$150	\$0	\$350
DECKING AND PATIOS TOTAL			\$200	\$150	\$1,500	\$1,850
ROOFING						
Roof replacement-demo & replace, 3-tab	30	sq	\$2,400	\$2,550	\$0	\$4,950
ROOFING TOTAL			\$2,400	\$2,550	\$0	\$4,950
EXT. DOORS & WINDOWS						
Exterior doors bid/allowance	3	ls	\$0	\$0	\$2,400	\$2,400
Exterior door hardware w/ dead bolt	2	ea	\$50	\$50	\$0	\$100
Wood windows, average size	4	ea	\$300	\$1,400	\$0	\$1,700
Repair historically correct	10	o	\$0	\$10,000	\$0	\$10,000
EXT. DOORS & WINDOWS TOTAL			\$350	\$11,450	\$2,400	\$14,200
LANDSCAPING						
Landscaping bid/allowance, trees, bushes, flowers	1	ls	\$0	\$0	\$500	\$500

Description of Work	QTY	Unit	Totals			Total Cost
			Lab	Mat'l	Sub	
LANDSCAPING TOTAL			\$0	\$0	\$500	\$500
MISC. EXT. IMPROVEMENTS						
New mailbox	1	ea	\$50	\$100	\$0	\$150
crushed granite	1	ls	\$0	\$0	\$1,000	\$1,000
MISC. EXT. IMPROVEMENTS TOTAL			\$50	\$100	\$1,000	\$1,150
FRAMING & DRYWALL						
Structural framing bid/allowance, case by case	1	ls	\$0	\$0	\$0	\$0
Subflooring, 3/4" plywood	85	sf	\$85	\$72	\$0	\$157
Interior wall framing	50	sf	\$50	\$88	\$0	\$138
Open load bearing/structural wall	2	ea	\$1,500	\$500	\$0	\$2,000
Wall insulation	850	sf	\$425	\$425	\$0	\$850
Attic insulation, blown-in	800	sf	\$400	\$240	\$0	\$640
Drywall wallboard, 1/2" thick, finish one side	1,000	sf	\$1,500	\$1,000	\$0	\$2,500
FRAMING & DRYWALL TOTAL			\$3,960	\$2,325	\$0	\$6,285
CABINETS & COUNTERTOPS						
Cabinet installation bid/allowance	1	ls	\$0	\$0	\$2,500	\$2,500
New cabinet door pulls	20	ea	\$80	\$60	\$0	\$140
Stone/solid surface countertop, kitchen	40	sf	\$0	\$2,000	\$0	\$2,000
Kitchen sink bowl, stainless steel, undermount	1	ea	\$0	\$250	\$0	\$250
CABINETS & COUNTERTOPS TOTAL			\$80	\$2,310	\$2,500	\$4,890
DOORS & TRIM						
Interior door, prehung, hollow-core door	2	ea	\$150	\$150	\$0	\$300
Interior bi-fold, closet doors	2	ea	\$150	\$200	\$0	\$350
Door hardware, knobs only	2	ea	\$30	\$30	\$0	\$60
Door casings	5	ea	\$250	\$275	\$0	\$525
Crown molding	1,000	lf	\$2,000	\$1,750	\$0	\$3,750
Closet shelf and rod	20	lf	\$200	\$70	\$0	\$270
DOORS & TRIM TOTAL			\$2,780	\$2,475	\$0	\$5,255
HARDWOOD FLOORING						
Floor refinishing	650	sf	\$1,950	\$0	\$0	\$1,950
Lacing new hardwood to match existing, case-by-case	100	sf	\$300	\$400	\$0	\$700
HARDWOOD FLOORING TOTAL			\$2,250	\$400	\$0	\$2,650
TILING						
Shower tile, standard	150	sf	\$750	\$600	\$0	\$1,350
Floor tile, bathrooms	18	sf	\$90	\$90	\$0	\$180
TILING TOTAL			\$840	\$690	\$0	\$1,530
PAINTING						
Exterior painting, bid/allowance	1	ls	\$5,000	\$0	\$0	\$5,000
Interior painting, bid/allowance	1	ls	\$2,000	\$0	\$0	\$2,000
PAINTING TOTAL			\$7,000	\$0	\$0	\$7,000
APPLIANCES						
Range, average	1	ea	\$0	\$700	\$0	\$700
Dishwasher, economy	1	ea	\$0	\$275	\$0	\$275
Microwave, built-in	1	ea	\$0	\$200	\$0	\$200
APPLIANCES TOTAL			\$0	\$1,175	\$0	\$1,175
PLUMBING						
Plumbing, bid/allowance	1	ls	\$0	\$9,025	\$0	\$9,025
Kitchen faucet fixture	1	ea	\$0	\$150	\$0	\$150
Garbage disposal	1	ea	\$0	\$100	\$0	\$100
Bathroom faucet fixture	1	ea	\$0	\$125	\$0	\$125
Showerhead/tub kit	1	ea	\$0	\$150	\$0	\$150

Description of Work	QTY	Unit	Totals			Total Cost
			Lab	Mat'l	Sub	
Toilets	1	ea	\$0	\$175	\$0	\$175
Tankless water heater	1	o	\$0	\$0	\$650	\$650
PLUMBING TOTAL			\$0	\$9,725	\$650	\$10,375
HVAC						
HVAC, bid/allowance	1	ls	\$0	\$0	\$5,500	\$5,500
HVAC TOTAL			\$0	\$0	\$5,500	\$5,500
ELECTRICAL						
Electrical, bid/allowance	1	ls	\$0	\$0	\$6,500	\$6,500
Smoke detectors	4	ea	\$0	\$60	\$100	\$160
Track/Pendent light	1	ea	\$0	\$100	\$50	\$150
Chandelier light fixture	1	ea	\$0	\$150	\$50	\$200
Ceiling fan fixture	3	ea	\$0	\$345	\$225	\$570
Bathroom vanity light	2	ea	\$0	\$170	\$100	\$270
Exterior light fixture	3	ea	\$0	\$225	\$150	\$375
ELECTRICAL TOTAL			\$0	\$1,050	\$7,175	\$8,225
TOTAL REPAIR ESTIMATE			\$23,260	\$37,315	\$21,675	\$82,250

\$53,040 total toward 30%

Bexar CAD

Property Search Results > 105933 EVEREST & TERRA ALTA LLC for Year 2016

Property

Account

Property ID:	105933	Legal Description:	NCB 576 BLK 15B LOT 11
Geographic ID:	00576-152-0110	Agent Code:	
Type:	Real		
Property Use Code:	001		
Property Use Description:	Single Family		

Location

Address:	923 E CROCKETT ST SAN ANTONIO, TX 78202	Mapsco:	617B5
Neighborhood:	DIGNOWITY HILL HIST DIST	Map ID:	
Neighborhood CD:	57069		

Owner

Name:	EVEREST & TERRA ALTA LLC	Owner ID:	2895807
Mailing Address:	13750 SAN PEDRO AVE STE B10 SAN ANTONIO, TX 78232-4463	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$28,760	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$41,860	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$70,620	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$70,620	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$70,620	

Taxing Jurisdiction

Improvement / Building

Improvement #1:	Residential	State Code:	A1	Living Area:	818.0 sqft	Value:	\$17,480
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	A - WS	WS	1910	818.0
OP	Attached Open Porch	A - NO		1910	132.0
PAC	Terrace with cover	A - NO		1910	60.0

Improvement #2:	Residential	State Code:	A1	Living Area:	598.0 sqft	Value:	\$11,280
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	F - WS	WS	1910	598.0
OP	Attached Open Porch	F - NO		1910	48.0

Land

Roll Value History

Deed History - (Last 3 Deed Transactions)

2017 data current as of Sep 12 2016 12:30AM.

2016 and prior year data current as of Aug 5 2016 8:08AM

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

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