

**STAFF REPORT  
HISTORIC AND CULTURAL LANDMARKS COMMISSION  
CITY OF FORT WORTH, TEXAS**

DATE: June 8, 2015

COUNCIL DISTRICT: 8

***GENERAL INFORMATION***

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<b>REQUEST</b>	Certificate of Appropriateness
<b>APPLICANT/AGENT</b>	City of Fort Worth – Code Compliance Jimmie B. Powell Estate (owner)
<b>LOCATION</b>	1317 East Cannon Street
<b>ZONING/ USE (S)</b>	A-5/HC
<b>NEIGHBORHOOD ASSOCIATION</b>	Terrell Heights

***ANALYSIS OF PROPOSED WORK***

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**CERTIFICATE OF APPROPRIATENESS**

The applicant requests a Certificate of Appropriateness to demolish the main structure.

**APPLICABLE ZONING ORDINANCE REQUIREMENTS**

Zoning Ordinance Article 5. Section 4.504

***4. Certificate of appropriateness: demolition or relocation.***

a. *Loss of significance:* The historic and cultural landmarks commission may approve a certificate of appropriateness for demolition or relocation when it has determined that the structure is no longer significant. In making this determination, the historic and cultural landmarks commission must find that the owner has established by a preponderance of the evidence that the structure has undergone significant and irreversible changes which have caused the structure to lose the significance and/or quality or features which qualified the structure for historic designation.

b. *Economic hardship:* The owner of a property denied a certificate of appropriateness based on loss of significance shall have the right to introduce evidence to establish that the owner will suffer an unreasonable economic hardship if the certificate of appropriateness is not issue for the demolition or relocation of the structure.

i. The owner shall have the burden of establishing by a preponderance of the evidence that an unreasonable hardship exists under the criteria set forth in Section 4.506

ii. If the historic and cultural landmarks commission finds that the owner has failed to establish by a preponderance of the evidence that an unreasonable economic hardship exists, the certificate of appropriateness shall be denied.

iii. If the historic and cultural landmarks commission finds that the owner has satisfied by a preponderance of the evidence that an unreasonable economic hardship exists, the certificate of appropriateness may be issued with or without the following conditions. The historic and cultural landmarks commission may delay the issuance of the certificate of appropriateness up to 180 days after the date of the public hearing; may require the preparation of a salvation plan; documentation of the property; and/or the preservation of trees, shrubs and other landscaping of substantial significance. These conditions shall be in compliance with all other city codes and ordinances.

5. Certificate of appropriateness, economic hardship:

a. If the historic and cultural landmarks commission finds that an owner of a property is not entitled to a certificate of appropriateness as a result of loss of significance, the owner shall have the right to introduce evidence to establish that the owner will suffer an unreasonable economic hardship if the certificate of appropriateness is not issued for the proposed demolition or relocation. The owner shall have the burden of establishing by a preponderance of the evidence that an unreasonable economic hardship exists under the criteria set forth in Section 4.506

b. If the owner does not establish that an unreasonable economic hardship exists, the certificate of appropriateness shall be denied.

c. If the owner does establish that an unreasonable economic hardship exists, the historic and cultural landmarks commission may delay the issuance of a certificate of appropriateness for up to 180 days from the date of the public hearing and may require the preparation of a salvage plan, documentation of the property and/or the preservation of trees, shrubs and other landscaping of substantial significance. These conditions shall be in compliance with all other city codes and ordinances.

Zoning Ordinance Article 5. Section 4.506- Unreasonable economic hardship: removal, demolition or relocation.

A. *Declaration of unreasonable economic hardship.* The historic and cultural landmarks commission may declare that an unreasonable economic hardship exists as a basis for:

1. Recommending removal of the highly significant endangered, historic and cultural landmark, historic and cultural landmarks district or demolition delay designation; or
2. Issuing a certificate of appropriateness approving the demolition or relocation of property designated or pending designation as highly significant endangered or historic and cultural landmark or located in an area designated or pending designation as an historic and cultural landmarks district.

B. *Burden of proof.* When a claim of unreasonable economic hardship is made, the owner must prove by a preponderance of the evidence that:

1. The owner cannot make reasonable beneficial use of or realize a reasonable rate of return on a structure or site, regardless of whether that return represents the most profitable return possible, unless the highly significant endangered, historic and cultural landmark, historic and cultural landmarks district or demolition delay designation, as applicable, is removed or the proposed demolition or relocation is allowed;
2. The structure or property cannot be reasonably adapted for any other feasible use, whether by the current owner or by a purchaser, which would result in a reasonable rate of return; and
3. The owner has failed to find a purchaser or tenant for the property during the previous two years, despite having made substantial ongoing efforts during that period to do so. The evidence of unreasonable economic hardship introduced by the owner may, where applicable, include proof that the owner's affirmative obligations to maintain the structure or property make it impossible for the owner to realize a reasonable rate of return on the structure or property.

*C. Claim for historic and cultural landmarks districts.* Owners of individual structures or sites located in an historic and cultural landmarks district are entitled to a certificate of appropriateness for demolition or relocation upon proof of unreasonable economic hardship; however, an historic and cultural landmarks district designation shall be removed only from the entire district, upon proof that the designation results in an unreasonable economic hardship to the district as a whole. Individual structures or sites shall not be removed from an historic and cultural landmarks district.

*D. Consultation and search for alternatives.* The owner, persons or entities who have executed a sales contract or option contract for purchase of the property, or their representatives, the historic and cultural landmarks commission, local preservation groups and interested parties shall consult in good faith, as outlined in Section 4.504(D) in a diligent effort to seek alternatives that will eliminate the unreasonable economic hardship and preserve the structure or property.

*E. Proof of hardship:* As evidence that an unreasonable economic hardship exists, the owner may submit the following information to the historic and cultural landmarks commission by affidavit:

1. For all structures and property:
  - a. The past and current use of the structures and property;
  - b. The name and legal status (e.g., partnership, corporation) of the owners;
  - c. The original purchase price of the structures and property;
  - d. The assessed value of the structures and property according to the two most recent tax assessments;
  - e. The amount of real estate taxes on the structures and property for the previous two years;

- f. The date of purchase or other acquisition of the structures and property;
- g. Principal balance and interest rate on current mortgage and the annual debt service on the structures and property, if any, for the previous two years;
- h. All appraisals obtained by the owner or applicant within the previous two years in connection with the owner's purchase, financing or ownership of the structures and property;
- i. Any listing of the structures and property for sale or rent, price asked and offers received;
- j. Any consideration given by the owner to profitable adaptive uses for the structures and property;
- k. Any replacement construction plans for proposed improvements on the site;
- l. Financial proof of the owner's ability to complete any replacement project on the site, which may include but not be limited to a performance bond, a letter of credit, a trust for completion of improvements, or a letter of commitment from a financial institution; and
- m. The current fair market value of the structure and property as determined by a qualified appraiser.
- n. Estimate of the cost of the proposed demolition or relocation (construction and alteration are not applicable to this section) and an estimate of any additional cost that would be incurred to comply with the design guidelines.
- o. A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of any structures on the property and their suitability for rehabilitation.

2. For income producing structures and property:

- a. Annual gross income from the structure and property for the previous two years;
- b. Itemized operating and maintenance expenses for the previous two years; and
- c. Annual cash flow, if any, for the previous two years.

3. In the event that the historic and cultural landmarks commission determines that any additional information described above is necessary in order to evaluate whether an unreasonable economic hardship exists, the historic and cultural landmarks commission shall notify the owner. Failure by the owner to submit such information to the historic and cultural landmarks commission within 15 days after receipt of such notice, which time may be extended by the historic and cultural landmarks commission, will be grounds for denial of the owner's claim of unreasonable economic hardship.

**APPLICABLE TERRELL HEIGHTS DESIGN GUIDELINES**

**Demolition and Relocation**

The intent of the historic district is preserve historic buildings, materials and features. Demolition of a building considered as contributing to the historic character of the district shall be avoided unless a preponderance of evidence can prove that the structure is a threat to the safety of the public or could not reasonably be rehabilitated either structurally or economically. It is not considered reasonable to rehabilitate a structure where the rehabilitation shall leave it devoid of all original materials or features. The relocation of buildings from inside the district to locations outside the district shall be considered in the same manner as demolition for the purposes of considering the appropriateness of the action. Relocation of buildings from outside of the district to a location within the district shall be considered appropriate only when the structure to be moved is architecturally, materially, and dimensionally compatible with the surrounding neighborhood. The demolition and relocation of buildings considered to be noncontributing to the character of the district shall be allowed with the appropriate approvals.

Appropriate	Not Appropriate
<ul style="list-style-type: none"> <li>• Removing or demolishing building or site features that do not contribute to the character, integrity or significance of the building or site.</li> <li>• Removing later additions that cover, harm, or mask original or significant architectural features.</li> <li>• Demolishing a building found to be a threat to public safety after the appropriate documentation has been completed.</li> <li>• Demolishing an accessory structure where the demolition would not adversely affect the primary structure or site.</li> <li>• Replacing demolished buildings in accordance with the guidelines for new construction within this district.</li> </ul>	<ul style="list-style-type: none"> <li>• Demolishing historically or architecturally significant buildings or site features that contribute to the district.</li> <li>• Demolishing a building or site feature that would have a detrimental impact on the public interest or adversely impact the visual character of the block or neighborhood.</li> <li>• Removing features of a building which contribute to its significance that may leave the building devoid of integrity or character and cause a de facto demolition.</li> <li>• Demolishing or removing structural elements that would lead to structural deficiencies and demolition by neglect.</li> <li>• Demolishing a building that is of an old, unusual or uncommon design that could not be reproduced without great difficulty or expense.</li> </ul>

***FINDINGS/RECOMMENDATIONS***

At the May 11, 2015, HCLC meeting, the Commission reviewed a request to demolish the main structure and accessory structure at 1317 East Cannon Street. The Commission approved the demolition of the accessory structure, but continued the request to demolish the main structure. The purpose of the continuation was to allow time for the property owner to be put in contact with Historic Fort Worth, Inc. to explore alternatives to demolition. Preservation Staff reached out to the property owner who was agreeable

to speaking with Historic Fort Worth, Inc. Staff provided Historic Fort Worth with the owners contact information.

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**On May 12, 2014, the HCLC reviewed a Request for Determination for 1317 East Cannon. At that time, the Commission believed the structure *could* be reasonably rehabilitated, with the exception of the garage.**

The structure at 1317 East Cannon Street is a one story residence. Tarrant County Appraisal District lists the structure's construction date as 1920. It is Victorian style structure and is identified its asymmetrical form with partial front porch, and a steep pitch hipped roof with lower front-facing gable. The existing structure at 1317 East Cannon Street is a contributing structure in the Terrell Heights Historic District.

The structure is in fair to poor condition due to neglect. The foundation and interior floor may require some repair, but overall the structure appears sound. The roof structure appears intact, though there are some holes. Some of the interior ceilings have sustained water damage and have collapsed in places. The roof will require some repair and the interior ceilings require repair/replacement as well. Most of the original windows have been removed and the openings have been boarded up. There are some non-original metal windows on the structure. The exterior is clad in brick and vinyl siding, which are not original to the structure. Some of the original 117 wood siding can be seen underneath. The condition of the original siding is unknown. The vinyl siding is cracked and broken in places. The brick veneer is also cracked in places and is failing. This may be due to the fact that it was applied over the original wood siding and may not be adequately tied to the structure.

The existing detached garage, which is original to the site, has collapsed. Its east wall is resting on the primary residence, which is the only thing holding part of the garage up. Staff believes the garage is a public safety hazard and should be removed.

### **Loss of Significance**

Per the Historic Preservation Ordinance (Article 5 Section 4.504), the HCLC may approve a certificate of appropriateness for demolition when it has determined that the structure is no longer significant. In making this determination, the historic and cultural landmarks commission must find that the owner has established by a preponderance of the evidence that the structure has undergone significant and irreversible changes which have caused the structure to lose the significance and/or quality or features which qualified the structure for historic designation.

**Does the structure still retain any significant exterior architectural features that define the character of the structure and qualify as a contributing structure in the historic district?**

Yes.

**In its present condition, does the structure still contribute to the historic district?**

Yes.

**What evidence has the applicant provided to support the request for demolition based on loss on historic significance?**

The applicant submitted the following items to support their request for demolition.

- Photographs of the existing structures;
- Copy of Tarrant Appraisal District Real Estate Data Sheet; and
- Code Compliance Building Survey Report, dated March 18th, 2015

### **Unreasonable Economic Hardship**

**Can the owner make reasonable beneficial use of or realize a reasonable rate of return on the site, regardless of whether that return represents the most profitable return possible, if the demolition is not allowed?**

Unknown. The property owner did indicate to staff that he had a contractor look at the property (date unknown) who felt the repairs would be too costly. However the owner could provide no documentation from this contractor.

**Can the structure be reasonably adapted for any other feasible use, whether by the current owner or by a purchaser, which would result in a reasonable rate of return?**

The site is zoned A-5, single family. The property owner could rehab this structure or construct a new residence.

**Has sale of the property been considered or attempted?**

Unknown.

**What evidence has the applicant provided to support the request for demolition based on loss on economic hardship?**

The applicant submitted the following items to support their request for demolition.

- Photographs of the existing structures;
- Copy of Tarrant Appraisal District Real Estate Data Sheet; and
- Code Compliance Building Survey Report, dated March 18th, 2015

**What was the original purchase price of the property?**

Unknown

**What are the current values on the property?**

According to Tarrant County Appraisal, the land value on this property is \$1,000. The improvements value is listed as \$100. Total property value is \$1,100.

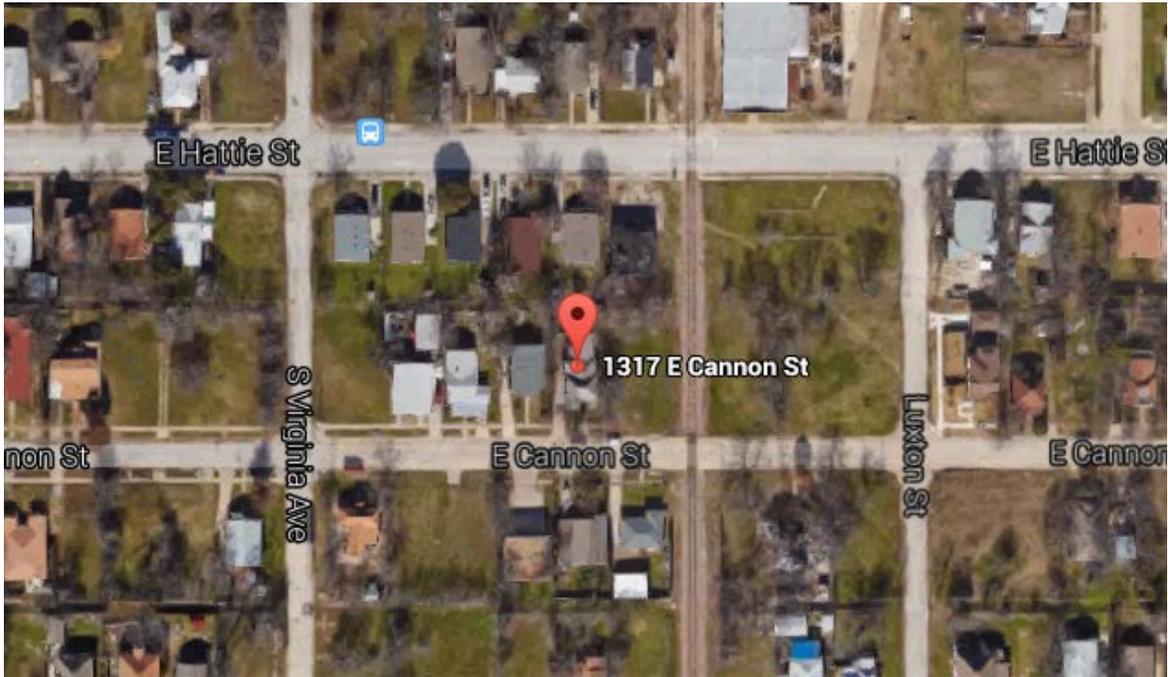
**What is the estimated cost of demolition?**

Unknown

**What are the future plans for the site?**

Unknown.

SUPPLEMENTAL INFORMATION



Aerial



Existing South (Front) Elevation

Additional Images of the Structure



West Elevation



West Elevation





East Elevation



East Elevation



North (Rear) Elevation





Interior Photos









CITY OF FORT WORTH  
CODE COMPLIANCE DEPARTMENT  
BUILDING SURVEY



Property Address: 1317 E CANNON ST

Legal Description: UNION DEPOT ADDITION Block:44 Lot:10

File No.: 10-184620 Tax Account No.: 03220036

- Single Family Residence   
  Two Family Residence   
  Multifamily Residence   
  Boarding House # of Units \_\_\_\_\_  
 Commercial   
  Industrial   
  Accessory   
  Other Use \_\_\_\_\_  
 Frame   
  Brick   
  Stone   
  Concrete   
  Concrete Brick   
  Metal   
 Story ONE  
 Occupied   
  Vacant   
  Open   
  Secured

The above described property was inspected on 3/18/15 by Code Enforcement Officer M. TURNER-MIMS, who may be contacted at (817) 392-2763. Violations observed by the Officer are marked below. The violation(s) must be corrected to comply with the City of Fort Worth Code of Ordinances, Chapter 7, Article IV, Minimum Building Standards Code and/or Chapter 7, Article IX, Multi-family Inspection Code.

The Officer determined:  a Building Permit;  a Plumbing Permit;  an Electrical Permit; or  Mechanical Permit is / are necessary. Permits must be obtained by an appropriately licensed contractor. Each contractor must obtain an inspection from the Department of Development upon completion of their specific work. When all violations have been corrected, the owner must call for a final inspection from the Code Compliance Department. Vacant structures may not be occupied until all violations have been corrected and approved by the Code Compliance Department.

An Interior Inspection is Required   
 An Interior Inspection was completed on 3/18/15 by Officer TURNER-MIMS in the presence of the owner / tenant / under the authority of an Administrative Search Warrant.

Owner: POWELL, JIMMIE B EST Phone: \_\_\_\_\_

Address: 1317 E CANNON FORT WORTH TX Zip: 76104

Signature: \_\_\_\_\_ DL# \_\_\_\_\_ DOB: \_\_\_\_\_

By signing above I acknowledge that the property referenced herein shall be required to come into compliance by \_\_\_\_\_. Should the property be re-inspected after that day and be identified to have Code violations, I also acknowledge that municipal court citations and further administrative actions are possible.

**CORRECTIONS MUST BE MADE TO THE ITEMS CHECKED BELOW:**

**SMOKE DETECTORS:**  Missing   
 Inoperative   
 Improperly Located   
 Additional Detectors Required

APPROVED ADDRESS NUMBERS PLACED ON BUILDING:  Yes   
 No

**EXTERIOR WALLS:**

- Wood   
 Charred   
 Rotten  
 Boards   
 Loose   
 Missing  
 Siding   
 Broken   
 Missing  
 Holes   
 Breaches  
 Cracks   
 Buckled   
 Leans  
 Brick   
 Loose   
 Missing  
 Faulty Weather Protection  
 Other \_\_\_\_\_

**ROOF:**

- Charred Wood  
 Rotten Wood on Overhang  
 Rotten Rafter Tails  
 Rotten Decking  
 Rotten Fascia Boards  
 Shingles Missing  
 Deteriorated Shingles  
 Appears to Leak  
 Sags   
 Buckled  
 Collapsed   
 Holes  
 Faulty Weather Protection  
 Other \_\_\_\_\_

**FOUNDATION:**

- Appears Inadequate Support  
 Rotten Wood  
 Piers   
 Lean   
 Missing  
 Cracks In Perimeter Wall  
 Cracks In Slab  
 Missing Skirting  
 Missing Access Cover  
 Other \_\_\_\_\_

PROPERTY ADDRESS: 1317 E CANNON ST

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**WINDOWS:**

- Charred Wood     Rotten Wood  
 Broken Glass  
 Glass Shards Not Removed  
 Screens-     Missing     Damaged  
 Burglar Bars w/No Release  
 Bedroom Windows Boarded  
 Faulty Weather Protection  
 Other \_\_\_\_\_

**PORCHES:**

- Charred Wood  
 Rotten Wood  
 Missing Boards  
 Inadequate Support  
 Support Post Loose  
 Support Post Missing  
 Faulty Weather Protection  
 Cracks / Damaged Concrete  
 Brick-     Loose     Missing  
 Other \_\_\_\_\_

**STEPS:**

- Charred Wood  
 Rotten Wood  
 Missing Boards  
 Inadequate Support  
 Handrails     Missing     Loose  
 Faulty Weather Protection  
 Cracks / Damaged Concrete  
 Brick -     Loose     Missing  
 Other \_\_\_\_\_

**DOORS**

- Charred Wood  
 Rotten Wood  
 Damaged     Missing  
 Off Hinges  
 Poor Fit  
 Broken Glass  
 Glass Shards Not Removed  
 Other \_\_\_\_\_

**LAVATORY:**

- Missing  
 Damaged  
 Loose From Wall  
 Faucets -     Leak     Broken  
 Loose  
 Supply Line-     Leaks     Missing  
 Non-conforming Waste Line  
 Other \_\_\_\_\_

**BATHTUB / SHOWER:**

- Missing  
 Damaged  
 Stopped Up  
 Faucets -     Leak     Broken  
 Loose     Missing  
 Damaged Tub/Shower Stall  
 Other \_\_\_\_\_

**WATER CLOSET:**

- Missing  
 No Anti-Siphon Ball Cock  
 Stopped Up  
 Poorly Anchored  
 Water Leaks  
 Runs Constantly  
 Tank -     Broken     Cracked  
 Bowl -     Broken     Cracked  
 Missing Flush Handle  
 Supply Line Disconnected  
 Seat -     Broken     Missing  
 Other \_\_\_\_\_

**KITCHEN SINK:**

- Missing  
 Damaged  
 Stopped Up  
 Faucets -     Leak     Broken  
 Loose     Missing  
 Trap -     Leaks     Missing  
 Supply Line Leaks  
 Supply Line Missing  
 Non-conforming Waste Line  
 Damaged Backsplash  
 Damaged Countertop  
 Other \_\_\_\_\_

**WATER HEATER:**

- Gas     Electric  
 Missing     Disconnected  
 Temp/Pressure Relief Valve  
 Missing     Damaged  
 Drain Line -     Missing  
 Not Approved Pipe  
 Not Extended Outside  
 Not Elbowed Down  
 Vent -     Leaks     Missing  
 Non-confirming Vent  
 Inadequate Combustion Air  
 No Gas Cut Off  
 Missing Fire Box Door  
 Gas Supply Line Not Approved  
 Gas Fired Located In Bed / Bath room  
 Temperature Control --     Missing  
 Damaged     Inoperable

PROPERTY ADDRESS: 1317 E CANNON ST

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**PLUMBING MISCELLANEOUS:**

- Open Clean Out  
 Water Leak -  Outside  
      Under Building  Yard  
 Vent Stack -  Missing  Broken  
      Not Extended Through Roof  
 Sewer Line -  Stopped Up  
      Running Out on Ground  
 Other \_\_\_\_\_

**INTERIOR WALLS AND CEILINGS:**

- Charred Wood  
 Cracks  
 Holes  
 Mold / Mildew  
 Water Damage  Smoke Damage  
 Fire Damage  
 Ceiling Appears to Leak  
 No Impervious Material Around Bathtub  
 Bathtub / Shower Enclosure -  Damaged  
 Other \_\_\_\_\_

**ELECTRICAL SERVICE:**

- Service Panel Burned  
 Service -  Missing  Not Grounded  
 Missing -  Breakers  Fuses  
 Missing -  Interior Panel  Exterior Panel  
 Exposed Wiring  Fire Damaged  
 Non-conforming Wiring in Panel  
 Burned -  Wiring  Outlets  Switches  Fixtures  
 No GFCI Over Kitchen Counter Space  
 No GFCI In Bathroom Circuit  
 Outlets -  Missing  Loose  Damaged  
 Switches -  Missing  Loose  Damaged  
 Fixtures -  Missing  Loose  Damaged  
 Outlet Covers -  Missing  Loose  Damaged  
 Switch Covers -  Missing  Loose  Damaged  
 Extension Cords In Place of Permanent Wiring  
 Exterior Lights -  Damaged  Missing  
 Non-conforming Wiring  
 Other \_\_\_\_\_

**MECHANICAL:**

- Fire Damaged  
 Non-conforming Gas Line to Space Heater  
 Non-conforming Gas Line to Kitchen Stove  
 A.C. / Heat Thermostat Control -  Missing  
      Damaged  Inoperable  
 No Vent Fan or Window In Bathroom  
 Bathroom Vent Fan  Damaged  Missing  
      Inoperable  
 Other \_\_\_\_\_

**FLOORS:**

- Damaged  
 Charred Wood  
 Rotten Wood  
 Missing Boards  
 Holes  Cracks  
 Buckled  
 Not Level  
 No Impervious Material On Bathroom Floor  
 Other \_\_\_\_\_

**APPLIANCES:**

- Stove -  Missing  Damaged  Inoperable  
 Refrigerator -  Missing  Damaged  Inoperable  
 Exhaust Fan -  Missing  Damaged  Inoperable  
 Disposal -  Missing  Damaged  Inoperable  
 Dishwasher -  Missing  Damaged  Inoperable  
 Other \_\_\_\_\_

## Tarrant Appraisal District

### Real Estate

05/07/2015

**Account Number:** 03220036  
**Georeference:** [44120-44-10](#)  
**Property Location:** 1317 E CANNON ST, FORT WORTH, 76104

**Owner Information:** POWELL JIMMIE B EST  
 1317 E CANNON ST  
 FORT WORTH TX 76104-3805

**Legal Description:** UNION DEPOT ADDITION  
 Block: 44 Lot: 10

**Taxing Jurisdictions:** 026 CITY OF FORT WORTH  
 220 TARRANT COUNTY  
 905 FORT WORTH ISD  
 223 REGIONAL WATER DISTRICT  
 224 TARRANT COUNTY HOSPITAL  
 225 TARRANT COUNTY COLLEGE

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database

#### Proposed Values for Tax Year 2015

	Land	Impr	2015 Total ††
<b>Market Value</b>	\$1,000	\$100	\$1,100
<b>Appraised Value †</b>	\$1,000	\$100	\$1,100
<b>Approximate Size †††</b>			1,362
<b>Land Acres</b>			0.1148
<b>Land SqFt</b>			5,000

† Appraised value may be less than market value due to state-mandated limitations on value increases  
 †† A zero value indicates that the property record has not yet been completed for the indicated tax year  
 ††† Rounded

#### 5-Year Value History

Tax Year	Appraised Land	Appraised Impr	Appraised Total	Market Land	Market Impr	Market Total
2014	\$1,000	\$100	\$1,100	\$1,000	\$100	\$1,100
2013	\$1,000	\$100	\$1,100	\$1,000	\$100	\$1,100
2012	\$1,000	\$100	\$1,100	\$1,000	\$100	\$1,100
2011	\$1,500	\$100	\$1,600	\$1,500	\$100	\$1,600
2010	\$1,500	\$100	\$1,600	\$1,500	\$100	\$1,600

2015 Notice Sent:

Protest Deadline:

**Exemptions:**

**Property Data:**

<b>Deed Date:</b> 12/31/1900	<b>State Code:</b> A Residential SingleFamily
<b>Deed Page:</b>	<b>Garage Bays:</b> 1
<b>Deed Volume:</b> 0000000	<b>Central Air:</b> N
<b>Instrument:</b> 00000000000000	<b>Central Heat:</b> N
<b>Year Built:</b> 1920	<b>Pool:</b> N
<b>Pct Complete:</b> 1.00	
<b>TAD Map:</b> <a href="#">2054-388</a>	
<b>MAPSCO:</b> TAR-077G	
<b>Agent:</b>	