




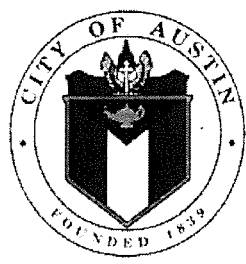
K2
1



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2016-0020
LOCATION: 5704 Wynona Ave.



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 217'



CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

Special Exemption

K2
K2

Board of Adjustment General/Parking Variance Application

WARNING: Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. **If more space is required, please complete Section 6 as needed.** All information is required (if applicable).

For Office Use Only

Case # 015-206-0020 ROW # 11471057 Tax # 0231020706

READ

Section 1: Applicant Statement

Street Address: 5704 Wynona Avenue

Subdivision Legal Description:

Lot 85 Allandale Sec 1

Lot(s): _____ Block(s): _____

Outlot: _____ Division: _____

Zoning District: SF-2

I/We James Kidwell on behalf of myself/ourselves as

authorized agent for self affirm that on

Month January, Day 7, Year 2016, hereby apply for a hearing before the

Board of Adjustment for consideration to (select appropriate option below):

☐ Erect ☐ Attach ☐ Complete ☐ Remodel ☒ Maintain ☒ Other: Special exemption

Type of Structure: existing carport

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

LDC 25-2-513 492(D)

K2
1/3

Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

Special exception - the carport in front setback existed when we purchased the house in 1985

Hardship

a) The hardship for which the variance is requested is unique to the property in that:

Without the variance, we would lose the benefit of the carport that we have used for over 30 years

special exception

b) The hardship is not general to the area in which the property is located because:

Carports are numerous in this neighborhood (8 of 16 houses on the block [Wynona Avenue from Northland Dr. to Koenig/Allandale Road] have, and use, carports).

Special Exception

Area Character

The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The carport does not obstruct views, does not increase total impervious cover, and is of similar style to existing carports in the neighborhood

Special Exception

K2
/4

Parking (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

n/a

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

n/a

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

n/a

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

n/a

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature: James Kidwell

Date: Jan 8, 2016

Applicant Name (typed or printed): James Kidwell

K2
5

Applicant Mailing Address: 5704 Wynona Avenue

City: Austin

State: Texas

Zip: 78756

Phone (will be public information): (512) 450-0669

Email (optional – will be public information):

Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature: James Kidwell

Date: Jan 8, 2016

Owner Name (typed or printed): James Kidwell

Owner Mailing Address: 5704 Wynona Avenue

City: Austin

State: Texas

Zip: 78756

Phone (will be public information): (512) 450-0669

Email (optional – will be public information):

Section 5: Agent Information

Agent Name:

Agent Mailing Address:

City:

State:

Zip:

Phone (will be public information):

Email (optional – will be public information):

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

Attached are copies of the building inspection reports from the 1985 house purchase and a 1988 mortgage refinancing. The former has the carport shown in a sketch and the side and one leg of the carport is shown in photos. The latter specifically mentions the carport and also includes it in a sketch.

K2
4

25-2-476 SPECIAL EXCEPTIONS.

(A) The Board of Adjustment shall grant a special exception for an existing residential structure, or portion of an existing structure, that violates a setback required under Chapter 25-2 (Zoning) if the board finds that the special exception meets the requirements of this section.

(B) The Board shall grant a special exception under Subsection (A) of this section if:

(1) the residential use for which the special exception is sought is allowed in an SF-3 or more restrictive zoning district;

(2) the building official performs an inspection and determines that the violation does not pose a hazard to life, health, or public safety; and

(3) the Board finds that:

(a) the violation has existed for:

(i) at least 25 years; or

(ii) at least 10 years, if the application for a special exception is submitted on or before June 6, 2016;

(b) the use is a permitted use or a nonconforming use;

(c) the structure does not share a lot with more than one other primary residence; and

(d) granting a special exception would not:

(i) alter the character of the area;

(ii) impair the use of adjacent property that is developed in compliance with city code;

or

(iii) grant a special privilege that is inconsistent with other properties in the area or in the district in which the property is located.

(C) A special exception granted under this section:

(1) applies only to the structure, or portion of a structure, for which the special exception was granted and does not run with the land;

(2) may not authorize an increase in the degree of noncompliance or excuse compliance with minimum health and safety requirements; and

(3) may not authorize a remodel or addition to the existing structure, except to the extent required by the building official to meet minimum life and safety requirements.

(D) A structure granted a special exception under this section shall be treated as a non-complying structure under Chapter 25-2, Article 8 (Noncomplying Structures).

Source: Ord. 20110526-098; Ord. 20121108-091; Ord. 20130822-126.

TO ALL PARTIES INTERESTED PREMISES SURVEYED

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No.

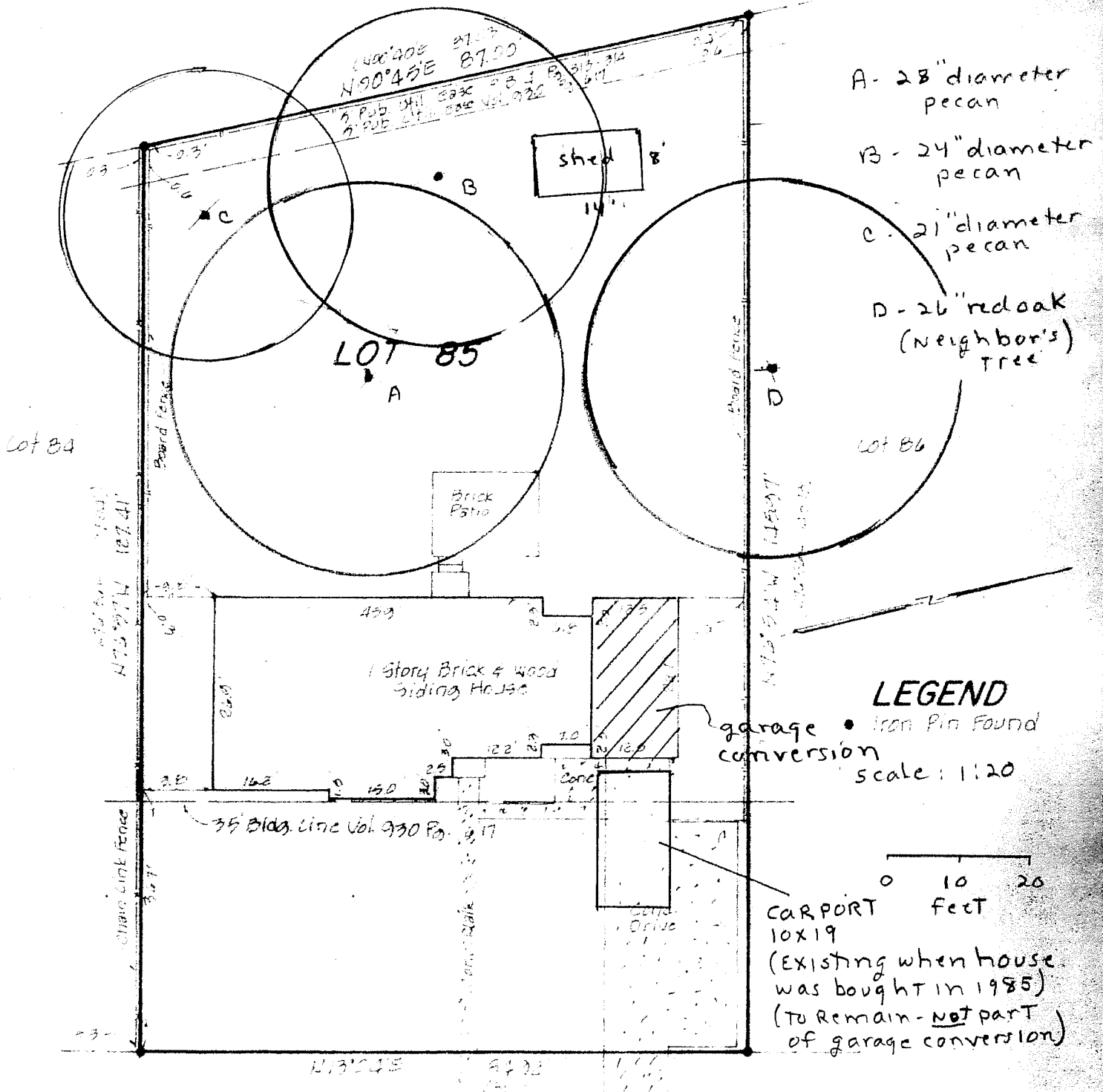
5704 Wynona Avenue in Austin Texas, being described as

follows: Lot No 85 Block No of Allandale K2

Section One an addition to Austin

Texas, according to the final plat thereof recorded in Book 4 page 313-314

of the Plat Records of Travis County Texas Ref 18712/James & Cynthia Kidwell



LEGEND

• Iron Pin Found
Scale: 1:20

0 10 20
feet

CARPORT
10X19
(EXISTING when house
was bought in 1985)
(To remain - not part
of garage conversion)

WYNONA AVENUE

Asphalt Paved








2003 Aerial

CITY OF AUSTIN DEVELOPMENT WEB MAP

5704 Wynona



Legend

-  Lot Lines
-  Streets
-  Building Footprints
-  Named Creeks
-  Lakes and Rivers
-  Parks
-  County

THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES. THIS PRODUCT HAS BEEN PRODUCED BY THE CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.

K2
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Property Appraisal & Analysis Form. Includes sections for: SUBJECT, NEIGHBORHOOD, SITE, IMPROVEMENTS, ROOM LIST, INTERIOR, and COMMENTS. Contains property details like address (5704 Wynona Avenue), owner (James R. Kidwell & Cynthia J. Hill), and various appraisal metrics.

COST APPROACH

Appraisal is to estimate Market Value. The Certification & Statement of Limiting Conditions is required for all appraisals.

SKETCH (SHOW GROSS LIVING AREA)

Freddie Mac or Fannie Mae show only square foot calculations and cost approach comments in this space.

7.0 x 46.0 =	1,058.00
3.0 x 34.0 =	102.00
1.5 x 31.5 =	47.25
1.5 x 15.0 =	22.50
7.0 x 18.0 =	126.00

Total 1,355.75 SAY 1,356

The subject is functionally designed and does not suffer from functional obsolescence. No economic obsolescence was noted. The cost figures were supported by the Marshall and Swift Index. Depreciation was based on the Age/Life Method. Land value was derived from conversations with local Realtors and appraisers.

(Not Required by Freddie Mac and Fannie Mae)

Does property conform to applicable HUD/VA property standards? ☐ Yes ☐ No

If No, explain: N/A

Limiting Conditions

ESTIMATED COST - NEW OF IMPROVEMENTS:

Dwelling	1,356 Sq. Ft. @ \$	52.00	\$	70,512
Sq. Ft. @ \$				
Extras Included In Base Rate				
Covered Carport Area				1,000
Special Energy Efficient Items	Standard			
Porches, Patios, etc.	Cov/Open/Fence			3,000
Garage/Carport	288 Sq. Ft. @ \$	14.00		4,032
Total Estimated Cost Now			\$	78,544

	Physical	Functional	External	
Less				
Depreciation	19000	0	0	\$ 19,000
Depreciated Value of Improvements				\$ 59,544
Site Imp. "as is" (driveway, landscaping, etc.)				\$ 2,500
ESTIMATED SITE VALUE				\$ 28,000
(If leasehold, show only leasehold value)				
INDICATED VALUE BY COST APPROACH				\$ 90,044

Construction Warranty ☐ Yes ☒ No

Name of Warranty Program

Warranty Coverage Expires

SALES COMPARISON ANALYSIS

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a full adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than, the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to, or less favorable than, the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.															
ITEM		SUBJECT		COMPARABLE NO. 1				COMPARABLE NO. 2				COMPARABLE NO. 3			
Address		5704 Wynona Avenue		5619 Bull Creek				2607 Twin Oaks Drive				5003 Shoal Creek			
Proximity to Subject				+/- 3 Blocks				+/- 8 Blocks				+/- 7 Blocks			
Sales Price		\$ N/A		\$ 99,500				\$ 93,000				\$ 90,000			
Price/Gross Liv. Area		\$ N/A		\$ 61.27				\$ 56.25				\$ 63.42			
Data Source		Inspection		MLS/TR/Realtor				MLS/TR/Realtor				MLS/TR/Realtor			
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION (+/-) \$ Adjustment				DESCRIPTION (+/-) \$ Adjustment				DESCRIPTION (+/-) \$ Adjustment			
Sales or Financing Concessions				Conv. LTV 90% 0				Conv. LTV 80% 0				Conv. LTV 90% 0			
Date of Sale/Time		3/88		11/11/87 0				12/30/87 0				1/6/88 0			
Location		Average/Int		Average/Cnr 0				Average/Int 0				Average/Int 0			
Site/View		86x136/Avg.		100x108/Avg. 0				80x151/Avg. 0				70x125/Avg. 0			
Design and Appeal		1st Trad/Avg		1st Trad/Avg 0				1st Cont/Avg 0				1st Trad/Avg 0			
Quality of Construction		Average		Inferior +1000				Average 0				Inferior +100			
Age		36 Years		37 Years 0				34 Years 0				40 Years +200			
Condition		Average		Superior -3500				Average 0				Superior -200			
Above Grade		Total: Bedrooms: Bathrooms		Total: Bedrooms: Bathrooms				Total: Bedrooms: Bathrooms				Total: Bedrooms: Bathrooms			
Room Count		6: 2: 1.5		8: 3: 2.0 -1500				6: 3: 2.5 -2500				7: 3: 1.0 +150			
Gross Living Area		1,356 Sq. Ft.		1,624 Sq. Ft. -6400				1,633 Sq. Ft. -6600				1,419 Sq. Ft. -150			
Basement & Finished Rooms Below Grade		No Basement		No Basement 0				No Basement 0				No Basement 0			
Functional Utility		Average		Average 0				Average 0				Average 0			
Heating/Cooling		CA/CH		CA/CH 0				CnHt/Window +2000				CA/CH 0			
Garage/Carport		1 CAG/Cov.		2 CAG -1000				1 CAG/None +500				None +200			
Porches, Patios, Pools, etc.		Cov/Open, Fence		Cov/Open, Fence 0				Cov/Cov, Part. Fence +500				Cov/Open, Fence 0			
Special Energy Efficient Items		Standard		Standard 0				Standard 0				Standard 0			
Fireplace(s)		No Fireplace		No Fireplace 0				No Fireplace 0				No Fireplace 0			
Other (e.g. kitchen equip., remodeling)		Range/Oven, Fan/Hood		BI-Kitchen -250				BI-Kitchen -250				Range/Oven, Fan/Hood 0			
Net Adj. (total)				\$ 11,650				\$ 6,350				\$ 3,000			
Indicated Value of Subject				\$ 87,850				\$ 86,650				\$ 93,000			

Comments on Sales Comparison: The three sales utilized in this report are all located within the same immediate marketing area as subject and were believed to be comparable in general features. All three sales are fairly recent closings and are believed to reflect current (See Attachment).

INDICATED VALUE BY SALES COMPARISON APPROACH \$ 89,000

INDICATED VALUE BY INCOME APPROACH (If Applicable) Estimated Market Rent \$ /Mo. x Gross Rent Multiplier = \$ N/A

This appraisal is made [x] "as is" [] subject to the repairs, alterations, inspections or conditions listed below [] completion per plans and specifications.

Comments and Conditions of Appraisal: None.

RECONCILIATION

Final Reconciliation: The Market Data Approach is felt to be the best indicator of value as it reflects the actions of the typical buyer and seller in the marketplace. This approach is supported by the Cost Approach. The Income Approach is not considered applicable due to (See Attachment).

This appraisal is based upon the above requirements, the certification, contingent and limiting conditions, and Market Value definition that are stated in:

☐ FmHA, HUD &/or VA instructions.

☒ Freddie Mac Form 439 (Rev. 7/86)/Fannie Mae Form 1004B (Rev. 7/86) filed with client

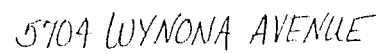
I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF March 24, 19 88 to be \$ 89,000.

I (We) certify that to the best of my (our) knowledge and belief the facts and data used herein are true and correct; that I (we) personally inspected the subject property, inside and out, and have made an exterior inspection of all comparable sales cited in this report; and that I (we) have no undisclosed interest, present or prospective in the property.

APPRaiser(S) Signature: [Signature] REVIEW APPRAISER Signature: [Signature]

Name: Lon C. Brooks, SRPA, CRA

Inspect Property: ☐ Did ☒ Did

$$\frac{12}{11}$$


RESIDENTIAL APPRAISAL REPORT

Borrower: Hank Kidwell and Cynthia Mills
Property Address: 5704 Wynona Drive
City: Austin, County: Travis, State: Texas, Zip Code: 78753
Legal Description: Lot 85, Section 1, Allendale, Travis County, Texas 78756
Sale Price: \$100,500, Date of Sale: 12/84, Loan Term: 30 yrs, Property Rights Appraised: [X] Fee [] Leasehold [] D.M. PUD
Actual Real Estate Taxes: \$321 (yr) Loan charges to be paid by seller: \$ Float Other sales concessions: Floating
Lender/Client: Drew Mortgage, Address: 1406 Camp Craft, #101, Austin, TX 78746
Occupant: Owner, Appraiser: Lee C. Burns & Co, Instructions to Appraiser: Estimate Current Market Value

Location: [] Urban [X] Suburban [] Rural
Built Up: [X] Over 75% [] 25% to 75% [] Under 25%
Growth Rate: [] Fully Dev. [] Rapid [X] Steady [] Slow
Property Values: [X] Increasing [] Stable [] Declining
Demand/Supply: [] Shortage [X] In Balance [] Over Supply
Marketing Time: [] Under 3 Mos. [X] 4-6 Mos. [] Over 6 Mos.
Present Land Use: 90% 1 Family, % 2-4 Family, % Apts., % Condo, % Commercial
Change in Present Land Use: [X] Not Likely [] Likely (*) [] Taking Place (*)
Predominant Occupancy: [X] Owner [] Tenant, % Vacant
Single Family Price Range: \$75,000 to \$175,000, Predominant Value: \$100,000
Single Family Age: 10 yrs to 100 yrs, Predominant Age: 25 yrs

Employment Stability: [] Good [X] Avg. [] Fair [] Poor
Convenience to Employment: [] [X] [] []
Convenience to Shopping: [] [X] [] []
Convenience to Schools: [] [X] [] []
Adequacy of Public Transportation: [] [X] [] []
Recreational Facilities: [] [X] [] []
Adequacy of Utilities: [] [X] [] []
Property Compatibility: [] [X] [] []
Protection from Detrimental Conditions: [] [X] [] []
Police and Fire Protection: [] [X] [] []
General Appearances of Properties: [] [X] [] []
Appeal to Market: [] [X] [] []

Note: FHLMC/FNMA do not consider race or the racial composition of the neighborhood to be reliable appraisal factors.
Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): The subject property is located 5 miles north of downtown Austin. The subject development provides residents such amenities as close proximity to shopping, schools, and the Northwest District Park. The subject has had average market acceptance in the past with this trend anticipated to continue in the future.

Dimensions: 85 X 137 = 11,645 Sq Ft or XXXXX [] Corner Lot
Zoning classification: Residential
Highest and best use: [X] Present use [] Other (specify)
Elec. [X] Public [] Other (Describe)
Gas [X]
Water [X]
San. Sewer [X]
[] Underground Elect. & Tel.
OFF SITE IMPROVEMENTS
Street Access: [X] Public [] Private
Surface: Paved Asphalt
Maintenance: [X] Public [] Private
[] Storm Sewer [X] Curb/Gutter
[] Sidewalk [X] Street Lights
Topo: Level
Size: Average
Shape: Rectangular
View: Average
Drainage: Appears Adequate
Is the property located in a HUD identified Special Flood Hazard Area? [X] No [] Yes

Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions): The subject is located on a typical interior lot without special enhancements or detriments to value. The site is not located in the flood hazard area per panel 480624-0040C of the City of Austin flood plain maps, revised September 4, 1984.

[X] Existing [] Proposed [] Under Constr. No. Units: 1 Type (det, duplex, semi/det, etc.): Design (rambler, split level, etc.): Exterior Walls
Yrs. Age: Actual: 31 Effective: 14 to 16 No. Stories: 1 Detached Traditional 90% BV 10% FR

Root Material: Galvanized Metal Gutters & Downspouts: [] None Window (Type): Frame Insulation: [X] Ceiling [] None [] Floor
[] Manufactured Housing [] 0% Basement [] Floor Drain Finished Ceiling
Foundation Walls: [] Outside Entrance [] Sump Pump Finished Walls
Poured Concrete [] Concrete Floor % Finished Finished Floor
[X] Slab on Grade [] Crawl Space Evidence of: [] Dampness [] Termites [] Settlement

Comments: The subject improvements were functionally designed and were in average condition on the date of inspection.

Room List	Foyer	Living	Dining	Kitchen	Den	Family Rm.	Rec. Rm.	Bedrooms	No. Baths	Laundry	Other
Basement											
1st Level		1	1	1				3	1.5	1	
2nd Level											

Finished area above grade contains a total of 7 rooms, 3 bedrooms, 1.5 baths, Gross Living Area 1,316 sq. ft. Bsmt Area 0 sq. ft.

Kitchen Equipment: [] Refrigerator [X] Range/Oven [X] Disposal [X] Dishwasher [X] Fan/Hood [] Compactor [] Washer [] Dryer []
HEAT: Type: Central Fuel: Gas Cond: Average AIR COND: [X] Central [] Other [X] Adequate [] Inadequate

Floors: [X] Hardwood [X] Carpet Over Hardwd. [X] V.T.
Walls: [X] Drywall [] Plaster []
Trim/Finish: [] Good [X] Average [] Fair [] Poor
Bath Floor: [X] Ceramic []
Bath Wainscot: [X] Ceramic []
Special Features (including energy efficient items): The subject features two ceiling fans.

ATTIC: [X] Yes [] No [] Stairway [] Drop-stair [X] Scuttle [] Floored
Finished (Describe): Unfinished [] Heated
CAR STORAGE: [X] Garage [] Built-in [X] Attached [] Detached [] Car Port
No. Cars: 1 [X] Adequate [] Inadequate Condition: Average

Quality of Construction (Materials & Finish): [] Good [X] Avg. [] Fair [] Poor
Condition of Improvements: [] [X] [] []
Room sizes and layout: [] [X] [] []
Closets and Storage: [] [X] [] []
Insulation—adequacy: [] [X] [] []
Plumbing—adequacy and condition: [] [X] [] []
Electrical—adequacy and condition: [] [X] [] []
Kitchen Cabinets—adequacy and condition: [] [X] [] []
Compatibility to Neighborhood: [] [X] [] []
Overall Livability: [] [X] [] []
Appeal and Marketability: [] [X] [] []
Yrs Est Remaining Economic Life: 40 to 50. Explain if less than Loan Term

FIREPLACES, PATIOS, POOL, FENCES, etc. (describe): The subject features a covered porch, covered patio and a wood fence.
COMMENTS (including functional or physical inadequacies, repairs needed, modernization, etc.): The subject residence is functionally designed and has had superior past maintenance. In view of this influence, the subject is considered to have an effective age of 31 years as opposed to its actual age of 15 years.

VALUATION

of Appraiser is to estimate Market Value as defined in Certification & Statement of Limiting Conditions (FHLMC Form 439/FNMA Form 1004B) attached for FNMA, the appraiser must attach (1) sketch or map showing location of subject, street names, distance from nearest intersection, and all other pertinent conditions and (2) exterior building sketch of improvements showing dimensions

Measurements	No. Stories	Sq. Ft.	ESTIMATED REPRODUCTION COST - NEW - OF IMPROVEMENTS																								
16.00 x 27.00 x 1 =		432.00	Dwelling 1,316 Sq. Ft. @ \$ 65.00 = \$ 85,540																								
15.00 x 28.50 x 1 =		427.75	Extras Included in base rate																								
2.50 x 25.50 x 1 =		63.75	Special Energy Efficient Items 2 Ceiling fans = 500																								
12.00 x 22.50 x 1 =		270.00	Porches, Patios, etc. Cov. porch, cov. pat. = 2000																								
7.00 x 17.50 x 1 =		122.50	Garage/Car Port 264 Sq. Ft. @ \$ 10.00 = 2,640																								
			Site Improvements (driveway, landscaping, etc) = 3500																								
Total Gross Living Area (List in Market Data Analysis below) 1,316			Total Estimated Cost New = \$ 94,180																								
Comment on functional and economic obsolescence The subject residence is functionally designed and located in a well protected residential subdivision. Therefore, neither functional nor economic obsolescence was charged.			<table border="1"> <thead> <tr> <th>Loss</th> <th>Physical</th> <th>Functional</th> <th>Economic</th> </tr> </thead> <tbody> <tr> <td>Depreciation \$ 17,894</td> <td>\$ 0</td> <td>\$ 0</td> <td>\$ 17,894</td> </tr> <tr> <td>Depreciated value of improvements</td> <td></td> <td></td> <td>\$ 76,286</td> </tr> <tr> <td>ESTIMATED LAND VALUE</td> <td></td> <td></td> <td>\$ 25,000</td> </tr> <tr> <td colspan="4">(If leasehold, show only leasehold value)</td> </tr> <tr> <td colspan="4">INDICATED VALUE BY COST APPROACH \$ 101,286</td> </tr> </tbody> </table>	Loss	Physical	Functional	Economic	Depreciation \$ 17,894	\$ 0	\$ 0	\$ 17,894	Depreciated value of improvements			\$ 76,286	ESTIMATED LAND VALUE			\$ 25,000	(If leasehold, show only leasehold value)				INDICATED VALUE BY COST APPROACH \$ 101,286			
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The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered those in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than, the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject. If a significant item in the comparable is inferior to, or less favorable than, the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.

ITEM	Subject Property	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	5704 Wynona Dr.	7615 Shoal Creek Drive	4468 Sinclair Avenue	5717 Marilyn Drive
Proximity to Subj.		6 Blocks West	9 Blocks South	8 Blocks West
Sales Price	\$ 100,500	\$ 112,000	\$ 97,500	\$ 105,000
Price/Living area	\$ 76.37	\$ 74.07	\$ 90.28	\$ 66.50
Data Source	Inspection	Realtor/TCAD	Realtor/TCAD	Realtor/TCAD
Date of Sale and Time Adjustment	DESCRIPTION 12/84	DESCRIPTION 9/84	DESCRIPTION 7/84	DESCRIPTION 6/84
Location	Average	Inferior +2,500	Equal	Equal
Site/View	11,645/Int.	12,012/Int.	6750/Int. +2,500	8896/Int. +1,500
Design and Appeal	Trad./Avg.	Trad./Infer. +2,500	Trad./Equal	Trad./Equal
Quality of Const.	Average	Equal	Equal	Equal
Age	31	19	44	27
Condition	Average	Fair +3,500	Good -2,500	Fair +3,500
Living Area Room Count and Total	Total B-rms Baths 7 3 1.5	Total B-rms Baths 7 3 2	Total B-rms Baths 5 2 1	Total B-rms Baths 7 3 2
Gross Living Area	1,316 Sq.Ft.	1,512 Sq.Ft. -5,900	1,080 Sq.Ft. +7,100	1,579 Sq.Ft. -7,900
Basement & Bsmt finished Rooms	None	None	208 Sq. Ft. Addition -4,150	None
Functional Utility	Average	Average	Average	Average
Air Conditioning	Central	Central	Central	Central
Garage/Car Port	1 Attached	2 Attached -1,000	None +1,000	None +1,000
Porches, Patio, Pools, etc.	Cov. Porch Cov. Patio	Cov. Porch Open Patio +500	Cov. Porch, Op Wood Deck -1,500	Cov. Porch Open Patio +500
Special Energy Efficient Items	Wood Fence 2 Ceiling Fans	C-L Fence +1,000 Pool -10,000 No Fans +500	Wood Fence No Ceiling Fans +500	C-L Fence +1,000 No Ceiling Fans +500
Other (e.g. fireplaces, kitchen equip., remodeling)	No Fireplace Std. Kit, Central Heat	Fireplace, -1,500 Std. Kit., Central Heat	No Fireplace Std. Kit., Central Heat	Fireplace -1,500 Std. Kit., Central Heat
Sales or Financing Concessions	Conventional	Conventional	F.H.A.	Cash
Net adj. (Total)		Plus; Minus \$ 5,600	Plus; Minus \$ 8,500	Plus; Minus \$ 3,350
Indicate Value of Subject		\$ 106,400	\$ 106,000	\$ 108,350

Comments on Market Data See Attached.

INDICATED VALUE BY MARKET DATA APPROACH

\$ 106,500

INDICATED VALUE BY INCOME APPROACH (If applicable Economic Market Rent \$ NA/Mo. x Gross Rent Multiplier NA = \$ NA)

This appraisal is made ☒ "as is" ☐ subject to the repairs, alterations, or conditions listed below ☐ completion per plans and specifications.

Comments and Conditions of Appraisal: The Income Approach is not considered applicable since residences in the subject neighborhood are not typically purchased for their rental potential.

Final Reconciliation: The Market Approach is considered to best reflect the actions of buyers and sellers in the market and since adequate market data was available it was given most weight in the final value estimate.

Construction Warranty ☐ Yes ☒ No Name of Warranty Program NA Warranty Coverage Expires NA

This appraisal is based upon the above requirements, the certification, contingent and limiting conditions, and Market Value definition that are stated in

☒ FHLMC Form 439 (Rev. 10/78)/FNMA Form 1004B (Rev. 10/78) filed with client December 13 19 84 ☒ attached.

ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF December 13 19 84 to be \$ 106,500

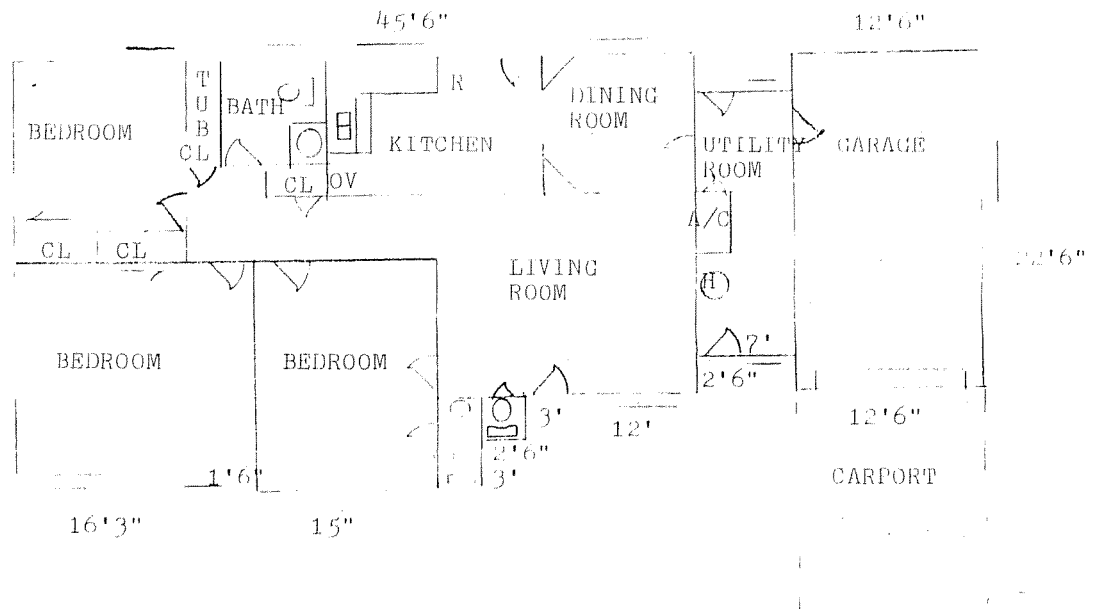
Appraiser(s) Michael E. Burrichter

Review Appraiser (if applicable) Lee C. Burns, MAI/SRPA
☐ Did ☒ Did Not Physically Inspect Property

12
14

Borrower: Hank Kidwell and Cynthia Mills

Address: 5704 Wynona Drive

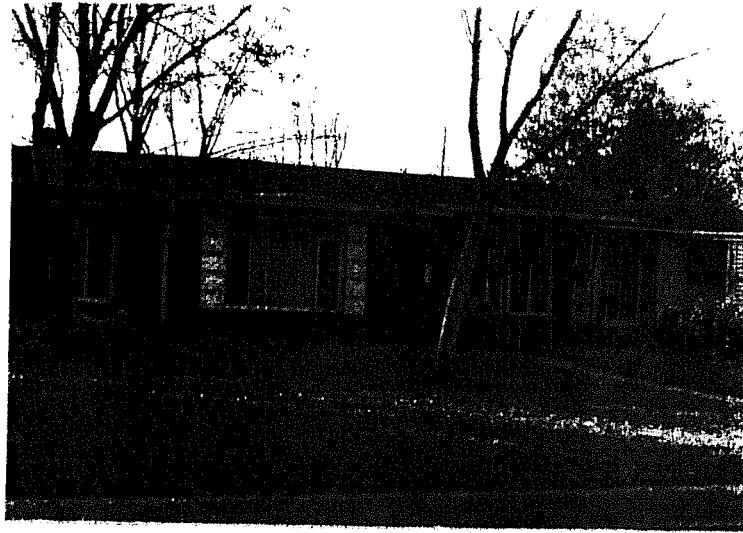


PHOTOGRAPHS

Borrower: Hank Kidwell and Cynthia Ellis

Address: 5704 Wynona Drive

V2
15



FRONT VIEW
OF SUBJECT

upper
side of carport

carport
support



REAR VIEW
OF SUBJECT



STREET VIEW
OF SUBJECT



SPECIAL EXCEPTION INSPECTION



K2
T4

Address:	5704 Wynona Ave.
Permit Number:	2016-008302
Property Owner Requesting Special Exception:	Mr. Kidwell

Special Exception Requested: Carport encroaching into front yard setback
Date Structure was originally constructed: verified COA GIS 1997

Date of Inspection:	1-28-2016
Building Official or designated representative	Tony Hernandez
X	The granting of the variances requested will <u>Not</u> result in any hazard to the life, health or public safety for either the property for which the variance is requested or to an adjoining public or private property
	The granting of the variances request will result in a hazard to the life, health or public safety of the either the property for which the variance is requested or to an adjoining public or private property. The following hazards related to the variance request were noted in this inspection: 1.

