



MEMORANDUM

TO: Mayor and Council

FROM: Steve Sadowsky, Historic Preservation Officer
Housing and Planning Department

DATE: December 4, 2020

SUBJECT: Estimated tax exemption figures for Baker School historic zoning case
C14H-2020-0087
3908 Avenue B

Staff has calculated the following estimates for the partial property tax exemption for the Baker School:

1. The site comprises 3.35 acres (146,018 square feet) according to the tract map provided by the applicant. The limited historic zoning recommended by staff and the Planning Commission encompasses 2.195 acres (95,615 square feet), or 65.5% of the parcel.
2. The property values according to TCAD indicate improvements worth \$3,182,371 and a land value of \$8,758,696. 65.5% of the land value is \$5,756,596.
3. The value of the improvements is the same through either calculation since both associated buildings are included in the Planning Commission recommendation for limited historic zoning.
4. The estimated tax exemption for the entire parcel is \$59,655. The estimated tax exemption for the portion of the tract recommended for historic zoning by staff and the Planning Commission is \$47,744, a difference of \$11,911.

cc: Jerry Rusthoven, Assistant Director, Housing and Planning Department