

August 23, 2022

Planning Commission

Question and Answer Report

18 Question Azhar / Response Staff (Blue):

I do not see an "estimated annual tax abatement" for this case in the backup. Can staff share an estimate or be prepared to share it by the time the case is heard at the meeting?

See the backup document marked "Applicant Tax Calculations.", Attached as Exhibit A to Q & A Report. While staff has reached out to the appraisal district multiple times, we have not received a response regarding the estimated ad valorem tax exemption amount for the building. The applicant has stepped up to provide the tax breakdown for all units and has calculated them against the exemption percentages to show an estimated maximum exemption amount for the property. He will be available at the meeting to speak to his calculations. In the meantime, staff will continue to solicit contact from the appraisal district (though we cannot guarantee success before the next meeting).

19 C14H-2022-0099 - Delisle House

Questions Shaw / Response Staff (Green)

2. The applicant's report indicates that the Cotnum Hughes Stator owned the Tavern until 1960 and the Tavern was not integrated under his ownership. What is uncommon for restaurants to be segregated at this time (1960)?

Please see letter in back up from Deborah Stator stating that her family had a lease in the late 1950's and the lease was terminated in 1960. Please reference link below for timeline of segregation in Austin with special note to 1963:

<https://austinlibrary.com/ahc/desegregation/index.cfm?action=decade&dc=1960s>

"Harry Akins, owner of the Night Hawk Restaurants Inc. of Austin and San Antonio, met with a group of Austin restaurant owners to discuss integration. Seventeen of the restaurant owners signed pledges to make their facilities available to all persons "regardless of race, color or creed." Akins is one of 100 business men from around the nation-and five from Texas-who attended the White House conference on the need for greater integration of facilities available to the public. When at the conference U.S. Attorney General Robert Kennedy read the list of Texas cities that have made considerable progress in the integration of public facilities, Austin was not among them. [AF-Segregation-Public Schools-S1700 (2)-1960s; *The Austin Statesman*, "City Restaurants Sign Integrate Pact," June 06, 1963]

4. Do the criteria for designating a property as historic include consideration of the owner and their positions on segregation? Historical figures who were known for propagating hate or violence would not be considered for historical association. The historical association is with Raymond Delisle and there is no evidence of racism, hate or violence for Raymond Delisle.

5. Are there examples of other properties that have historic landmark designation where the owner(s) was not a civic leader, not a philanthropist, and did not make historic impact? **Raymond Delisle made an impact through the early planning and building of west Austin. He built 16 unique homes in the area, contributing to the early urban design of Austin.**

5. Is there any documentation of Cotnum Hughes Stator actual position on integration? **No**

6. How does staff respond to the applicants statement?

Staff does not agree that denial of this case would “set an equity conscious precedent.” Rather it would prevent a qualifying historic home from being saved. The tax benefits to the property would be the same as a historic property anywhere in Austin.

7. Is it important for a property to be visible /accessible to the public to receive historic landmark designation? **No. However, this property is in a area that has a legacy of historic houses and sites that have become draws and work well within the residential district.**

Questions Shaw / Response Applicant (Red)

The Engineer’s Report includes the following Summary: “The wood framing has been severely damaged by water and immediate shoring or demolition is recommended. The masonry walls are not adequate for load-bearing, and their reuse as a non-load-bearing veneer is not practical. The foundation is questionable and likely not adequate for reuse in an extensive renovation.”

- Please explain the structural engineer’s process for assessing the condition of the wood framing, masonry walls and foundation. Does it involve specific testing to determine the structural properties of the existing structures?

Holes were drilled/opened by contractor in walls/ceilings at nine locations throughout the two buildings to determine the structural assembly. The locations for these holes were chosen in areas believed to be representative. Additionally, exploration was possible in two locations where the roof and ceiling have rotted and collapsed enough to expose the surrounding structure.

- Is the masonry a load bearing structure? What is it supporting. Is this an issue with the original design or due to the age/condition of the masonry?

Yes, the masonry is load-bearing and supports the second floor and roof. The proportions of the walls (ratio of thickness to height) do not meet modern (or any) building code for load-bearing masonry, but deficiency could be overcome in a redesign if the walls were in good condition. They are not. The walls have significant cracks that are recurring and are significantly out of square and plumb.

- The engineer report in the “Two-Story House” section states that additional investigation would be required of the foundation to support the engineers statements. What additional investigation is needed?

The bottom of the wall needs to be exposed in an excavation to determine the condition, type and depth of the foundation.

Exhibit A

Unit #	2022 Actual Values							2022 Proposed Values						
	AISD	COA	TCHD	TC	ACC	TOTAL	HS	AISD	COA	TCHD	TC	ACC	TOTAL	^
1	\$33,044.44	\$16,790.60	\$3,417.76	\$10,929.69	\$3,170.90	\$67,353.39		\$24,535.50	\$8,143.44	\$1,657.61	\$5,628.79	\$3,170.90	\$43,136.24	\$24,217.15
2	\$9,846.58	\$5,003.26	\$1,018.43	\$3,256.83	\$944.86	\$20,069.96		\$7,311.09	\$2,426.58	\$493.94	\$1,677.27	\$944.86	\$12,853.73	\$7,216.23
3	\$18,650.33	\$9,476.64	\$1,928.99	\$6,168.73	\$1,789.66	\$38,014.35		\$13,847.87	\$4,596.17	\$935.56	\$3,176.90	\$1,789.66	\$24,346.16	\$13,668.19
4	\$23,642.57	\$12,013.30	\$2,445.33	\$7,819.95	\$2,268.71	\$48,189.86		\$17,554.61	\$5,826.45	\$1,185.99	\$4,027.27	\$2,268.71	\$30,863.03	\$17,326.83
5	\$6,275.76	\$3,188.85	\$649.10	\$2,075.75	\$602.21	\$12,791.67		\$4,659.75	\$1,546.59	\$314.81	\$1,069.01	\$602.21	\$8,192.38	\$4,599.29
6	\$7,950.97	\$4,040.06	\$822.36	\$2,629.84	\$762.96	\$16,206.19		\$5,903.60	\$1,959.43	\$398.84	\$1,354.37	\$762.96	\$10,379.20	\$5,826.99
7	\$8,556.75	\$4,347.87	\$885.02	\$2,830.21	\$821.09	\$17,440.94		\$6,353.39	\$2,108.72	\$429.23	\$1,457.56	\$821.09	\$11,169.99	\$6,270.95
8	\$6,429.98	\$3,267.21	\$665.05	\$2,126.76	\$617.01	\$13,106.01		\$4,774.26	\$1,584.60	\$322.55	\$1,095.28	\$617.01	\$8,393.70	\$4,712.31
9	\$10,828.40	\$5,502.15	\$1,119.97	\$3,581.57	\$1,039.08	\$22,071.17		\$8,040.09	\$3,002.15	\$543.19	\$1,844.51	\$1,039.08	\$14,469.01	\$7,602.16
10	\$6,990.24	\$2,986.73	\$607.96	\$1,944.18	\$698.00	\$13,227.11	HS	\$3,490.24	\$89.60	\$486.73		\$698.00	\$4,764.57	\$8,462.54
11	\$7,443.39	\$4,284.13	\$874.81	\$2,797.58	\$1,056.77	\$16,456.68	HS	\$3,943.39	\$1,784.13	\$874.81	\$297.58	\$1,056.77	\$7,956.68	\$8,500.00
12	\$12,918.94	\$6,564.39	\$1,336.20	\$4,273.03	\$1,239.68	\$26,332.24		\$9,592.31	\$3,183.73	\$648.06	\$2,200.61	\$1,239.68	\$16,864.39	\$9,467.85
13	\$13,842.68	\$7,033.77	\$1,431.74	\$4,578.57	\$1,328.33	\$28,215.09		\$10,278.19	\$3,411.38	\$694.39	\$2,357.96	\$1,328.33	\$18,070.26	\$10,144.83
14	\$2,597.11	\$1,319.65	\$268.62	\$859.01	\$249.22	\$5,293.61		\$1,928.35	\$640.03	\$130.28	\$442.39	\$249.22	\$3,390.28	\$1,903.33
15	\$2,834.78	\$1,297.55	\$264.12	\$844.63	\$302.02	\$5,543.10	HS	\$1,374.87	\$38.93			\$302.02	\$1,715.81	\$3,827.29
16	\$3,184.32	\$1,439.64	\$293.04	\$937.12	\$335.56	\$6,189.68	HS	\$1,544.40	\$43.19			\$335.56	\$1,923.14	\$4,266.54
17	\$10,678.02	\$5,425.73	\$1,104.42	\$3,531.83	\$1,024.65	\$21,764.65		\$7,928.43	\$2,631.48	\$535.64	\$1,818.89	\$1,024.65	\$13,939.10	\$7,825.55
18	\$2,597.11	\$1,319.65	\$268.62	\$859.01	\$249.22	\$5,293.61		\$1,928.35	\$640.03	\$130.28	\$442.39	\$249.22	\$3,390.28	\$1,903.33
19	\$4,464.08	\$2,268.30	\$461.72	\$1,476.53	\$428.37	\$9,099.00		\$3,314.58	\$1,100.13	\$223.93	\$760.41	\$428.37	\$5,827.42	\$3,271.58
20	\$2,245.03	\$1,140.75	\$232.20	\$742.56	\$215.43	\$4,575.97		\$1,666.93	\$553.26	\$112.62	\$382.42	\$215.43	\$2,930.66	\$1,645.31
21	\$4,457.38	\$2,264.89	\$461.02	\$1,474.31	\$427.72	\$9,085.32		\$3,309.60	\$1,098.47	\$223.59	\$759.27	\$427.72	\$5,818.66	\$3,266.66
22	\$3,296.73	\$1,485.33	\$302.34	\$966.86	\$346.34	\$6,397.60	HS	\$1,598.91	\$44.56			\$346.34	\$1,989.81	\$4,407.79
23	\$6,768.39	\$2,896.55	\$589.60	\$1,885.48	\$676.93	\$12,816.95	HS	\$3,282.67	\$86.90	\$396.55		\$676.93	\$4,443.05	\$8,373.90
24	\$2,207.27	\$1,121.56	\$228.30	\$730.07	\$211.81	\$4,499.01		\$1,638.90	\$543.96	\$110.73	\$375.99	\$211.81	\$2,881.38	\$1,617.63
25	\$3,224.60	\$1,456.01	\$296.37	\$947.78	\$339.42	\$6,264.18	HS	\$1,563.93	\$43.68			\$339.42	\$1,947.03	\$4,317.15
26	\$2,851.65	\$1,448.98	\$294.94	\$943.20	\$273.64	\$5,812.41		\$2,117.35	\$702.76	\$143.05	\$485.75	\$273.64	\$3,722.54	\$2,089.87
27	\$3,054.77	\$1,552.20	\$315.95	\$1,010.39	\$293.13	\$6,226.44		\$2,268.17	\$752.82	\$153.24	\$520.35	\$293.13	\$3,987.70	\$2,238.74
28	\$9,667.73	\$4,912.38	\$999.93	\$3,197.67	\$927.70	\$19,705.41		\$7,178.29	\$2,382.50	\$484.97	\$1,646.80	\$927.70	\$12,620.26	\$7,085.15
29	\$3,124.04	\$1,587.39	\$323.12	\$1,033.30	\$299.78	\$6,367.63		\$2,319.60	\$769.88	\$156.71	\$532.15	\$299.78	\$4,078.13	\$2,289.50
30	\$2,526.45	\$1,283.75	\$261.31	\$835.64	\$242.44	\$5,149.59		\$1,875.89	\$622.62	\$126.74	\$430.35	\$242.44	\$3,298.04	\$1,851.55
31	\$8,069.34	\$4,100.21	\$834.61	\$2,668.99	\$774.32	\$16,447.47		\$5,991.48	\$1,988.60	\$404.79	\$1,374.53	\$774.32	\$10,533.72	\$5,913.75
32	\$5,341.95	\$2,714.36	\$552.51	\$1,766.89	\$512.61	\$10,888.32		\$3,966.40	\$1,316.46	\$267.97	\$909.95	\$512.61	\$6,973.39	\$3,914.93
33	\$2,300.87	\$1,080.51	\$219.94	\$703.35	\$250.78	\$4,555.45	HS	\$1,115.92	\$32.42			\$250.78	\$1,399.12	\$3,156.33
34	\$3,054.77	\$1,552.20	\$315.95	\$1,010.39	\$293.13	\$6,226.44		\$2,268.17	\$752.82	\$153.24	\$520.35	\$293.13	\$3,987.70	\$2,238.74
35	\$4,495.83	\$2,284.43	\$465.00	\$1,487.03	\$431.41	\$9,163.70		\$3,338.15	\$1,107.95	\$225.53	\$765.82	\$431.41	\$5,868.86	\$3,294.84
36	\$950.55	\$430.65	\$90.43	\$289.19	\$154.15	\$1,914.97	HS	\$461.02	\$12.92			\$154.15	\$628.09	\$1,286.88
37	\$10,608.73	\$5,390.53	\$1,097.25	\$3,508.91	\$1,018.00	\$21,623.42		\$7,876.98	\$2,614.41	\$532.17	\$1,807.09	\$1,018.00	\$13,848.64	\$7,774.78
38	\$1,946.24	\$988.93	\$201.30	\$643.73	\$186.76	\$3,966.96		\$1,445.08	\$479.63	\$97.63	\$331.52	\$186.76	\$2,540.63	\$1,426.33
39	\$2,489.86	\$1,369.08	\$281.45	\$900.05	\$375.52	\$5,415.96	HS	\$1,207.58	\$41.07			\$375.52	\$1,624.17	\$3,791.79
40	\$3,353.81	\$1,704.15	\$346.88	\$1,109.30	\$321.83	\$6,835.97		\$2,490.20	\$826.51	\$168.24	\$571.29	\$321.83	\$4,378.07	\$2,457.90
41	\$2,724.83	\$1,384.54	\$281.83	\$901.26	\$261.47	\$5,553.93		\$2,023.19	\$671.50	\$136.69	\$464.15	\$261.47	\$3,556.99	\$1,996.94
42	\$4,555.60	\$2,314.80	\$471.18	\$1,506.80	\$437.15	\$9,285.53		\$3,382.53	\$1,122.68	\$228.52	\$776.00	\$437.15	\$5,946.89	\$3,338.64
43	\$1,721.86	\$997.22	\$202.99	\$649.13	\$231.12	\$3,802.32	HS	\$835.10	\$29.92			\$231.12	\$1,096.14	\$2,706.18
44	\$4,492.88	\$2,282.93	\$464.70	\$1,486.05	\$431.13	\$9,157.69		\$3,335.96	\$1,107.22	\$225.38	\$765.32	\$431.13	\$5,865.01	\$3,292.68
45	\$3,825.56	\$1,943.85	\$395.68	\$1,265.33	\$367.10	\$7,797.52		\$2,840.48	\$942.77	\$191.90	\$651.64	\$367.10	\$4,993.90	\$2,803.62
46	\$2,235.56	\$1,053.97	\$214.54	\$686.07	\$244.52	\$4,434.66	HS	\$1,084.25	\$31.62			\$244.52	\$1,360.39	\$3,074.27
47	\$1,983.82	\$2,290.25	\$468.96	\$1,499.68	\$590.80	\$6,833.51	HS	\$962.15	\$68.71			\$590.80	\$1,621.66	\$5,211.85
48	\$6,261.78	\$3,181.75	\$647.65	\$2,071.13	\$600.87	\$12,763.18		\$4,649.37	\$1,543.15	\$314.11	\$1,066.63	\$600.87	\$8,174.13	\$4,589.05
49	\$3,353.81	\$1,704.15	\$346.88	\$1,109.30	\$321.83	\$6,835.97		\$2,490.20	\$826.51	\$168.24	\$571.29	\$321.83	\$4,378.07	\$2,457.90
50	\$3,390.36	\$1,722.72	\$350.66	\$1,121.39	\$325.33	\$6,910.46		\$2,517.34	\$835.52	\$170.07	\$577.52	\$325.33	\$4,425.78	\$2,484.68
51	\$4,915.54	\$2,497.69	\$508.41	\$1,625.85	\$471.69	\$10,019.18		\$3,649.79	\$1,211.38	\$246.58	\$837.31	\$471.69	\$6,416.75	\$3,602.43
52	\$876.54	\$543.53	\$113.41	\$362.66	\$180.80	\$2,076.94	HS	\$425.12	\$16.31			\$180.80	\$622.23	\$1,454.71
53	\$4,623.09	\$2,349.09	\$478.16	\$1,529.12	\$443.63	\$9,423.09		\$3,432.64	\$1,139.31	\$231.91	\$787.50	\$443.63	\$6,034.99	\$3,388.10
54	\$3,380.36	\$1,717.63	\$349.63	\$1,118.08	\$324.37	\$6,890.07		\$2,509.92	\$833.05	\$169.57	\$575.81	\$324.37	\$4,412.72	\$2,477.35
55	\$2,380.96	\$1,113.07	\$226.57	\$724.54	\$258.47	\$4,703.61	HS	\$1,154.77	\$33.39			\$258.47	\$1,446.63	\$3,256.98

56	\$4,823.60	\$2,450.97	\$498.90	\$1,595.44	\$462.87	\$9,831.78			\$3,581.52	\$1,188.72	\$241.97	\$821.65	\$462.87	\$6,296.73	\$3,535.05
57	\$2,287.00	\$1,162.07	\$236.54	\$756.44	\$219.46	\$4,661.51			\$1,698.10	\$563.60	\$114.72	\$389.57	\$219.46	\$2,985.45	\$1,676.06
58	\$4,722.68	\$2,399.69	\$488.46	\$1,562.06	\$453.18	\$9,626.07			\$3,506.59	\$1,163.85	\$236.90	\$804.46	\$453.18	\$6,164.98	\$3,461.09
59	\$2,538.88	\$1,177.27	\$239.64	\$766.33	\$273.62	\$4,995.74	HS		\$1,231.36	\$35.32			\$273.62	\$1,540.29	\$3,455.45
60	\$3,236.57	\$1,644.57	\$334.76	\$1,070.52	\$310.58	\$6,597.00			\$2,403.15	\$797.62	\$162.36	\$551.32	\$310.58	\$4,225.03	\$2,371.97
61	\$4,122.52	\$2,094.74	\$426.39	\$1,363.55	\$395.59	\$8,402.79			\$3,060.97	\$1,015.95	\$206.80	\$702.23	\$395.59	\$5,381.54	\$3,021.25
62	\$3,096.42	\$1,573.36	\$320.26	\$1,024.17	\$297.13	\$6,311.34			\$2,299.09	\$763.08	\$155.33	\$527.45	\$297.13	\$4,042.08	\$2,269.26
63	\$3,742.06	\$1,901.42	\$387.04	\$1,237.71	\$359.08	\$7,627.31			\$2,778.48	\$922.19	\$187.71	\$637.42	\$359.08	\$4,884.88	\$2,742.43
64	\$3,189.30	\$1,441.66	\$293.45	\$938.43	\$336.04	\$6,198.88	HS		\$1,546.81	\$43.25			\$336.04	\$1,926.10	\$4,272.78
65	\$11,084.04	\$5,632.04	\$1,146.42	\$3,666.13	\$1,063.61	\$22,592.24			\$8,229.90	\$2,731.54	\$556.01	\$1,888.06	\$1,063.61	\$14,469.12	\$8,123.12
66	\$8,075.35	\$4,103.26	\$835.23	\$2,670.98	\$774.90	\$16,459.72			\$5,995.95	\$1,990.08	\$405.09	\$1,375.55	\$774.90	\$10,541.57	\$5,918.15
67	\$3,957.69	\$2,010.99	\$409.34	\$1,309.03	\$379.77	\$8,066.82			\$2,938.58	\$975.33	\$198.53	\$674.15	\$379.77	\$5,166.37	\$2,900.45
68	\$4,434.35	\$2,253.19	\$458.64	\$1,466.69	\$425.51	\$9,038.38			\$3,292.50	\$1,092.80	\$222.44	\$755.35	\$425.51	\$5,788.60	\$3,249.78
69	\$2,984.23	\$1,516.35	\$308.66	\$987.05	\$286.36	\$6,082.65			\$2,215.79	\$735.43	\$149.70	\$508.33	\$286.36	\$3,895.61	\$2,187.04
70	\$3,750.99	\$1,905.96	\$387.96	\$1,240.67	\$359.94	\$7,645.52			\$2,785.11	\$924.39	\$188.16	\$638.95	\$359.94	\$4,896.55	\$2,748.97
71	\$4,277.02	\$2,173.25	\$442.37	\$1,414.66	\$410.42	\$8,717.72			\$3,175.69	\$1,054.03	\$214.55	\$728.55	\$410.42	\$5,583.23	\$3,134.49
72	\$3,097.99	\$1,574.16	\$320.42	\$1,024.68	\$297.28	\$6,314.53			\$2,300.26	\$763.47	\$155.40	\$527.71	\$297.28	\$4,044.12	\$2,270.41
73	\$6,741.04	\$3,425.27	\$697.22	\$2,229.65	\$646.86	\$13,740.04			\$5,005.22	\$1,661.26	\$338.15	\$1,148.27	\$646.86	\$8,799.76	\$4,940.28
74	\$2,287.00	\$1,162.07	\$236.54	\$756.44	\$219.46	\$4,661.51			\$1,698.10	\$563.60	\$114.72	\$389.57	\$219.46	\$2,985.45	\$1,676.06
75	\$4,755.32	\$2,078.24	\$423.03	\$1,352.81	\$485.69	\$9,095.09	HS		\$2,306.33	\$62.35			\$485.69	\$2,854.37	\$6,240.72
76	\$3,195.57	\$1,358.12	\$277.83	\$888.49	\$279.68	\$5,999.69	HS		\$1,549.85	\$40.74			\$279.68	\$1,870.28	\$4,129.41
77	\$4,108.17	\$2,087.45	\$424.91	\$1,358.81	\$394.21	\$8,373.55			\$3,050.32	\$1,012.41	\$206.08	\$699.79	\$394.21	\$5,362.81	\$3,010.74
78	\$5,231.69	\$2,658.34	\$541.11	\$1,730.42	\$502.03	\$10,663.59			\$3,884.53	\$1,289.29	\$262.44	\$891.17	\$502.03	\$6,829.46	\$3,834.13
79	\$3,073.53	\$1,561.73	\$317.89	\$1,016.59	\$294.93	\$6,264.67			\$2,282.10	\$757.44	\$154.18	\$523.54	\$294.93	\$4,012.19	\$2,252.48
80	\$3,840.30	\$1,951.34	\$397.20	\$1,270.21	\$368.51	\$7,827.56			\$2,851.42	\$946.40	\$192.64	\$654.16	\$368.51	\$5,013.13	\$2,814.43
81	\$3,256.82	\$1,047.07	\$215.90	\$690.44	\$299.66	\$5,509.89	HS		\$1,579.56	\$31.41			\$299.66	\$1,910.63	\$3,599.26
82	\$4,212.30	\$2,235.33	\$457.78	\$1,463.93	\$577.97	\$8,947.31	HS		\$2,042.97	\$67.06			\$577.97	\$2,688.00	\$6,259.31
83	\$4,778.05	\$2,427.83	\$494.19	\$1,580.37	\$458.50	\$9,738.94			\$3,547.70	\$1,177.50	\$239.68	\$813.89	\$458.50	\$6,237.27	\$3,501.67
84	\$3,444.66	\$1,750.31	\$356.28	\$1,139.35	\$330.54	\$7,021.14			\$2,557.66	\$848.90	\$172.80	\$586.77	\$330.54	\$4,496.66	\$2,524.48
85	\$10,853.38	\$5,514.84	\$1,122.56	\$3,589.84	\$1,041.48	\$22,122.10			\$8,058.63	\$2,674.70	\$544.44	\$1,848.77	\$1,041.48	\$14,168.02	\$7,954.08
86	\$6,931.29	\$3,521.94	\$716.90	\$2,292.58	\$665.12	\$14,127.83			\$5,146.48	\$1,708.14	\$347.70	\$1,180.68	\$665.12	\$9,048.12	\$5,079.71
87	\$10,806.43	\$5,490.98	\$1,117.70	\$3,574.30	\$1,036.97	\$22,026.38			\$8,023.77	\$2,663.13	\$542.08	\$1,840.76	\$1,036.97	\$14,106.72	\$7,919.66
88	\$9,749.29	\$4,953.83	\$1,008.36	\$3,224.65	\$935.53	\$19,871.66			\$7,238.85	\$2,402.61	\$489.05	\$1,660.69	\$935.53	\$12,726.73	\$7,144.93
89	\$8,405.90	\$4,271.22	\$869.42	\$2,780.31	\$806.62	\$17,133.47			\$6,241.38	\$2,071.54	\$421.67	\$1,431.86	\$806.62	\$10,973.07	\$6,160.40
90	\$4,866.20	\$2,472.62	\$503.31	\$1,609.53	\$466.95	\$9,918.61			\$3,613.15	\$1,199.22	\$244.11	\$828.91	\$466.95	\$6,352.34	\$3,566.27
91	\$2,966.17	\$1,981.97	\$406.21	\$1,299.01	\$518.76	\$7,172.12	HS		\$1,438.59	\$59.46			\$518.76	\$2,016.81	\$5,155.31
92	\$6,014.51	\$2,204.37	\$451.48	\$1,443.78	\$517.29	\$10,631.43	HS		\$2,514.51	\$66.13			\$517.29	\$3,097.93	\$7,533.50
93	\$3,834.32	\$1,558.64	\$317.26	\$1,014.58	\$363.65	\$7,088.45	HS		\$1,859.65	\$46.76			\$363.65	\$2,270.05	\$4,818.40
94	\$3,241.03	\$1,646.84	\$335.22	\$1,072.00	\$311.01	\$6,606.10			\$2,406.46	\$798.72	\$162.58	\$552.08	\$311.01	\$4,230.85	\$2,375.25
95	\$7,109.72	\$3,612.60	\$735.35	\$2,351.59	\$682.24	\$14,491.50			\$5,278.97	\$1,752.11	\$356.64	\$1,211.07	\$682.24	\$9,281.03	\$5,210.47
96	\$3,940.08	\$2,210.01	\$452.62	\$1,447.45	\$572.05	\$8,622.21	HS		\$1,910.94	\$66.30			\$572.05	\$2,549.29	\$6,072.92
97	\$9,910.01	\$5,037.69	\$1,028.20	\$3,288.10	\$1,232.88	\$20,496.88	HS		\$6,410.01	\$2,537.69	\$1,028.20	\$788.10	\$1,232.88	\$11,996.88	\$8,500.00
98	\$2,189.79	\$649.63	\$135.01	\$431.73	\$111.18	\$3,517.34	HS		\$1,062.05	\$19.49			\$111.18	\$1,192.72	\$2,324.62
99	\$17,035.75	\$8,656.23	\$1,762.00	\$5,634.70	\$1,634.73	\$34,723.41			\$12,649.04	\$4,198.27	\$854.57	\$2,901.87	\$1,634.73	\$22,238.49	\$12,484.92
100	\$16,549.01	\$8,408.91	\$1,711.65	\$5,473.71	\$1,588.02	\$33,731.30			\$12,287.64	\$4,078.32	\$830.15	\$2,818.96	\$1,588.02	\$21,603.09	\$12,128.21
101	\$44,221.67	\$22,469.99	\$4,573.82	\$14,626.64	\$4,243.45	\$90,135.57			\$32,834.59	\$10,897.95	\$2,218.30	\$7,532.72	\$4,243.45	\$57,727.01	\$32,408.56
						\$1,262,514.48								\$751,968.66	\$510,545.82
														@85%	\$433,963.95