

NOTICE OF MEETING

NOTICE IS HEREBY GIVEN THAT THE BUILDING STANDARDS COMMISSION WILL CONVENE INTO A REGULAR SESSION IN THE SENATOR FLORENCE SHAPIRO COUNCIL CHAMBERS LOCATED AT 1520 K AVENUE, PLANO, TEXAS ON TUESDAY, NOVEMBER 15, 2016, AT 4:00 P.M., AND WILL HOLD PUBLIC HEARINGS AS FOLLOWS:

AGENDA ITEMS:

1. Public Comments. In accordance with the Open Meeting Act, the Building Standards Commission will hear comments of public interest, but any discussion shall be limited to placing the item on a future agenda for further consideration. Remarks are limited to five (5) minutes per speaker, with a maximum of 30 total minutes of testimony. Other time restraints may be directed by the Chairman. Specific factual information or an explanation of current policy may be made in response to an inquiry; but any discussion or decision must be limited to a proposal to place the item on a future agenda. Speakers will be notified when speaking time has expired.
2. Approval of Minutes October 18, 2016
3. Discussion and possible action regarding the release of the Commission's Final Orders issued for the property located at the address listed below. Due to the property's compliance, City staff is seeking release of the Final Orders.

2101 Westlake Drive – Owner David L. Lyons (Final Orders issued on January 20, 2004 and April 22, 2004)

4. Discussion and possible action regarding the following property's continued non-compliance with the minimum standards required by Chapter 6, Building and Building Regulations, of the City of Plano Code of Ordinances, and consideration of whether to provide further opportunity for the property to come into compliance or to execute final orders for the property.

1621 Lucas Terrace – Owner Clarence Denson

5. Discussion and possible action regarding the following property's continued non-compliance with the minimum standards required by Chapter 6, Building and Building Regulations, of the City of Plano Code of Ordinances, and consideration of whether to provide further opportunity for the property to come into compliance or to execute final orders for the property.

2380 E. Park Blvd – Owner Lincoln Panthers, LLC

6. Discussion and possible action regarding the following property's continued non-compliance with the minimum standards required by Chapter 6, Building and Building Regulations, of the City of Plano Code of Ordinances, and consideration of whether to provide further opportunity for the property to come into compliance or to execute final orders for the property.

1206 F Avenue – Owner Brenda P. Dunbar

7. Items for future agendas.

Note: The Building Standard Commission may convene into Executive Session pursuant to Section 551.071 of the Texas Government Code to consult with its attorney regarding posted items in the regular meeting.

Council Liaisons: Deputy Mayor Pro Tem Ben Harris and Council Member Angela Miner

Plano Municipal Center is wheelchair accessible. A sloped curb entry is available at the main entrance facing Municipal/L Ave., with specially marked parking spaces nearby. Access and special parking are also available on the north side of the building. The Senator Florence Shapiro Council Chambers are located on the first floor. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the Building Inspection Department at 972-941-7140

I certify that the above notice of meeting was posted on
the bulletin board in the Municipal Building, 1520 Avenue K,
Plano, Texas on the 8th day of November
20 16, at 5:00 o'clock, p.m.

Alicia D. Syde
Asst. City Secretary



**Building Standards Commission
October 18, 2016**

Board Members Present

Art Stone, Chairman
Joe Milkes
Richard Kelley
Earl Dedman
Robert Pierce
Shawn Brown (Not seated)

Board Members Absent

James Craft
Chris Polito

Staff

Jennifer Knox-Walker, Assistant City Attorney
Timothy Dunn, Assistant City Attorney
Wayne Snell, Assistant Building Official
Scott Lussier, Property Standards Manager,
Kyle Watson, Property Standards Specialist
Sherry Burke, Senior Property Standards Specialist
Anna Graham, Sr. Housing and Community Services Coordinator
Diana Casady, Sr. Administrative Assistant

Chairman Art Stone called the meeting to order at 4:00 p.m., Tuesday October 18, 2016 in the Senator Florence Shapiro Council Chambers of the Municipal Center. A quorum was present and notice of the meeting had been posted for the time and manner required by law. The following matters were discussed.

Chairman Stone admitted all documents and testimony given into the official Building Standards record.

- 1. Public comments: There was no public comment.**
- 2. Approval of Minutes from September 20, 2016.**

Commission Member Richard Kelley made a motion to approve the minutes from September 20, 2016. Commission Member Joe Milkes seconded the motion. The Board voted 5/0 in favor of approving the minutes from September 20, 2016.

- 3. Discussion and possible action regarding the release of the Commission's Final Orders issued for the properties located at the addresses listed below. Due to the properties' compliance, City staff is seeking release of the Final Orders.**
 - a. 1113 F Avenue – Owner James Simpson (Final Orders issued on February 20, 2001)**
 - b. 2109 Los Rios Blvd – Owner James and Linda Wong (Final Orders issued on March 18, 2003)**
 - c. 3400 E. Parker Road – Owner United Pentecostal Church of Plano (Final Orders issued on February 19, 2002)**

Sherry Burke, Senior Property Standards Specialist, testified that all the properties were brought into compliance, with new owners, and no violations at this time.

Ms. Burke answered questions from the Commission.

Commission Member Joe Milkes made a motion to release the property at 1113 F Ave from final orders issued on February 20, 2001. Commission Member Richard Kelley seconded the motion. The Board voted 5/0 in favor of the release from final orders.

Commission Member Joe Milkes made a motion to release the property at 2109 Los Rios Blvd from final orders issued on March 18, 2003. Commission Member Richard Kelley seconded the motion. The Board voted 5/0 in favor of the release from final orders.

Commission Member Joe Milkes made a motion to release the property at 3400 E. Parker Road from final orders issued on February 19, 2002. Commission Member Richard Kelley seconded the motion. The Board voted 5/0 in favor of the release from final orders.

4. Discussion and possible action regarding the following property's continued non-compliance with the minimum standards required by Chapter 6, Building and Building Regulations, of the City of Plano Code of Ordinances, and consideration of whether to provide further opportunity for the property to come into compliance or to execute final orders for the property.

4032 Leon Drive – Owner James Tseng Hui Chao

Kyle Watson, Property Standards Specialist, testified on the condition of the property at 4032 Leon Drive since the Commission issued Final Orders on January 19, 2016.

Timothy Dunn, Assistant City Attorney testified that the Property Owner, James Chao contacted him and wanted this meeting delayed due to a scheduled MRI. The Property Standards Department requested the meeting proceed. After discussion with Legal Counsel, The Commission agreed and the meeting continued.

Kenneth French, Senior Project Director for Nelson Forensics, LLC testified in addition to the report presented by Mr. Watson, that there are several life safety issues in this structure and it had been modified with no structural design in mind. Mr. French answered questions from the Commission.

Commission member Mr. Deadman was concerned about someone entering the structure and asked if it could be fenced to keep anyone from entering. Mr. Scott Lussier, Property Standards Manager, testified that if a fence was put around the property, it would prevent the homeowner from entering and making repairs.

Anna Graham, Sr. Housing and Community Services Coordinator with the City of Plano, testified that Mr. Chao did not qualify for housing rehabilitation due to the following reasons; there is currently no homeowners insurance on the structure, there are outstanding liens on the property, the taxes are delinquent, and he is currently in litigation with the City of Plano. Ms. Graham answered questions from the Commission.

Wayne Snell, Assistant Building Official testified that no application for permits was attempted for any modifications made to the structure presented at this meeting today.

Mr. Watson recommended Final Orders be issued for the owner, James Chao, to be given no more than thirty (30) days to bring the property into compliance or to demolish the structure, including the removal and proper disposal of demolition debris. If the owner fails to comply with the Orders, the City is ordered

to demolish the structure, remove all remaining debris and recoup the costs incurred by the City by filing a lien against the Property.

Mr. Stone closed the floor to public comment, and confined comments to the Commission.

Mr. Dedman reiterated he had a concern about the house being unsecure during the thirty days and appeal process. Mr. Dedman stated the area needs to be secure to prevent anyone from entering and getting injured.

Scott Lussier, Property Standards Manager, testified that after the meeting in January 2016, the property was ordered to be secured and the windows were boarded up and the doors closed. Mr. Lussier stated the lock on the sliding glass door is broken, so they will have a contractor go out and board up the sliding glass door.

After discussion, Commission member Joe Milkes made the motion to approve staff recommendation, with the addition of securing the structure to prevent unauthorized access and issue Final orders. Commission member Richard Kelley seconded the motion. The Commission voted 5/0 in favor of the motion.

5. Items for future agendas.

There will be one substandard case for the November meeting as well as of more releases to be completed.

The Public Hearing adjourned at 4:42 p.m.

Art Stone, Chairman

Building Standards Commission

Property Standards Department

November 15, 2016

Property Description:

Address: 1621 Lucas Terrace, Plano, Collin County, Texas 75074

Property Owner(s): Clarence L. Denson & Dora J. Denson

Purchased: November 01, 1978

Remarks:

The case was opened on March 18, 2016 while conducting a routine inspection. During the inspection, I observed one deficiency: a missing section of soffit above the front door not being maintained in sound condition and good repair. As a result, a Notice of Violation was mailed to the Property Owner and Occupant and gave thirty (30) days from the date of the notice, or April 17, 2016, to complete the repair.

On April 18, 2016, I re-inspected the property and observed the same missing section of soffit above the front door. As a result, a Courtesy Notice was left on the front door advising that the soffit be replaced by April 25, 2016.

On April 25, 2016, I re-inspected the property and observed the same missing section of soffit above the front door. As a result, I filed a Probable Cause Affidavit in City of Plano Municipal Court ("the Court") for the offense of failing to maintain exterior soffit in good repair. The Court issued Summons for Health-Trial, but the Property Owner failed to appear on August 03, 2016 and September 07, 2016. Consequently, Delinquent Notices were mailed to the Property Owner advising of delinquent payment and forthcoming warrant.

On September 06, 2016, I re-inspected the property in preparation for the aforementioned Health Pre-Trial and observed that the same missing section of soffit above the front door had been covered with tape. On September 19, 2016, I left a Courtesy Notice on the front door advising that tape does not constitute good repair and that the missing soffit must be replaced by September 26, 2016. On September 26, 2016, I re-inspected the property and observed that the missing section of soffit above the front door remained covered with tape.

On October 04, 2016, the Court issued a Capias Warrant.

To date, no contact has been received from the Property Owner.

Recommendation:

Corrective Action

The Property Owner must replace the missing section of soffit above the front door.

Time Frame to Comply

The Property Owner should be given no more than thirty (30) days to bring the property into compliance.

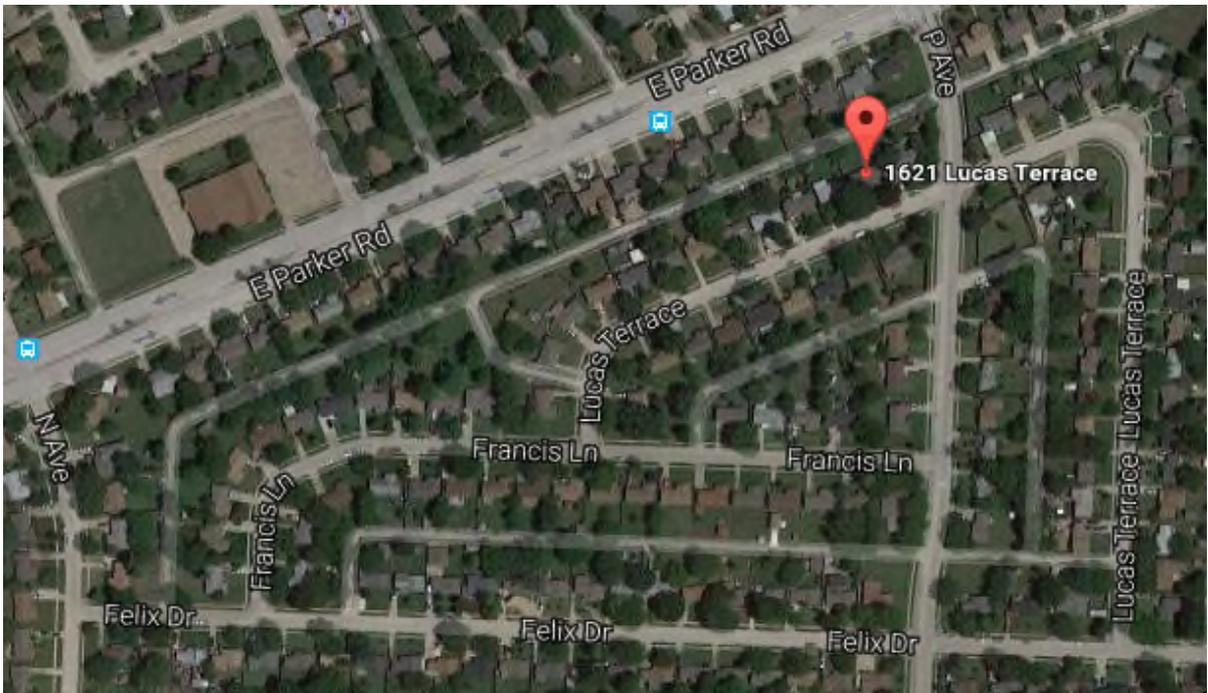
Abatement Action

Property Standards will replace the missing section of soffit above the front door.

Punitive Action

Any costs incurred by the City of Plano to abate the violation will result in a lien being placed on the property.

Property Description



Case Number:	PS16-02339				
Address:	1621 Lucas Ter. Plano, TX 75074		Legal Description:	Wyatt North #1, Block 2, Lot 2	
Zoning:	Single-Family Residence-7				
Owner:	Clarence L. Denson & Dora J. Denson		Occupant:	Owner occupied	
Collin County Appraisal:	Improvement Value:	\$71,040	Exemptions:	1. Homestead	
	Land Value:	\$25,000			
	HS Cap Loss:	\$ 3,803			
	Total Value:	\$92,237			
Tax Information:	Current		Lien Information:	Lien Holder(s):	None
				Mortgage Holder(s):	None

Timeline of Events

Date:	Description:
March 18, 2016	<p>Inspection: Missing section of soffit observed above front door during routine inspection.</p> <p>Notice of Violation for Substandard Structure mailed to:</p> <ul style="list-style-type: none"> ○ Property Owner <ul style="list-style-type: none"> ▪ Clarence L. Denson 1621 Lucas Terrace Plano, Texas 75074 ○ Occupant <ul style="list-style-type: none"> ▪ Clarence Lee Denson & Dora Denson 1621 Lucas Terrace Plano, Texas 75074
April 18, 2016	<p>Re-inspection: Same missing section of soffit observed above front door.</p> <p>Courtesy Notice left on front door: Advised that the soffit be replaced by April 25, 2016.</p>
April 25, 2016	<p>Re-inspection: Same missing section of soffit observed above front door.</p>
May 03, 2016	<p>Probable Cause Affidavit: Filed in City of Plano Municipal Court ("the Court") for the offense of failing to maintain exterior soffit in good repair.</p>
June 28, 2016	<p>Summons: The Court issued Summons for the Property Owner to personally appear at Health Pre-Trial on August 03, 2016.</p>
August 03, 2016	<p>Failed to Appear.</p>
August 04, 2016	<p>Summons: The Court issued Summons for the Property Owner to personally appear at Health Pre-Trial on September 07, 2016.</p>
September 06, 2016	<p>Health Pre-trial Re-inspection: Observed that same missing section of soffit above front door had been covered with tape.</p>
September 07, 2016	<p>Failed to Appear: Delinquent Notices mailed to the Property Owner advising of delinquent payment and forthcoming warrant.</p>
September 19, 2016	<p>Courtesy Notice left on front door: Advised that tape does not constitute good repair and that the missing soffit must be replaced by September 26, 2016.</p>

September 26, 2016	Re-inspection: Same missing section of soffit above the front door remained covered with tape.
October 04, 2016	Capias Warrant.

Property Search

Property ID: 281643 - Tax Year: **2017**

General Information

Property ID	281643
Property Status	Active
Geographic ID	R-0520-002-0020-1
Property Type	Real
Property Address	1621 Lucas Ter Plano, TX 75074
Total Land Area	n/a
Total Improvement Main Area	1,041 sq. ft.
Abstract/Subdivision	 Wyatt North #1
Primary State Code	A (Residential Single Family)
Legal Description	Wyatt North #1, Blk 2, Lot 2

Owner Information

Owner ID	70521
Owner Name(s)	 Denson Clarence L
Exemptions	HS (Homestead)
Percent Ownership	100.00%
Mailing Address	1621 Lucas Ter Plano, TX 75074-5216

2017 Value Information

Value information for Property ID 281643 in the 2017 tax year is unavailable. Value information for prior years may be available in the [Value History](#) section below.

Entities

Taxing Entity	Tax Rate	Collected By
CPL (Plano City)	0.478600 (2016 Rate)	Collin County Tax Office
GCN (Collin County)	0.208395 (2016 Rate)	Collin County Tax Office
JCN (Collin College)	0.081222 (2016 Rate)	Collin County Tax Office
SPL (Plano ISD)	1.439000 (2016 Rate)	Collin County Tax Office

Improvements

Improvement #1	Residential		
State Code	A (Residential Single Family)		
Homesite	Yes		
Market Value			
Total Main Area	1,041 sq. ft.		
Detail #	Type	Year Built	Sq. Ft.
1	MA - Main Area	1963	1,041
2	AG - Attached Garage	1963	253

Land Segments

Land Segment #1	Residential Single Family
State Code	A (Residential Single Family)
Homesite	Yes
Market Value	
Ag Use Value	n/a
Land Size	n/a

Value History

Year	Improvement	Land	Market	Ag Loss	Appraised	HS Cap Loss	Assessed
2016	\$71,040	\$25,000	\$96,040	\$0	\$96,040	\$3,803	\$92,237



Year	Improvement	Land	Market	Ag Loss	Appraised	HS Cap Loss	Assessed
2015	\$60,852	\$23,000	\$83,852	\$0	\$83,852	\$0	\$83,852
2014	\$61,667	\$20,000	\$81,667	\$0	\$81,667	\$0	\$81,667
2013	\$59,644	\$20,000	\$79,644	\$0	\$79,644	\$0	\$79,644
2012	\$60,495	\$20,000	\$80,495	\$0	\$80,495	\$0	\$80,495

Deed History

Deed Date	Seller	Buyer	Instr #	Volume/Page
11/01/1978	** n/a **	DENSON CLARENCE L		

SB 541 – Amends Section 25.027 of the Property Tax Code, effective September 1, 2005

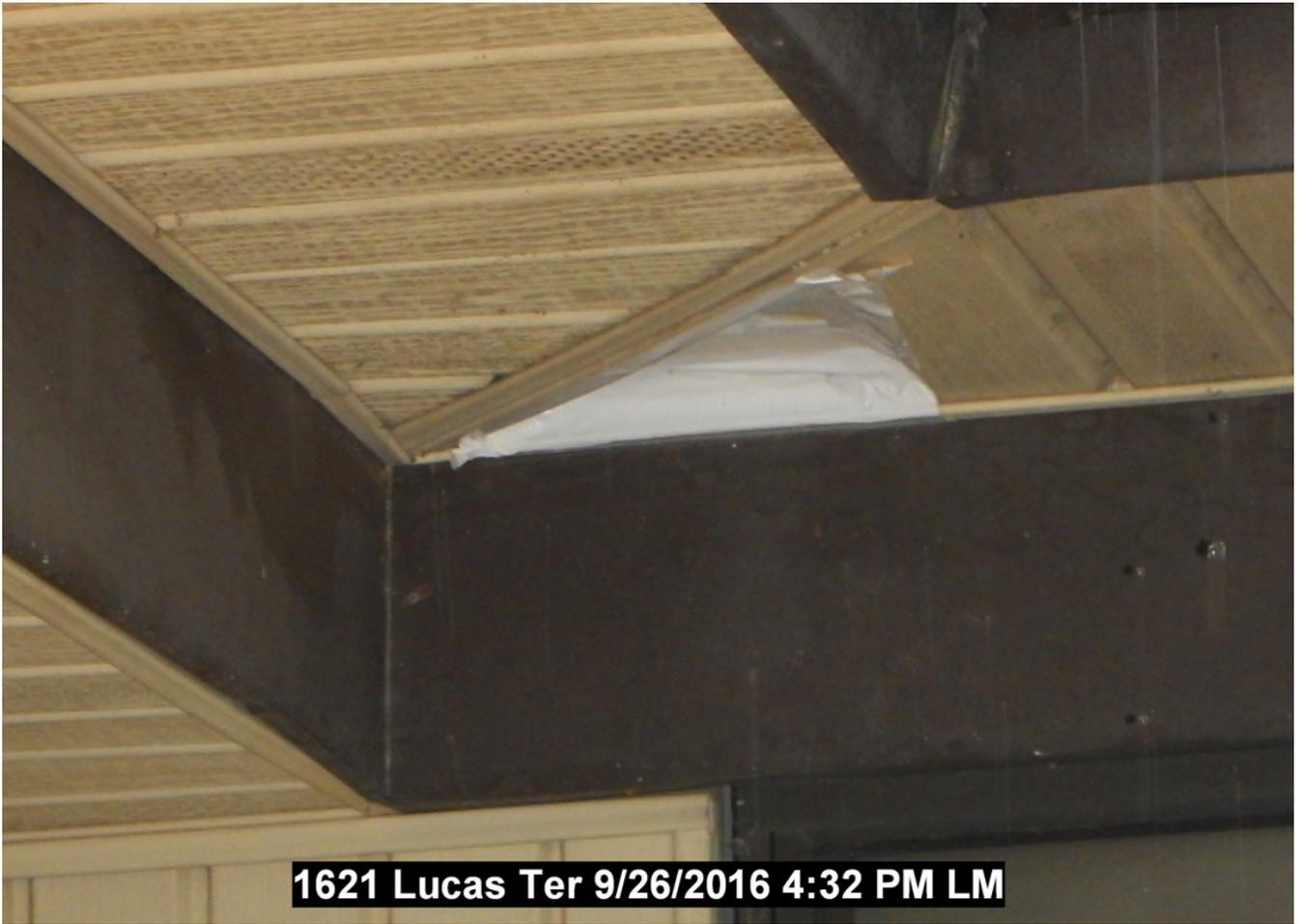
RESTRICTION ON POSTING DETAILED IMPROVEMENT INFORMATION ON INTERNET WEBSITE:

Information in appraisal records may not be posted on the Internet if the information is a photograph, sketch, or floor plan of an improvement to real property that is designed primarily for use as a human residence. This section does not apply to an aerial photograph that depicts five or more separately owned buildings.

HB 394 – Amends Section 25.027 of the Property Tax Code, effective September 1, 2015

RESTRICTION ON POSTING AGE RELATED INFORMATION ON INTERNET WEBSITE:

Information in appraisal records may not be posted on the Internet if the information indicates the age of a property owner, including information indicating that a property owner is 65 years of age or older.



1621 Lucas Ter 9/26/2016 4:32 PM LM



Property Standards
7501-A Independence Parkway
Plano, TX 75025
Tel: 972.208.8150
Fax: 972.208.8158

City of Plano
P.O. Box 860358
Plano, TX 75086-0358
Tel: 972.941.7000
plano.gov

March 18, 2016

OWNER

CLARENCE L DENSON
1621 LUCAS TER
PLANO, TX 75074-5216

CASE NO: PS16-02339
RE: 1621 LUCAS TER

Dear CLARENCE L DENSON:

As a result of a recent inspection, the above referenced property did not meet minimum standards established by the City of Plano Code of Ordinances. The enclosed **Substandard Deficiency List** details the conditions found and the corrections required to bring the property into compliance.

According to the real property records of Collin County, Texas, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to this office no later than the 20th day after the date of this notice. If you do not send the affidavit, it may be presumed that you own the property described in this notice, even if you do not.

Please be advised that you have 30 days from the date of this notice (April 17, 2016) to complete the repair(s) listed on the enclosed deficiency list. If a building permit is required, the compliance time frame as specified in this notice remains in effect and is NOT extended by the permit. If the repair(s) is not completed within the time specified, the City may: (i) proceed to cause the work to be done and charge the costs thereof against you and your property; (ii) issue a Notice to Appear in Municipal Court which could result in a fine not to exceed Two thousand dollars (\$2,000.00) for each and every day that the violation exists; and/or (iii) request a public hearing before the Building Standards Commission (BSC). If the property is referred to the BSC and is found to be in violation of the minimum standards established by ordinance, the Commission may order, depending on the type and the severity of violation, the property vacated, secured, repaired, removed, or demolished within a specified time. In accordance with section 106 of the International Property Maintenance Code (IPMC) failure to reimburse the City for any costs incurred by the City to abate substandard conditions may result in a lien upon the real estate referenced above.

Please be advised that you may appeal this notice to Building Standards Commission at 1520 K Avenue, Suite 150, Plano, TX 75074. The appeal, as outlined in IPMC Section 111.1, must be in writing, received within 20 days from the date of service of this notice, and specify the reason for your appeal based upon: 1) a claim that the intent of the code has been incorrectly interpreted, 2) the provisions of the code do not fully apply or 3) the requirements for the code are adequately satisfied by other means. Failure to appeal as outlined in the aforementioned requirements will constitute a waiver of all rights to any administrative hearing and adjudication of the notice.

If you have any questions, comments or concerns regarding this notice, please contact me at Property Standards Department, 7501-A Independence Pkwy or by telephone (972) 208-8150.



Property Standards
7501-A Independence Parkway
Plano, TX 75025
Tel: 972.208.8150
Fax: 972.208.8158

City of Plano
P.O. Box 860358
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Tel: 972.941.7000
plano.gov

DEFICIENCY LIST

Missing soffit above front door must be replaced (IPMC 304.1 & 304.9).

A permit may be required to complete the above repairs. Please contact Building Inspections Department at (972) 941-7140 to determine what permits are required. Please present this deficiency list to Building Inspections at the time of permit application.

Code of Ordinance Art III. Section 6-45 International Property Maintenance Code.

**LISA MCALISTER
Property Standards Specialist
Property Standards
Neighborhood Services Department**

Si usted necesita ayuda en español por favor llame al teléfono (972) 208-8150.



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plano.gov

March 18, 2016

OCCUPANT

CLARENCE LEE & DORA DENSON
1621 LUCAS TER
PLANO, TX 75074

CASE NO: PS16-02339
RE: 1621 LUCAS TER

Dear CLARENCE LEE & DORA DENSON:

As a result of a recent inspection, the above referenced property did not meet minimum standards established by the City of Plano Code of Ordinances. The enclosed **Substandard Deficiency List** details the conditions found and the corrections required to bring the property into compliance.

According to the real property records of Collin County, Texas, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to this office no later than the 20th day after the date of this notice. If you do not send the affidavit, it may be presumed that you own the property described in this notice, even if you do not.

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Code of Ordinance Art III. Section 6-45 International Property Maintenance Code.

**LISA MCALISTER
Property Standards Specialist
Property Standards
Neighborhood Services Department**

Si usted necesita ayuda en español por favor llame al teléfono (972) 208-8150.

Return To:
WELLS FARGO HOME MORTGAGE
LIEN RELEASE DEPT
MAC X9901-LIR
P.O. BOX 1629
MINNEAPOLIS MN 55440

Prepared By:
WELLS FARGO HOME MORTGAGE
JAYDE CHEEK
X0501-022
1003 E BRIER DR
SAN BERNARDINO CA 92408

Loan Number: 0418069738

Deed of Release

For Value Received, the present undersigned Beneficiary under a deed of trust executed by CLARENCE L. DENSON AND DORA J. DENSON as Grantor/Trutor , to CRAIG VOTH as Trustee, dated 08/26/2003, certifies that the Deed of Trust has been fully paid, satisfied or otherwise discharged. The Deed of Trust was recorded in the Deed of Trust Records of Collin County, TX on 09/16/2003, and is indexed as Volume 05503, Page 04001, File No. 2003-0186473. The undersigned releases and reconveys, without covenant or warranty, the Deed of Trust and all of its right, title and interest which was acquired by the Trustee under the Deed of Trust , in the property located at: 1621 LUCAS TERRACE, PLANO, TX 75075

IN WITNESS WHEREOF, WELLS FARGO FINANCIAL TEXAS, INC. by the officers duly authorized, has duly executed the foregoing instrument.

Dated this: 01/14/2016

Grantee: WELLS FARGO FINANCIAL TEXAS, INC.



ANGELINA SERRANO, VICE PRESIDENT

State of CA, County of San Bernardino

On this date of 01/14/2016, before me, ELIZABETH LUNA, a Notary Public, personally appeared ANGELINA SERRANO who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing is true and correct.

Witness my hand and official seal.



ELIZABETH LUNA
Notary Public for said state and county

Expires: 11/01/2019
2129157



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
01/14/2016 02:34:58 PM
\$26.00 SCAPELA
20160114000047380



Building Standard Commission

November 15, 2016

Property Standards Department

Property Description:

Address: 2380 East Park Boulevard
Property Owner: Lincoln Panther, LLC
Purchased: 2015

Remarks:

May 15, 2014, Property Standards received a concern from the Parks Department regarding a weak and damaged screening wall at 2340 E. Park Boulevard and a case was opened. The wall is a retaining/screening wall which runs along the south property line of 2380 E. Park Boulevard between Willow Creek Shopping Center and Willowcreek Park. The wall is as tall as ten (10) feet on the park side and five (5) feet and six (6) inches on the shopping center side. The wall is damaged and is separating away from the shopping center rear drive leaning in toward the park. There are drainage holes at the base of the screening wall at the level of the rear drive pavement that drain out into the park carrying trash and eroding the base of the retaining portion of the wall. On March 13, 2015, an address error was discovered and the case was reopened at the correct address, 2380 E. Park Boulevard. Century Panther LLC owned both properties at that time. The property owner and its representatives have been contacted by Notice regarding the wall. The property owner's representatives have also been contacted by email and have contacted the City of Plano regarding this violation by email, mail and by phone, though no name or return number is provided. In December of 2015 a notice to appear in court was issued to David Preston Cheung, the registered agent for Century Panther but evidence was provided that the property owner changed to Lincoln Panther on September 9, 2015 and the case was dismissed. Century Panther LLC remains the City of Plano Customer and Utility Billing Customer for the property and paid the 2015 Collin County property taxes of \$33,824.49 on December 15, 2015. The Collin Central Appraisal District lists the property owner as Century Panther LLC; however, they have been made aware of the deed change and are researching the change in ownership.

Recommendation:

Corrective Action(s)

The property owner must repair and secure the damaged and leaning screening/retaining wall.

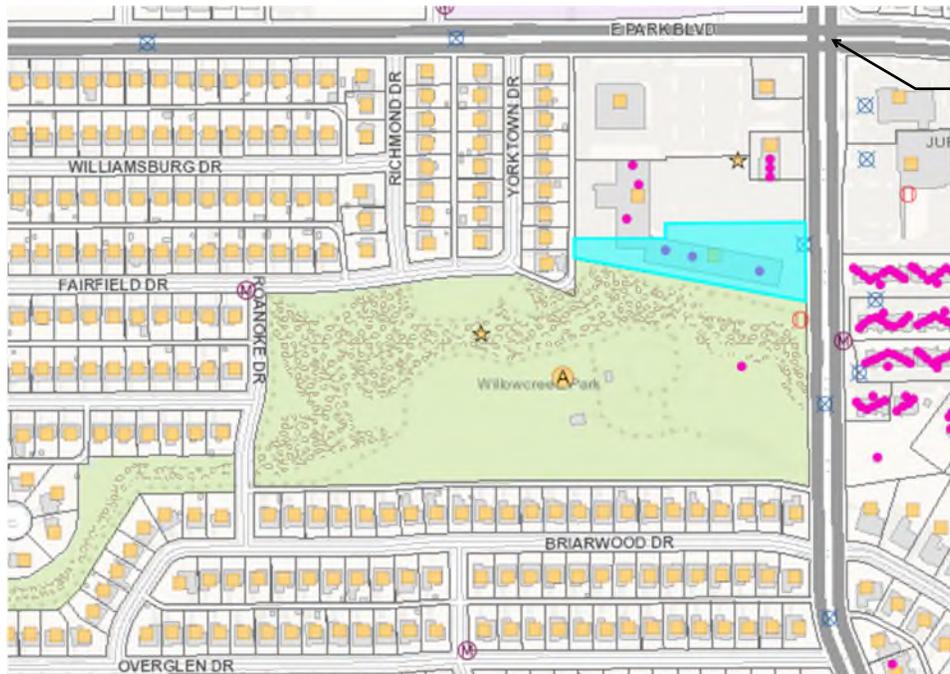
Time Frame to Comply

The property owner should be given no more than thirty (30) days to bring the property into compliance.

Punitive Action(s)

If compliance is not met within the described compliance period, civil penalties should be assessed.

Property Description



Case Number:	15-61900079				
Address:	2380 E. Park BLVD		Legal Description:	Willow Creek Village, Block A, Lot 3, 1.89 Acres	
Zoning:	Retail				
Owner:	Lincoln Panther, LLC		Occupant:	Century Panther LLC	
Collin County Appraisal:	Improvement Value:	\$1,111,496.00	Exemptions:	None	
	Land Value:	\$ 411,642.00			
	Total Value:	\$1,523,138.00			
Tax Information:	Current		Lien Information:	Lien Holder(s):	None found
				Mortgage Holder (s):	None found

2340 E. Park Blvd.
Cause 14-61900492

Timeline of Events

<i>Date:</i>	<i>Description:</i>
General	Shopping Center at the south west corner of E Park Blvd. and Jupiter Road, north of and adjacent to Willowcreek Park Screening/retaining wall is as tall as 10' on park side and is 5'6" on retail side. Wall is required due to this property is zoned retail and COP Park property is zoned SF-7. Park walking trail is adjacent to wall.
5/15/2014	Case #14-61900492 opened by PSS Robert Crawford – City Official Complaint regarding the south screening wall in disrepair. Robert C found several areas of damage including cracks, popped/separated rebar in the wall and leaning sections.
5/16/2014	Notice of Violation (“NOV”) was sent to property owner (“PO”): Century Panther LLC
6/4/2014	Robert C received a voice mail from a blocked number –did not identify themselves – requesting photos of affected area of wall be sent to centurytxllc@yahoo.com .
6/5/2014	Property Standards (“PS”) Administrative Assistant Bonita Williams received a phone call from Cindy Preston – property Manager for Century Panther LLC requesting photos of the wall and Ms. Williams emailed them to centurytxllc@yahoo.com
7/22/2014	David Preston – Registered Agent for Century Panther LLC – contacted Caleb Thornhill, then COP CIP Manager and current Director of Engineering – by email requesting a meeting at the property with Mr. Preston’s contractor.
8/1/2014	Email sent to Mr. Preston from Caleb T with attached ordinances regarding screening wall requirements and advising permit from Building Inspections Department is required to rebuild wall.
8/11/2014	Email from Mr. Preston to Caleb T stating he met with his contractor “last week” and discussed PDF received. Mr. Preston requested a meeting later that week
8/20/2014	Email from Caleb T to Mr. Preston advising Caleb T. is not a structural engineer, and suggested if Mr. Preston had questions he consult a structural consultant before he proceed
10/24/2014	PS Property Standards Specialist Pam Farahmand inspected the property and violation remains. NOV sent to David Preston Cheung as responsible party at 4105 new forest Drive in Plano. Mr. Preston Cheung is the owner of record for this address listed in CCAD and has a Home Stead exemption for this property.
3/11/2015	Case re-opened at 2380 E. Park Blvd. Original case opened at wrong section of shopping center. Should be 2380 E Park BLVD.

2380 E. Park Blvd.
Cause 15-61900069 and 15-61900079

Timeline of Events

<i>Date:</i>	<i>Description:</i>
General	Shopping Center at the south west corner of E Park Blvd. and Jupiter Road, north of and adjacent to Willowcreek Park Screening/retaining wall is as tall as 10' on park side and is 5'6" on retail side. Wall is required due to this property is zoned retail and COP Park property is zoned SF-7. Park walking trail is adjacent to wall.
3/11/2015	Pam Farahmand inspected 2380 East Park Boulevard, Plano, Collin County Texas (the "Property") and the wall remains damaged. Called number from rental sign in vacant unit and a man answered and stated he was not the property manager and that David P Cheung was usually available at this number -214.736.4622- but not currently. Determined to send new Notice of violation ("NOV") for damaged screening wall violation.
3/13/2015	NOV for damaged screening sent to property owner ("PO") and Mr. Cheung
4/3/2015	NOV sent to Century Panther RTS Refused.
5.12.2015	Men working on wall at property-making superficial repairs to cracks and making weep holes smaller. When asked they stated they were not at the property to repair broken and leaning sections.
5/13/2015	Received a voice mail message left after hours on 5/12/16 from female claiming to be a property manager, no name or contact information left. Number called from does not receive calls. Message stated repairs to wall have been made and inspected. Courtesy Notice ("DT") left at home of responsible party ("RP") Mr. Cheung, 4105 New Forest Drive, Plano.
5/16/2015	Letter received from Century Panther LLC with only PO Box as contact and photos of drainage holes being repaired/partially closed.
7/24/2015	NOV posted at vacant suite at the Property and at 4105 New Forest Drive, Plano-Mr. Cheung's Homestead.
7/30/2015	Custom notice sent to Century Panther LLC and to David Cheung advising work has not been done and wall remains damaged. Notice requests contact between 8-5 and to provide a working contact number.
8/1/2015	Letter received from Century Panther with photos of superficial repairs made to wall and stating all mail should only be sent to PO Box.
10/13/2015	Met Justin McCabe of Public Works who determined the wall presents a potential hazard
10/19/2015	NOV sent to Mr. Cheung at 4105 New forest Drive Plano RTS UTF.
12/09/2015	Wall remains damaged, leaning and separating.

Collin Central Appraisal District Information

Property Search

Property ID: 1261501 - Tax Year: **2017**

General Information

Property ID	1261501
Property Status	Active
Geographic ID	R-0622-001-0030-1
Property Type	Real
Property Address	2380 E Park Blvd Plano, TX 75074
DBA Name	Panther Park
Total Land Area	82,328 sq. ft.
Total Improvement Main Area	22,620 sq. ft.
Abstract/Subdivision	 Willow Creek Village
Primary State Code	F1 (Real Commercial)
Legal Description	Willow Creek Village, Blk A, Lot 3, 1.89 Acres

Owner Information

Owner ID	783774
Owner Name(s)	 Century Panther LLC
Exemptions	None
Percent Ownership	100.00%
Mailing Address	Po Box 863975 Plano, TX 75086-3975

2017 Value Information

Value information for Property ID 1261501 in the 2017 tax year is unavailable. Value information for prior years may be available in the [Value History](#) section below.

Entities

Taxing Entity	Tax Rate	Collected By
CPL (Plano City)	0.478600 (2016 Rate)	Collin County Tax Office
GCN (Collin County)	0.208395 (2016 Rate)	Collin County Tax Office
JCN (Collin College)	0.081222 (2016 Rate)	Collin County Tax Office
SPL (Plano ISD)	1.439000 (2016 Rate)	Collin County Tax Office

Improvements

Improvement #1	Commercial		
State Code	F1 (Real Commercial)		
Homesite	No		
Market Value			
Total Main Area	22,620 sq. ft.		
Detail #	Type	Year Built	Sq. Ft.
1	MA - Main Area	1983	22,620

Improvement #2	Commercial
State Code	F1 (Real Commercial)
Homesite	No

Land Segments

Land Segment #1	Commercial
State Code	F1 (Real Commercial)
Homesite	No
Market Value	
Ag Use Value	n/a
Land Size	1.8900 acres 82,328 sq. ft.

Market Value

Total Main Area			n/a
Detail #	Type	Year Built	Sq. Ft.
1	CON - Concrete Paving	1983	20,000

Value History

Year	Improvement	Land	Market	Ag Loss	Appraised	HS Cap Loss	Assessed
2016	\$1,111,496	\$411,642	\$1,523,138	\$0	\$1,523,138	\$0	\$1,523,138
2015	\$1,101,443	\$412,255	\$1,513,698	\$0	\$1,513,698	\$0	\$1,513,698
2014	\$1,101,443	\$412,255	\$1,513,698	\$0	\$1,513,698	\$0	\$1,513,698
2013	\$1,023,817	\$412,255	\$1,436,072	\$0	\$1,436,072	\$0	\$1,436,072
2012	\$987,745	\$412,255	\$1,400,000	\$0	\$1,400,000	\$0	\$1,400,000

Deed History

Deed Date	Seller	Buyer	Instr #	Volume/Page
12/23/2009	KCBB INC	CENTURY PANTHER LLC	20091223001534160	
10/01/2007	PANTHER PARK LP	KCBB INC	20071003001368360	
11/29/1999	PRINCIPAL MUTUAL LIFE INS	PANTHER PARK LP		99-0146374/4555-1834

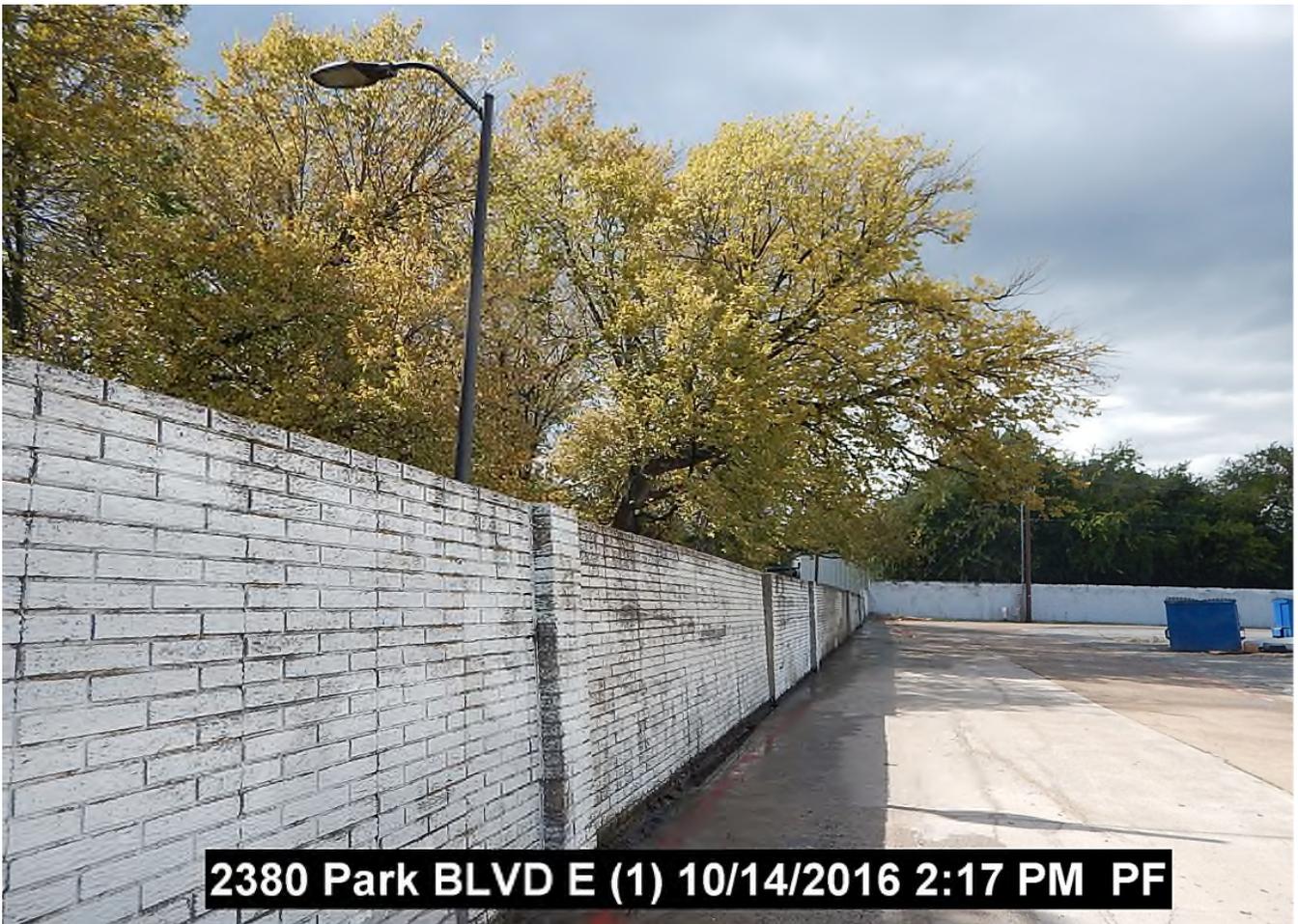
SB 541 – Amends Section 25.027 of the Property Tax Code, effective September 1, 2005**RESTRICTION ON POSTING DETAILED IMPROVEMENT INFORMATION ON INTERNET WEBSITE:**

Information in appraisal records may not be posted on the Internet if the information is a photograph, sketch, or floor plan of an improvement to real property that is designed primarily for use as a human residence. This section does not apply to an aerial photograph that depicts five or more separately owned buildings.

HB 394 – Amends Section 25.027 of the Property Tax Code, effective September 1, 2015**RESTRICTION ON POSTING AGE RELATED INFORMATION ON INTERNET WEBSITE:**

Information in appraisal records may not be posted on the Internet if the information indicates the age of a property owner, including information indicating that a property owner is 65 years of age or older.

Violation(s)



2380 Park BLVD E (1) 10/14/2016 2:17 PM PF



2380 Park BLVD E (4) 10/14/2016 2:18 PM PF



2380 Park BLVD E (13) 10/14/2016 2:26 PM PF



2380 Park BLVD E (14) 10/14/2016 2:26 PM PF



2380 Park BLVD E (9) 10/14/2016 2:24 PM PF



2380 Park BLVD E (10) 10/14/2016 2:24 PM PF

Building Standard Commission

November 15th, 2016

Property Standards Department

Property Description:

Address: 1206 F Ave, Plano, Collin County, Texas 75074

Property Owner: Brenda P Dunbar

Purchased: 1994

Remarks:

The property has been unoccupied for over 2 years, and is in a state of disrepair. Violations include the roof, exterior walls, accessory structure in disrepair, doors and windows that are not weather tight, interior surfaces, deteriorating ramp at property rear, and plumbing and electrical hazards. The case at this property was opened in July of 2015 and multiple notice of violations letters have been sent to the property owners, the estate of same, and eventually the Mortgage Company and servicer. The property is in foreclosure and at numerous times throughout the case the property owner has stated that she is not able to maintain the property and that the bank has taken over basic maintenance and is paying the taxes. Multiple emails have been sent to bank representatives and Notice has been posted on the front door of the property.

Recommendation:

It is the recommendation of the Property Standards Division that the property owner receive no more than thirty (30) days to repair or demolish the structures. If the repairs or demolition is not completed within the time specified, the City recommends abatement by a demolition work order with any incurring costs resulting in a lien being placed on the property.

Staff is not recommending punitive action against the property owner.

Property Description



1206 F Ave (1) 8/2/2016 3:27 PM JR



Case Number:	15-00009927			
Address:	1206 F Avenue Plano, TX 75074		Legal Description:	P R Garrett, Blk 9, Lot 3a & 2b
Zoning:	General Residential			
Owner:	Brenda P Dunbar		Occupant:	Unoccupied
Collin County Appraisal:	Improvement Value:	\$ 14,741.00	Exemptions:	1. none
	Land Value:	\$ 18,000.00		
	Total Value:	\$ 32,741.00		
Tax Information:	Current		Lien Information:	Lien Holder(s): 1. none
			Mortgage Holder (s):	<ol style="list-style-type: none"> 1. U.S. Bank as Trustee 2. Wells Fargo N.A. DBA-America's Servicing Company 3. DLJ Mortgage Capital Inc.

Timeline of Events

Date:	Description:
7/30/2015	Citizen complaint received, original inspection conducted.
	Notice of Violation for Substandard Structure mailed to:
	<ul style="list-style-type: none"> ○ Owners Grady L & Brenda Dunbar 1206 F Avenue Plano, Texas 75074 ○ Occupants Grady L & Brenda Dunbar 1029 G Avenue Plano, Texas 75074
10/15/2015	Re-inspection Completed:
	○ Property had been secured by bank contractor.
	New Notice of Violation for Substandard Structure mailed to:
	<ul style="list-style-type: none"> ○ Wells Fargo Home Mortgage ATTN: Property Preservation 1 Home Campus –MAC-X 2303-048 Des Moines, IA 50328
2/29/2016	Re-inspections noted no change. New Notice of Violation letters mailed following the death of Mr. Dunbar and to include servicer. Letters mailed to:
	<ul style="list-style-type: none"> ○ New listed owner in Collin County Appraisal District records <ul style="list-style-type: none"> ○ Brenda P Dunbar 1206 F Avenue Plano, Texas 75074 ○ Servicer <ul style="list-style-type: none"> ○ America's Servicing Co MAC #3902-028 7495 New Horizon Way Frederick, Maryland 21703
8/03/2016	<ul style="list-style-type: none"> ○ Re-inspection conducted by new inspector. New notice of violations issued to include additional violations found during on-site re-inspection. Copies of all notice of violations posted on front door of 1206 F Avenue as well. ○ In addition, emails were sent to Julie Luetje and Mark Beckendorf, Wells Fargo representatives, advising of substandard conditions and violations and included attached Notice of Violation.
8/11/2016	<ul style="list-style-type: none"> ○ Inspected conducted viewing interior of property while Service Contractor was on site applying tarps to roof and boarding additional windows. Contractor provided consent to inspect interior and unlocked padlock on front door. Multiple additional International Property Maintenance Code violations were observed.

AFFIDAVIT OF BRENDA PARKER DUNBAR

STATE OF TEXAS §

COUNTY OF COLLIN §
§

BEFORE ME, the undersigned authority, on this day personally appeared Brenda Parker Dunbar, who, after being by me duly sworn, deposed as follows:

1. My name is Brenda Parker Dunbar. I am over 21 years of age; am competent and authorized to make this Affidavit; and have personal knowledge that the facts set forth herein, unless otherwise noted, are true and correct.

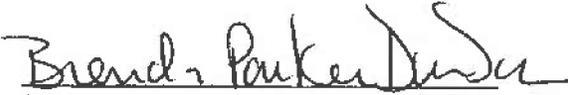
2. I am the legal owner of the property located as 1206 F Avenue, Plano, Collin County, Texas (the "Property"). Located on the Property is a single family home and an outbuilding. I previously resided in the home on the Property with my husband, who has since passed away. I no longer reside at the Property and have not resided at the Property for approximately 10 years.

3. Since moving out of the Property, I have not maintained it in any fashion. For example, I have not ensured it has remained secured, have not performed routine maintenance to the exterior or interior, and it is my understanding that it presently has no water or electricity service. Put simply, the Property has fallen into a state of neglect and disrepair, including the single family home and the outbuilding.

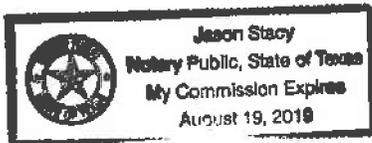
4. I have been approached by the City of Plano ("City") regarding their desire to demolish the single family home and outbuilding based upon its findings that it is, among other things, dangerous to public health and safety, unsound, and a nuisance. I do not dispute the City's description of the single family home and outbuilding and do not oppose the demolition proposed by the City. Further, in the event that a demolition of the single family home and outbuilding is ordered, I hereby waive my right to appeal same, grant the City permission to

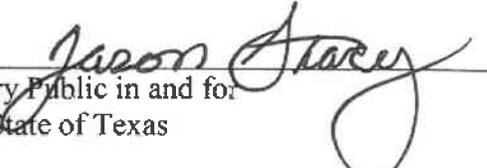
enter the Property to perform the demolition, and will INDEMNIFY AND HOLD HARMLESS the City, its officials, employees, contractors, and agents, from all suits, actions, appeals or claims challenging an order ordering the demolition of the single family home and outbuilding brought by myself or on my behalf.

5. Further Affiant sayeth nought.


BRENDA PARKER DUNBAR

SWORN TO AND SUBSCRIBED before me on this the 6TH day of OCTOBER, 2016.




Notary Public in and for
The State of Texas

**Community Services
City of Plano, TX**

COST ESTIMATE REPORT

Project

City of Plano Property Standards (cond.est.)

1206 F Avenue

Plano, TX 75074

File No:

DATE BIDS RELEASED _____

DATE BIDS DUE _____

Cost Estimate Report

Item	Specification	Quantity/Unit	Total Cost
1	<p>September 15, 2016</p> <p>This estimate for repair of the subject property is very limited in scope, and should not be used as a basis for any construction activity. Due to the extreme deterioration of the property, the prolonged vacancy and the significant number of unknowns due to inaccessibility, the report will not address many factors which may impact design, permitting and financing of the rehabilitation.</p> <p>This report will not address, or will address in a very limited way, structural issues, environmental issues (lead-based paint, noise attenuation, mold, etc.), design issues (room count, accessibility, etc.) and many other critical considerations.</p> <p>It is my opinion that while rehabilitation of the existing structure may be possible, the feasibility and costs would far exceed the benefits of the end product. In light of these considerations, it is my opinion that demolition of the existing structures is the preferred course of action.</p> <p>Respectfully submitted, Trent Yarbrough Rehabilitation Estimator/ Inspector/ Lead Based Paint Risk Assessor City of Plano Community Services</p>	0.00	<u>\$ 0.00</u>
2	<p>CONSTRUCTION DEFINITIONS</p> <p>"Install" means to purchase, deliver, set-up, test, and warrant a new component or material.</p> <p>"Replace" means to remove and dispose of original component or material, purchase new component or material, deliver, set-up, test, and warrant.</p> <p>"Repair" means to return a building component or material to a like-new condition through replacement, adjustment, or re-coating of parts.</p> <p>"Reinstall" means to remove, clean, store, reset, and test a component or material.</p>	0.00 memo	<u>\$ 0.00</u>
3	<p>MATERIALS AND INSTALLATION</p> <p>All materials and installations must comply with currently adopted City of Plano codes and ordinances, manufacturer's specifications and installation instructions, and accepted industry practices. No seconds or used materials are to be installed.</p>	0.00 memo	<u>\$ 0.00</u>
4	<p>ALL PERMITS</p> <p>Contractor will be responsible for obtaining all required City of Plano permits and paying any associated fees. Contractor is responsible for being familiar with and abiding by all governing City regulations, codes, and ordinances, and for scheduling any required City inspections in a timely manner. The Contractor shall be familiar with and abide by all applicable safety standards and regulations, including those pertaining to lead based paint.</p>	1.00 ea	<u>\$ 385.00</u>
5	<p>CONSTRUCTION DEBRIS</p> <p>Contractor shall provide dumpster or construct an approved trash receptacle for all construction debris and other waste. Job site debris is to be picked up and deposited in receptacle daily. All debris is to be removed and disposed of in an authorized manner.</p> <p>Upon completion, all materials, dirt and debris shall be removed and the entire work area and all adjoining areas shall be cleaned. Kitchen and bath surfaces shall be made sanitary. Paint and stickers shall be removed from all fixtures and components.</p>	3.00 ea	<u>\$ 1,500.00</u>
6	<p>LIFT STRUCTURE AND REPLACE DAMAGED STRUCTURAL MEMBERS</p> <p>Lift house to sufficient height to provide access for mechanical installations, and clearance from soil as required. Install supporting concrete piers under all major structural bearing points.</p> <p>Replace damaged structural joists, girders and sub-floor with comparably sized material of pressure treated yellow pine. Remove all damaged wood and secure new lumber with nails, straps, screws or bolts as needed. All connectors and hardware to be hot-dipped galvanized or stainless steel.</p>	533.00 sf	<u>\$ 8,794.50</u>
7	<p>REMOVE ALL DAMAGED MATERIALS</p> <p>Remove all ceiling and wall coverings, trim, siding, insulation, cabinets, fixtures and mechanical components, floor coverings, furnishings and personal items remaining in structure. Remove and dispose of debris daily.</p>	533.00 sf	<u>\$ 2,398.50</u>

Cost Estimate Report

Item	Specification	Quantity/Unit	Total Cost
8	<p>PEST CONTROL BORA-CARE</p> <p>Licensed applicator to treat skirting and lower framing members with Bora-care or equivalent. Provide homeowner with 1 year warranty and documentation of treatment.</p>	1.00 ea	<u>\$ 585.00</u>
9	<p>REPAIR/ REPLACE DAMAGED FRAMING</p> <p>Repair/ replace damaged wall studs, plates, ceiling joists and rafters as needed to create structural integrity and secure finish coverings.</p>	533.00 sf	<u>\$ 3,118.05</u>
10	<p>REMOVE SHINGLES AND REPLACE ROOF SHEATHING</p> <p>Remove and dispose of all layers of existing shingles, accessories and decking. Replace roof sheathing with 7/16" radiant backed OSB sheets, installed with ply clips and nailed per manufacturer's recommendations.</p>	1,200.00 sf	<u>\$ 3,060.00</u>
11	<p>REPLACE FASCIA AND SOFFIT</p> <p>Remove existing fascia and soffit, or secure as firm nailing base for new materials, and repair any substrate damages revealed. If left in place, cut openings to correspond with new vents to allow for proper attic ventilation. Install new fiber-cement fascia and soffit boards. If not perforated, install vents with insect screen as required to ventilate lower attic. Caulk, putty and make ready to paint.</p>	245.00 sf	<u>\$ 808.50</u>
12	<p>REPLACE SIDING AND TRIM</p> <p>Remove existing siding and trim or secure as firm nailing base and repair any substrate damages revealed. Install nailing backers, housewrap and required flashing to make weather-tight installation. Furnish and install new fiber-cement siding and trim. Caulk, putty and make ready to paint.</p>	1,310.00 sf	<u>\$ 4,585.00</u>
13	<p>INSTALL 3-TAB SHINGLES</p> <p>Install 15 lb felt, pre-finished aluminum drip edge, and new vent pipe, boots, roof jacks, and vent caps as needed. Install 3-tab, self sealing shingles with a 20-25 yr warranty. Replace valley and wall flashing as needed. Paint all vents and stacks to match roof shingles. Clean around perimeter of structure with a strong magnet to pick up any and all nails and metal objects. Homeowner's choice of standard in-stock colors.</p>	15.00 sq	<u>\$ 2,400.00</u>
14	<p>REPLACE WINDOWS</p> <p>Remove and dispose of existing unit. Furnish and install a low-e, insulated glass window with thermal break in frame and half screen. Make all necessary repairs to interior & exterior window areas, including tape, bed and texture, window casings, sills, aprons, paint to match original finish and fully weather seal. Install tempered and obscure glass at required locations.</p>	630.00 ui	<u>\$ 3,780.00</u>
15	<p>REPLACE EXTERIOR DOOR UNIT</p> <p>Remove and dispose of existing unit. Furnish, install and fully weather-seal a pre-hung metal, insulated entrance door and jamb including interior and exterior casing, weather stripping, interlocking threshold, keyed alike door knob & dead bolt. Install wide angle peep hole if full visibility is not provided by style selection. Completely primer & paint entire door unit. Homeowner's choice of standard in-stock door units with raised panel, standard glass, or fan light.</p>	2.00 ea	<u>\$ 1,250.00</u>
16	<p>ELECTRICAL</p> <p>Install all phases of electrical system per plans, specifications, and building codes, including service entrances, main breaker box, all switches, receptacles, plates and fixtures. This also includes rough-in for 2 telephone and 2 cable outlets, doorbell, and temporary pole. Homeowner's choice of standard in-stock fixtures for fans and primary lights.</p>	533.00 sf	<u>\$ 3,198.00</u>
17	<p>GAS FURNACE/ 13 SEER A-C UNIT</p> <p>Install central gas furnace and a-c system with a minimum SEER rating of 13.0. Include condenser unit, coil, supply and return air ductwork (R-8), registers, disconnect switches at units, and programmable thermostat. Provide factory warranties and manuals.</p>	533.00 sf	<u>\$ 5,063.50</u>

Cost Estimate Report

Item	Specification	Quantity/Unit	Total Cost
18	PLUMBING Install 40 gallon gas water heater with required drain pans, vents, and overflow discharge pipes per prevailing codes and ordinances. Install white enameled steel tub with showerhead and ceramic tile surround. Homeowner's choice of standard in-stock tile color. Install cultured marble bath counter top with integral sink. Install double bowl stainless steel sink in kitchen. Install 1.6 gallon flush toilet. All valves to be standard in-stock, metal body fixtures compliant with current usage standards and codes.	533.00 sf	<u>\$ 4,663.75</u>
21	INFILTRATION CONTROL, HOUSE-WRAP, AND INSULATION Seal all penetrations in the building envelope, including plates, around doors, windows, and mechanical openings. Insulate exterior walls with approved blown or batt material rated at least R-13. Insulate ceilings with approved blown or batt material rated at least R-30. Insulate areas under service walks and any other obstructed areas prior to installation of drywall. Weather-seal attic access and any other openings.	533.00 sf	<u>\$ 1,758.90</u>
22	DRYWALL Install 1/2" drywall with 3 coat finish and texture on all walls and ceilings per current codes. Install moisture and mold resistant drywall in wet areas, and high strength ceiling board where structural members exceed 16" o.c.	533.00 sf	<u>\$ 2,345.20</u>
23	DOORS, HARDWARE, AND TRIM Install pre-hung embossed hardboard 6 panel interior door units with casings and hardware. Install paint grade pine trim in colonial pattern at baseboards and window stools. Install shelves and rods in closets per plans.	533.00 sf	<u>\$ 1,758.90</u>
24	CABINETS Install kitchen and bath cabinets with pre-finished interior and exterior per plans. Install kitchen counter-tops of pre-formed laminate with 4" splash. Homeowner's choice of standard in-stock color and design.	19.00 lf	<u>\$ 2,565.00</u>
25	CAULK AND PAINT Caulk and putty exterior siding and trim as needed. Apply two coats of exterior grade latex enamel to all exterior siding, trim and components to full coverage. Caulk and putty interior trim and doors as needed. Apply two coats of latex enamel to all interior walls, ceilings, trim and components to full coverage. Homeowner's choice of two exterior and two interior standard in-stock colors.	533.00 sf	<u>\$ 3,597.75</u>
26	APPLIANCES Install white enameled steel appliances: 30" gas range with manual clean oven and glass in door, vented exhaust hood, dishwasher, and disposal.	1.00 pkg.	<u>\$ 1,800.00</u>
27	BATHROOM ACCESSORIES Furnish and install 24" towel bar, towel ring, toilet paper holder and robe hook. Locate in standard positions. Color to match existing hardware.	1.00 pkg.	<u>\$ 75.00</u>
28	FLOOR COVERINGS Prepare surface and install FHA approved sheet vinyl with a minimum of seams per manufacturer's recommendations. Include metal edge strips at openings, and finished shoe at perimeter as needed. Clean and seal with approved materials. Install carpet and pad (FHA approved type over medium density pad) per plans. Include trim pieces as needed. Homeowner's choice of standard in-stock colors.	533.00 sf	<u>\$ 2,931.50</u>
Total Estimate			<u><u>\$ 62,422.05</u></u>

Collin Central Appraisal District Information

Property Search

Property ID: 95097 - Tax Year: **2017**

General Information

Property ID	95097
Property Status	Active
Geographic ID	R-0190-009-003A-1
Property Type	Real
Property Address	1206 F Ave Plano, TX 75074
Total Land Area	3,598 sq. ft.
Total Improvement Main Area	1,024 sq. ft.
Abstract/Subdivision	 P R Garrett
Primary State Code	A (Residential Single Family)
Legal Description	P R Garrett, Blk 9, Lot 3a & 2b

Owner Information

Owner ID	972259
Owner Name(s)	 Dunbar Brenda P
Exemptions	None
Percent Ownership	100.00%
Mailing Address	1206 F Ave Plano, TX 75074-6716

2017 Value Information

Value information for Property ID 95097 in the 2017 tax year is unavailable. Value information for prior years may be available in the [Value History](#) section below.

Entities

Taxing Entity	Tax Rate	Collected By
CPL (Plano City)	0.478600 (2016 Rate)	Collin County Tax Office
GCN (Collin County)	0.208395 (2016 Rate)	Collin County Tax Office
JCN (Collin College)	0.081222 (2016 Rate)	Collin County Tax Office
SPL (Plano ISD)	1.439000 (2016 Rate)	Collin County Tax Office

Improvements

Improvement #1	Residential		
State Code	A (Residential Single Family)		
Homesite	Yes		
Market Value			
Total Main Area	1,024 sq. ft.		
Detail #	Type	Year Built	Sq. Ft.
1	MA - Main Area	1918	1,024

Land Segments

Land Segment #1	Residential Single Family
State Code	A (Residential Single Family)
Homesite	Yes
Market Value	
Ag Use Value	n/a
Land Size	0,0826 acres 3,598 sq. ft.

Value History

Year	Improvement	Land	Market	Ag Loss	Appraised	HS Cap Loss	Assessed
2016	\$14,741	\$18,000	\$32,741	\$0	\$32,741	\$0	\$32,741
2015	\$16,876	\$15,000	\$31,876	\$0	\$31,876	\$0	\$31,876
2014	\$13,738	\$15,000	\$28,738	\$0	\$28,738	\$0	\$28,738
2013	\$14,277	\$15,000	\$29,277	\$0	\$29,277	\$0	\$29,277
2012	\$9,330	\$15,000	\$24,330	\$0	\$24,330	\$0	\$24,330

Deed History

Deed Date	Seller	Buyer	Instr #	Volume/Page
10/09/2015	DUNBAR GRADY L & BRENDA	DUNBAR BRENDA P	20151202001507960	
07/29/1994	STAMPS BEULAH SHANNON ETAL	DUNBAR GRADY L & BRENDA		94-/0086894
07/29/1994	DUNBAR WILLIE	STAMPS BEULAH SHANNON ETAL		94-/0086893

SB 541 – Amends Section 25.027 of the Property Tax Code, effective September 1, 2005

RESTRICTION ON POSTING DETAILED IMPROVEMENT INFORMATION ON INTERNET WEBSITE:

Information in appraisal records may not be posted on the Internet if the information is a photograph, sketch, or floor plan of an improvement to real property that is designed primarily for use as a human residence. This section does not apply to an aerial photograph that depicts five or more separately owned buildings.

HB 394 – Amends Section 25.027 of the Property Tax Code, effective September 1, 2015

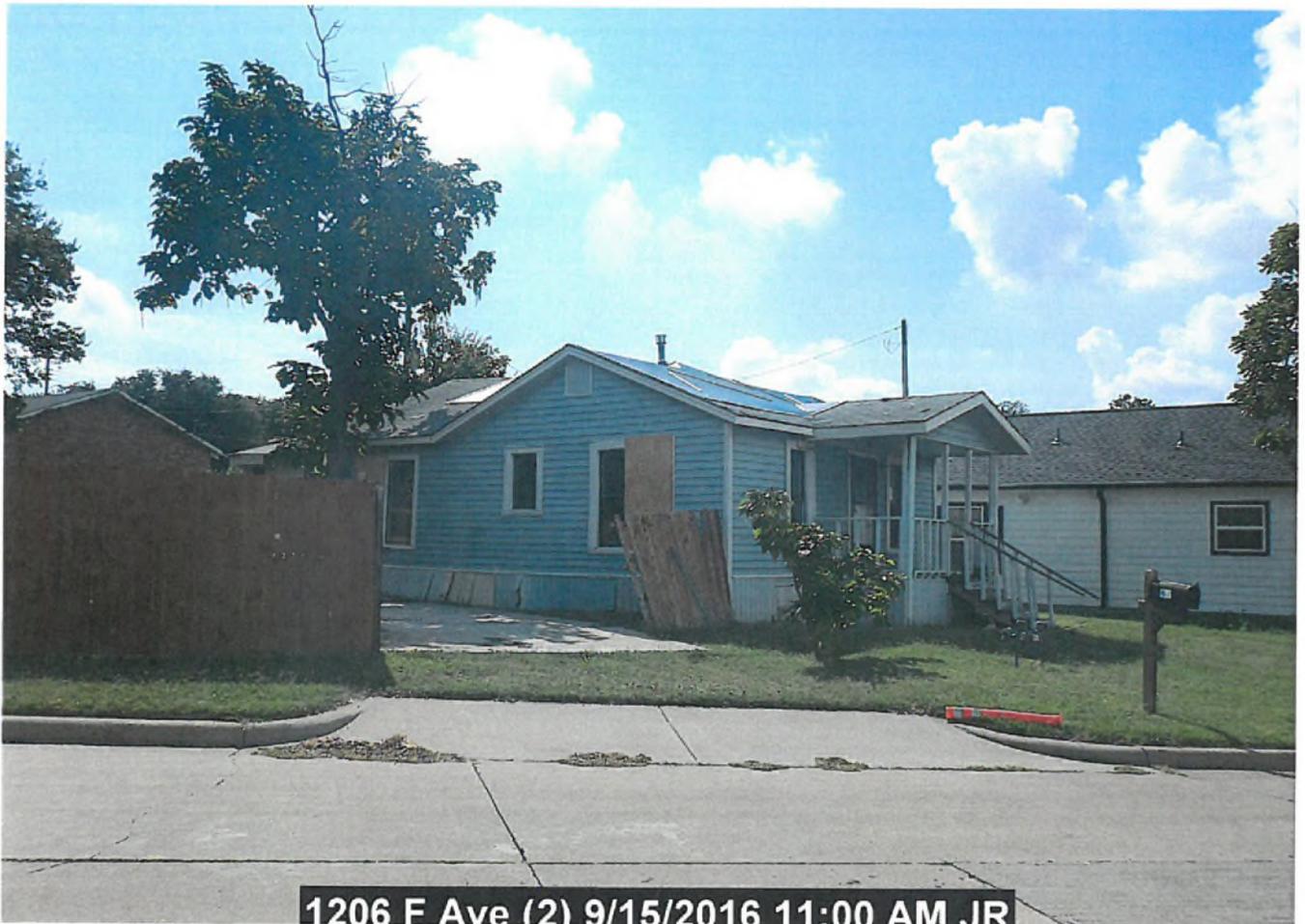
RESTRICTION ON POSTING AGE RELATED INFORMATION ON INTERNET WEBSITE:

Information in appraisal records may not be posted on the Internet if the information indicates the age of a property owner, including information indicating that a property owner is 65 years of age or older.

Violation(s)



1206 F Ave (1) 9/15/2016 10:40 AM JR



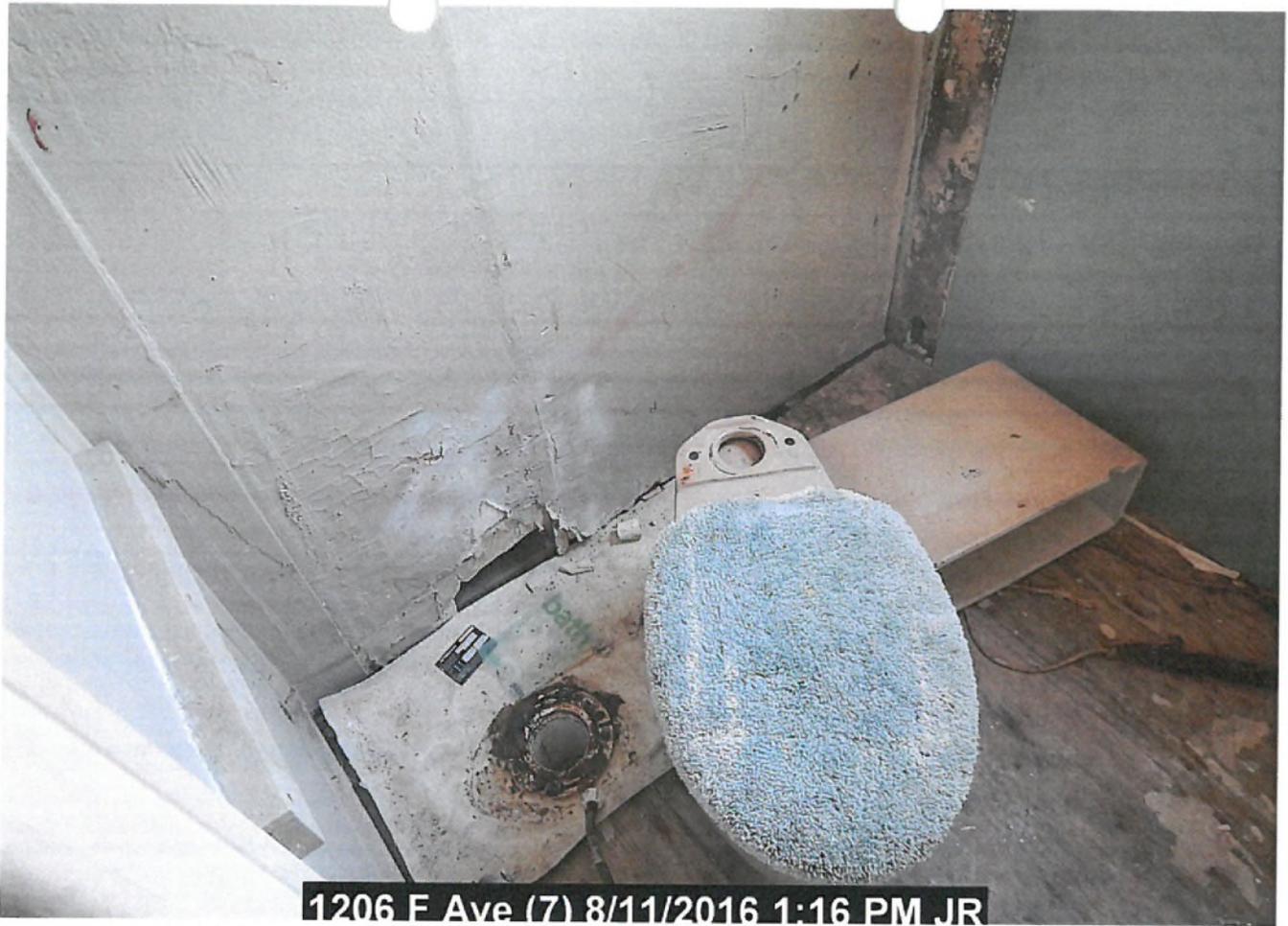
1206 F Ave (2) 9/15/2016 11:00 AM JR



1206 E Ave (1) 8/11/2016 1:12 PM JR



1206 E Ave (2) 8/11/2016 1:14 PM JR



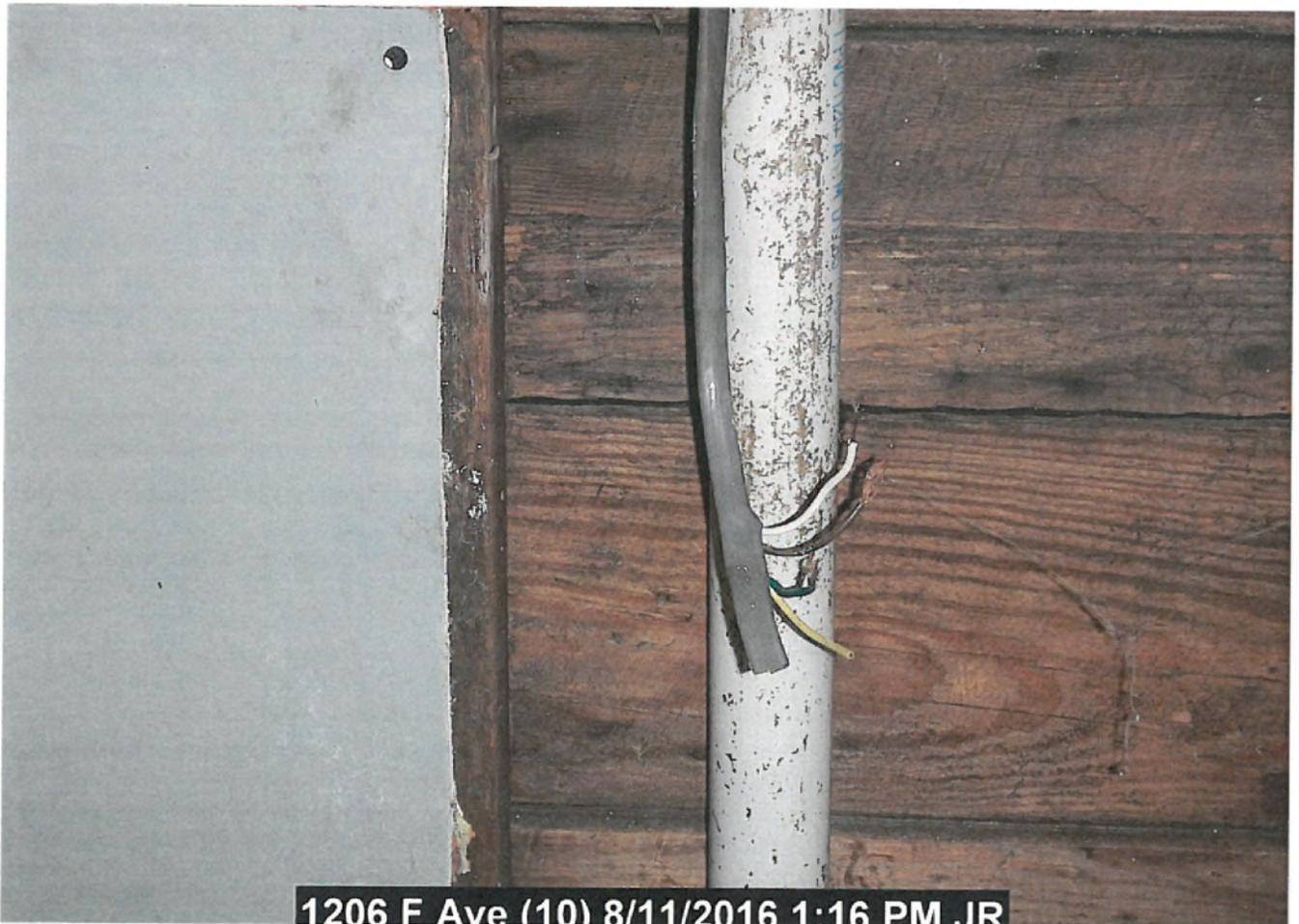
1206 E Ave (7) 8/11/2016 1:16 PM JR



1206 E Ave (8) 8/11/2016 1:16 PM JR



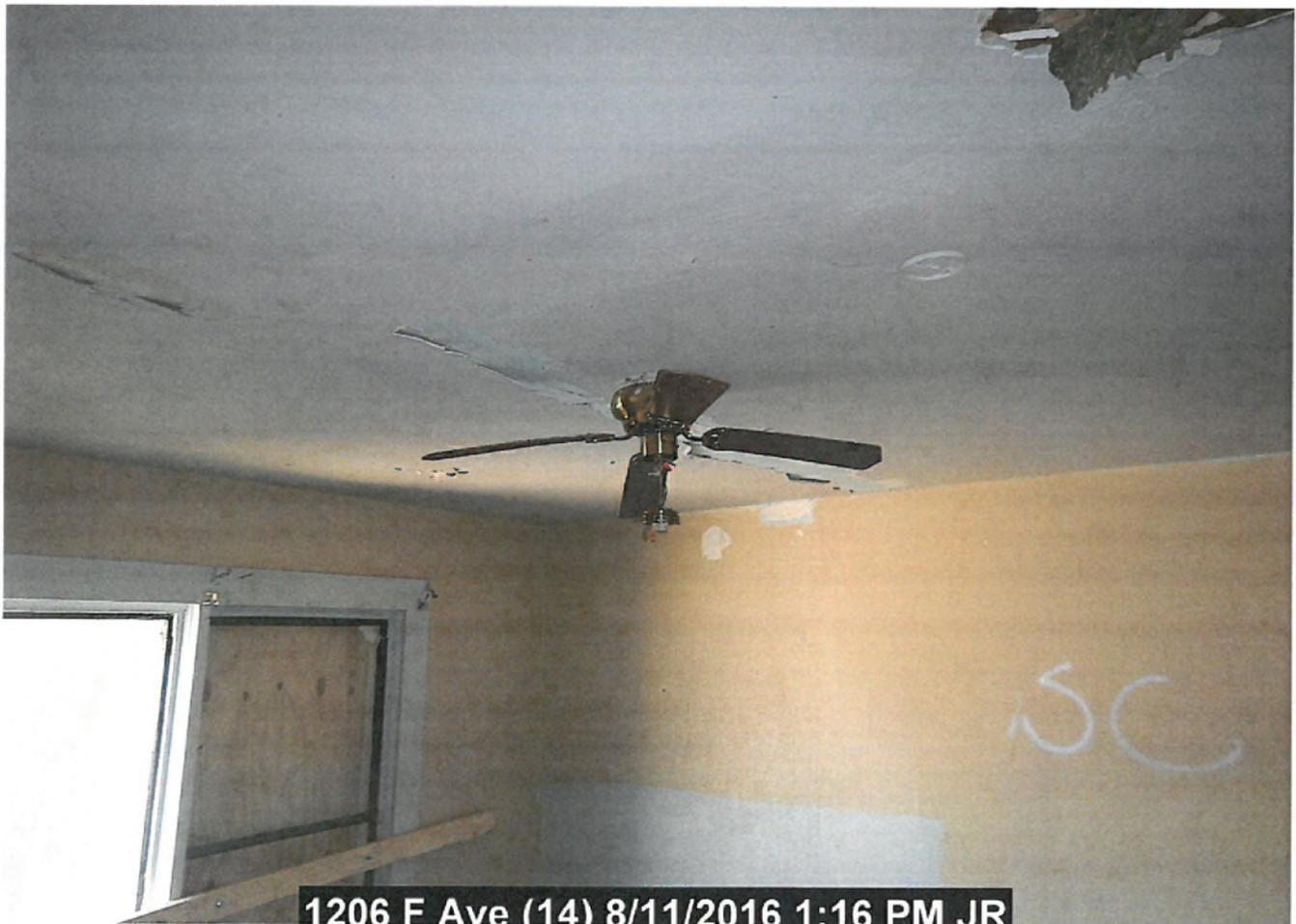
1206 E Ave (9) 8/11/2016 1:16 PM JR



1206 E Ave (10) 8/11/2016 1:16 PM JR



1206 F Ave (13) 8/11/2016 1:16 PM JR



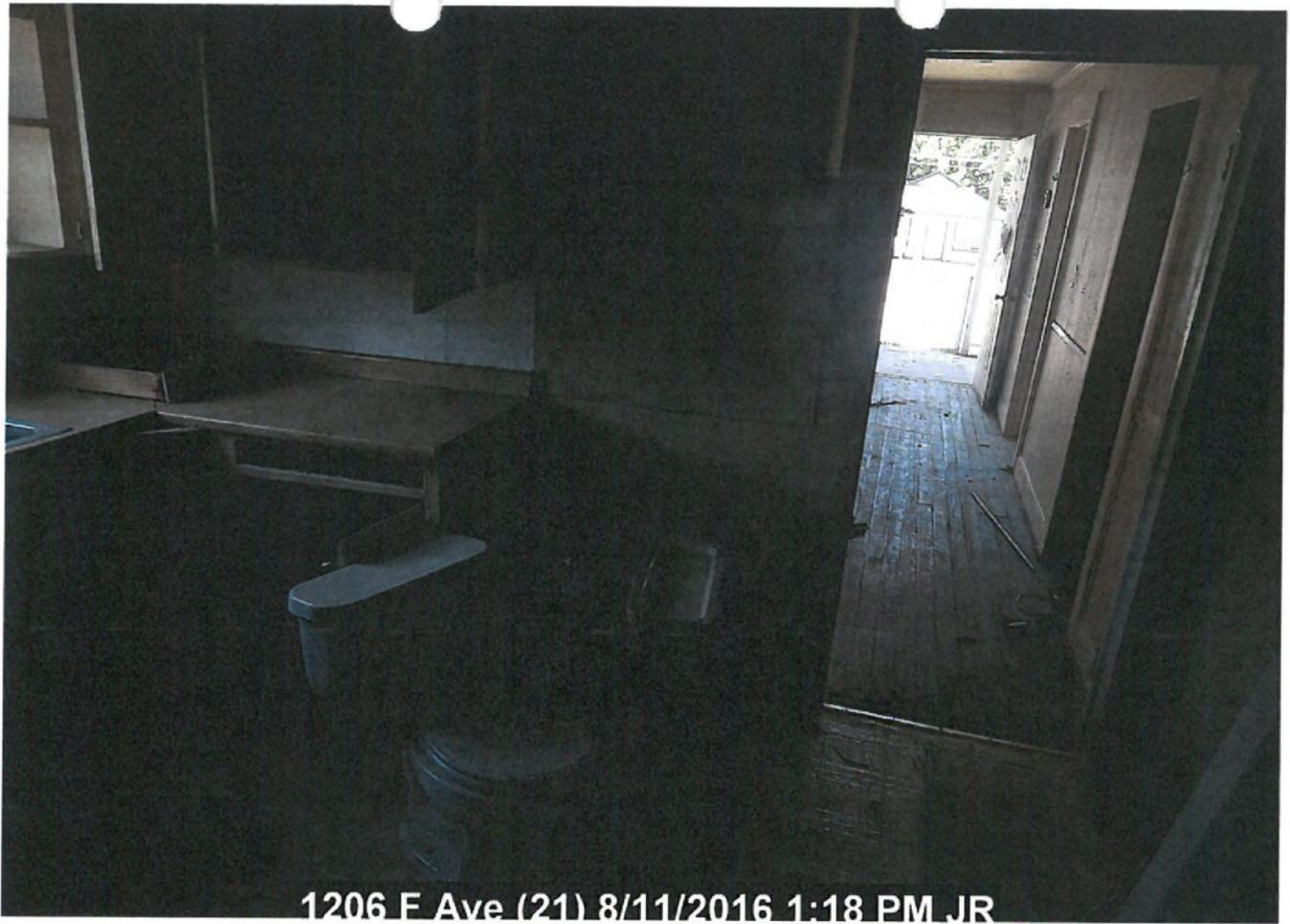
1206 F Ave (14) 8/11/2016 1:16 PM JR



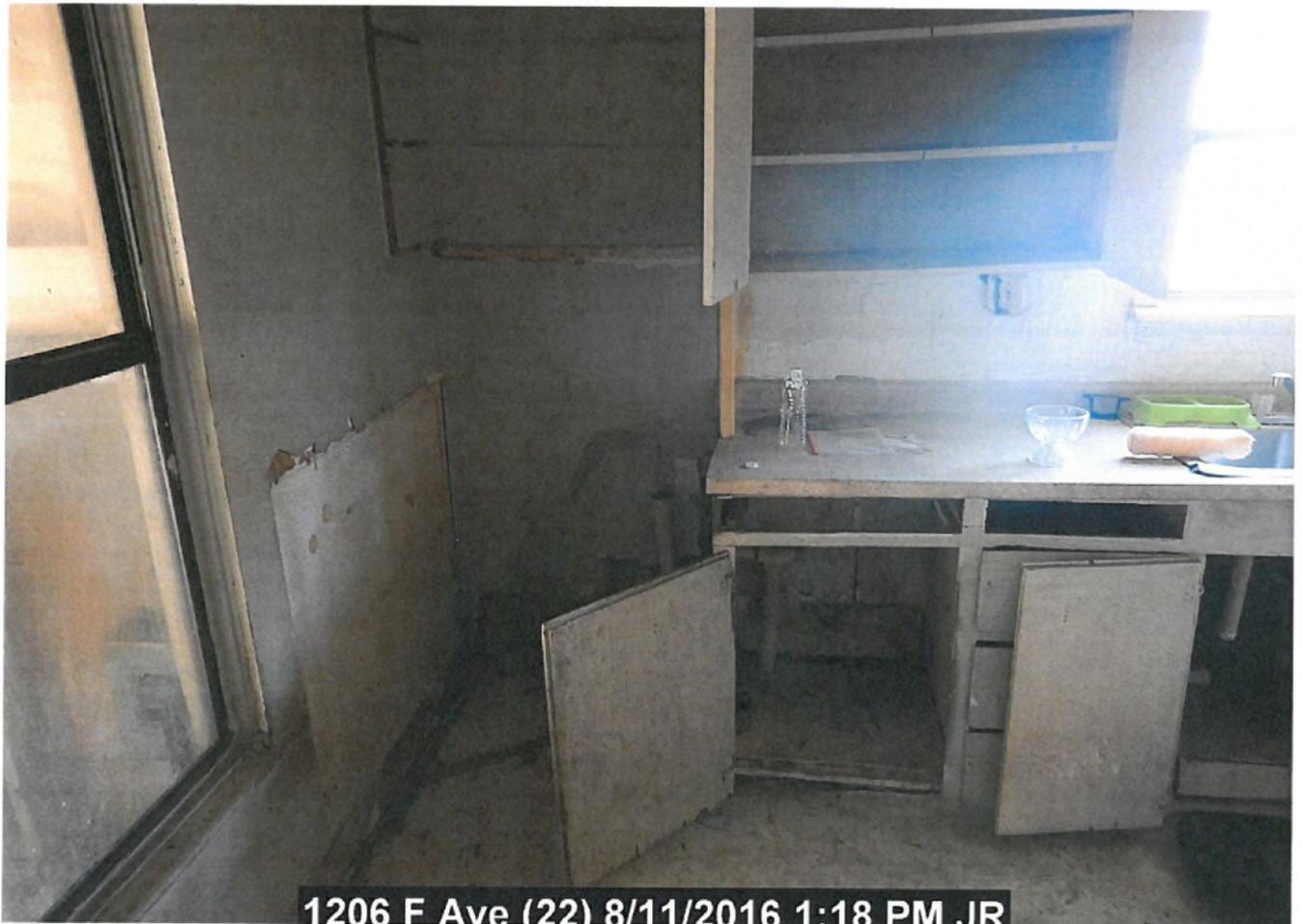
1206 F Ave (17) 8/11/2016 1:17 PM JR



1206 F Ave (18) 8/11/2016 1:17 PM JR



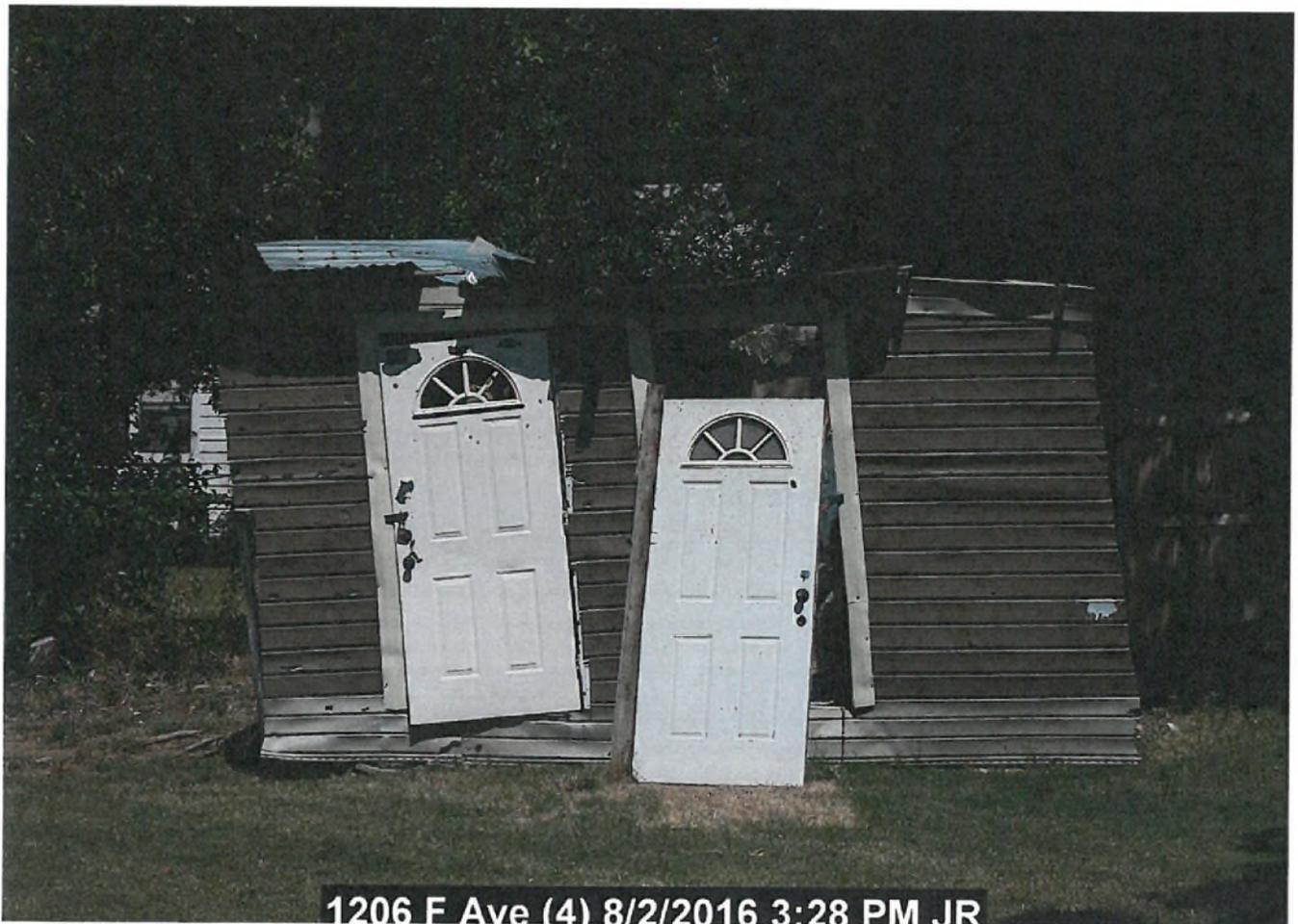
1206 E Ave (21) 8/11/2016 1:18 PM JR



1206 E Ave (22) 8/11/2016 1:18 PM JR



1206 F Ave (3) 8/2/2016 3:28 PM JR



1206 F Ave (4) 8/2/2016 3:28 PM JR



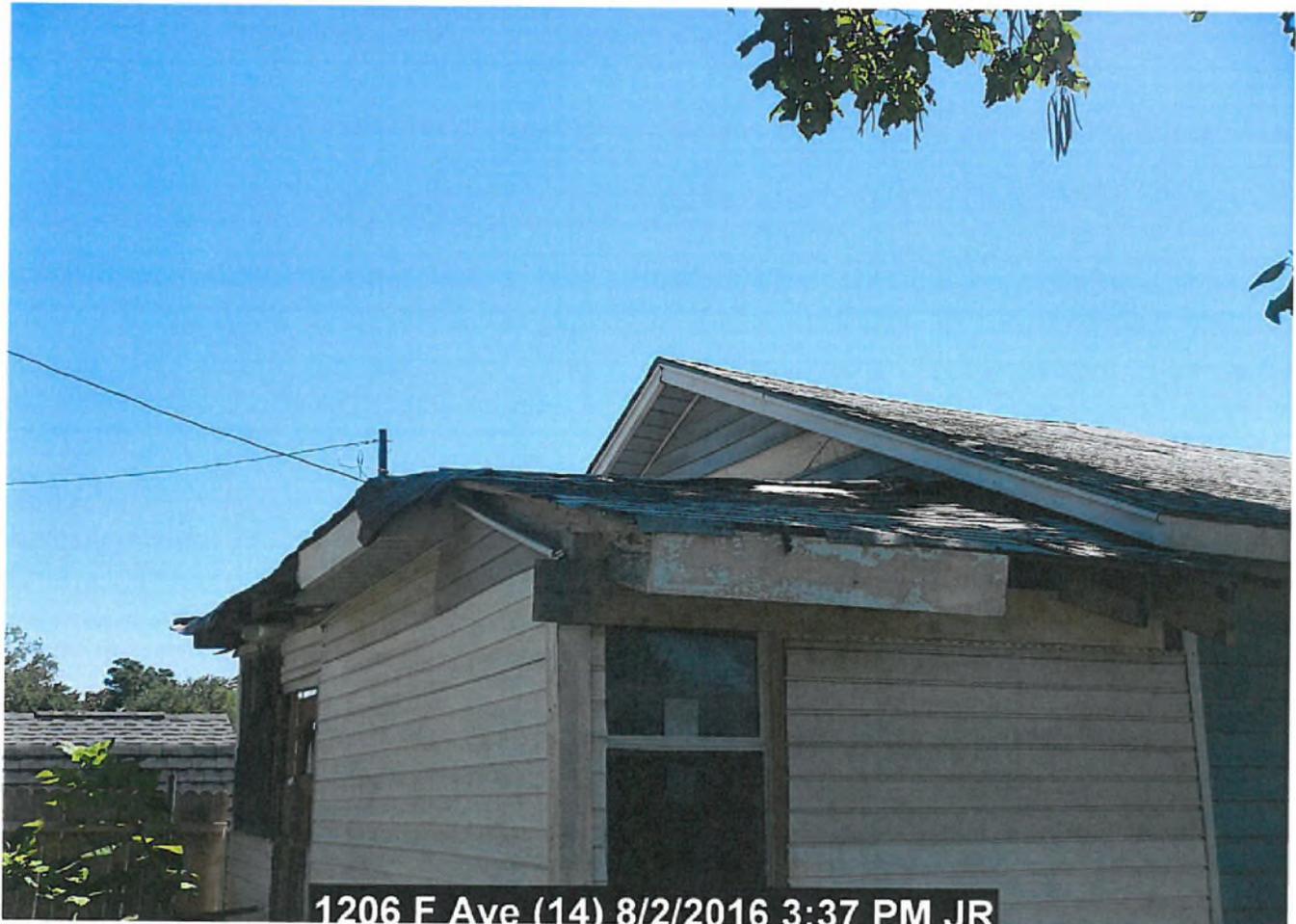
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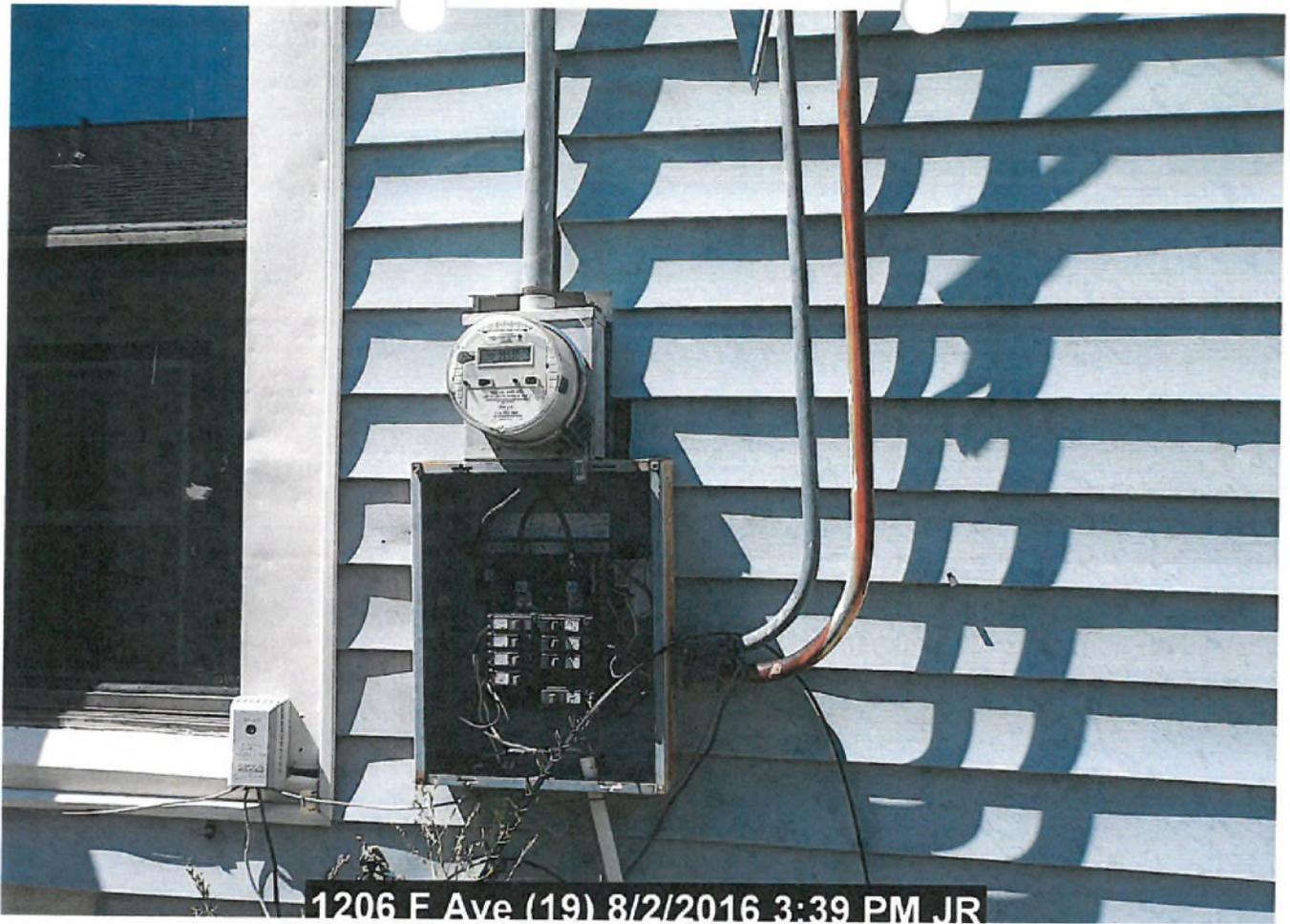
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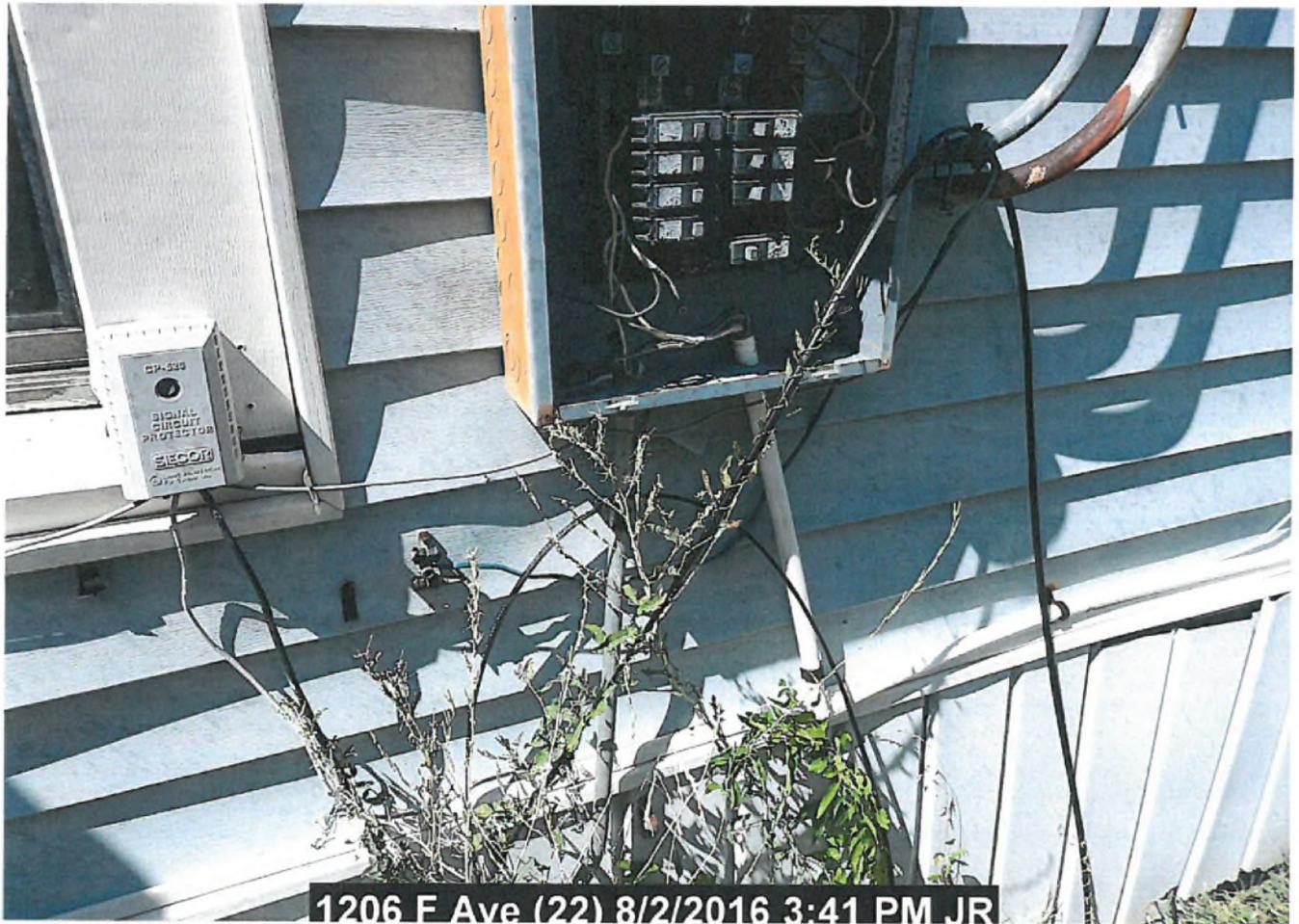


1206 E Ave (13) 8/2/2016 3:31 PM JR



1206 E Ave (14) 8/2/2016 3:37 PM JR







1206 E Ave (27) 8/2/2016 3:45 PM JR



1206 E Ave (28) 8/2/2016 3:47 PM JR



1206 F AVE (1) 12/28/2015 2:36 PM PF



1206 F AVE (2) 12/28/2015 2:39 PM PF





1206 F AVE (3) 7/30/2015 1:56 PM PE



1206 F AVE (4) 7/30/2015 1:56 PM PE

