

NEZ INFORMATION

1. Resolution Number: 2024-R-176
2. Address: 2707 Sanders St.
3. Owner: Corintios Construction and Design Inc.
4. Email: ccd.incorp@yahoo.com
5. Phone Number: (956) 629-9199
6. Application Submittal Date: 5-3-24
7. Application Expiration:
8. Legal Description: Lot 8 Block 335 Eastern Division
9. Geo-ID: 330-00335-011
10. Property ID: 170139
11. Application #: 24-
12. Zoning: R3
13. City Council District: 4
14. NEZ District: 4
15. NEZ Type: RESIDENTIAL (Multi- FAMILY - 4 Apartments)
16. NEZ Project: NEW CONSTRUCTION
17. Property Use: Residential
18. Square Footage: 3,500
19. Number of years abated: 10 years
20. Current Property value: \$71,392.00
21. Capital Investment: \$460,007.52
22. Estimated Total Permits Fees: \$ 3,683.00
23. Estimated Annual Tax Abatement: \$ 2,438.04
24. Estimated Total Tax Abatement: \$ 24,380.40
25. City Council Meeting Date: 06/03/24
26. Email Sent to Tax Department: 05/03/24
27. Property Liens: 1

GENERAL INFO

ACCOUNT

Property ID: 170139
Geographic ID: 330-00335-011
Type: R
Zoning: R-3
Agent:
Legal Description: SO 37.23' OF LOT 1 & N1/2 OF 8 BLK 335 ED

Property Use:

OWNER

Name: HERRERA HALLIE E
Secondary Name:
Mailing Address: 4920 Palmito Dr Laredo TX 78046-5016
Owner ID: 10202026
% Ownership: 100.00
Exemptions:

LOCATION

Address: 2707 SANDERS AVE, LAREDO TX 78040
Market Area:
Market Area CD: EASTERN04
Map ID: 45
Zoning: R-3



VALUES

CURRENT VALUES

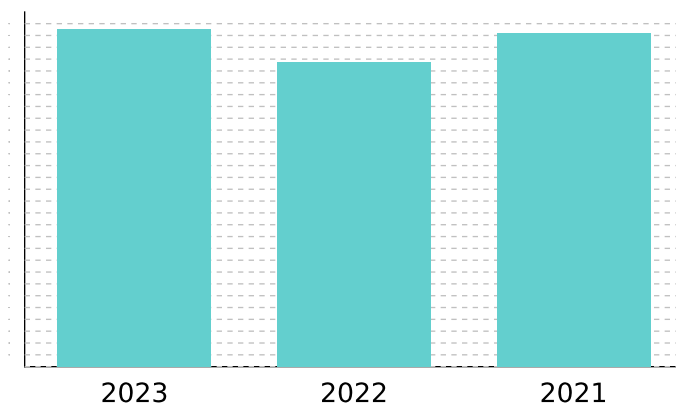
Land Homesite: \$0
Land Non-Homesite: \$56,093
Special Use Land Market: \$0
Total Land: \$56,093

Improvement Homesite: \$0
Improvement Non-Homesite: \$15,299
Total Improvement: \$15,299

Market: \$71,392
Special Use Exclusion (-): \$0
Appraised: \$71,392
Value Limitation Adjustment (-): \$0

Net Appraised: \$71,392

VALUE HISTORY



Values for the current year are preliminary and are subject to change.

VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2023	\$56,093	\$15,299	\$0	\$71,392	\$0	\$71,392
2022	\$48,995	\$15,437	\$0	\$64,432	\$0	\$64,432
2021	\$39,210	\$31,216	\$0	\$70,426	\$0	\$70,426

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
C1	CITY OF LAREDO	0.533945	\$71,392	\$71,392
G3	WEBB COUNTY	0.385000	\$71,392	\$71,392
J2	LAREDO COLLEGE	0.267675	\$71,392	\$71,392
S1	LAREDO ISD	1.211800	\$71,392	\$71,392

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

Improvement #1:	Residential	Improvement Value:	\$15,299	Main Area:	1,270
State Code:	A1	Description:	RESIDENTIAL	Gross Building Area:	2,594

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MA	Main Area	VLOW	Wood	0	1966	1799	1,270
A/C	CENTRAL AIR/HEAT	A/C		1	1966	1799	1,270
OP	Open Porch	VLOW		0	1966	1799	54

Improvement Features

MA Roof Covering: Metal, Foundation: Wood_Post, Exterior Wall: Wood, Roof Style: Gable

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
E_REG2	EASTERN DIVISION	0.1107	4,822	\$8.14	\$39,251	\$0
E_REG2	EASTERN DIVISION	0.0475	2,069	\$8.14	\$16,842	\$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
4/8/24	WDVL	WARRANTY DEED/VENDE	HERRERA HALLIE E	CORINTIOS CONSTRUCTION &		5633	0583	1526758
5/26/21	GWD	GENERAL WARRANTY	HERRERA JESSICA	HERRERA HALLIE E		5031	0784	1430246
5/10/18	DLE	DEED OF LIFE ESTATE	HERRERA JESSICA	HERRERA JUAN ANTONIO		4416	591	1328777
5/10/18	AH	AFFIDAVIT OF HEIRSHIP	HERRERA BENJAMIN LAZARO	HERRERA JESSICA		4416	588	1328776
5/4/18	AH	AFFIDAVIT OF HEIRSHIP	HERRERA BENJAMIN LAZARO	HERRERA JESSICA		4416	585	1328775
5/4/18	AH	AFFIDAVIT OF HEIRSHIP	HERRERA BENJAMIN LAZARO	HERRERA JESSICA		4416	582	1328774

Valuation		\$250,000.00		
Square Footage		2000		
Building Type		V-B		
Uses	esidential, one & two family (more than \$85,000)		FALSE	FALSE
Multiplier		120.75	FALSE	FALSE
Table Value	\$	242,000.00	FALSE	FALSE
Value used for Calculation		\$250,000.00	FALSE	FALSE
Naviline Code		R3B-5B	FALSE	FALSE
PL Fee	\$	330.00	FALSE	FALSE
BL Fee	\$	660.00	FALSE	FALSE
Total	\$	990.00	FALSE	FALSE
			120.75	R3B-5B

TYPE I - This concrete and steel structure, called fire resistive when first built at the turn of the century, is supposed to confine a fire by its construction. This type of construction in which the building elements listed in IBC Table 601 is of noncombustible materials such as concrete and steel. The roof is also of noncombustible material such as concrete or steel.

TYPE II - This type building has steel or concrete walls, floors and structural framework similar to a type I construction however; the roof covering material is combustible. The roof covering of a type II building can be a layer of asphalt water proofing, with a combustible felt paper covering. Another layer of asphalt may be mopped over the felt paper.

TYPE III - This type of constructed building is also called a brick and joist structure by some. It has masonry bearing walls but the floors, structural framework and roof are made of wood or other combustible material. For example; a concrete block building with wood roof and floor trusses. Fire-retardant-treated wood framing complying with IBC Sec. 2303.2 shall be permitted within exterior wall assemblies of a 2-hour rating or less.

TYPE IV - These buildings have masonry walls like Type III buildings but the interior wood consists of heavy timbers. In a heavy-timber building a wood column cannot be less than eight inches thick in any dimension and a wood girder cannot be less than six inches thick. The floor and roof are plank board. One difference between a heavy timber type IV building and type III construction is that a heavy-timber type IV building does not have plaster walls and ceilings covering the interior wood framework. The details of type IV construction shall comply with the provisions of 602.4.1 through 602.4.7. Fire-retardant-treated wood framing complying with IBC Section 2303.2 shall be permitted within exterior wall assemblies with a 2-hour rating or less.

TYPE V - Wood-frame construction is the most combustible of the five building types. The interior framing and exterior walls may be wood. A wood-frame building is the only one of the five types of construction that has combustible exterior walls. This is the typical single-family home construction method. These buildings are built with 2x4 or 2x6 studs and load bearing walls, wood floor trusses or wood floor joist and wood roof framing.

Protected "A" means that all structural members of a building or structure has additional fire rated coating or cover by means of sheetrock, spray on, or other approved method. This additional fire rated coating or cover extends the fire resistance rating of structural members at least 1 hour.

Un-protected "B" means that all structural members of a building or structure have no additional fire rated coating or cover.

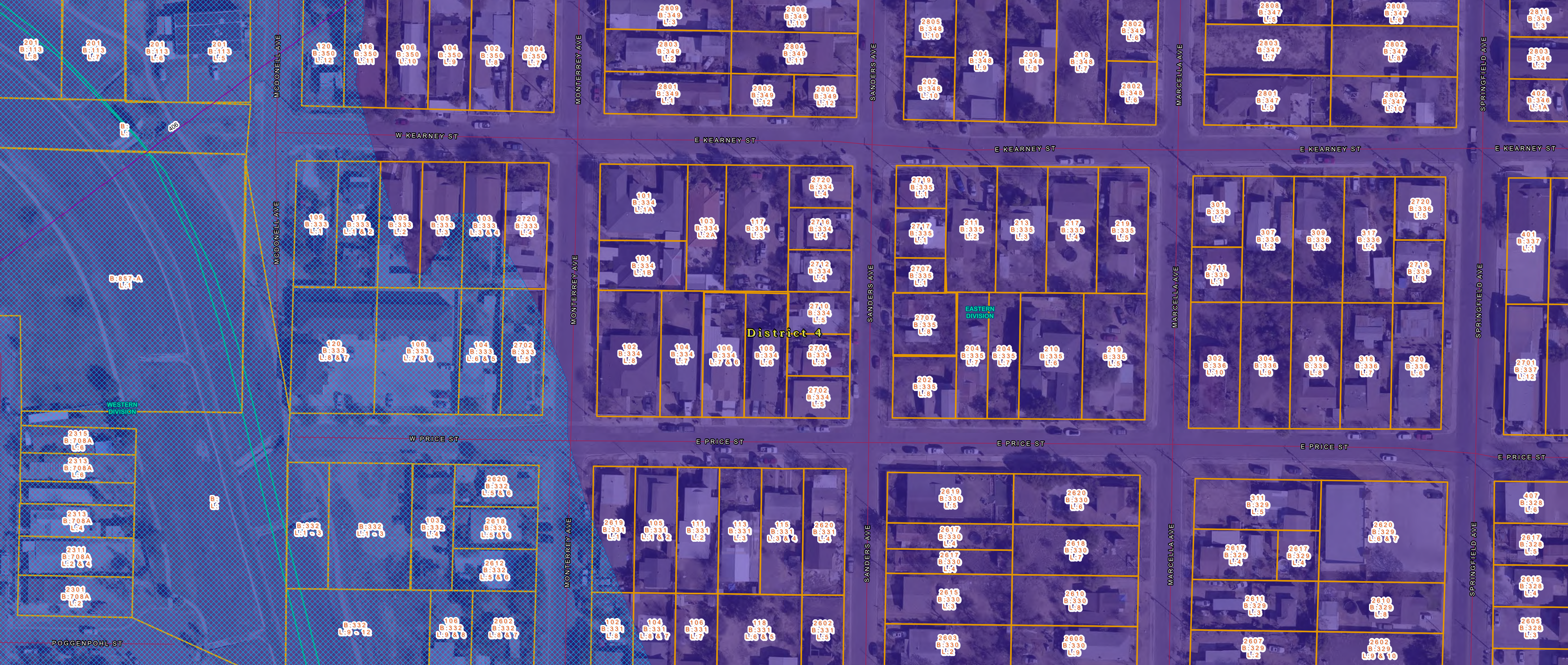
RESIDENTIAL NEW CONSTRUCTION
NEZ TAX ABATEMENT AND PERMIT FEE CALCULATIONS

2707 Sanders St.

CAPITAL INVESTMENT	\$460,007.52
CURRENT PROPERTY VALUE	\$71,392.00
CURRENT ANNUAL CITY TAX	\$378.38
SQUARE FOOTAGE	3,500
BUILDING PERMIT	\$362.00
ELECTRICAL PERMIT	\$720.00
MECHANICAL PERMIT	\$520.00
PLUMBING PERMIT	\$728.00
DEMO PERMIT	\$0.00
ROW PERMIT	\$250.00
PROPOSED NEW PROPERTY VALUE	\$531,399.52
PROPOSED NEW ANNUAL CITY TAX	\$2,816.42
TOTAL PERMIT FEES	\$2,580.00
NUMBER OF YEARS TAX ABATEMENT	10
CITY TAX RATE	0.530%
RESIDENTIAL	\$0.00
ANNUAL TAX ABATEMENT	\$2,438.04
TOTAL TAX ABATEMENT	\$24,380.40









Please email your application to:
Roland H. Lozano, Jr. at rlozano1@ci.laredo.tx.us
Building Development Services Department
1413 Huston Street, Laredo, Texas 78040
P: 956.794.1625 F: 956.795.2998

Electronic version of this form is available on the City of Laredo website. For more information on the NEZ program, please visit our website at www.cityoflaredo.com/building

For Office Use Only

Application No. _____ In which NEZ? _____ Council District _____

Application Completed Date: _____ Conform with Zoning? ☐ Yes ☐ No

Type: ☐ Single Family ☐ Multi-Family ☐ Commercial ☐ Industrial ☐ Community Facilities ☐ Mixed Use

Applicant is Property Owner ☐ Yes ☐ No

WEEBCAD Account No. _____

Consistent with the NEZ plan? ☐ Yes ☐ No Meet Mixed-Use Definition ☐ Yes ☐ N/A ☐ No

Minimum Capital Investment? ☐ Yes ☐ No City liens on this property? ☐ Yes ☐ No

Rehabilitation at or higher than 25%? ☐ Yes ☐ N/A ☐ No City liens other properties? ☐ Yes ☐ N/A ☐ No

Tax current on this property? ☐ Yes ☐ No

Tax Current on other properties ☐ Yes ☐ No

This Property

Other Properties

Weed Liens ☐ Yes ☐ No

☐ Yes ☐ N/A ☐ No

Board-up/open structure liens ☐ Yes ☐ No

☐ Yes ☐ N/A ☐ No

Demolition liens ☐ Yes ☐ No

☐ Yes ☐ N/A ☐ No

Paving liens ☐ Yes ☐ No

☐ Yes ☐ N/A ☐ No

Order of Demolition ☐ Yes ☐ No

☐ Yes ☐ N/A ☐ No

Tax Department Certified? ☐ Yes ☐ No Date certification issued: _____

Name: _____

Referred to: _____ Received by: _____

Building Department Director

Staff

CITY OF LAREDO UTILITY
102 N. BELLOCK LCP
LAREDO, TX 78540

CITY OF LAREDO

*** CUSTOMER RECEIPT ***

Oper: CCANTU1 Type: 00 Drawer: 1
Date: 5/03/24 01 Receipt no: 578269

Customer	Location Name	Amount
3631	3631 HERRERA, BENJAMIN LA	
PA	PAVING ASSESSMENTS	

	\$25.00
Trans number:	26963445

Tender detail	
CC CREDIT CARD	\$25.00
Total tendered	\$25.00
Total payment	\$25.00

Trans date: 5/03/24 Time: 14:24:12

Mercedes H. Camacho

From: Sara A. Flores
Sent: Friday, May 3, 2024 2:28 PM
To: Mercedes H. Camacho
Cc: Roland H. Lozano, Jr.; Dora A. Maldonado
Subject: RE: NEZ 2707 Sanders St

Good Afternoon Ms. Camacho,

I just want to let you know that the customer came to pay for the release of lien.

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MR430I07                                CITY OF LAREDO
                                         Miscellaneous Receivables Inqui

Customer ID . . . :          3631      Name: HERRERA, B
Last statement . . :          4/30/24    Addr: 2707 SANDE
Last invoice . . . :          0/00/00      LAREDO, TX
Current balance . . :          .00
Pending . . . . . :          .00  Status: A ACTIVE
                                         Type: PAVING ASS

Type options, press Enter.      Combined Detail
    5=Display

Opt  Trans Date Code  Description                      Amo
--  *   5/03/24      PAYMENT (UNPOSTED IN CR)
--  *   5/03/24  PVFEE PAVING ASSESSMENT - COURT
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Thank you,

Sara Flores

City of Laredo Tax Office – Misc. Receivables Division
Physical Address: 1102 Bob Bullock Loop Laredo, TX 78043
Mailing Address: PO Box 6548, Laredo, TX 78042-6548
Tel: (956) 727-6409
Fax: (956) 727-6410

Have a nice day...

From: Sara A. Flores

Sent: Friday, May 3, 2024 12:50 PM

To: Mercedes H. Camacho <mcamacho@ci.laredo.tx.us>

Cc: Roland H. Lozano, Jr. <rlozano1@ci.laredo.tx.us>; Dora A. Maldonado <dmaldonado@ci.laredo.tx.us>

Subject: RE: NEZ 2707 Sanders St

Good Afternoon Ms. Camacho,

I found paving lien id# 3631 for tax account 2707 Sanders St.

The lien only needs the release of lien of \$25.00.

Thank you,

Sara Flores

City of Laredo Tax Office – Misc. Receivables Division

Physical Address: 1102 Bob Bullock Loop Laredo, TX 78043

Mailing Address: PO Box 6548, Laredo, TX 78042-6548

Tel: (956) 727-6409

Fax: (956) 727-6410

Have a nice day...

From: Mercedes H. Camacho <mcamacho@ci.laredo.tx.us>

Sent: Friday, May 3, 2024 11:20 AM

To: Sara A. Flores <sflores@ci.laredo.tx.us>; Dora A. Maldonado <dmaldonado@ci.laredo.tx.us>

Cc: Roland H. Lozano, Jr. <rlozano1@ci.laredo.tx.us>

Subject: NEZ 2707 Sanders St

Importance: High

Good Afternoon,

Can you please check the tax status for 2707 Sanders St Lot 8 Block 335 Eastern Division.

Can you also check if this property has any city, weed, board-up, demolition, Paving, order of Demolition Liens?

Thank you,

Mercedes H. Camacho

Street Cut Inspector