

# Application for Historic or Archeological Site Property Tax Exemption

Guadalupe Appraisal District 830.372.2871  
Appraisal District's Name Phone (area code and number)  
3000 N. Austin St., Seguin, TX 78155  
Address, City, State, ZIP Code

**GENERAL INSTRUCTIONS:** This application is for use in claiming a property tax exemptions pursuant to Tax Code Section 11.24.

**FILING INSTRUCTIONS:** You must furnish all information and documentation required by this application so that the chief appraiser is able to determine whether the statutory qualifications for the exemption have been met. This document and all supporting documentation must be filed with the appraisal district office in each county in which the property is located. Do not file this document with the Texas Comptroller of Public Accounts. A directory with contact information for appraisal district offices may be found on the Comptroller's website.

**APPLICATION DEADLINES:** You must file the completed application with all required documentation beginning Jan. 1 and no later than April 30 of the year for which you are requesting an exemption.

**ANNUAL APPLICATION REQUIRED:** You must apply for this exemption each year you claim entitlement to the exemption.

## OTHER IMPORTANT INFORMATION

Pursuant to Tax Code Section 11.45, after considering this application and all relevant information, the chief appraiser may request additional information from you. You must provide the additional information within 30 days of the request or the application is denied. For good cause shown, the chief appraiser may extend the deadline for furnishing the additional information by written order for a single period not to exceed 15 days.

State the tax year for which you are applying for this exemption.

2021  
Tax Year

## STEP 1: Property Owner/Applicant

Souka Estate, LLC  
Name of Property Owner  
5405 Western Hills Drive  
Mailing Address  
Austin TX 78731  
City, State, ZIP Code 512.750.4636  
Phone (area code and number)

Property Owner is a(n) (check one):

☐ Individual ☐ Partnership ☒ Corporation ☐ Other (specify):

Charlotte Warren President TX 0129  
Name of Person Preparing this Application Title Driver's License, Personal I.D. Certificate or Social Security Number

If this application is for an exemption from ad valorem taxation of property owned by a charitable organization with a federal tax identification number, that number may be provided in lieu of a driver's license number, personal identification certificate number or social security number: .....

\* Unless the applicant is a charitable organization with a federal identification number, the applicant's driver's license number, personal identification certificate number or social security number is required. Pursuant to Tax Code Section 11.48(a), a driver's license, personal I.D. certificate or social security number provided in an application for an exemption filed with a chief appraiser is confidential and not open to public inspection. The information may not be disclosed to anyone other than an employee of the appraisal office who appraises property, except as authorized by Tax Code Section 11.48(b).

The Property Tax Assistance Division at the Texas Comptroller of Public Accounts provides property tax information and resources for taxpayers, local taxing entities, appraisal districts and appraisal review boards.

For more information, visit our website:  
[comptroller.texas.gov/taxes/property-tax](http://comptroller.texas.gov/taxes/property-tax)  
50-122 • 03-17/11

Charlotte Warren  
[cwarren@charlottewarren.com](mailto:cwarren@charlottewarren.com)

## STEP 2: Property Information

Describe the property for which you are seeking this exemption.

617 N. Guadalupe St., Seguin, TX 78755

Address, City, State, ZIP Code

Lot 10, Blk 228, Addn: Farm

Legal Description (if known)

22026

Appraisal District Account Number (if known)

## STEP 3: Taxing Units that have Granted an Exemption

List the taxing units that have granted an exemption pursuant to Tax Code Section 11.24. For each taxing unit identified, attach copies of documents reflecting official action of the governing body that provides for an exemption.

## STEP 4: Official Historical and Archeological Designations

1. Has the property been designated as a Recorded Texas Historic Landmark under Government Code Chapter 442 or as a state archeological landmark under Natural Resources Code Chapter 191 by the Texas Historical Commission? ..... ☐ Yes ☐ No ?

If yes, attach copies of documents reflecting designation.

2. Has the property been designated as a historically or archeologically significant site in need of tax relief to encourage its preservation pursuant to an ordinance or other law adopted by the governing body of the unit? ..... ☐ Yes ☐ No ?

If yes, attach copies of documents reflecting designation.

## STEP 5 Read, Sign and Date

By signing this application, you certify that the information provided in this application is true and correct.

print  
here

Print Name

Charlotte Warren

Title

President

sign  
here

Authorized Signature

Charlotte Warren

Date

8/14/22

If you make a false statement on this application, you could be found guilty of a Class A misdemeanor or a state jail felony under Penal Code Section 37.10.

Juan Rodriguez  
830.556.5148  
juanrod@rodriguezrenovationsllc.com



# INVOICE

Charlotte Warren  
617 N. Guadalupe St.  
Seguin, TX 78155

Invoice # 0000592  
Invoice Date 01/22/2022  
Due Date 01/22/2022

Item	Description	Unit Price	Quantity	Amount
Service	Build temporary support walls to support 2nd level porch in order to repair bottoms of 2 rotted post. Support the two post not to damage gingerbread trim.  Remove two broken concrete pavers under post. Remove small area of broken sidewalk next to corner post.  Once pavers have been removed build new footings to support post. Repair stucco wall once footings have been poured. Build new concrete pavers to match existing porch pavers.  Repair rotted post by cutting away rotted portion. Install new wood under post to match same dimensions of existing post. Bondo joints with wood bondo and sand. Leave paint ready. Replace 2 1/2" x 6" rotted floor beam. Install new 1"x12" hardwood to cover floor beams. Finish out with 1x12 Hardi siding. Install new wood crown molding to match existing molding.  2nd level flooring repairs. Remove a 10'x10' section of tongue and groove flooring. Install new 2x8 treated material next to existing floor joist. Install new tongue and groove flooring. (Tongue and groove flooring provided by homeowner).  Install gutter down spout once wood repairs have been completed  Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup.  Cost includes material, labor and building permits.	7329.00	1.00	7,329.00
	CHANGE ORDER: Add additional footing to one post. Remove pavers under additional post. Cut out stucco front	4900.00	1.00	4,900.00

wall, cut existing double brick footing and stone coping for new footing. Once concrete has been poured. Make new additional pavers and set under 3rd post.

\*Re-stucco front wall from stairs to corner and around side of front porch.

\*Cut existing 1x6 trim on post up to 6 feet and remove 1x6 trim carefully not to damage. This will expose the inside of column.

\*Cut base of column at 16" and Custom mill 4x6 Douglas fir 6 foot in height with notched column base to fit inside of existing column.

\*Re-install trim onto columns once new base column has been installed.

Putty nail and screw holes.

This will be done on 3 columns.

Anchor columns onto new concrete pavers using Simpson Column base screwed into concrete as shown on plans.

Cost includes materials and labor.

Change Order:	584.00	1.00	584.00
Install down spout to new drain system to keep water away from house.			

Trench 16 linear feet in length, 12" in width and 16" in depth. Install 6 linear feet of 4" drain connected to new Prefabricated French Drain Pipe 4"x10 linear feet. Back fill.

Labor cost: \$426.00

Material cost: \$158.00

Cost includes material and labor.

Payment	Paid on 12/10/2021	-3664.00	1.00	-3,664.00
Payment	Paid on 12/29/2021	-2450.00	1.00	-2,450.00
Payment		-6699.00	1.00	-6,699.00

**NOTES:** If you have any questions, please do not hesitate to call. Thank you.

	<b>Subtotal</b>	12,813.00
	<b>Total</b>	12,813.00
	<b>Amount Paid</b>	12,813.00
	<b>Balance Due</b>	0.00

# Guadalupe CAD

Property Search > 22626 SONKA ESTATE LLC for Year  
2021

Tax Year: 2021

## Property

### Account

Property ID:	22626	Legal Description:	LOT: 10 BLK: 228 ADDN: FARM
Geographic ID:	1G0990-0228-01000-0-00	Zoning:	RES
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

### Location

Address:	617 N GUADALUPE ST SEGUIN, TX 78155	Map ID:	N-11-F
Neighborhood:	SEGUIN NEIGHBORHOOD 01		
Neighborhood CD:	SEGUIN-01		

### Owner

Name:	SONKA ESTATE LLC	Owner ID:	256192
Mailing Address:	5405 WESTERN HILLS DR AUSTIN, TX 78731	% Ownership:	100.0000000000%
		Exemptions:	HS

## Values

(+) Improvement Homesite Value:	+	\$436,821	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$20,331	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
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(=) Market Value:	=	\$457,152	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$457,152	
(-) HS Cap:	-	\$70,184	
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(=) Assessed Value:	=	\$386,968	

## Taxing Jurisdiction

Owner:	SONKA ESTATE LLC
% Ownership:	100.0000000000%
Total Value:	\$457,152

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	\$457,152	\$386,968	\$0.00
CSG	CITY OF SEGUIN	0.541200	\$457,152	\$386,968	\$2,094.27
GCO	GUADALUPE COUNTY	0.329900	\$457,152	\$381,968	\$1,260.11
LTR	LATERAL ROAD	0.050000	\$457,152	\$378,968	\$189.48
SGS	SEGUIN ISD	1.284600	\$457,152	\$361,968	\$4,649.84
Total Tax Rate:		2.205700			
Taxes w/Current Exemptions:					\$8,193.70
Taxes w/o Exemptions:					\$10,083.40

## Improvement / Building

**Improvement #1:** RESIDENTIAL State Code: A1 Living Area: 3424.0 sqft Value: \$436,821

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
RES1	MAIN FLR	R6-		1893	1712.0
STOR	STOR-UNFIN	*		1893	456.0
EP	ENCL PORCH	*		1893	448.0
CP	COV PORCH	*		1893	260.0
UPST	2ND FLR	*		1893	1712.0
CP	COV PORCH	*		1893	260.0
DG	DET GARAGE	DGA		1893	624.0
BASE	BASEMNT-UNFIN	*		0	1083.0

## Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	ACRE	ACRE	0.9713	42312.00	164.00	258.00	\$20,331	\$0

## Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$436,821	\$20,331	0	457,152	\$70,184	\$386,968
2020	\$314,894	\$36,895	0	351,789	\$0	\$351,789
2019	\$289,103	\$35,897	0	325,000	\$0	\$325,000
2018	\$304,030	\$37,021	0	341,051	\$0	\$341,051
2017	\$293,799	\$22,213	0	316,012	\$2,512	\$313,500
2016	\$261,729	\$23,271	0	285,000	\$0	\$285,000
2015	\$287,413	\$21,155	0	308,568	\$13,494	\$295,074
2014	\$336,924	\$21,155	0	358,079	\$89,830	\$268,249
2013	\$222,708	\$21,155	0	243,863	\$0	\$243,863

## Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	4/19/2021	SWD	SPECIAL WARRANTY DEED	WARREN CHARLOTTE PLEMMONS	SONKA ESTATE LLC	2021	99013088	202199013088

2	3/31/2021	WD	WARRANTY DEED	HANSEN PAUL K	WARREN CHARLOTTE PLEMMONS	2021	99010956	2021-990010956
3	1/1/2020	LP	LIST PRICE					

## Tax Due

Property Tax Information as of 02/15/2022

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
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NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (830) 303-3313

**Sonka, Joseph, House****Report Error**

**Marker** 2866  
**Number:**

**Marker Title:** Joseph Sonka House

**Index Entry:** Sonka, Joseph, House

**Address:** 617 North Guadalupe Street

**City:** Seguin

**County:** Guadalupe

**UTM Zone:** 14

**UTM Easting:** 599728

**UTM**  
**Northing:** 3272089

**Subject:** Czech immigrants/immigration; manufacturing; houses, residential buildings; design and

**Codes:** construction; Italianate

**Year Marker**  
**Erected:** 1990

**Designations:** Recorded Texas Historic Landmark

**Marker**  
**Location:** 617 North Guadalupe Street, Seguin.

**Marker Size:** Medallion and Plate

**Marker Text:** Czechoslovakian immigrant Joseph Sonka (1849-1924) came to Seguin in 1878. A stonemason by trade, he established a brickyard and cotton gin near this site and in 1881 began construction of this house. He completed it in 1893, the same year he married Annie Klicka (1867-1937). Made of bricks from the Sonka Brickyard, the house is built on an L-plan with Italianate detailing. It served as a community hospital from 1913 to 1915, and has remained in the Sonka Family. Recorded Texas Historic Landmark - 1990



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## Details for Joseph Sonka House

Historical Marker — Atlas Number 5187002866

### Data

<b>Marker Number</b>	2866
<b>Atlas Number</b>	5187002866
<b>Marker Title</b>	Joseph Sonka House
<b>Index Entry</b>	Sonka, Joseph, House
<b>Address</b>	617 North Guadalupe Street
<b>City</b>	Seguin
<b>County</b>	Guadalupe
<b>UTM Zone</b>	14
<b>UTM Easting</b>	599728
<b>UTM Northing</b>	3272089
<b>Subject Codes</b>	Czech immigrants/immigration; manufacturing; houses, residential buildings; design and construction; Italianate
<b>Marker Year</b>	1990
<b>Designations</b>	Recorded Texas Historic Landmark
<b>Marker Location</b>	617 North Guadalupe Street, Seguin.
<b>Marker Size</b>	Medallion and Plate
<b>Marker Text</b>	Czechoslovakian immigrant Joseph Sonka (1849-1924) came to Seguin in 1876. A stonemason by trade, he established a brickyard and cotton gin near this site and in 1881 began construction of this house. He completed it in 1893, the same year he married Annie Klicka (1867-1937). Made of bricks from the Sonka Brickyard, the house is built on an L-plan with Italianate detailing. It served as a community hospital from 1913 to 1915, and has remained in the Sonka Family. Recorded Texas Historic Landmark - 1990

ATLAS\_NUM=5187002866

### Location Map

**Sec. 94-32. - Property tax exemption for certain historically significant structures.**

- (a) **Purpose.** The tax exemptions granted pursuant to this section are adopted pursuant to the authority of Article 8, Section 1-f of the Texas Constitution and V.T.C.A. Property Code § 11.24. The purpose of this section is to encourage the preservation of historic properties within the City of Seguin. Nothing in this section shall relieve a person from the responsibility to apply each year to the appraisal district for an exemption pursuant to the requirements of the Texas Property Tax Code.
- (b) **Eligibility.** To be eligible for the tax exemption provided under this section, a property must be:
- (1) Located within the city limits of the City of Seguin;
  - (2) Used as a primary residence;
  - (3) Designated as a recorded Texas Historic Landmark under V.T.C.A. Government Code Ch. 442; and
  - (4) Authorized via resolution of the city council to receive such an exemption.

This tax exemption is limited to the appraised value of taxable structures and does not include land.

- (c) **Authorization from city council.** Unless a later application is approved by city council under special circumstances, in order to qualify for the exemption, an owner of property must make application to the city council on or before April 1 of the tax year for which the exemption is being requested. The application must be in the form of a written request to the city manager and must contain the following information:
- (1) The address and legal description of the property;
  - (2) The current owner's name;
  - (3) Verification that the property is currently occupied and being used as a residence;
  - (4) Documentation verifying expenses for maintenance or restoration of the property in at least the dollar value of the exemption being requested, which expenses may include the costs associated with obtaining Texas Historic Landmark status; and
  - (5) Documentation showing that the property is a recorded Texas Historic Landmark.

Upon receipt of the application, the city manager shall forward the application to staff for review and recommendation and shall place the matter on the agenda for the next available council meeting. City council shall thereafter vote by resolution to either approve or deny the application. A resolution approving an exemption shall state the tax year for which the exemption is being granted, the legal description of the property and the percentage of the appraised value of the property which shall be exempted from taxation.

**Sec. 94-30. - Maintenance for tax exemption purposes.**

For the purposes of a historic structure tax exemption, maintenance or improvements shall mean, and be limited to, any work done to the building structure, to include mechanical, plumbing, electrical, painting or other physical improvements necessary for the preservation of the building as determined by the historic preservation officer.

( Ord. No. 2017-03, § 1, 2-21-17)