

# GUADALUPE APPRAISAL DISTRICT



Main Office  
3000 N. Austin St  
Seguin, Texas 78155  
(830) 303-3313  
(830) 372-2874 (Fax)

email: [gadprotest@guadalupead.org](mailto:gadprotest@guadalupead.org)

Schertz Substation  
1101 Elbel Rd  
Schertz, Texas 78154  
(210) 945-9708 Ext. 202  
(877) 254-0888 (Fax)

01/05/17

HANSEN PAUL K  
617 N GUADALUPE ST  
SEGUIN TX 78155

Re: re-application for §11.24 Historic Sites Property Tax Exemption - 2017  
PID: 22626      GEO: 1G0990-0228-01000-0-00      SITUS: 617 N GUADALUPE ST SEGUIN, TX 78155  
LEGAL: LOT: 10 BLK: 228 ADDN: FARM

To whom this may concern:

Enclosed is an 'Application for Historic or Archeological Site Property Tax Exemption'. The application is being provided as stipulated by Texas Property Tax Code-2015 §11.44. Please complete and return the application if detailed property is eligible for reference ad-valorem property tax exemption consideration.


Property Tax Code §11.24 Historic Sites is a §11.43 one-year exemption and must be applied for on an annual basis<sup>(a)</sup>. The record ad-valorem tax exemption on referenced property was approved for 2016 and expired December 31<sup>st</sup>, 2016. Expiration of exemption reverts property to taxable status. Re-application for 2017 may mitigate tax liability.

Complete exemption application must be submitted to Guadalupe Appraisal District between January 1<sup>st</sup> and April 30<sup>th</sup> 2017 (inclusive) to be considered. When completing Form 50-122, please enter PID#22626 on Step 3: Describe the Property for Which You are Seeking an Exemption – Appraisal District Account Number (if known). If several real property accounts are involved, they may all be listed on the same Schedule A.

Upon receipt of complete application, the Chief Appraiser will determine claimant's right to exemption and will send claimant a notification of entitlement determination. Be advised, Form 50-122 stipulate a copy of taxing unit's official action (resolution) detailing exemption must be submitted (attached to application) to receive consideration of exemption approval. Also, there are no provisions in the tax code for approval of an application received after the statutory deadline.

The state comptroller's website [www.state.tx.us](http://www.state.tx.us) has additional information relating to this exemption as well as printable forms.

Should there be any questions; or if the District can be of service in in this matter or other appraisal related manner, please contact our office.

Respectfully,  
  
/s/ James Fealy  
James Fealy, RPA, TDLR#69774

(a) §11.43(e) if a person required to apply for an exemption in a given year fails to file timely a completed application form, the person may not receive the exemption for that year.



# Application for Historic or Archeological Site Property Tax Exemption

Property Tax  
**Form 50-122**

GUADALUPE COUNTY APPRAISAL DISTRICT 830-303-3313  
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 property tax exemptions pursuant to Tax Code §11.24. You must furnish all information and documentation required by the application.

**APPLICATION DEADLINES:** You must file the completed application with all required documentation between January 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 §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.

### STEP 1: State the Year for Which You are Seeking an Exemption

2017  
State the year for which you are seeking an exemption

### STEP 2: Provide Name and Mailing Address of Property Owner and Identity of Person Preparing Application

PAUL K HANSEN  
Name of Property Owner

617 N GUADALUPE ST  
Mailing Address

SEGUIN TX 78155  
City, State, ZIP Code

210-792-9349  
Phone (area code and number)

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

☒ individual ☐ partnership ☐ corporation ☐ other (specify):

PAUL K HANSEN  
Name of Person Preparing this Application

Owner  
Title

35435759 TX  
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 here 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 tax identification number, the applicant's driver's license number, personal identification certificate number, or social security account number is required. Pursuant to Tax Code Section 11.48(a), a driver's license number, personal identification certificate number, or social security account 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). If the applicant is a charitable organization with a federal tax identification number, the applicant may provide the organization's federal tax identification number in lieu of a driver's license number, personal identification certificate number, or social security account number.

### STEP 3: Describe the Property for Which You are Seeking an Exemption

617 N GUADALUPE ST SEGUIN TX 78155  
Address, City, State, ZIP Code

LOT 10 BLK 228 ADDN FARM  
Legal Description (if known)

PDN 22626  
Appraisal District Account Number (if known)



# Application for Historic or Archeological Site Property Tax Exemption

## Step 4: List the Taxing Units that have Granted an Exemption Pursuant to Tax Code Section 11.24 and Attach Supporting Documentation

CITY OF BEGON TX

FOR EACH TAXING UNIT IDENTIFIED, ATTACH COPIES OF DOCUMENTS REFLECTING OFFICIAL ACTION OF THE GOVERNING BODY THAT PROVIDES FOR AN EXEMPTION.

## STEP 5: Identify Official Historical and Archeological Designations and Attach Supporting Documentation

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

IF YES, ATTACH COPIES OF DOCUMENTS REFLECTING DESIGNATION.

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 6: Read, Sign, and Date

By signing this application, you certify that the information provided in this application is true and correct to the best of your knowledge and belief.

sign  
here

Authorized Signature

PAUL K. HANSEN

Printed Name

Date

3/15/2017

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

**THANK YOU FOR YOUR BUSINESS!**

# Guadalupe CAD

## Property

### Account

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

### Location

Address:	617 N GUADALUPE ST SEGUIN, TX 78155	Mapsco:	
Neighborhood:	NH001, NH002, AND NH014	Map ID:	N-11-F
Neighborhood CD:	NH001/2/14		

### Owner

Name:	HANSEN PAUL K	Owner ID:	165237
Mailing Address:	617 N GUADALUPE ST SEGUIN, TX 78155	% Ownership:	100.0000000000%
		Exemptions:	HS

## Values

(+) Improvement Homesite Value:	+	\$384,099	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$22,213	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$406,312	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$406,312	
(-) HS Cap:	-	\$92,812	
<hr/>			
(=) Assessed Value:	=	\$313,500	

## Taxing Jurisdiction

Owner:	HANSEN PAUL K
% Ownership:	100.0000000000%

Total Value: \$406,312

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	\$406,312	\$313,500	\$0.00
CSG	CITY OF SEGUIN	0.541200	\$406,312	\$313,500	\$1,696.66
GCO	GUADALUPE COUNTY	0.331100	\$406,312	\$308,500	\$1,021.44
LTR	LATERAL ROAD	0.054000	\$406,312	\$305,500	\$164.97
SGS	SEGUIN ISD	1.420000	\$406,312	\$288,500	\$4,096.70
Total Tax Rate:		2.346300			
Taxes w/Current Exemptions:					\$6,979.77
Taxes w/o Exemptions:					\$7,355.65

## Improvement / Building

Improvement #1: RESIDENTIAL State Code: A1 Living Area: 3424.0 sqft Value: \$384,099

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	\$22,213	\$0

## Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2017	\$384,099	\$22,213	0	406,312	\$92,812	\$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	11/1/2016	WD	WARRANTY DEED			2016	024905	2016024905

2	4/27/2015	FA	FEE APPRAISAL					
3	8/12/2013	WD	WARRANTY DEED	HANSEN PAUL K & JOHANNA K HANSEN	HANSEN PAUL K	4133	0072	13-018714

**Sonka, Joseph, House**[Report Error](#)

*Marker*  
*Number:* 2866

*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