

pd # 75
10/8/2020



**CITY OF BAY CITY
VARIANCE REQUEST**

1901 5th Street
Bay City, TX 77414
(979) 245-5311
(979) 323-1681 fax

All requests for a variance shall be filed with the City Secretary. Each request shall be accompanied by a \$25.00 filing fee, a drawing/illustration depicting the property affected by the request, and any additional supplemental documentation that you want the Variance Committee to consider. **Incomplete requests will not be accepted.**

Date: 10-8-20

Name of Requestor (please print): Jose Luis Magaña

Address of Requestor: 2900 Nichols Ave Phone Number: 979 429-0703

Email Address: jose.luis16@yahoo.com

Address of subject property: 2900 Nichols Avenue

Legal description of subject property: _____

Section(s) of the City's Code of Ordinances from which the variance is being sought:

Sec. 22-296 of the Code of Ordinances

Sec. _____ of the Code of Ordinances

Sec. _____ of the Code of Ordinances

In detail, please state the reason for the request: To be granted

a Variance for waterwell and septic system.
It would cost \$70,000 to have city utilities
Property is located at 2900 Nichols Avenue.

The Variance Committee will consider variance requests from the following: (a) Ch. 22 (Buildings and Building Regulations); (b) Ch. 46 (Flood Damage Prevention); (c) Ch. 54 (Mobile Homes, etc.); (d) Ch. 78 (Off Street Parking (Angle Parking)); (e) Ch. 94 (Streets, Sidewalks and Other Public Places); (f) Ch. 98, Sec. 98-122 – Subdivision Streets; and (g) Ch. 110, Sec. 110-178 (Traffic and Vehicles (Angle Parking)). Otherwise, the Planning Commission will consider the variance request.

Decisions of the Variance and Planning Committees shall be filed with the City Secretary's Office and promptly reported to the requestor. All decisions may be appealed to the City Council.


Requestor Signature

Matagorda CAD

Property Search Results > 12441 BALLESTEROS SARA ELENA MAGNANA for Year 2020

Tax Year: 2020

Property

Account

Property ID:	12441	Legal Description:	AB 0045, E HALL, ACRES 1.97, REPLAT - RESERVE A
Geographic ID:	0045-0000-014400	Zoning:	3
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	2900 NICHOLS ROAD BAY CITY, TX 77414	Mapsco:	
Neighborhood:	BAY CITY SEC 1 ABS LAND, MISC	Map ID:	133V
Neighborhood CD:	B1		

Owner

Name:	BALLESTEROS SARA ELENA MAGNANA	Owner ID:	214798
Mailing Address:	3202 SPARKS ROAD BAY CITY, TX 77414	% Ownership:	100.0000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$3,940	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$41,620	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$45,560	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$45,560	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$45,560	

Taxing Jurisdiction

Owner: BALLESTEROS SARA ELENA MAGNANA
 % Ownership: 100.0000000000%
 Total Value: \$45,560

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
10	MATAGORDA COUNTY	0.422230	\$45,560	\$45,560	\$192.37
20	BAY CITY ISD	1.431400	\$45,560	\$45,560	\$652.14
30	CITY OF BAY CITY	0.655000	\$45,560	\$45,560	\$298.41

40	PORT OF BAY CITY	0.056280	\$45,560	\$45,560	\$25.64
50	CONS & RECL DISTRICT	0.008310	\$45,560	\$45,560	\$3.79
52	COASTAL PLAINS GROUNDWATER DIST	0.004650	\$45,560	\$45,560	\$2.12
61	DRAINAGE DISTRICT #1	0.042010	\$45,560	\$45,560	\$19.14
90	MATAGORDA CO HOSPITAL DISTRICT	0.318150	\$45,560	\$45,560	\$144.95
CAD	County Appraisal District	0.000000	\$45,560	\$45,560	\$0.00
Total Tax Rate:		2.938030			
				Taxes w/Current Exemptions:	\$1,338.56
				Taxes w/o Exemptions:	\$1,338.57

Improvement / Building

Improvement #1:	COMMERCIAL	State Code:	F1	Living Area:	sqft	Value: \$3,940
Type	Description	Class CD	Exterior Wall	Year Built	SQFT	
PFM	PFM BLDG	PFMS-A		2019	1500.0	

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	20F1009	NICHOLS - 7TH ST SOUTH	1.9700	85813.20	0.00	0.00	\$41,620	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021	N/A	N/A	N/A	N/A	N/A	N/A
2020	\$3,940	\$41,620	0	45,560	\$0	\$45,560
2019	\$0	\$41,820	0	41,820	\$0	\$41,820
2018	\$0	\$41,820	0	41,820	\$0	\$41,820
2017	\$0	\$41,820	0	41,820	\$0	\$41,820
2016	\$0	\$41,820	0	41,820	\$0	\$41,820
2015	\$0	\$41,820	0	41,820	\$0	\$41,820
2014	\$0	\$41,820	0	41,820	\$0	\$41,820
2013	\$0	\$41,820	0	41,820	\$0	\$41,820
2012	\$0	\$41,820	0	41,820	\$0	\$41,820
2011	\$1,000	\$41,820	0	42,820	\$0	\$42,820
2010	\$1,000	\$41,820	0	42,820	\$0	\$42,820
2009	\$1,000	\$41,820	0	42,820	\$0	\$42,820
2008	\$1,000	\$41,820	0	42,820	\$0	\$42,820
2007	\$1,000	\$30,000	0	31,000	\$0	\$31,000

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/22/2015	WD	WARRANTY DEED	MAGANA JOSE LUIS	BALLESTEROS SARA ELENA MAGNANA			2015-7265
2	2/7/2012	WD	WARRANTY DEED	HUITT LOLA ANN ESTLINBAUM	MAGANA JOSE LUIS			120823
3	8/15/2011	GWD	GWD	ESTLINBAUM CLYDE	HUITT LOLA ANN ESTLINBAUM			114556