



**LYNDA GUNSTREAM, RTA  
ORANGE COUNTY  
TAX ASSESSOR-COLLECTOR**

(409) 882-7971  
(409) 769-0064

P. O. BOX 1568  
ORANGE, TX 77631-1568  
Email: lgunstream@co.orange.tx.us

FAX: (409) 882-7912

**DATE: NOVEMBER 9, 2011**  
**TO: WEST ORANGE-COVE, CISD**  
**FROM: LYNDA GUNSTREAM**  
**RE: BID PROPERTY**


The account(s) listed below are trust properties on which bids have been submitted. Information on each property and your entity's portion of the bid is attached. The properties in question are:

|   | <b>CASE #</b> | <b>ACCOUNT #</b> |
|---|---------------|------------------|
| 1 | A090011-T     | 013905-001538    |

The County Commissioner's Court gave County approval for the acceptance of the above listed bid property. Your assistance in presenting this information to your governing body and insuring that it gets placed on the agenda for action will be appreciated. Once presented please complete and fax the attached form indicating the action taken.

If I can be of further assistance, please let me know.

Respectfully,

  
Lynda Gunstream  
Tax Assessor/Collector

# NOTIFICATION

**TO: Lynda Gunstream  
Orange County Tax Assessor-Collector**

**RE: Action Taken on Submitted Bid for Trust Property**

On \_\_\_\_\_ the governing body for WEST ORANGE-COVE, CISD voted on the bid property referenced below. The action taken is reflected as indicated below:

**\*Check Appropriate Box\***

|   | CASE #    | ACCOUNT #     | ACTION TAKEN |             |
|---|-----------|---------------|--------------|-------------|
|   |           |               | Approved     | Disapproved |
| 1 | A090011-T | 013905-001538 |              |             |

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

Upon approval please sign and fax to:  
Lynda Gunstream  
Orange County Tax Office  
Fax: (409) 882.7912

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

ATTORNEYS AT LAW  
1949 SOUTH I.H. 35  
P. O. BOX 17428  
AUSTIN, TEXAS 78760

512/447-6675  
FAX 512/443-3494

Douglas Steven Bird

email to [steve.bird@publicans.com](mailto:steve.bird@publicans.com)

October 12, 2011

Ms. Lynda Gunstream, Tax Assessor Collector  
Orange County  
P. O. Box 1568  
Orange, Texas 77631-1568

**RE: Bid on trust property described as:**

**Account # 013905-001538 Suit # A090011-T**  
**Tr Part of A Blk 19, West Orange (75x122.5)**  
**1617 Bonham, West Orange .211Acres**

Dear Lynda:

We recently received a bid on the property referenced above currently being held in trust.

Richard Banks tendered the bid. If accepted the bid would be distributed as noted below.

Amount of Bid: \$ 800.00  
Less Court Cost of: \$ 726.33  
Date of Tax Sale: November 3, 2009  
Amount to be Distributed: \$ 73.67

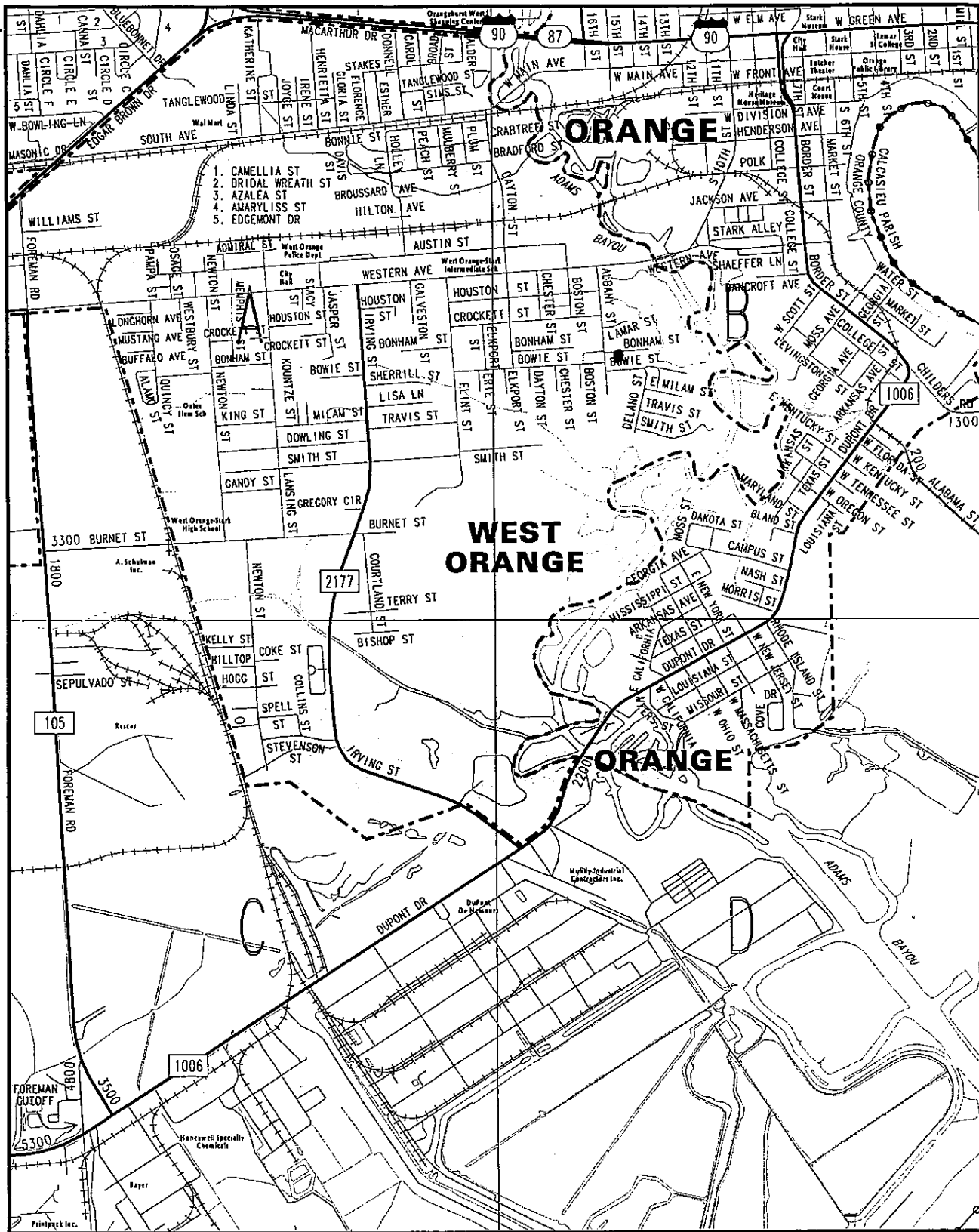
|                      | <u>Tax Amount</u> | <u>Percent of Total</u> | <u>Actual Recovery</u> |
|----------------------|-------------------|-------------------------|------------------------|
| West Orange C - CISD | \$ 1,342.23       | 57.75 %                 | \$ 42.54               |
| County               | \$ 473.85         | 20.38 %                 | \$ 15.03               |
| Farm to Market       | \$ 5.81           | 0.25 %                  | \$ 0.18                |
| Port District        | \$ 11.10          | 0.48 %                  | \$ 0.35                |
| Drainage District    | \$ 105.81         | 4.55 %                  | \$ 3.35                |
| City of West Orange  | \$ 385.59         | 16.59 %                 | \$ 12.22               |
| Water District       | \$ N/A            | N/A %                   | \$ N/A                 |
| ESD #2               | N/A               | N/A %                   | \$ N/A                 |
| <b>TOTAL</b>         | <b>2,324.39</b>   | <b>100.00 %</b>         | <b>73.67</b>           |

|  |  |   |  |                              |                           |  |             |                |
|--|--|---|--|------------------------------|---------------------------|--|-------------|----------------|
| Property ID and Legal Description<br>R56997<br>013905-001538<br>Tax Year: 2009 |  | Owner Information<br>BALDWIN, JAMES E. (0003505)<br>1306 JOHN<br>ORANGE, TX 77630 |  | Last Inspected<br>01/01/2008 | Market Value<br>\$3,313   | Card Printed<br>11/04/2009   | Card #<br>1 | Map ID<br>6756 |
| TR PART OF A BLK 19 WEST ORANGE<br>(75X122.5)                                  |  |   |  | Next Inspection/Reason       | Assessed Value<br>\$3,313 | Comments<br>WHITE & GREEN OCAD #<br>6756804/32-10/2/891-WD:934/580-QCD-1/13/95 |             |                |

|  |                       |                     |  |                 |                                     |                        |  |
|--|-----------------------|---------------------|--|-----------------|-------------------------------------|------------------------|--|
| Property Situs Address<br>1617 BONHAM, Orange, TX  |                       |                     |  |                 |                                     |                        |  |
| Match ID   |                       |                     |  |                 |                                     |                        |  |
| Neighborhood<br>13905                              | Exemptions/Spec. Vals |                     |  |                 |                                     |                        |  |
| Taxing Unit Information<br>X40;L03;D02;P01;C15;S05 |                       |                     |  |                 |                                     |                        |  |
| Topography<br>LEVEL                                |                       | Utilities<br>PUBLIC |  | Access<br>PAVED |                                     | Other                  |  |
| Attributes   | Const Style           | Foundation          | Ext. Finish                                | Int. Finish     | Roof Style                          | Flooring               |  |
|  | Heat/AC               | Plumbing            | Fireplace                                  | Rooms           | Bedrooms                            |                        |  |
| Sales History                                      | Date<br>01/13/1995    | Price               | Seller<br>UNKNOWN SELLER<br>UNKNOWN SELLER |                 | Book / Instrument<br>00934<br>00804 | Page<br>00580<br>00032 |  |

| Improvements |             |                 |       |      |             |               |           |            |                   |      |      |      |       |       |       |       |
|--------------|-------------|-----------------|-------|------|-------------|---------------|-----------|------------|-------------------|------|------|------|-------|-------|-------|-------|
| Type         | Description | St Cd, HS, Type | Class | Area | Area Factor | Adjusted Area | Perimeter | Unit Price | Yr. Blt / Act-Eff | Cond | % Gd | Ph % | Eco % | Fnc % | % Cmp | Value |
| NBH% 0       |             |                 |       |      |             |               |           |            |                   |      |      |      |       |       |       |       |
| TOTAL        |             |                 |       |      |             |               |           |            |                   |      |      |      |       |       | 0     |       |

| Land Information |             |       |       |    |      |                   |            |        |        |            |              |        |      |            |          |       |  |   |
|------------------|-------------|-------|-------|----|------|-------------------|------------|--------|--------|------------|--------------|--------|------|------------|----------|-------|--|---|
| Type             | Description | Table | ST Cd | HS | Meth | Area              | Unit Price | Func % | Econ % | Adj %      | Market Value | Ag Tbl | Meth | Ag Unit Pr | Ag Value |       |  |   |
| VAC              | Vacant      |       | C1    | N  | FF   | 75.0x122.5        | 50.00      | 100    | 95     |            | 3,313        |        |      | 0.00       | 0        |       |  |   |
| NBH% 0           |             |       |       |    |      | EFF. ACRES 0.2110 |            | TOTAL  |        | 9,187.5000 |              | TOTAL  |      | 3,313      |          | TOTAL |  | 0 |

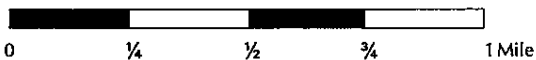


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Scale 2.5" = 1 Mile



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Emergency Network  
 South East Texas  
 Regional Planning Commission



013905-001538

SUIT #A090011-T

SALE #12

1617 BONHAM, ORANGE

ACCT. #013905-001538

| | | | |



**Suit #A090011-T**  
**1617 Bonham, Orange**

**Sale #12**  
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