

UCISD Property

December 15, 2025

Background Information

- July 2025, the district had the following properties appraised
 - 802 South Camp – Vacant Lot
 - 236 Valley View – Slate Creek Teacherages
 - 129 Goldbeck – West Garden (Praxedis Mata Torres)
 - 901 North Getty – Flores Elementary
 - 1004 North Getty – Little White House
 - 1008 North Getty – Maintenance Office
 - 715 Geraldine – Robb Elementary



802 S. Camp Street – UCAD # 13365

- Was deeded to UCISD from non payment of property taxes in 2012
- UCAD Appraised Value \$ 33,000
- Acreage .17; 7,500 square foot (50 X 150)
- Currently not earning tax revenue



236 Valley View – UCAD # 116734

- Known as Slate Creek
- Purchased May 2023
- UCAD Appraised Value \$2,003,894
- 13 units
 - 12 – 3 bedroom, 2 bath
 - 1 – 2 bedroom, 1 bath
- Units include
 - Washer and dryers
 - Stove
 - Refrigerator
 - Dishwasher



236 Valley View – UCAD # 116734

	23-24 Actual Costs	24-25 Actual Costs	25-26 Budgeted Cost
Rental Revenue	\$130,973	\$100,723	\$201,960
Expenditures:			
Repairs & Supplies	\$41,122	\$20,067	\$17,500
Utilities	\$25,000	\$22,294	\$28,200
Property Insurance	\$25,000	\$27,000	\$28,000
Debt Service	<u>\$128,750</u>	<u>\$128,800</u>	<u>\$128,650</u>
Total Expenditures	\$219,872	\$198,161	\$202,350
Profit (Loss)	(\$88,899)	(\$97,438)	(390)



129 Goldbeck Street UCAD # 15941

- UCAD Appraisal Value \$ 130,670
- Annual Cost - \$63,584
 - Electricity \$18,168 (KWH cost was 4.5 cents)
 - Water, Trash, Gas \$6,299
 - 911 phone line/fax line \$1,938
 - Maintenance of facility \$24,699
 - ½ Custodian cost \$12,480

