



**LYNDA GUNSTREAM, PCC
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: May 12, 2014

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:

	ACCOUNT #	SUIT/CASE #	PROPERTY LOCATION
1.	004675-000210	A100070-T	1690 Georgia Ave
2.	005605-000080	A110058-T	724 28 th St
3.	011945-004770	A130096-T	1012 Orange

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, PCC
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 # PROPERTY LOCATION	ACTION TAKEN	
			Approved	Disapproved
1.	A100070-T	004675-000210 1690 Georgia		
2.	A110058-T	005605-000080 724 28 th St		
3.	A130096-T	011945-004770 1012 Orange		

Signature

Title

Date

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



**LYNDA GUNSTREAM, PCC
ORANGE COUNTY
TAX ASSESSOR-COLLECTOR
P. O. BOX 1658
ORANGE, TEXAS 77631-1568
Email: lgunstream@co.orange.tx.us**

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

Fax
(409) 882-7912

DATE: MAY 6, 2014
TO: JUDGE THIBODEAUX
FROM: LYNDA GUNSTREAM
**RE: AGENDA ITEM FOR
MONDAY, MAY 12, 2014**

Please place on the agenda for Monday, May 12, 2014

1. Discussion and possible action on bids submitted on the following trust property:

	ACCOUNT #	SUIT/CASE #	PROPERTY LOCATION
1.	004675-000210	A100070-T	1609 Georgia Ave, Orange
2.	005605-000080	A110058-T	724 28 th St, Orange
3.	011945-004770	A130096-T	1012 Orange St., Orange
4.	012704-000340	A130044-T	200 Robin Dr., Vidor

Respectfully,

Lynda Gunstream
Tax Assessor-Collector

- CC: Commissioner David Dubose
Commissioner Owen Burton
Commissioner John Banken
Commissioner Jody Crump
County Clerk

TRUST PROPERTY BID
Quick Review

Account #:	004675-000210
Location:	1609 Georgia Ave, Orange
2013 VALUE ON TAX ROLL	
Land Value for 2013	1,750
Improvement	37,370
Total Value	
Starting Bid at April Tax Sale:	\$ 25,352.66 (no bids received at tax sale)
Amount of Bid:	\$ 1,000
Acres:	.173 acres
Condition of Property:	Disgusting! Only hope for house is for it to be torn down.
Length of time as trust property:	Since April 1, 2014
Tax Collector Comment:	<ul style="list-style-type: none"> • Bidder owns property in neighborhood. No other bids received. They want to clean up neighborhood. • Bid <i>does</i> cover court cost. Value of land is only \$1,750. • I toured the house. Ceiling shows much water damage. Whole structure in bad shape. Non livable. <p>My recommendation would be to accept bid and don't look back. I would be surprised if we received any other bids.</p>

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

May 5, 2014

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

RE: Bid on trust property described as:

Lot 2 Blk 4 Gilmers 2nd Cove

1609 Georgia Ave, Orange

Account #: 004675-000210

Suit #: A100070-T

Orange County Vs. Pamela Samuel

Date of Sale: April 1, 2014

Dear Lynda:

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

Yvonne M. Cook tendered the bid. If accepted the bid would be distributed as noted below.

Amount of Bid: \$ 1,000.00
Less Court Cost of: \$ 911.73
Date of Tax Sale: April 1, 2014
Amount to be Distributed: \$ 88.27

	<u>Tax Amount</u>	<u>Percent of Total</u>	<u>Actual Recovery</u>
West Orange-C CISD	\$ 12,023.45	49.49%	\$ 43.68
Orange County	\$ 4,601.71	18.94%	\$ 16.71
Farm to Market	\$ 51.89	0.21%	\$ 0.19
Port District	\$ 89.80	0.37%	\$ 0.33
Drainage District	\$ 961.85	3.96%	\$ 3.50
City of Orange	\$ 6,565.94	27.03%	\$ 23.86
Water District	\$ N/A	N/A	\$ N/A
Emergency Service Dist	\$ N/A	N/A	\$ N/A
TOTAL	24,294.64	100.00%	88.27

BID SUBMISSION FORM On TRUST PROPERTY

Note: Please consult instruction sheet on the necessary items required when submitting a bid.

Name of Bidder:	(Please Print) Yvonne M. Cook	
Mailing Address:	409 W. New York St. Orange TX 77630	
Phone Number:	Cell: 812-343-5720	Work:
	Home:	

Property Identification:	004675-000210	Suit/ A 100070-T
	Account #: A 100070-T	Cause #:
Legal Description:	LOT 2 BIK 4 Gilners 2nd Cove	
	Location: 1609 Georgia Ave Orange TX 77630	

Amount of Bid:	\$ 1000 ⁰⁰ ↗	
If accepted, in what name and address should the deed be prepared?	Name:	Daniel & Yvonne M. Cook
	Address:	409 W. New York St. Orange, TX 77630
Date of Bid:	5/2/2014	
Signature of Bidder	Yvonne M. Cook	

The taxing jurisdictions reserve the right to reject any and all bids. Once action has been taken the bidder will be notified at the mailing address noted above. Also, please note that bidders on trust property must be able to demonstrate that they owe no other delinquent property taxes in Orange County as provided for in section 34.015 of the Texas Property Tax Code.

ALL PHOTOS OF TAX SALE PROPERTIES ARE PROVIDED FOR ADDITIONAL INFORMATIONAL PURPOSES ONLY. PHOTOS AND/OR FOR SALE SIGNS POSTED ON PROPERTY MAY NOT FULLY AND/OR COMPLETELY IDENTIFY THE PROPERTY SUBJECT TO THE FORECLOSURE SALE. ALL PROSPECTIVE BIDDERS SHOULD INDEPENDENTLY SATISFY THEMSELVES AS TO THE EXACT PROPERTY TO BE SOLD BY REVIEWING THE INFORMATION CONTAINED IN THE SPECIFIC JUDGEMENT AND THE DEED RECORDS OF ORANGE COUNTY, TX.

**Submit to: Orange County Tax Office
P.O. Box 1568
Orange, TX 77631-1568**

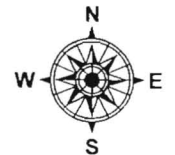




A 100070-T
004675-000210
Pamela Samuel
1609 Georgia Ave., Orange

The data on this map was created for the internal use of the Orange County Appraisal District. The Orange County Appraisal District does not guarantee nor warrant the accuracy of the data appearing hereon. THERE IS NO WARRANTY OF ANY KIND EXPRESSED OR IMPLIED, AND SPECIFICALLY THERE IS NO WARRANTY OF MERCHANTABILITY OR OF FITNESS

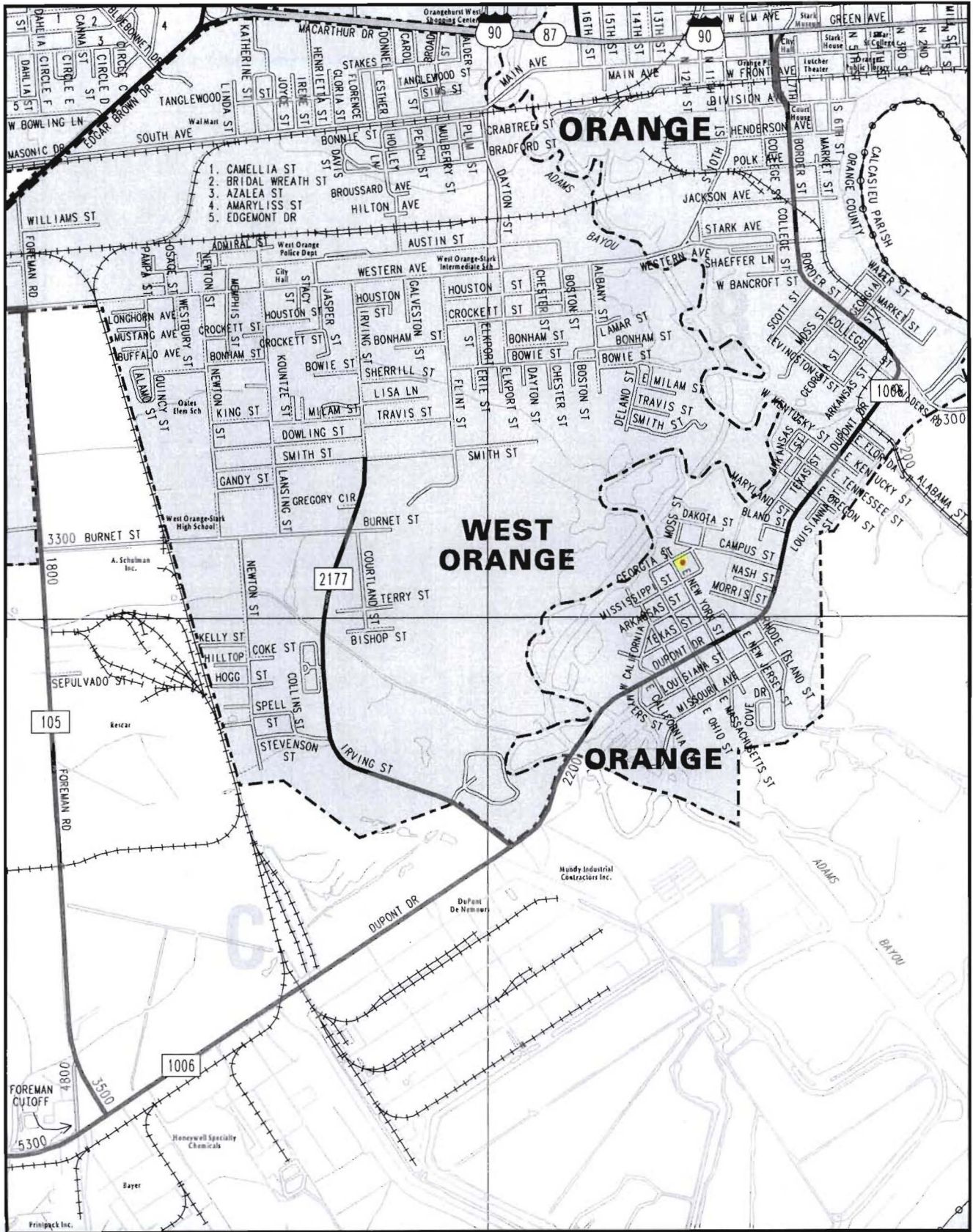
SALE #3



The screenshot displays the Orange County Appraisal District's web application. At the top, the title "Orange County Appraisal District" is visible on the left, and "About" is on the right. The main area is an aerial map with green property boundaries and yellow parcel numbers. A pop-up window is centered over a property, displaying the following information:

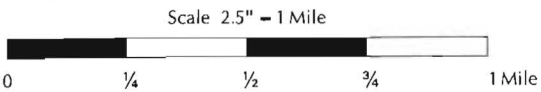
SAMUEL, PAMELA
Owner: SAMUEL, PAMELA
Address: 1809 GEORGIA AVE, Orange, TX
Legal: LOT 2 BLK 4 GILMERS 2ND COVE
Volume: 01138
Page: 00173
Inst#:
GIS Acres: 0.17217715
Acct#: 004675000210

Below the text is a "Zoom to" button. The map includes street names like "Georgia Ave", "New York", "Mississippi", "New Jersey", and "Campus St". A scale bar at the bottom left shows 50m and 200ft. The ESRI logo is in the bottom right corner.



See Page 37

See Page 39



Current Owner		Legal Description				Exemptions		Market			
SAMUEL, PAMELA (0067481) PO BOX 782064 SAN ANTONIO, TX 78278-2064		LOT 2 BLK 4 GILMERS 2ND COVE						Unavailable			
						Entities		Assessed			
						C12, D02, L03, P01, S05, X40		Unavailable			
Situs Address						History Information					
1609 GEORGIA AVE Orange, TX						2013	2012	2011	2010		
Imp HS						\$37,370	\$37,370	\$37,370	\$36,331		
Imp NHS						\$0	\$0	\$0	\$0		
Land HS						\$1,750	\$1,750	\$1,750	\$1,750		
Land NHS						\$0	\$0	\$0	\$0		
Ag Mkt						\$0	\$0	\$0	\$0		
Ag Use						\$0	\$0	\$0	\$0		
Tim Mkt						\$0	\$0	\$0	\$0		
Tim Use						\$0	\$0	\$0	\$0		
HS Cap						-	-	-	-		
Assessed						\$39,120	\$39,120	\$39,120	\$38,081		
Building Attributes						Improvements					
Construction	Foundation	Exterior	Interior	Roof	Flooring	Type	Description	Area	Year Built	Eff Year	Value
	PIERS	WOOD	SHEETROCK	GABLE	PINE	R	Residential				
Heat/AC	Baths	Fireplace	Year Built	Rooms	Bedrooms	MA	Main Area	1198	1945	1945	
CAH			1945			P3	Porch/Patio, Covered	72			
Land Segments											
SPTB	Description	Area	Market	Ag Value							
A1	Improved	0.173									

TRUST PROPERTY BID

Quick Review

Account #:	005605-000080
Location:	724 28 th St, Orange
2013 VALUE ON TAX ROLL	
Land Value for 2013	3,000
Improvement	N/A
Total Value	3,000
Starting Bid at April Tax Sale:	\$ 3,000 (no bids received at tax sale)
Amount of Bid:	\$ 1,000
Acres:	.200 acres
Condition of Property:	Good
Length of time as trust property:	Since April 1, 2014
Tax Collector Comment:	<ul style="list-style-type: none">• Bidder owns attached property. No other bids received.• Bid does cover court cost.• Small lot. Not really a prime piece of property. <p>My recommendation would be to accept bid and get it back on the tax roll.</p>

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

May 5, 2014

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

RE: Bid on trust property described as:

**Block 2, Lot 6 Hollywood .2 ac
724 28th St, Orange**

Account #: 005605-000080

Suit #: A110058-T

Orange County Vs. Michael Forston

Date of Sale: April 1, 2014

Dear Lynda:

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

Lisa M. Taylor tendered the bid. If accepted the bid would be distributed as noted below.

Amount of Bid: \$ 1,000.00
Less Court Cost of: \$ 780.52
Date of Tax Sale: April 1, 2014
Amount to be Distributed: \$ 219.48

	<u>Tax Amount</u>	<u>Percent of Total</u>	<u>Actual Recovery</u>
West Orange-C CISD	\$ 8,269.81	72.47%	\$ 159.06
Orange County	\$ 1,511.58	13.25%	\$ 29.07
Farm to Market	\$ 20.76	0.18%	\$ 0.40
Port District	\$ 57.21	0.50%	\$ 1.10
Drainage District	\$ 326.22	2.86%	\$ 6.28
City of Pinehurst	\$ 1,225.41	10.74%	\$ 23.57
Water District	\$ N/A	N/A	\$ N/A
Emergency Service Dist	\$ N/A	N/A	\$ N/A
TOTAL	11,410.99	100.00%	219.48

BID SUBMISSION FORM
On TRUST PROPERTY

Note: Please consult instruction sheet on the necessary items required when submitting a bid.

Name of Bidder:	(Please Print) Lisa M. Taylor	
Mailing Address:	P.O. Box 634 or 730 28 th St	
	Orange, Tx 77630	
Phone Number:	Cell: 779-2011	Work: 882-9580
	Home:	

Property Identification:	Account #: 005605-000080	Suit/ A110058-T	Cause #: 005605-000080 #8
	Legal Description:	Hollywood (S/O is in city 15+18)	
		Block 2, Lot 6, Acres 0.2	
	Location:	724 28 th St Orange	

Amount of Bid:	\$ 1000. ⁰⁰		
If accepted, in what name and address should the deed be prepared?	Name:	Lisa M. Taylor	
	Address:	730 28 th Street	
		Orange, Tx 77630	
Date of Bid:	4-16-14		
Signature of Bidder	Lisa M. Taylor		

The taxing jurisdictions reserve the right to reject any and all bids. Once action has been taken the bidder will be notified at the mailing address noted above. Also, please note that bidders on trust property must be able to demonstrate that they owe no other delinquent property taxes in Orange County as provided for in section 34.015 of the Texas Property Tax Code.

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Submit to: **Orange County Tax Office**
P.O. Box 1568
Orange, TX 77631-1568

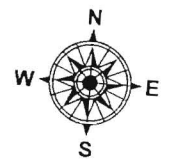




A110058-T
005605-000080
Michael K. Forston
724 28th St., Orange

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SALE #5



Orange County Appraisal District

More... Basemap

FORSTON, MICHAEL K.

Owner: FORSTON, MICHAEL K.
Address: 724 28 ST, Orange, TX
Legal: HOLLYWOOD (SID IS IN CITY 15 & 16),
BLOCK 2, Lot 6, ACRES 0.2
Volume: 00882
Page: 00403
Inst#:
GIS Acres: 0.1997021
Acct#: 005605000080

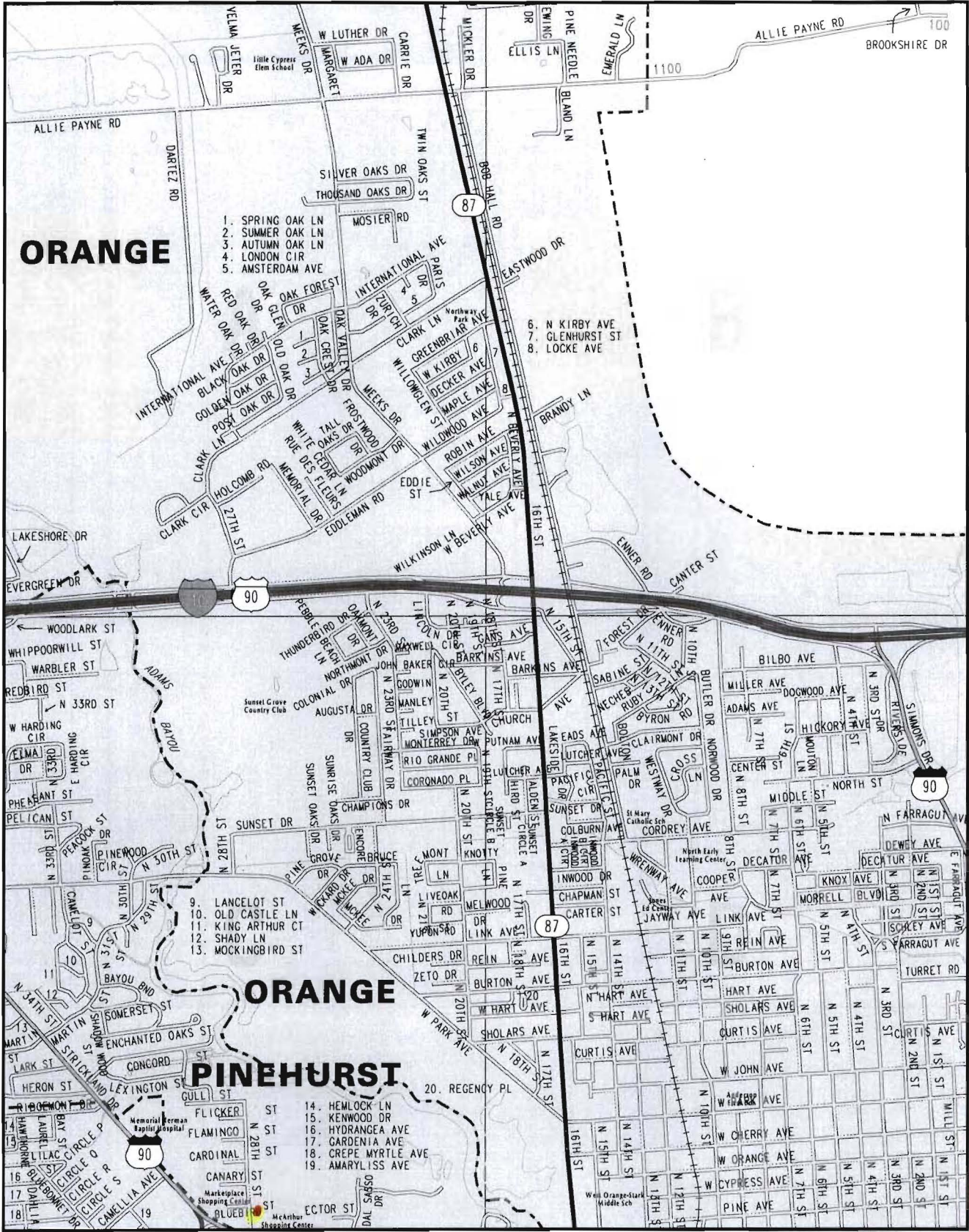
Zoom to

Bluebird ST

28th ST

50 m
200 ft

POWERED BY
esri



see Page 28

See Page 30



Emergency Communications
 South East Texas
 Regional Planning Commission

Scale 2.5" = 1 Mile



Current Owner				Legal Description		Exemptions		Market			
FORSTON, MICHAEL K. (0026798) 730 28TH ST ORANGE, TX 77630-4719				HOLLYWOOD (S/D IS IN CITY 15 & 18), BLOCK 2, Lot 6, ACRES 0.2				Unavailable			
						Entities		Assessed			
						C18, D02, L03, P01, S05, X40		Unavailable			
Situe Address						History Information					
724 28 ST Orange, TX						2013	2012	2011	2010		
						Imp HS	\$0	\$0	\$0	\$0	
						Imp NHS	\$0	\$0	\$0	\$0	
						Land HS	\$3,000	\$3,000	\$3,000	\$3,000	
						Land NHS	\$0	\$0	\$0	\$0	
						Ag Mkt	\$0	\$0	\$0	\$0	
						Ag Use	\$0	\$0	\$0	\$0	
						Tim Mkt	\$0	\$0	\$0	\$0	
						Tim Use	\$0	\$0	\$0	\$0	
						HS Cap	-	-	-	-	
						Assessed	\$3,000	\$3,000	\$3,000	\$3,000	
Building Attributes						Improvements					
Construction	Foundation	Exterior	Interior	Roof	Flooring	Type	Description	Area	Year Built	Eff Year	Value
Heat/AC	Baths	Fireplace	Year Built	Rooms	Bedrooms						
Land Segments											
SPTB	Description	Area	Market	Ag Value							
C1	Vacant	0.20000									

TRUST PROPERTY BID

Quick Review

Account #:	011945-004770
Location:	1012 Orange St, Orange
2013 VALUE ON TAX ROLL	
Land Value for 2013	8,000
Improvement	104,744
Total Value	112,744
Starting Bid at April Tax Sale:	\$ 45,734.43
Amount of Bid:	\$ 35,734.33
Acres:	.322 acres
Condition of Property:	Good
Length of time as trust property:	April 1, 2014
Tax Collector Comment:	Starting bid at the April tax sale was \$45,734. <u>There were no bids offered at the tax sale.</u> After the tax sale three bids were submitted to my office. Two at \$20,000 and this bid at \$35,734. In considering: 1)this bid recovers a large part of the taxes due 2) there was very little interest in bidding on the property, 3) the house is 58 years old 4) and leaving it unoccupied for an undetermined amount of time the hazard of deterioration and vandalism will increase. My recommendation would be to accept this bid.

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

May 5, 2014

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

RE: Bid on trust property described as:

**Lot 5 & 6 Blk 83 Sheldon .322 acres
1012 Orange, Orange**

Account #: 011945-004770

Suit #: A130096-T

Orange County Vs. Mary Bonita Blanda Fontenot

Date of Sale: April 1, 2014

Dear Lynda:

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

J. D. & Rozenia Cook tendered the bid. If accepted the bid would be distributed as noted below.

Amount of Bid: \$ 35,734.33
Less Court Cost of: \$ 1,218.34
Date of Tax Sale: April 1, 2014
Amount to be Distributed: \$ 34,515.99

	<u>Tax Amount</u>	<u>Percent of Total</u>	<u>Actual Recovery</u>
West Orange-C CISD	\$ 15,683.97	35.48%	\$ 12,246.27
Orange County	\$ 9,666.82	21.85%	\$ 7,541.74
Farm to Market	\$ 95.40	0.22%	\$ 75.94
Port District	\$ 162.88	0.37%	\$ 127.71
Drainage District	\$ 1,930.24	4.37%	\$ 1,508.35
City of Orange	\$ 16,669.71	37.71%	\$ 13,015.98
Water District	\$ N/A	N/A	\$ N/A
Emergency Service Dist	\$ N/A	N/A	\$ N/A
TOTAL	44,209.02	100.00%	34,515.99

BID SUBMISSION FORM
On TRUST PROPERTY

Note: Please consult instruction sheet on the necessary items required when submitting a bid.

Name of Bidder:	(Please Print) J.D. & Rozenia Cook	
Mailing Address:	1207 8 th St	
	Orange TX 77630	
Phone Number:	Cell: 409 779-1577 Home: 409 886-3842	Work: N/A

Property Identification:	Account #: 03-11-14 011945-004990	Suit/ Cause #: 12-22/13 A130096-T
Legal Description:	Lots 5 and 6, Block #3, Sheban Addition City of Orange, Orange County, Texas Volume 153, Page 198, Deed Records Orange County	
Location:	1012 Orange St. Orange, TX	

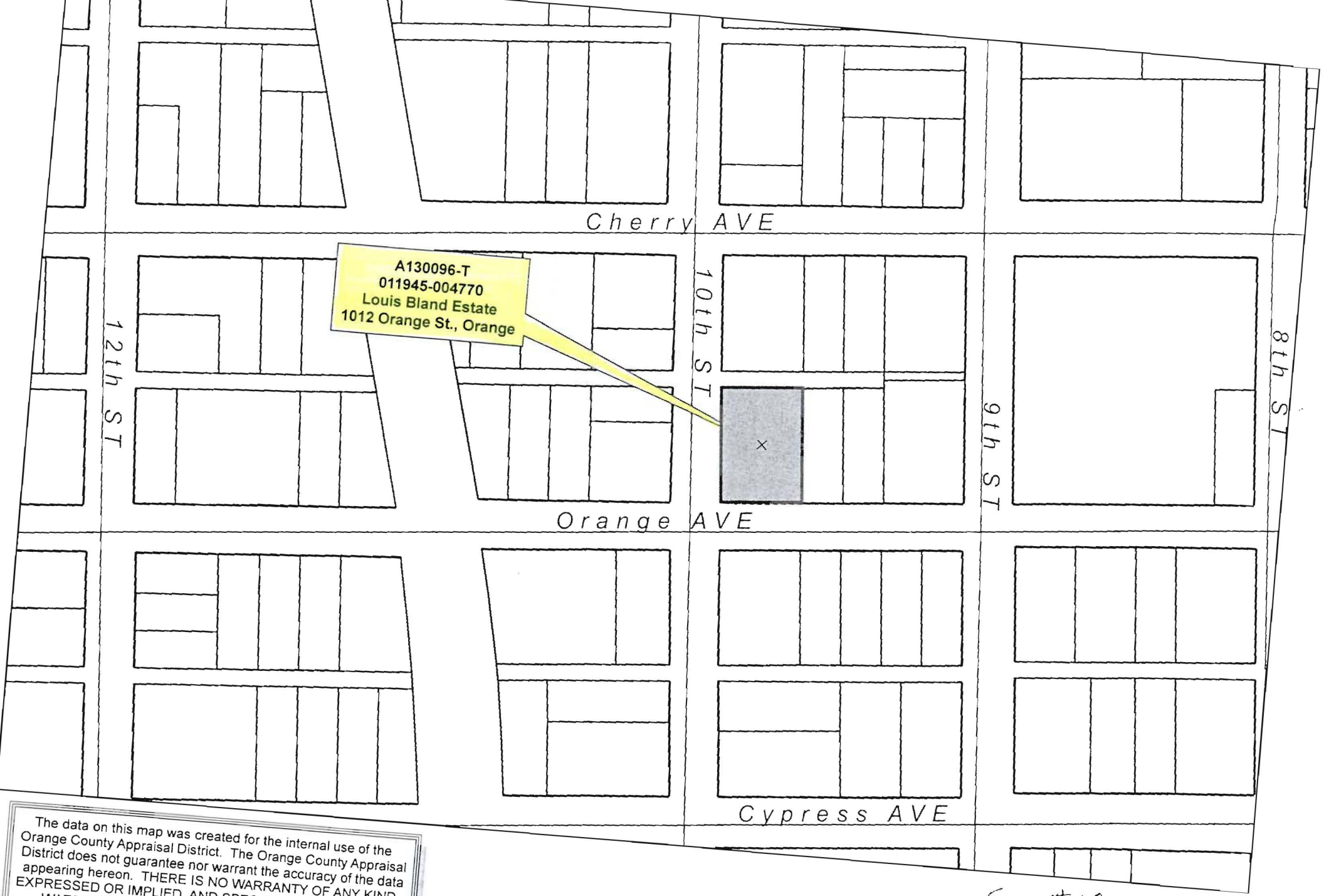
Amount of Bid:	\$ 35,734.33	
If accepted, in what name and address should the deed be prepared?	Name:	Rozenia Cook
	Address:	1207 8 th St
		Orange TX 77630
Date of Bid:	04-30-2014	
Signature of Bidder	A. E. Cook / Rozenia Cook	

The taxing jurisdictions reserve the right to reject any and all bids. Once action has been taken the bidder will be notified at the mailing address noted above. Also, please note that bidders on trust property must be able to demonstrate that they owe no other delinquent property taxes in Orange County as provided for in section 34.015 of the Texas Property Tax Code.

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Submit to: Orange County Tax Office
P.O. Box 1568
Orange, TX 77631-1568

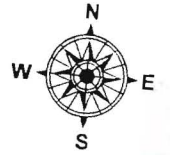




A130096-T
011945-004770
Louis Bland Estate
1012 Orange St., Orange

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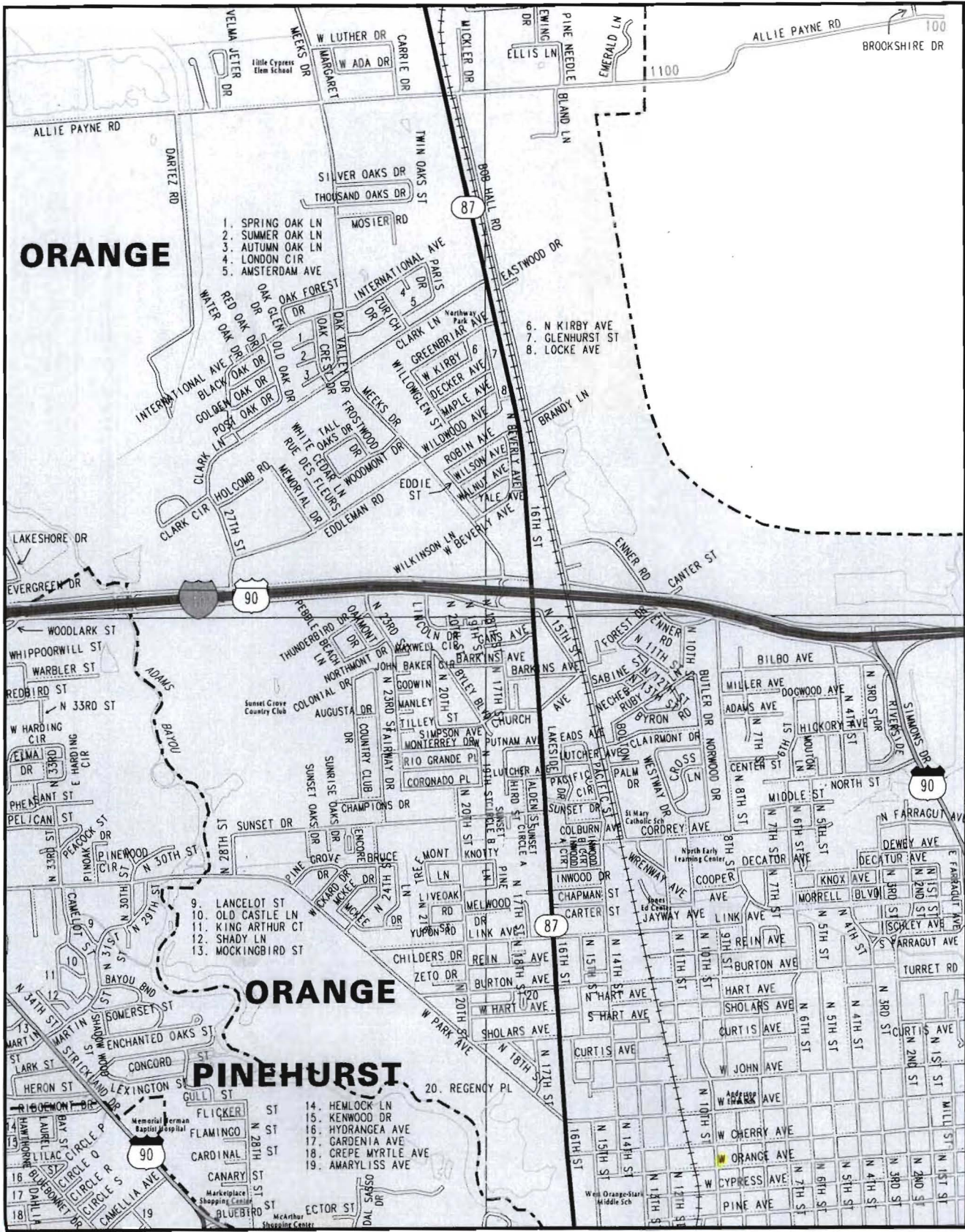
Sale #19



The screenshot displays the Orange County Appraisal District's online map interface. The map shows an aerial view of a residential neighborhood with green property boundaries and yellow parcel numbers. A central pop-up window provides details for a specific property:

BLANDA, LOUIS ESTATE
Owner: BLANDA, LOUIS ESTATE
Address: 1012 ORANGE, Orange, TX
Legal: LOT 5 & 6 BLK 83 SHELDON
Volume:
Page:
Inst#:
GIS Acres: 0.3214
Acct#: 011945004770

Buttons for 'More...' and 'Basemap' are visible in the top right corner. The map includes street names 'Cherry AVE', 'Orange AVE', '10th ST', and '9th ST'. A scale bar at the bottom left shows 50m and 200ft. The Esri logo is in the bottom right corner.

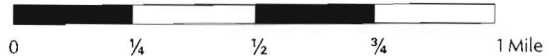


see Page 28

See Page 30



Scale 2.5" = 1 Mile



Current Owner				Legal Description				Exemptions		Market			
BLANDA, LOUIS ESTATE (0007430) % ANNIE MAZZOLA BLANDA MAGNOLIA MANOR 440 GULF GROVES, TX 77619				LOT 5 & 6 BLK 83 SHELDON						Unavailable			
								Entities		Assessed			
				C12, D02, L03, P01, S05, X40				Unavailable					
Situs Address						History Information							
1012 ORANGE Orange, TX						2013		2012		2011		2010	
						Imp HS	\$104,744	\$104,744	\$104,744	\$101,720			
						Imp NHS	\$0	\$0	\$0	\$0			
						Land HS	\$8,000	\$8,000	\$8,000	\$8,000			
						Land NHS	\$0	\$0	\$0	\$0			
						Ag Mkt	\$0	\$0	\$0	\$0			
						Ag Use	\$0	\$0	\$0	\$0			
						Tim Mkt	\$0	\$0	\$0	\$0			
						Tim Use	\$0	\$0	\$0	\$0			
						HS Cap	-	-	-	-			
						Assessed	\$112,744	\$112,744	\$112,744	\$109,720			
Building Attributes						Improvements							
Construction	Foundation	Exterior	Interior	Roof	Flooring	Type	Description	Area	Year Built	Eff Year	Value		
	SLAB	BRICK	SHEETROCK	HIP	CARPET-VINYL	R	Residential						
						MA	Main Area	3379	1956	1956			
						CPT1	Carport	552					
Land Segments													
SPTB	Description	Area	Market	Ag Value									
A1	Improved	0.32200											