

NOTICE OF PUBLIC MEETING
THE FREEPORT CITY COUNCIL
MONDAY, JULY 15TH, 2013, 6:00 P.M.
FREEPORT MUNICIPAL COURT ROOM
FREEPORT POLICE DEPARTMENT, 430 NORTH BRAZOSPORT BLVD.
FREEPORT, TEXAS
AGENDA
FORMAL SESSION

1. Call to order.
2. Invocation.
3. Pledge of Allegiance.
4. Consideration of approving the July 1st & July 11th, 2013 Council Minutes.
Pg. 480-483
5. Attending citizens and their business.
6. Consideration of rescheduling to August 19th 2013 for a Joint Public Hearing date to grant a Specific-Use Permit to CenterPoint Energy Houston Electric to construct a communication tower and shelter on 1102 FM 1495, known as 1102 Pine Street, Freeport Texas.
7. Consideration of rescheduling to August 19th, 2013 for a Joint Public Hearing to grant a Specific-Use Permit to CenterPoint Energy Houston Electric to construct a communication tower and shelter on 2304 Skinner, Freeport Texas.
8. Consideration of selling the City's interest on Block 50, Lots 16 & 17, known as 415-417 South Ave. F., Velasco Townsite, Tx. Id. No. 8110-0486-000. Pg. 484-491b
9. Consideration of selling the City's interest on Block 50, Lots 18, 19, 20, known as 409-413 South Ave. F. Velasco Townsite, Tx. Id No. 8110-0487-000. Pg. 492-501
10. Consideration of selling the City's interest on Block 627, Lots 21 & 22, known as 717-719 North Ave. D, Velasco Townsite, Tx. Id No. 8110-2259-000. Pg. 502-511
11. Consideration of selling the City's interest on Block 627, Lots 23 & 24, known as 721—723 North Ave. D., Velasco Townsite, Tx. Id No. 8110-2260-000. Pg. 512-521
12. Consideration of approving the appraised value and selling Block 51, Lot 22, Velasco Townsite, known as 405 South Ave. G. Tx. Id. No. 8110-0503-000. Pg. 522-535

Work Session:

- A. Presentation by City Manager Jeff Pynes on proposed budget fiscal year 2013-2014.

B. Appointing qualified person(s) to the following boards and commissions:

- Planning Commission
- Library Board
- Board of Adjustments
- Urban Renewal Board
- Beautification Parks & Recreation Committee
- Economic Development
- Freeport Historical Board & Main Street Advisory Board
- Charter Review Commission
- Senior Citizens Commission

C. Appointing City Council liaison(s) to the following Boards and Commissions:

- Planning Commission
- Library Board
- Board of Adjustments
- Urban Renewal Board
- Beautification Parks & Recreation Committee
- Economic Development
- Freeport Historical Board & Main Street Advisory Board
- Charter Review Commission
- Senior Citizens Commission

Adjourn

Items not necessary discussed in the order they appear on the agenda. The Council at its discretion may take action on any or all of the items as listed. This notice is posted pursuant to the Texas Open Meeting Act. (Chapter 551, Government Code).

In compliance with the Americans with Disabilities Act, the City of Freeport will provide for reasonable accommodations for persons attending City Council Meetings. Request should be received 48 hours prior to the meeting. Please contact the City Secretary office at 979-233-3526.

I, Delia Munoz City Secretary for the City of Freeport, Texas certify that this agenda was posted on the official bulletin board/glass door of City Hall, facing the rear parking lot of the building, with 24 hours a day public access, 200 West 2nd Street, Freeport Texas, July 12th, 2013 at or before 5:00 p.m.

Delia Munoz - City Secretary
City of Freeport, Texas

State of Texas

County of Brazoria

City of Freeport

BE IT REMEMBERED, that the City Council of the City of Freeport met on Monday, July 1st 2013, at 6:00 p.m., at the Freeport Municipal Court Room, 430 North Brazosport Boulevard, for the purpose of considering the following agenda items:

City Council: Mayor Norma Moreno Garcia
Councilwoman Michelle Kent
Councilman Fred Bolton
Councilwoman Sandra Loeza
Councilwoman Sandra Barbree

Staff: Jeff Pynes, City Manager
Gilbert Arispe, Asst. City Manager
Delia Munoz, City Secretary
Nat Hickey, Property Manager
Larry Fansher, Park Director

Visitors: Shannon Daughtry Manning Rollerson
Jerry Meeks Tren Bell
Bill Morris

Call to order.

Mayor Norma M. Garcia called the meeting to order at 6:00 p.m.

Invocation.

Wallace Shaw offered the invocation.

Pledge of Allegiance.

Billy Morris led the Pledge of Allegiance.

Consideration of approving the June 24th, 2013 Council Minutes.

On a motion by Councilwoman Barbree, seconded by Councilwoman Loeza, with all present voting "aye", Council unanimously approved the June 24th, 2013 Council Minutes.

Attending citizens and their business.

Manning Rollerson continues to object on security camera being installed on North Ave. J and Skinner Street.

Billy Morris complained about charges being filed and false information given to the Police Department.

Consideration of approving a request for a variance to install a 16 ft. x 30 ft. LED sign display for Oasis Retail, 1100 Brazosport Boulevard, Freeport Texas.

On a motion by Councilwoman Kent, seconded by Councilman Bolton, with all present voting "Aye", Council unanimously approved a request for a variance to install a 16 ft. x 30 ft. LED sign display for Oasis Retail, 1100 Brazosport Boulevard, Freeport Texas.

Consideration of approving July 15th, 2013 for a Joint Public Hearing date to grant a Specific-Use Permit to CenterPoint Energy Houston Electric to construct a communication tower and shelter on 1102 FM 1495, known as 1102 Pine Street, Freeport Texas.

On a motion by Councilwoman Kent, seconded by Councilwoman Barbree, with all present voting "Aye", Council unanimously approved July 15th, 2013 for a Joint Public Hearing date to grant a Specific-Use Permit to CenterPoint Energy Houston Electric to construct a communication tower and shelter on 1102 FM 1495, known as 1102 Pine Street, Freeport Texas.

Consideration of approving July 15th, 2013 for a Joint Public Hearing to grant a Specific-Use Permit to CenterPoint Energy Houston Electric to construct a communication tower and shelter on 2304 Skinner, Freeport Texas.

On a motion by Councilwoman Kent, seconded by Councilwoman Barbree, with all present voting "Aye", Council unanimously approved July 15th, 2013 for a Joint Public Hearing date to grant a Specific Use Permit to CenterPoint Energy Houston Electric to construct a communication tower and shelter on 2304 Skinner, Freeport Texas.

Consideration of approving a request from Tren Bell, 922 County Road, Brazoria to have a trail ride and closure of streets intersecting with East Park, West Park, Cherry Street and Second Street, turning left at Yaupon and riding back to Fourth Street, from 2:00 p.m. to 3:30 p.m. on Saturday, July 20th, 2013.

On a motion by Councilwoman Kent, seconded by Councilwoman Loeza, with all present voting "Aye", Council unanimously approved a request from Tren Bell, 922 County Road, Brazoria to have a trail ride and closure of streets intersecting with East Park, West Park, Cherry Street and Second Street, turning left at Yaupon and riding back to Fourth Street, from 2:00 p.m. to 3:30 p.m. on Saturday, July 20th, 2013.

Consideration of approving and authorizing the City Manager to purchase equipment for the Freeport Recreation Center.

Asst. City Manager Gilbert Arispe presented Council a Powerpoint Presentation of the new equipment for the Freeport Recreation Center.

On a motion by Councilwoman Kent, seconded by Councilwoman Loeza, with all present voting "Aye", Council unanimously approved the City Manager to purchase \$81,000 equipment for the Freeport Recreation Center.

Work Session:

Consumer Confidence Report for calendar year 2012 by Project Manager Jerry Meeks.

Project Manager Jerry Meeks advised Council that all the residents of Freeport were mailed the Annual Water Quality Report for the period of January 1 to December 31, 2012. The report is intended to provide important information about your drinking water and the efforts made by the water system to provide safe drinking water.

Discussing regarding fiscal year 2013-2014 budget and workshops.

Mr. Pynes reviewed a three year funding by department. He reviewed the water and sewer expenditures and revenues, commercial water rates. Council scheduled July 11th and 17th , 2013 for budget workshops.

Adjourn

On a motion by Councilwoman Kent, seconded by Councilwoman Barbree, with all present voting "Aye", Council adjourned the meeting at 6:40 p.m.

Mayor Norma M. Garcia
City of Freeport, Texas

City Secretary – Delia Munoz
City of Freeport, Texas

State of Texas

County of Brazoria

City of Freeport, Texas

BE REMEMBERED, that the City Council of the City of Freeport met for a budget workshop on Thursday, July 11, 2013 at 6:05 p.m. at the Freeport Police Department Municipal Court Room, 430 North Brazosport Boulevard, for the purpose of considering the 2013-2014 budget proposals:

City Council: Mayor Norma M. Garcia
Councilwoman Michelle Kent
Councilman Fred Bolton
Councilwoman Sandra Loeza
Councilwoman Barbree

Staff: Jeff Pynes, City Manager
Gilbert Arispe, Asst. City Manager
Delia Munoz, City Secretary
Bob Welch, Finance Director
Brian Davis, Fire Chief
Kola Olayiwola, Building Department
Dan Pennington, Police Chief

Visitors: Glenda Fansher, Jerry Meeks
Shannon Daughtry

Call to order

Mayor Garcia opened the budget workshop at 6:00 p.m.

Work Session

City Manager Jeff Pynes and Department Directors presented budget proposals for fiscal year 2013-2014. The Directors reviewed and discussed the proposed budget for the following departments; a General Review of Revenue Projections, Mayor & Council, General Administration, Service Center, Municipal Court, Police, Fire & Ems, Code Enforcement Building and Street Department. The next budget workshop is scheduled for July 25, 2013 at the Freeport Police Department.

Adjourn

On a motion by Councilwoman Kent, seconded by Councilwoman Loeza, with all present voting "aye", Council adjourned the workshop at 7:42 p.m.



PROPERTY MANAGEMENT

Jeff Pynes
Chief Executive Officer
City Manager

July 9, 2013

Jeff Pynes
City Manager

re: Lots 16, 17, Block 50, Velasco Townsite
415-417 South Avenue F
Tax ID 8110-0486-000

Please place the following item on the ^{Agenda} ~~August~~ 5, 2013, City Council agenda:

Discuss / consider the sale of city intrest in lots 16 and 17,
block 50, known as 415-417 South Avenue F, Velasco
Townsite
Tax ID 8110-0486-000

This property is in trust to Brazoria County.

Find attached the following documents:

- a. Resale Data Information Sheet
- b. Plat showing location of property
- c. Bid Analysis & Distribution
- d. Property Tax Status
- e. Brazoria CAD - Property Details

N C Hickey
Property

attach

xc: Lacey Powell

/s



**PROPERTY MANAGEMENT
MEMO**

Resale Data Information Sheet

Council: August 5, 2013
Agenda item: _____

Block & Lot(s): Block 50, Lots 16, 17

Street Location: 415 - 417 South Avenue F
Account : 8110-0486-000

Taxes delinquent: \$ 9,360.41 - thru August 31, 2013
Taxes extinguished: \$ unknown

Value of property: \$ 23,930,00 - improved

Offer by: **James Herron** \$ 2,000.00

Taxes extinguished: \$ unknown

Liens outstanding: \$ 0

Court costs & post judgment: \$ 2,181.55

To distribute: \$ 0

Amount to Freeport: \$ 0

Zoning: R-2

Recommendation: Pleasure of Council

Action: Sell
 Reject offer

Comments:

Trust sale-Council action

Pg 484 b

Block: 50 Owner Trust
 Lot(s) 16 - 17 Tax ID 8110-0486-000 Deed
 Street Address 415 - 417 South Avenue F

South Avenue F

24	Watson	4/01
23	Lewis	03
22	Hawthorn	05
21	Freeport	07
20	Trust	09
19	Trust	11
18	Trust	13
17	Trust	4/15
16	Trust	4/17
15	Gunnels	19
14	Tolbert	21
13	Shelton	4/23

Alley

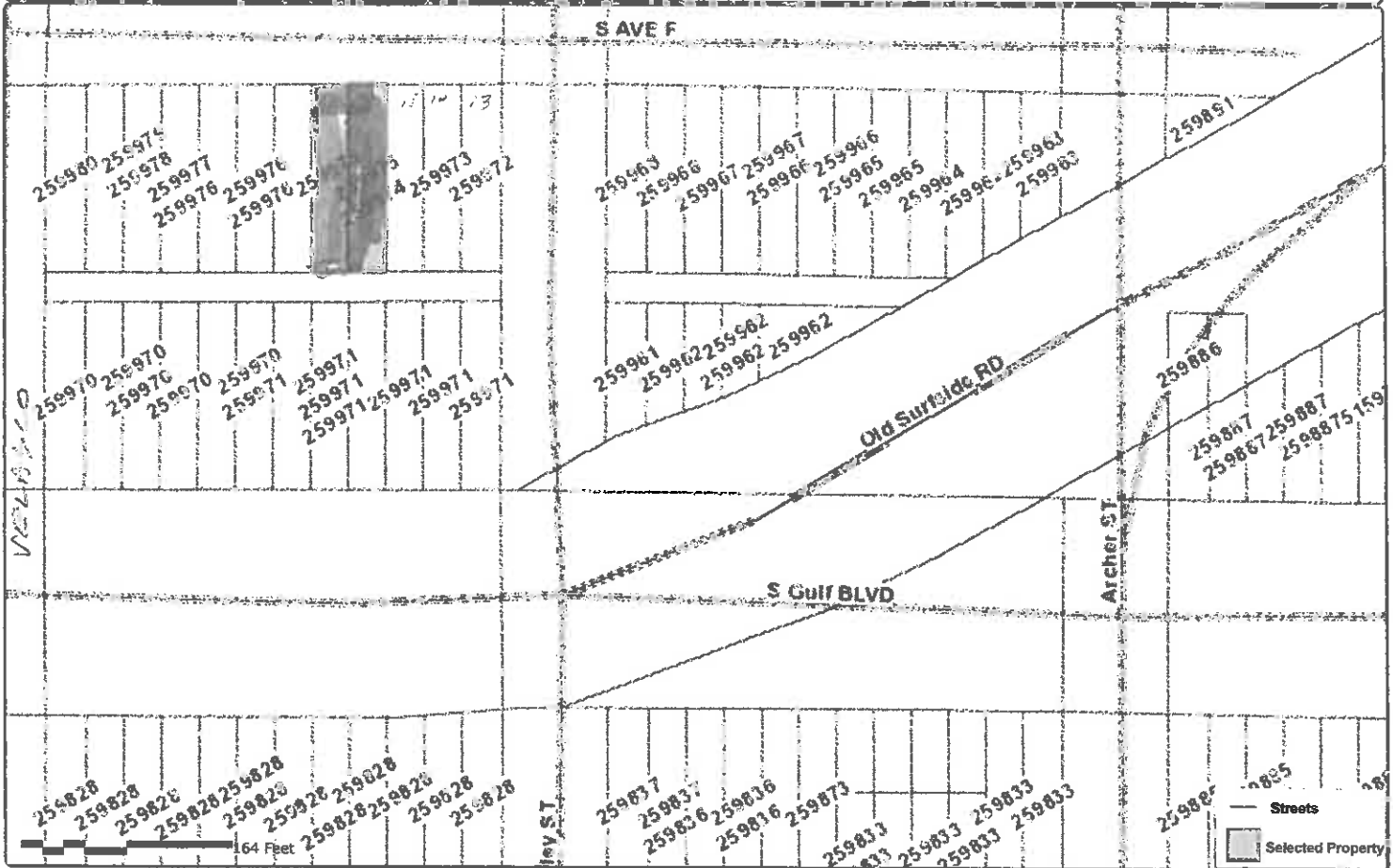
1	Rosales	4/02
2	Rosales	04
3	Rosales	06
4	Rosales	08
5	Rosales	10
6	Romero	12
7	Romero	14
8	Romero	16
9	Romero	18
10	Romero	20
11	Romero	22
12	Romero	4/24

Britt Batley

Gulf Boulevard

Velasco Boulevard

Brazoria CAD - Map of Property ID 259975 for Year 2013



Property Details

Account

Property ID: 259975
 Geo ID: 8110-0486-000
 Type: Real
 Legal Description: VELASCO (FREEPORT), BLOCK 50, LOT 16-17 (CAUSE #45138)

Location

Situs Address: 417 S AVE F FREEPORT,
 Neighborhood: VELASCO
 Mapsco:
 Jurisdictions: CAD, CFP, DR2, GBC, JBR, NAV, RDB, SBR

Owner

Owner Name: CITY OF FREEPORT IN TRUST
 Mailing Address: , 200 W 2ND ST, , FREEPORT, TX 77541-5773

Property

Appraised Value: \$23,930.00

<https://propaccess.trueautomation.com/Map/View/Map/51/259975/2013>



Map Disclaimer: This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Brazoria County Appraisal District expressly disclaims any and all liability in connection herewith.

BID ANALYSIS

Cause Number:	45138	Account Number:	8110-0486-000
Offer Amount:	\$2,000.00	Value \$:	\$22,170.00
Person Offering:	JAMES HERRON	Adjudged Value\$:	\$26,080.00

Judgement Information

Taxing Entity	Tax Years	Amount Due
BC	2001-2007	\$1,109.86
Brazosport ISD		\$3,908.08
BRHND		\$180.36
Brazosport College		\$302.18
Velasco Drainage		\$214.84
City of Freeport		\$2,032.66
	Total	\$7,745.96

Costs

Court Costs	\$789.00	Sheriff Fees	\$313.09
Publication Fees	\$165.60	Research Fees	\$175.00
Ad Litem		Recording fee's	\$24.00
	Liens		
Cost of Deed		Deed file date	
	Total		\$1,466.69

Post Judgement Information

Taxing Entity	Tax Year's	Amount Due
BC	1999-2001	\$97.97
Brazosport ISD		\$0.00
BRHND		\$355.83
Brazosport College		\$19.59
Velasco Drainage		\$20.89
City of Freeport		\$17.87
		\$0.00
		\$202.71
	Post Judgment Total	\$714.86

Proposed Distribution

Offer Amount	\$2,000.00	Costs + P & J	\$2,181.55
Net to Distribute \$			-\$181.55

BC	14.33%	-\$26.01
Brazosport ISD	50.43%	-\$91.55
BRHND	2.33%	-\$4.23
Brazosport College	3.90%	-\$7.08
Velasco Drainage	2.77%	-\$5.04
City of Freeport	26.24%	-\$47.64

Wednesday, July 10, 2013

Property Tax Status

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[Request a Tax Statement](#)

Make your check or money order payable to:
 Ro'Vin Garrett, RTA
 111 E Locust
 Angleton, Texas 77515



A Convenience Fee of up to 2.65% will be charged for all credit card payments by the vendor providing this service. For eChecks, a convenience fee of \$1.50 will be charged for each transaction. The fee covers the cost of making payments by credit card possible. The fee will appear as a charge to 'Certified Payments'. No part of this fee is retained by Brazoria County.

Unless otherwise noted, all data refers to tax information for 2012. All amounts due include penalty, interest, and attorney fees when applicable. Due to the large volume of work during heavy payment periods amounts due may not reflect payments that have been received but not yet processed.

Account Number: 81100486000

Address:
 CITY OF FREEPORT IN TRUST
 200 W 2ND ST
 FREEPORT, TX 77541-5773

Property Site Address:
 417 S AVE F

Legal Description:
 VELASCO (FREEPORT), BLOCK 50, LOT 16-17
 (CAUSE #45138)

Current Tax Levy: \$0.00
Current Amount Due: \$0.00
Prior Year Amount Due: \$9,360.41
Total Amount Due: \$9,360.41

Last Payment Amount for Current Year Taxes:
 Not Received

Active Lawsuits: None

Pending Credit Card or E-Check Payments:
 No Payment Pending

[Click Here to Pay Now](#)

Jurisdictions:
 BRAZORIA COUNTY
 BRAZOSPORT COLLEGE
 BRAZOSPORT ISD
 CITY OF FREEPORT
 PORT FREEPORT
 SPECIAL ROAD & BRIDGE
 VELASCO DRAINAGE DIST. NO 2

Market Value: \$22,170
Land Value: \$2,810
Improvement Value: \$19,360
Capped Value: \$0
Agricultural Value: \$0
Exemptions: XMP
Last Certified Date: 08/06/2012

[Taxes Due Detail by Year and Jurisdiction](#)

[Payment Information](#)

[Click Here](#) to see your estimated amount due for a different date. You can see this information by year and by both year and jurisdiction.

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Wednesday, July 10, 2013

Taxes Due Detail by Year[Begin a New Search](#) [Go to Your Portfolio](#)[Return to the Previous Page](#) [Taxes Due by Jurisdiction](#)**Account No.:** 81100486000**Delinquency Date:** 02/01/2013**Active Lawsuits:** None

* Additional Collection Costs

Year	Base Tax Due	by end of July 2013		by end of August 2013		by end of September 2013	
		Penalty, Interest, and ACC* Due	Total Due	Penalty, Interest, and ACC* Due	Total Due	Penalty, Interest, and ACC* Due	Total Due
2001	\$329.84	\$618.47	\$948.31	\$622.24	\$952.08	\$626.06	\$955.90
2002	\$330.50	\$584.69	\$915.19	\$588.52	\$919.02	\$592.38	\$922.88
2003	\$411.80	\$704.99	\$1,116.79	\$709.94	\$1,121.74	\$714.88	\$1,126.68
2004	\$436.86	\$684.98	\$1,121.84	\$690.25	\$1,127.11	\$695.49	\$1,132.35
2005	\$511.38	\$728.19	\$1,239.57	\$734.35	\$1,245.73	\$740.49	\$1,251.87
2006	\$495.71	\$634.51	\$1,130.22	\$640.47	\$1,136.18	\$646.42	\$1,142.13
2007	\$613.88	\$697.37	\$1,311.25	\$704.73	\$1,318.61	\$712.10	\$1,325.98
2008	\$530.67	\$526.43	\$1,057.10	\$532.78	\$1,063.45	\$539.18	\$1,069.85
2009	\$281.45	\$238.69	\$520.14	\$242.04	\$523.49	\$245.41	\$526.86
Total Amount Due:	\$3,942.09	\$5,418.32	\$9,360.41	\$5,465.32	\$9,407.41	\$5,512.41	\$9,454.50

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E-mail: roying@brazoria-county.com
 111 E. Locust Suite
 Angleton, TX 77515
 (979) 864-1320

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Wednesday, July 10, 2013

Payment Information

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Account No.: 81100486000

Receipt Date	Amount	Tax Year	Description	Payer
2010-10-13	\$400.00	2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009	Payment	BRAZORIA COUNTY
2001-01-23	\$542.38	1998, 2000	Payment	WILLIAMS CHARLES
2001-01-11	\$300.00	1997, 1998	Payment	WILLIAMS CHARLES
2000-11-09	\$137.00	1997	Payment	WILLIAMS CHARLES
2000-10-11	\$130.00	1997	Payment	WILLIAMS CHARLES
2000-09-08	\$130.00	1997	Payment	WILLIAMS CHARLES
2000-08-09	\$130.88	1996, 1997	Payment	WILLIAMS CHARLES
2000-07-18	\$130.88	1996	Payment	WILLIAMS CHARLES
2000-06-12	\$1,050.00	1995, 1996	Payment	WILLIAMS CHARLES
2000-06-09	\$359.29	1999	Payment	WILLIAMS CHARLES
1995-01-31	\$318.99	1994	Payment	UNKNOWN
1995-01-31	\$14.99	1994	Payment	UNKNOWN
1993-12-31	\$309.65	1993	Payment	UNKNOWN
1993-12-31	\$16.24	1993	Payment	UNKNOWN
1993-01-31	\$202.53	1992	Payment	UNKNOWN
1993-01-31	\$15.75	1992	Payment	UNKNOWN
1992-01-29	\$15.52	1991	Payment	UNKNOWN
1990-12-31	\$15.64	1990	Payment	UNKNOWN
1989-12-21	\$21.85	1989	Payment	UNKNOWN
1989-01-09	\$21.68	1988	Payment	UNKNOWN
1988-01-12	\$22.00	1987	Payment	UNKNOWN

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 111 E. Locust Suite
 Angleton, TX 77515
 (979) 864-1320

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Brazoria CAD

Property Search Results > 259975 CITY OF FREEPORT IN TRUST for Year 2013

Property

Account

Property ID: 259975 Legal Description: VELASCO (FREEPORT), BLOCK 50, LOT 16-17 (CAUSE #45138)
 Geographic ID: 8110-0486-000 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 417 S AVE F FREEPORT, Mapsco:
 Neighborhood: VELASCO Map ID:
 Neighborhood CD: S8110

Owner

Name: CITY OF FREEPORT IN TRUST Owner ID: 114250
 Mailing Address: 200 W 2ND ST % Ownership: 100.0000000000%
 FREEPORT, TX 77541-5773
 Exemptions: EX

Values

(+) Improvement Homesite Value:	+	\$21,120	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$2,810	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$23,930	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$23,930	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$23,930	

Taxing Jurisdiction

Owner: CITY OF FREEPORT IN TRUST
 % Ownership: 100.0000000000%
 Total Value: \$23,930

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	BRAZORIA COUNTY APPRAISAL DISTRICT	0.000000	\$23,930	\$0	\$0.00
CFP	CITY OF FREEPORT	0.700000	\$23,930	\$0	\$0.00
DR2	VELASCO DRAINAGE DISTRICT	0.094805	\$23,930	\$0	\$0.00
GBC	BRAZORIA COUNTY	0.425860	\$23,930	\$0	\$0.00
JBR	BRAZOSPORT COLLEGE	0.259436	\$23,930	\$0	\$0.00
NAV	PORT FREEPORT	0.051500	\$23,930	\$0	\$0.00

RDB	ROAD & BRIDGE FUND	0.060000	\$23,930	\$0	\$0.00
SBR	BRAZOSPORT INDEPENDENT SCHOOL DISTRICT	1.259500	\$23,930	\$0	\$0.00
Total Tax Rate:		2.851101			

Taxes w/Current Exemptions: \$0.00
 Taxes w/o Exemptions: \$682.27

Improvement / Building

Improvement #1:	Residential	State Code:	X3	Living Area:	871.0 sqft	Value:	\$21,120
	Type	Description	Class CD	Exterior Wall	Year Built	SQFT	
	MA	MAIN AREA	3+	R5	1960	871.0	
	OPF	OPEN PORCH	3+		1960	65.0	

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	S1	PRIMARY SITE	0.1435	6250.00	0.00	0.00	\$2,810	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2013	\$21,120	\$2,810		0	23,930	\$0 \$23,930
2012	\$19,360	\$2,810		0	22,170	\$0 \$22,170
2011	\$21,910	\$2,810		0	24,720	\$0 \$24,720
2010	\$22,370	\$2,810		0	25,180	\$0 \$25,180
2009	\$17,610	\$4,060		0	21,670	\$0 \$21,670
2008	\$17,610	\$4,060		0	21,670	\$0 \$21,670
2007	\$22,020	\$4,060		0	26,080	\$0 \$26,080
2006	\$14,690	\$4,060		0	18,750	\$0 \$18,750
2005	\$14,120	\$4,060		0	18,180	\$0 \$18,180
2004	\$12,920	\$2,810		0	15,730	\$0 \$15,730
2003	\$12,170	\$2,810		0	14,980	\$0 \$14,980
2002	\$9,450	\$2,810		0	12,260	\$0 \$12,260
2001	\$9,450	\$2,810		0	12,260	\$0 \$12,260

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	7/6/2009 12:00:00 AM	SD	SHERIFF'S DEED	WILLIAMS CHARLE	CITY OF FREEPOR	09	031292	
2	1/1/2008 12:00:00 AM							

Questions Please Call (979) 849-7792

Website version: 1.2.2.2

Database last updated on: 6/19/2013 9:20 PM

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pg 491 b



PROPERTY MANAGEMENT

July 9, 2013

Jeff Pynes
Chief Executive Officer
City Manager

Jeff Pynes
City Manager

re: Lots 18, 19, 20, Block 50, Velasco Townsite
409-413 South Avenue F
Tax ID 8110-0487-000

Please place the following item on the ^{JULY 11}~~August 5~~, 2013, City Council agenda:

Discuss / consider the sale of city intrest in lots 18, 19 and 20,
block 50, known as ~~415-417~~ South Avenue F, Velasco Townsite
Tax ID 8110-0487-000 (409-413)

This property is in trust to Brazoria County.

Find attached the following documents:

- a. Resale Data Information Sheet
- b. Plat showing location of property
- c. Bid Analysis & Distribution
- d. Property Tax Status
- e. Brazoria CAD - Property Details

N C Hickey
N C Hickey
Property

attach

xc: Lacey Powell

/s



**PROPERTY MANAGEMENT
MEMO**

Resale Data Information Sheet

Council: August 5, 2012³
Agenda item: _____

Block & Lot(s): Block 50, Lots 18, 19, 20

Street Location: 409 - 413 South Avenue F
Account : 8110-0487-000

Taxes delinquent: \$ 3,298.51 - thru August 31, 2013
Taxes extinguished: \$ unknown

Value of property: \$ 4,220.00 - un-improved

Offer by: **James Herron** \$ **2,000.00**

Taxes extinguished: \$ unknown

Liens outstanding: \$ 0

Court costs & post judgment: \$ 1,474.86

To distribute: \$ 525.14

Amount to Freeport: \$ 149.65

Zoning: R-2

Recommendation: Pleasure of Council

Action: Sell
 Reject offer

Comments:

Trust sale-Council action

Brazoria CAD

Property Search Results > 259976 CITY OF FREEPORT IN TRUST for Year 2013

Property

Account

Property ID: 259976 Legal Description: VELASCO (FREEPORT), BLOCK 50, LOT 18-19-20 (SUIT #88T6152)
 Geographic ID: 8110-0487-000 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 419 S AVE F FREEPORT, Mapsco:
 Neighborhood: VELASCO Map ID:
 Neighborhood CD: S8110

Owner

Name: CITY OF FREEPORT IN TRUST Owner ID: 114250
 Mailing Address: 200 W 2ND ST FREEPORT, TX 77541-5773 % Ownership: 100.000000000000%
 Exemptions: EX

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$4,220	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$4,220	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$4,220	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$4,220	

Taxing Jurisdiction

Owner: CITY OF FREEPORT IN TRUST
 % Ownership: 100.000000000000%
 Total Value: \$4,220

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	BRAZORIA COUNTY APPRAISAL DISTRICT	0.000000	\$4,220	\$0	\$0.00
CFP	CITY OF FREEPORT	0.700000	\$4,220	\$0	\$0.00
DR2	VELASCO DRAINAGE DISTRICT	0.094805	\$4,220	\$0	\$0.00
GBC	BRAZORIA COUNTY	0.425860	\$4,220	\$0	\$0.00
JBR	BRAZOSPORT COLLEGE	0.259436	\$4,220	\$0	\$0.00
NAV	PORT FREEPORT	0.051500	\$4,220	\$0	\$0.00

RDB	ROAD & BRIDGE FUND	0.060000	\$4,220	\$0	\$0.00
SBR	BRAZOSPORT INDEPENDENT SCHOOL DISTRICT	1.259500	\$4,220	\$0	\$0.00
Total Tax Rate:		2.851101			
				Taxes w/Current Exemptions:	\$0.00
				Taxes w/o Exemptions:	\$120.32

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	S1	PRIMARY SITE	0.2152	9375.00	0.00	0.00	\$4,220	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2013		\$0	\$4,220	0	4,220	\$0 \$4,220
2012		\$0	\$4,220	0	4,220	\$0 \$4,220
2011		\$0	\$4,220	0	4,220	\$0 \$4,220
2010		\$0	\$4,220	0	4,220	\$0 \$4,220
2009		\$0	\$4,220	0	4,220	\$0 \$4,220
2008		\$0	\$6,090	0	6,090	\$0 \$6,090
2007		\$0	\$6,090	0	6,090	\$0 \$6,090
2006		\$0	\$6,090	0	6,090	\$0 \$6,090
2005		\$0	\$6,090	0	6,090	\$0 \$6,090
2004		\$0	\$4,220	0	4,220	\$0 \$4,220
2003		\$0	\$4,220	0	4,220	\$0 \$4,220
2002		\$0	\$4,220	0	4,220	\$0 \$4,220
2001		\$0	\$4,220	0	4,220	\$0 \$4,220

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/9/2001 12:00:00 AM	SD	SHERIFF'S DEED	WATSON MARY LE	CITY OF FREEPOR	01	002112	0

Questions Please Call (979) 849-7792

Website version: 1.2.2.2

Database last updated on: 6/19/2013 9:20 PM

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This site only supports Internet Explorer 6+, Netscape 7+ and Firefox 1.5+.

Block: 50 Owner Trust
 Lot(s) 18 - 20 Tax ID 8110-0487-000 Deed 2001002112
 Street Address 409 - 413 South Avenue F

South Avenue F

401	Watson	24
03	Lewis	23
05	Hawthorn	22
07	Freeport	21
09	Trust	20
11	Trust	19
13	Trust	18
15	Trust	17
17	Trust	16
19	Gunnels	15
21	Tolbert	14
23	Shelton	13

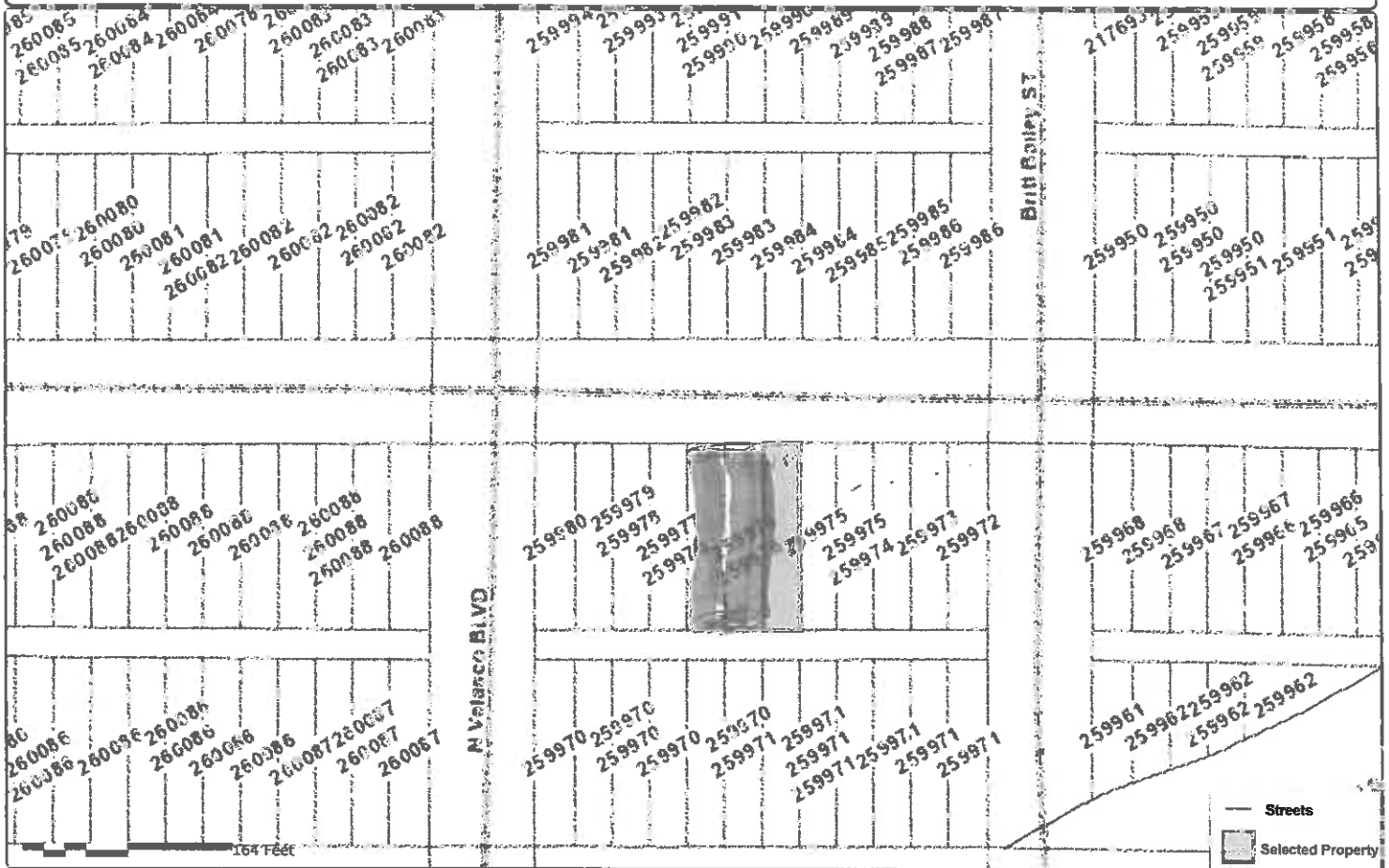
Alley

402	Rosales	1
04	Rosales	2
06	Rosales	3
08	Rosales	4
10	Rosales	5
12	Romero	6
14	Romero	7
16	Romero	8
18	Romero	9
20	Romero	10
22	Romero	11
24	Romero	12

Gulf Boulevard

Velasco Boulevard

Brazoria CAD - Map of Property ID 259976 for Year 2013



Property Details

Account

Property ID: 259976
 Geo ID: 8110-0487-000
 Type: Real
 Legal Description: VELASCO (FREEPORT), BLOCK 50, LOT 18-19-20 (SUITE #88T6152)

Location

Situs Address: 419 S AVE F FREEPORT,
 Neighborhood: VELASCO
 Mapsco:
 Jurisdictions: CAD, CFP, DR2, GBC, JBR, NAV, RDB, SBR

Owner

Owner Name: CITY OF FREEPORT IN TRUST
 Mailing Address: , 200 W 2ND ST, , FREEPORT, TX 77541-5773

Property

Appraised Value: \$4,220.00

<https://propaccess.trueautomation.com/Map/View/Map/51/259976/2013>

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Map Disclaimer: This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Brazoria County Appraisal District expressly disclaims any and all liability in connection herewith.

BID ANALYSIS

Cause Number:	88T8152	Account Number:	8110-0487-000
Offer Amount:	\$2,000.00	Value \$:	\$4,220.00
Person Offering:	JAMES HERRON	Adjudged Value\$:	\$4,220.00

Judgement Information

Taxing Entity	Tax Years	Amount Due
BC	1969-1998	\$327.77
BCED		\$0.00
Brazosport ISD		\$1,250.78
BRHND		\$78.85
Brazosport College		\$68.74
Velasco Drainage		\$105.76
Road Dist 34		\$0.00
City of Freeport		\$730.13
Total		\$2,562.03

Costs

Court Costs	\$597.00	Sheriff Fees	
Publication Fees		Research Fees	\$150.00
Ad Litem		Recording fee's	\$13.00
	Liens		
Cost of Deed		Deed file date	
Total			\$760.00

Post Judgement Information

Taxing Entity	Tax Year's	
BC	1999-2001	\$97.97
BCED		\$0.00
Brazosport ISD		\$355.83
BRHND		\$19.58
Brazosport College		\$20.89
Velasco Drainage		\$17.87
Road Dist 34		\$0.00
City of Freeport		\$202.71
Post Judgment Total		\$714.86

Proposed Distribution

Offer Amount	\$2,000.00	Costs + P & J	\$1,474.86
Net to Distribute \$			\$525.14

BC	12.79%	\$67.18
BCED	0.00%	\$0.00
Brazosport ISD	48.82%	\$256.37
BRHND	3.08%	\$16.16
Brazosport College	2.68%	\$14.09
Velasco Drainage	4.13%	\$21.68
Road Dist 34	0.00%	\$0.00
City of Freeport	28.50%	\$149.65

Wednesday, July 10, 2013

Property Tax Status

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Angleton, Texas 77515



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Unless otherwise noted, all data refers to tax information for 2012. All amounts due include penalty, interest, and attorney fees when applicable. Due to the large volume of work during heavy payment periods amounts due may not reflect payments that have been received but not yet processed.

Account Number: 81100487000

Address:
CITY OF FREEPORT IN TRUST
200 W 2ND ST
FREEPORT, TX 77541-5773

Property Site Address:
419 S AVE F

Legal Description:
VELASCO (FREEPORT), BLOCK 50, LOT
18-19-20 (SUIT #88T6152)

Current Tax Levy: \$0.00

Current Amount Due: \$0.00

Prior Year Amount Due: \$3,287.67

Total Amount Due: \$3,287.67

Last Payment Amount for Current Year Taxes:
Not Received

Active Lawsuits: None

Pending Credit Card or E-Check Payments:
No Payment Pending

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Jurisdictions:
BRAZORIA COUNTY
BRAZOSPORT COLLEGE
BRAZOSPORT ISD
CITY OF FREEPORT
PORT FREEPORT
SPECIAL ROAD & BRIDGE
VELASCO DRAINAGE DIST. NO 2

Market Value: \$4,220

Land Value: \$4,220

Improvement Value: \$0

Capped Value: \$0

Agricultural Value: \$0

Exemptions: XMP

Last Certified Date: 08/06/2012

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Account No.: 81100487000

Delinquency Date: 02/01/2013

Active Lawsuits None

* Additional Collection Costs

Year	Base Tax Due	by end of July 2013		by end of August 2013		by end of September 2013	
		Penalty, Interest, and ACC* Due	Total Due	Penalty, Interest, and ACC* Due	Total Due	Penalty, Interest, and ACC* Due	Total Due
1993	\$117.84	\$351.04	\$468.88	\$352.41	\$470.25	\$353.74	\$471.58
1994	\$119.43	\$339.30	\$458.73	\$340.69	\$460.12	\$342.06	\$461.49
1995	\$118.75	\$320.98	\$439.73	\$322.35	\$441.10	\$323.71	\$442.46
1996	\$118.74	\$304.57	\$423.31	\$305.92	\$424.66	\$307.30	\$426.04
1997	\$116.50	\$282.74	\$399.24	\$284.07	\$400.57	\$285.43	\$401.93
1998	\$115.61	\$264.64	\$380.25	\$265.97	\$381.58	\$267.29	\$382.90
1999	\$115.45	\$248.33	\$363.78	\$249.67	\$365.12	\$250.99	\$366.44
2000	\$117.35	\$236.22	\$353.57	\$237.58	\$354.93	\$238.92	\$356.27
2001	\$0.06	\$0.12	\$0.18	\$0.12	\$0.18	\$0.12	\$0.18
Total Amount Due:	\$939.73	\$2,347.94	\$3,287.67	\$2,358.78	\$3,298.51	\$2,369.56	\$3,309.29

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Wednesday, July 10, 2013

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Account No.: 81100487000

Receipt Date	Amount	Tax Year	Description	Payer
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No payments were found for this account.

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PROPERTY MANAGEMENT

Jeff Pynes
Chief Executive Officer
City Manager

July 9, 2013

Jeff Pynes
City Manager

re: Lots 21, 22, Block 627, Velasco Townsite
721-723 North Avenue D
Tax ID 8110-2259-000

JULY 15

Please place the following item on the ~~August 5~~ ^{JULY 15} 2013, City Council agenda:

Discuss / consider the sale of city intrest in lots 21 and 22,
block 627, known as 717-719 North Avenue D, Velasco
Townsite
Tax ID 8110-2259-000

This property is in trust to Brazoria County.

Find attached the following documents:

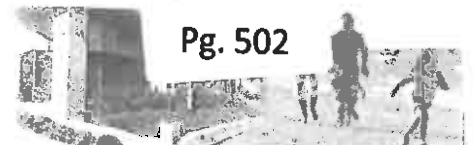
- a. Resale Data Information Sheet
- b. Plat showing location of property
- c. Bid Analysis & Distribution
- d. Property Tax Status
- e. Brazoria CAD - PropertyDetails

N C Hickey
Property

attach

xc: Lacey Powell

/s



**PROPERTY MANAGEMENT
MEMO**

Resale Data Information Sheet

Council: . August 5, 2012²³
Agenda item: _____

Block & Lot(s): . Block 627, Lots 21 & 22

Street Location: . 717-719 North Avenue D
Account : . 8110-2259-000

Taxes delinquent: \$ 4,299.53 - thru August 31, 2013
Taxes extinguished: \$ unknown

Value of property: \$ 4,960.00 - un-improved

Taxes extinguished: \$ unknown

Liens outstanding: \$ 0

Offer by **Luisa Laura** \$ 2,300.00

Court costs & post judgment: \$ 1,858.04

To distribute: \$ 141.96

Amount to Freeport: \$ 38.90

Zoning: R-2

Recommendation: Pleasure of Council .

Action: Sell
 Reject offer

Comments:

Block: 627 Owner Brazoria County Trust

Lot(s) 21 - 22 Tax ID 8110-2259-000 Deed 11-002827

Street Address 717 - 719 North Avenue D

North Avenue D

7	23	Brazoria Cty, Tr	24	22	Mata	2	23	Brazoria Cty Tr	21	15	Lara	20	19	Lara	18	Lewis	17	16	Arroyo	15	Arroyo	14	Arroyo	13	Arroyo

Alley

1	24	Mata	1	20	Mata Tax suit	3	22	Mata Tax suit	4	18	Katitschko	5	16	Katitschko	6	Katitschko	7	Katitschko	8	Katitschko	9	Katitschko	10	Katitschko	11	Katitschko	12	Katitschko

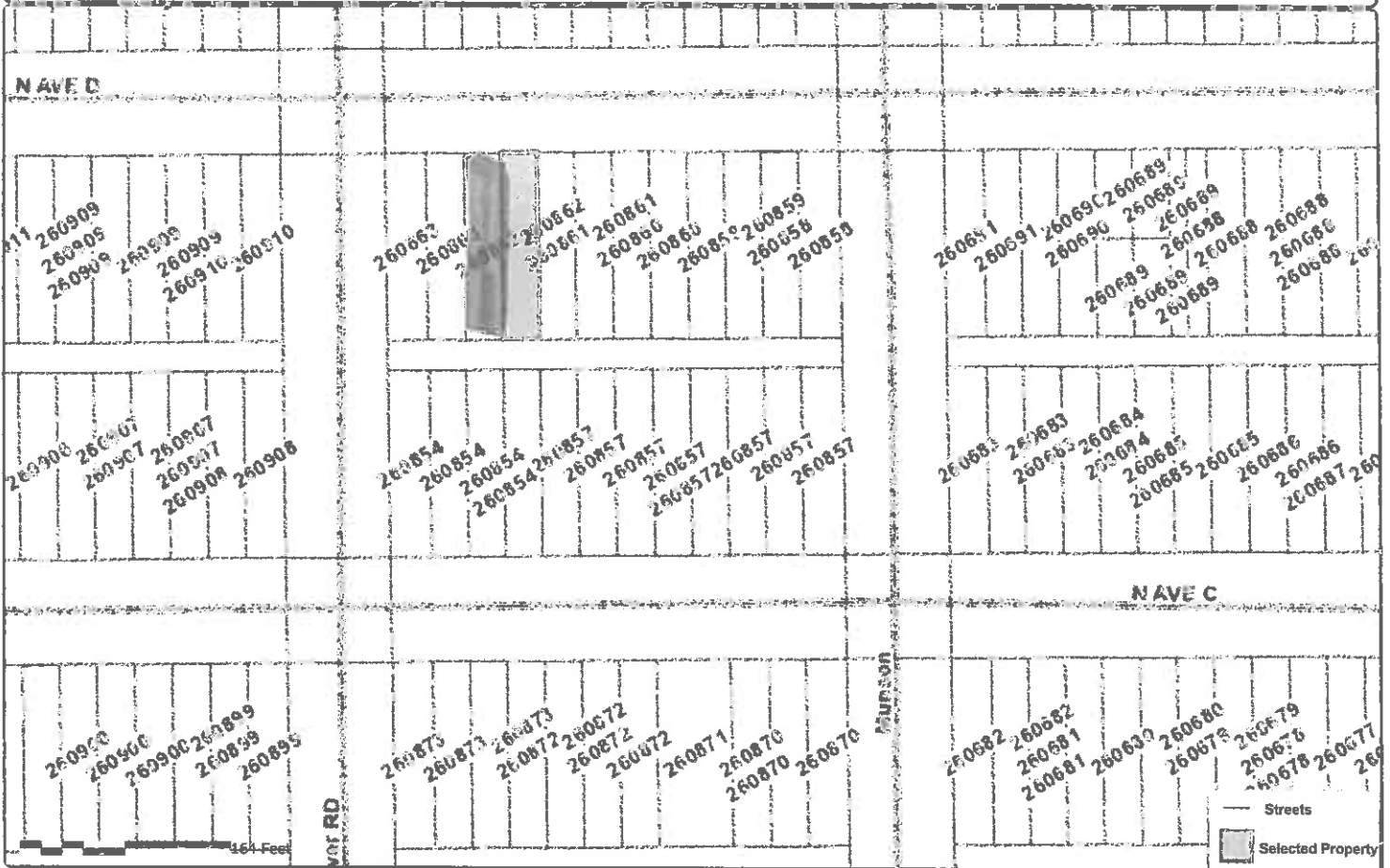
Old River

Munson

North Avenue C

Block 628	
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Brazoria CAD - Map of Property ID 260862 for Year 2013



Property Details

Account

Property ID: 260862
Geo ID: 8110-2259-000
Type: Real
Legal Description: VELASCO (FREEPORT), BLOCK 627, LOT 21-22 (CAUSE #50671)

Location

Situs Address: N AVE D FREEPORT,
Neighborhood: VELASCO
Mapsc0:
Jurisdictions: CAD, CFP, DR2, GBC, JBR, NAV, RDB, SBR

Owner

Owner Name: BRAZORIA COUNTY IN TRUST
Mailing Address: , ,

Property

Appraised Value: \$4,690.00

<https://propaccess.trueautomation.com/Map/View/Map/51/260862/2013>

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Map Disclaimer: This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Brazoria County Appraisal District expressly disclaims any and all liability in connection herewith.

BID ANALYSIS

Cause Number:	50671	Account Number:	8110-2259-000
Offer Amount:	\$2,000.00	Value \$:	\$4,690.00
Person Offering:	LUIA LARA	Adjudged Value\$:	\$4,060.00

Judgement Information

Taxing Entity	Tax Years	Amount Due
BC	1989-2008	\$517.17
BCED		\$0.00
Brazosport ISD		\$1,897.16
BRHND		\$103.22
Brazosport College		\$124.79
Velasco Drainage		\$126.97
City of Freeport		\$1,045.12
Total		\$3,814.43

Costs

Court Costs	\$815.50	Sheriff Fees	\$209.96
Publication Fees	\$184.80	Research Fees	\$175.00
Ad Litem		Recording fee's	\$24.00
		Liens	
Cost of Deed		Deed file date	
Total		\$1,409.26	

Post Judgement Information

Taxing Entity	Tax Year's	
BC	2009-2011	\$73.45
BCED		\$0.00
Brazosport ISD		\$204.31
BRHND		\$8.86
Brazosport College		\$30.23
Velasco Drainage		\$14.72
City of Freeport		\$117.21
Post Judgment Total		\$448.78

Proposed Distribution

Offer Amount	\$2,000.00	Costs + P & J	\$1,858.04
Net to Distribute \$			\$141.96

BC	13.56%	\$19.25
BCED	0.00%	\$0.00
Brazosport ISD	49.74%	\$70.61
BRHND	2.71%	\$3.84
Brazosport College	3.27%	\$4.64
Velasco Drainage	3.33%	\$4.73
City of Freeport	27.40%	\$38.90

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PROPERTY MGMT

Wednesday, July 10, 2013

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Unless otherwise noted, all data refers to tax information for 2012. All amounts due include penalty, interest, and attorney fees when applicable. Due to the large volume of work during heavy payment periods amounts due may not reflect payments that have been received but not yet processed.

Account Number: 81102259000

Address:
 BRAZORIA COUNTY IN TRUST
 00000

Property Site Address:
 N AVE D

Legal Description:
 VELASCO (FREEPORT), BLOCK 627, LOT
 21-22 (CAUSE #50671)

Current Tax Levy: \$0.00
Current Amount Due: \$0.00
Prior Year Amount Due: \$4,281.58
Total Amount Due: \$4,281.58

Last Payment Amount for Current Year Taxes:
 Not Received

Active Lawsuits: None

Pending Credit Card or E-Check Payments:
 No Payment Pending

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Jurisdictions:
 BRAZORIA COUNTY
 BRAZOSPORT COLLEGE
 BRAZOSPORT ISD
 CITY OF FREEPORT
 PORT FREEPORT
 SPECIAL ROAD & BRIDGE
 VELASCO DRAINAGE DIST. NO 2

Market Value: \$4,690
Land Value: \$4,690
Improvement Value: \$0
Capped Value: \$0
Agricultural Value: \$0
Exemptions: XMP
Last Certified Date: 08/06/2012

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Account No.: 81102259000

Delinquency Date: 02/01/2013

Active Lawsuits: None

* Additional Collection Costs

Year	Base Tax Due	by end of July 2013		by end of August 2013		by end of September 2013	
		Penalty, Interest, and ACC* Due	Total Due	Penalty, Interest, and ACC* Due	Total Due	Penalty, Interest, and ACC* Due	Total Due
1993	\$78.48	\$233.81	\$312.29	\$234.69	\$313.17	\$235.61	\$314.09
1994	\$79.54	\$225.98	\$305.52	\$226.87	\$306.41	\$227.81	\$307.35
1995	\$79.08	\$213.77	\$292.85	\$214.66	\$293.74	\$215.58	\$294.66
1996	\$79.08	\$202.86	\$281.94	\$203.76	\$282.84	\$204.66	\$283.74
1997	\$77.58	\$188.32	\$265.90	\$189.17	\$266.75	\$190.07	\$267.65
1998	\$76.99	\$176.23	\$253.22	\$177.11	\$254.10	\$177.99	\$254.98
1999	\$76.88	\$165.38	\$242.26	\$166.28	\$243.16	\$167.13	\$244.01
2000	\$78.15	\$157.29	\$235.44	\$158.23	\$236.38	\$159.13	\$237.28
2001	\$79.48	\$149.05	\$228.53	\$149.95	\$229.43	\$150.85	\$230.33
2002	\$79.64	\$140.88	\$220.52	\$141.81	\$221.45	\$142.75	\$222.39
2003	\$81.21	\$139.04	\$220.25	\$140.02	\$221.23	\$140.99	\$222.20
2004	\$82.03	\$128.62	\$210.65	\$129.62	\$211.65	\$130.58	\$212.61
2005	\$120.06	\$170.99	\$291.05	\$172.39	\$292.45	\$173.85	\$293.91
2006	\$112.83	\$144.44	\$257.27	\$145.76	\$258.59	\$147.14	\$259.97
2007	\$1.81	\$2.07	\$3.88	\$2.08	\$3.89	\$2.10	\$3.91
2008	\$104.51	\$103.68	\$208.19	\$104.91	\$209.42	\$106.18	\$210.69
2009	\$125.67	\$106.58	\$232.25	\$108.08	\$233.75	\$109.58	\$235.25
2010	\$128.86	\$90.71	\$219.57	\$92.26	\$221.12	\$93.81	\$222.67
Total Amount Due:	\$1,541.88	\$2,739.70	\$4,281.58	\$2,757.65	\$4,299.53	\$2,775.81	\$4,317.69

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Payment Information

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Account No.: 81102259000

Receipt Date	Amount	Tax Year	Description	Payer
2008-04-02	\$109.49	2007		CURRY BETTY J
1989-04-24	\$4.33	1988	Payment	CURRY BETTY J
1988-08-24	\$11.22	1986, 1987	Payment	CURRY BETTY J

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(979) 864-1320

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Brazoria CAD

Property Search Results > 260862 BRAZORIA COUNTY IN TRUST for Year 2013

Property

Account

Property ID: 260862 Legal Description: VELASCO (FREEPORT), BLOCK 627, LOT 21-22 (CAUSE #50671)
 Geographic ID: 8110-2259-000 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: N AVE D Mapsco:
 FREEPORT,
 Neighborhood: VELASCO Map ID:
 Neighborhood CD: S8110

Owner

Name: BRAZORIA COUNTY IN TRUST Owner ID: 49031
 Mailing Address: % Ownership: 100.0000000000%
 Exemptions: EX

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$4,690	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$4,690	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$4,690	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$4,690	

Taxing Jurisdiction

Owner: BRAZORIA COUNTY IN TRUST
 % Ownership: 100.0000000000%
 Total Value: \$4,690

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	BRAZORIA COUNTY APPRAISAL DISTRICT	0.000000	\$4,690	\$0	\$0.00
CFP	CITY OF FREEPORT	0.700000	\$4,690	\$0	\$0.00
DR2	VELASCO DRAINAGE DISTRICT	0.094805	\$4,690	\$0	\$0.00
GBC	BRAZORIA COUNTY	0.425860	\$4,690	\$0	\$0.00
JBR	BRAZOSPORT COLLEGE	0.259436	\$4,690	\$0	\$0.00
NAV	PORT FREEPORT	0.051500	\$4,690	\$0	\$0.00
RDB	ROAD & BRIDGE FUND	0.060000	\$4,690	\$0	\$0.00

SBR	BRAZOSPORT INDEPENDENT SCHOOL DISTRICT	1.259500	\$4,690	\$0	\$0.00
	Total Tax Rate:	2.851101			
				Taxes w/Current Exemptions:	\$0.00
				Taxes w/o Exemptions:	\$133.72

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	S1	PRIMARY SITE	0.1435	6250.00	0.00	0.00	\$4,690	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2013		\$0	\$4,690	0	4,690	\$0 \$4,690
2012		\$0	\$4,690	0	4,690	\$0 \$4,690
2011		\$0	\$4,690	0	4,690	\$0 \$4,690
2010		\$0	\$4,690	0	4,690	\$0 \$4,690
2009		\$0	\$4,690	0	4,690	\$0 \$4,690
2008		\$0	\$4,060	0	4,060	\$0 \$4,060
2007		\$0	\$4,060	0	4,060	\$0 \$4,060
2006		\$0	\$4,060	0	4,060	\$0 \$4,060
2005		\$0	\$4,060	0	4,060	\$0 \$4,060
2004		\$0	\$2,810	0	2,810	\$0 \$2,810
2003		\$0	\$2,810	0	2,810	\$0 \$2,810
2002		\$0	\$2,810	0	2,810	\$0 \$2,810
2001		\$0	\$2,810	0	2,810	\$0 \$2,810

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/14/2011 12:00:00 AM	SD	SHERIFF'S DEED	CURRY BETTY J	BRAZORIA COUNT	11	002827	

Questions Please Call (979) 849-7792

Website version: 1.2.2.2

Database last updated on: 7/3/2013 9:18 PM

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PROPERTY MANAGEMENT

Jeff Pynes
Chief Executive Officer
City Manager

July 9, 2013

Jeff Pynes
City Manager

re: Lots 23, 24, Block 627, Velasco Townsite
721-723 North Avenue D
Tax ID 8110-2260-000

July 15

Please place the following item on the ~~August 5~~ ^{July 15}, 2013, City Council agenda:

Discuss / consider the sale of city intrest in lots 23 and 24,
block 627, known as 721-723 North Avenue D, Velasco
Townsite
Tax ID 8110-2260-000

This property is in trust to Brazoria County.

Find attached the following documents:

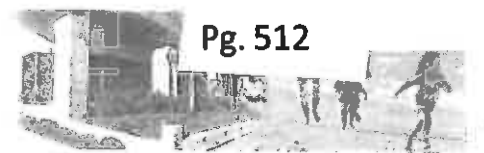
- a. Resale Data Information Sheet
- b. Plat showing location of property
- c. Bid Analysis & Distribution
- d. Property Tax Status
- e. Brazoria CAD - PropertyDetails

N C Hickey
N C Hickey
Property

attach

xc: Lacey Powell

/s



PROPERTY MANAGEMENT
MEMO
Resale Data Information Sheet

Council date: August 5, 2013
Agenda item: _____

Block & lot(s): Block 627, lots 23, 24

Street location: 721 - 723 North Avenue D
Account No.: 8110-2260-000

Taxes delinquent: \$0 - thru August 31, 2013

Value of property: \$4,880

Offer by: **James Herron** **\$2,000**

Taxes extinguished \$ unknown

Liens outstanding: \$ 0

Court cost & post judgment \$5,277.47

To distribute: \$ 0

Amount to Freeport: \$ 0

Zoning: R-2 Residential

Council action Sell Reject Re-agenda

Comments:

Motion by _____ Second _____ Vote _____

Block: 627 Owner Brazoria County Trust
 Lot(s) 23-24 Tax ID 8110-2260-000 Deed 90751/68
 Street Address 721-723 North Avenue D

North Avenue D

23	21	19	17	15	13	11	09	07	05	03	01
Brazoria Cty Tr	Brazoria Cou Tr	Brazoria Cty Tr	Lara	Lara	Lara	Lewis	Lewis	Arroyo	Arroyo	Arroyo	Arroyo
24	22	20	18	16	14	12	10	08	06	04	02
Brazoria Cty Tr	Mata	Mata	Mata	Kalischko	Kalischko	Kalischko	Kalischko	Kalischko	Kalischko	Kalischko	Kalischko

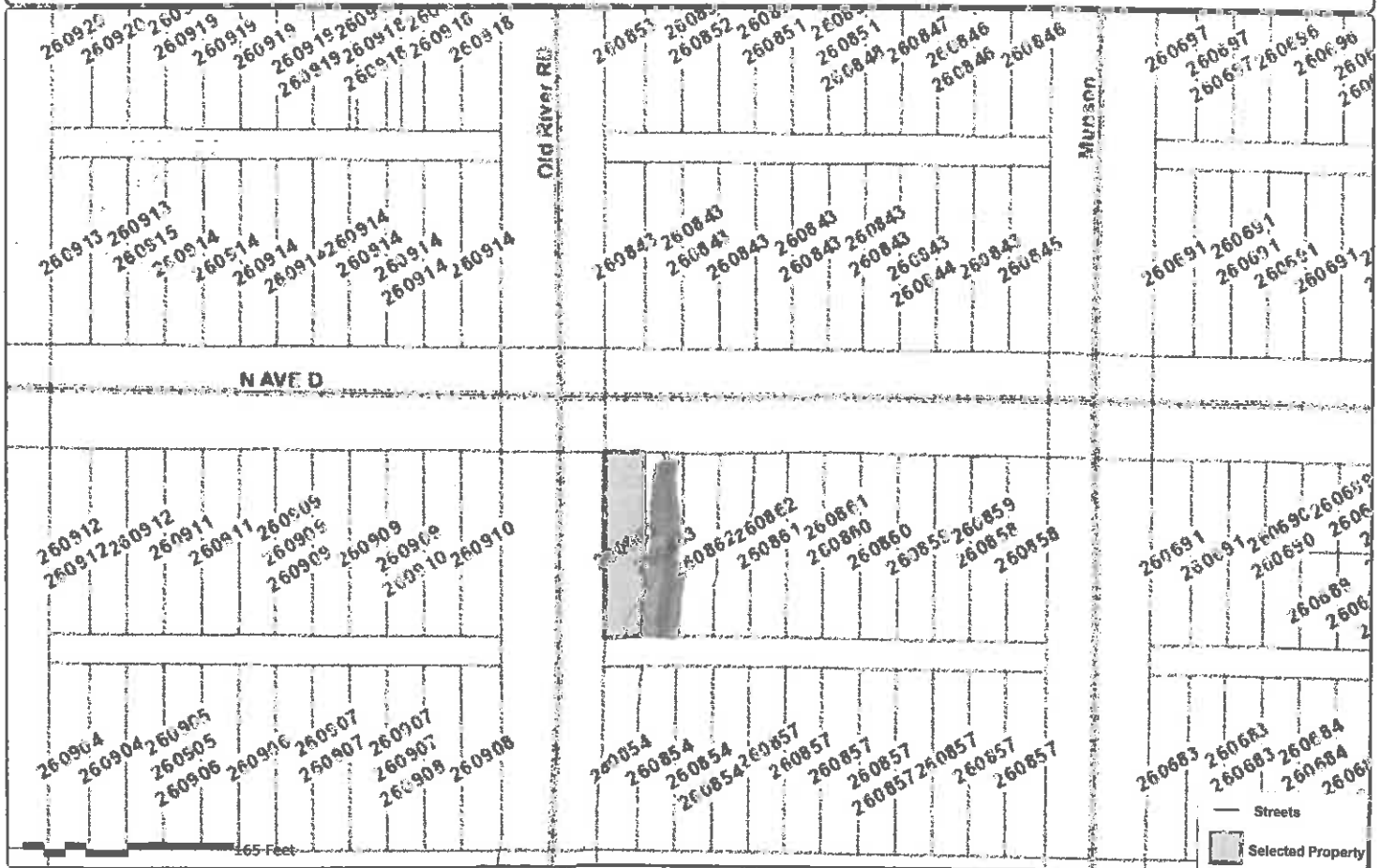
Alley

24	22	20	18	16	14	12	10	08	06	04	02
Mata	Mata	Mata	Mata	Kalischko	Kalischko	Kalischko	Kalischko	Kalischko	Kalischko	Kalischko	Kalischko

North Avenue C

Block 628											
-----------	--	--	--	--	--	--	--	--	--	--	--

Brazoria CAD - Map of Property ID 260863 for Year 2013



Property Details

Account

Property ID: 260863
 Geo ID: 8110-2260-000
 Type: Real
 Legal Description: VELASCO (FREEPORT), BLOCK 627, LOT 23-24, SUIT #88T6162 1-4-90

Location

Situs Address: N AVE D FREEPORT,
 Neighborhood: VELASCO
 Mapsco:
 Jurisdictions: CAD, CFP, DR2, 68C, JBR, NAV, RDB, SBR

Owner

Owner Name: BRAZORIA COUNTY IN TRUST
 Mailing Address: , ,

Property

Appraised Value: \$4,880.00

<https://propaccess.trueautomation.com/MapView/Map/51/260863/2013>



Map Disclaimer: This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Brazoria County Appraisal District expressly disclaims any and all liability in connection herewith.

BID ANALYSIS

Cause Number:	88T6162	Account Number:	8110-2260-000
Offer Amount:	\$3,200.00	Value \$:	\$4,880.00
Person Offering:	LUISA LARA	Adjudged Value\$:	\$24,300.00

Judgement Information

Taxing Entity	Tax Years	Amount Due
BC	1981-1988	\$0.00
Brazosport ISD		\$0.00
BRHND		\$0.00
Brazosport College		\$0.00
Velasco Drainage		\$0.00
Road Dist 34		\$0.00
City of Freeport		\$0.00
Total		\$0.00

Costs

Court Costs	\$416.00	Sheriff Fees	
Publication Fees		Research Fees	
Ad Litem		Recording fee's	
	Liens		
Cost of Deed		Deed file date	
Total		\$416.00	

Post Judgement Information

Taxing Entity	Tax Year's	Amount Due
BC	1989-1990	\$0.00
Brazosport ISD		\$0.00
BRHND		\$0.00
Brazosport College		\$0.00
Velasco Drainage		\$0.00
Road Dist 34		\$0.00
City of Freeport		\$0.00
Post Judgment Total		\$0.00

*4/16/08
Sale with 4 sale c. 1/17
D. Wilson*

Proposed Distribution

Offer Amount	\$3,200.00	Costs + P & J	\$416.00
Net to Distribute \$			\$2,784.00

BC		\$0.00
Brazosport ISD		\$0.00
BRHND		\$0.00
Brazosport College		\$0.00
Velasco Drainage		\$0.00
Road Dist 34		\$0.00
City of Freeport		\$0.00

Wednesday, July 10, 2013

Property Tax Status

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Make your check or money order payable to:
 Ro'Vin Garrett, RTA
 111 E Locust
 Angleton, Texas 77515



A **Convenience Fee** of up to 2.65% will be charged for all credit card payments by the vendor providing this service. For eChecks, a convenience fee of \$1.50 will be charged for each transaction. The fee covers the cost of making payments by credit card possible. The fee will appear as a charge to 'Certified Payments'. No part of this fee is retained by Brazoria County.

Unless otherwise noted, all data refers to tax information for 2012. All amounts due include penalty, interest, and attorney fees when applicable. Due to the large volume of work during heavy payment periods amounts due **may not** reflect payments that have been received but not yet processed.

Account Number: 81102260000

Address:
 BRAZORIA COUNTY IN TRUST
 00000

Property Site Address:
 N AVE D

Legal Description:
 VELASCO (FREEPORT), BLOCK 627, LOT
 23-24, SUIT #88T6162 1-4-90

Current Tax Levy: \$0.00
Current Amount Due: \$0.00
Prior Year Amount Due: \$0.00
Total Amount Due: \$0.00

Last Payment Amount for Current Year Taxes:
 Not Received

Active Lawsuits: None

Pending Credit Card or E-Check Payments:
 No Payment Pending

Jurisdictions:
 BRAZORIA COUNTY
 BRAZOSPORT COLLEGE
 BRAZOSPORT ISD
 CITY OF FREEPORT
 PORT FREEPORT
 SPECIAL ROAD & BRIDGE
 VELASCO DRAINAGE DIST. NO 2

Market Value: \$4,880
Land Value: \$4,880
Improvement Value: \$0
Capped Value: \$0
Agricultural Value: \$0
Exemptions: XMP
Last Certified Date: 08/06/2012

[Taxes Due Detail by Year and Jurisdiction](#)

[Payment Information](#)

[Click Here](#) to see your estimated amount due for a different date. You can see this information by year and by both year and jurisdiction.

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Wednesday, July 10, 2013

Taxes Due Detail by Year

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Account No.: 81102260000
Delinquency Date: 02/01/2013
Active Lawsuits: None

* Additional Collection Costs

		by end of July 2013		by end of August 2013		by end of September 2013	
Year	Base Tax Due	Penalty, Interest, and ACC* Due	Total Due	Penalty, Interest, and ACC* Due	Total Due	Penalty, Interest, and ACC* Due	Total Due
<i>No taxes due.</i>							

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Wednesday, July 10, 2013

Payment Information

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Account No.: 81102260000

Receipt Date	Amount	Tax Year	Description	Payer
2009-05-13	\$155.00	1989	Payment	BRAZORIA COUNTY

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Brazoria CAD

Property Search Results > 260863 BRAZORIA COUNTY IN TRUST for Year 2013

Property

Account

Property ID: 260863 Legal Description: VELASCO (FREEPORT), BLOCK 627, LOT 23-24, SUIT #88T6162 1-4-90

Geographic ID: 8110-2260-000 Agent Code:

Type: Real

Property Use Code:

Property Use Description:

Location

Address: N AVE D FREEPORT, Mapsco:

Neighborhood: VELASCO Map ID:

Neighborhood CD: S8110

Owner

Name: BRAZORIA COUNTY IN TRUST Owner ID: 49031

Mailing Address: % Ownership: 100.0000000000%

Exemptions: EX

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$4,880	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$4,880	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$4,880	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$4,880	

Taxing Jurisdiction

Owner: BRAZORIA COUNTY IN TRUST

% Ownership: 100.0000000000%

Total Value: \$4,880

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	BRAZORIA COUNTY APPRAISAL DISTRICT	0.000000	\$4,880	\$0	\$0.00
CFP	CITY OF FREEPORT	0.700000	\$4,880	\$0	\$0.00
DR2	VELASCO DRAINAGE DISTRICT	0.094805	\$4,880	\$0	\$0.00
GBC	BRAZORIA COUNTY	0.425860	\$4,880	\$0	\$0.00
JBR	BRAZOSPORT COLLEGE	0.259436	\$4,880	\$0	\$0.00
NAV	PORT FREEPORT	0.051500	\$4,880	\$0	\$0.00

RDB	ROAD & BRIDGE FUND	0.060000	\$4,880	\$0	\$0.00
SBR	BRAZOSPORT INDEPENDENT SCHOOL DISTRICT	1.259500	\$4,880	\$0	\$0.00
Total Tax Rate:		2.851101			

Taxes w/Current Exemptions: \$0.00
Taxes w/o Exemptions: \$139.13

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	S1	PRIMARY SITE	0.1492	6500.00	0.00	0.00	\$4,880	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2013		\$0	\$4,880	0	4,880	\$4,880
2012		\$0	\$4,880	0	4,880	\$4,880
2011		\$0	\$4,880	0	4,880	\$4,880
2010		\$0	\$4,880	0	4,880	\$4,880
2009		\$0	\$4,880	0	4,880	\$4,880
2008		\$0	\$4,230	0	4,230	\$4,230
2007		\$0	\$4,230	0	4,230	\$4,230
2006		\$0	\$4,230	0	4,230	\$4,230
2005		\$0	\$4,230	0	4,230	\$4,230
2004		\$0	\$2,930	0	2,930	\$2,930
2003		\$0	\$2,930	0	2,930	\$2,930
2002		\$0	\$2,930	0	2,930	\$2,930
2001		\$0	\$2,930	0	2,930	\$2,930

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
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Questions Please Call (979) 849-7792

Website version: 1.2.2.2

Database last updated on: 6/19/2013 9:20 PM

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PROPERTY MANAGEMENT

Jeff Pynes
Chief Executive Officer
City Manager

July 10, 2013

Jeff Pynes
City Manager

re: Lot 22, Block 51, Velasco Townsite
405 South Avenue G
Tax ID 8110-0503-000

Please place the following item on the July 15, 2013, City Council agenda:

Discuss / consider the sale of lot 22, block 51, Velasco
Townsite, known as 405 South Avenue G
Tax ID 8110-0503-000

Mr Cesar Martinez has made a request to purchase lot 22 since he owns the two
lots on each side of this property, namely lots 20 & 21 and 23 & 24.

Appraisal of this property in the amount of \$2,000 was ordered and provided by
Joseph A Fischer & Co., Inc.

The City shows no outstanding liens on this property. Find attached copies of
the following documents:

- a. Plat showing location of the property
- b. Appraisal of property
- c. Brazoria CAD - Property Details

Sale of this property would be as follows:

a. Appraised value	\$2,000
b. Appraisal fee	<u>350</u>
c. Deed preparation	185

Total: \$2,535

Zoning: R-2 Residential.

N C Hickey
N C Hickey
Property

attach
/s



Block: 51 Owner: Cezar Martinez wants to purchase
 Lot(s): 22 Tax ID: 8110-0503-000 Deed: 2006024265
 Street Address: _____

South Avenue G

North Velasco

01	Martinez	03	Martinez	05	Freeport	07	Martinez	09	Martinez	11	NA Realestate	13	NA Real Estate	15	NA Realestate	17	Calderon	19	Calderon	21	Alcantar	23	Alcantar
02	Niero	04	Niero	06	Glenn	08	Glenn	10	Roberts	12	Roberts	14	Jordan	16	Jordan	18	Davis	20	Davis	22	Davis	24	Davis

Alley

South Avenue F

Britt Bailey



PURCHASE MEMORANDUM

106338

IMPORTANT: To expedite the payment process, please include the above number on all invoices, statements, or correspondence and mail to the address below:

Attn: Accounts Payable
City of Freeport
200 West 2nd Street
Freeport, TX 77541-5773

Telephone: (979) 233-3526

Date: 11-26-2012 Vendor Name: Joseph A. Fisher & Co. Inc.

Vendor Address: 511 White Rock Ct.

City / State / Zip: Baytown, Texas TX 77521

Appraisal of Lot 22, Block 10, Freepoint Townsite	1	35000	10-4-2012
Not Appraised			

To be used for: Determine Value

Total: \$35,000.00

Purchaser (Please Print): N. A. Thomas

Departmental Approval: [Signature]

INVOICE

FROM:
 Joseph A. Fischer & Co., Inc.
 54 White Oak Ct.
 Lake Jackson, Tx 77566
 Telephone Number: 979-297-8344 Fax Number: 979-285-9582

INVOICE NUMBER
9087
DATE
November 30, 2012

TO:
 City of Freeport
 200 West 2nd Street
 Freeport, Tx 77541
 Telephone Number: Fax Number:
 Alternate Number: E-Mail:

REFERENCE
Internal Order #:
Lender Case #:
Client File #:
Main File # on form: 9087
Other File # on form:
Federal Tax ID: 76-0084842
Employer ID:

DESCRIPTION

Lender: City of Freeport Client: City of Freeport
 Purchaser/Borrower: N/A
 Property Address: S. Avenue G
 City: Freeport
 County: Brazoria State: Tx Zip: 77541
 Legal Description: Lot 22, Block 51, Velasco Townsite

FEES **AMOUNT**

Appraisal Services Rendered	350.00
SUBTOTAL	
	350.00

PAYMENTS **AMOUNT**

Check #:	Date:	Description:	
Check #:	Date:	Description:	
Check #:	Date:	Description:	
SUBTOTAL			
TOTAL DUE			\$ 350.00

PO 106338

APPRAISAL OF REAL PROPERTY

LOCATED AT:

S. Avenue G
Lot 22, Block 51, Velasco Townsite
Freeport, Tx 77541

FOR:

City of Freeport
200 West 2nd Street
Freeport, Tx 77541

AS OF:

November 27, 2012

BY:

Joseph A. Fischer

Joseph A. Fischer & Co., Inc.
54 White Oak Ct.
Lake Jackson, Texas 77566

LAND APPRAISAL REPORT

Summary Appraisal Report

File No. 9087

Borrower N/A Census Tract 6643.00 Map Reference KM 911 U
 Property Address S. Avenue G
 City Freeport County Brazoria State Tx Zip Code 77541
 Legal Description Lot 22, Block 51, Velasco Townsite
 Sale Price \$ N/A Date of Sale N/A Loan Term N/A yrs. Property Rights Appraised Fee Leasehold De Minimis PUD
 Actual Real Estate Taxes \$ 40.20 (yr) Loan charges to be paid by seller \$ N/A Other sales concessions N/A
 Lender/Client City of Freeport Address 200 West 2nd Street, Freeport, Tx 77541
 Occupant N/A Appraiser Joseph A. Fischer Instructions to Appraiser

Location	<input checked="" type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Employment Stability	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Avg.	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor
Built Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%	Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Growth Rate	<input type="checkbox"/> Fully Dev.	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Steady	Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Oversupply	Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marketing Time	<input type="checkbox"/> Under 3 Mos.	<input checked="" type="checkbox"/> 4-6 Mos.	<input type="checkbox"/> Over 6 Mos.	Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Present Land Use	<input type="checkbox"/> 0% Industrial	<input type="checkbox"/> 3% 2-4 Family	<input type="checkbox"/> 2% Apts.	Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> 9% Vacant	<input type="checkbox"/> %	<input type="checkbox"/> 0% Condo	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Change in Present Land Use	<input checked="" type="checkbox"/> Not Likely	<input type="checkbox"/> Likely (*)	<input type="checkbox"/> Taking Place (**)	Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	(*) From _____ To _____			Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Predominant Occupancy	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	<input type="checkbox"/> 10 % Vacant	General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single Family Price Range	\$ <u>10,000</u> to \$ <u>150,000</u>		Predominant Value \$ <u>40,000</u>	Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single Family Age	<u>55</u> yrs. to <u>75</u> yrs.		Predominant Age <u>65</u> yrs.					

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): Freeport is one of four small towns (population 13,000) making up the "Brazosport" area 60 miles south of Houston. The subject neighborhood is just east of the former central business district. Surrounding land use a mixture of retail, offices, light industrial and residential. Employment centers, shopping and all levels of public schools are within ten miles.

Dimensions 25' x 125' = 3,125 Sq. Ft. or Acres Corner Lot
 Zoning classification R-2 Present Improvements do do not conform to zoning regulations
 Highest and best use Present use Other (specify) _____
 Elec. Public Other (Describe) _____
 Gas _____
 Water _____
 San. Sewer _____
 Underground Elect. & Tel. _____
 OFF SITE IMPROVEMENTS
 Street Access Public Private
 Surface Asphalt
 Maintenance Public Private
 Storm Sewer Curb/Gutter
 Sidewalk Street Lights
 Topo Level
 Size Below average
 Shape Rectangular
 View Residential
 Drainage Appears adequate
 Is the property located in a HUD Identified Special Flood Hazard Area? No Yes

Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): No adverse easement or encroachment was observed. The site is too narrow for building and will have to be combined with one or both adjacent vacant lots to the west. The east side lot is improved.

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	<u>S. Avenue G Freeport</u>	<u>S. Avenue F Freeport</u>	<u>1702 W 8th St Freeport, TX 77541</u>	<u>723 W 11th St Freeport, TX 77541</u>
Proximity to Subject		<u>0.06 miles SW</u>	<u>1.25 miles SW</u>	<u>1.22 miles S</u>
Sales Price	\$ <u>N/A</u>	\$ <u>4,500</u>	\$ <u>8,000</u>	\$ <u>4,500</u>
Price SF		\$ <u>0.69</u>	\$ <u>0.78</u>	\$ <u>0.74</u>
Data Source	<u>Field Review</u>	<u>MLS #L43974C</u>	<u>MLS #L48206C</u>	<u>MLS #L50323C</u>
Date of Sale and Time Adjustment	<u>11/12</u>	<u>10/09</u>	<u>07/11</u>	<u>09/11</u>
Location	<u>Urban</u>	<u>Urban</u>	<u>Urban</u>	<u>Urban</u>
Site/View	<u>3,125 SF</u>	<u>6,500 SF</u>	<u>10,207 SF</u>	<u>6,100 SF</u>
Sales or Financing Concessions	<u>N/A</u>	<u>Cash to seller</u>	<u>Cash to seller</u>	<u>Cash to seller</u>
Net Adj. (Total)		<input type="checkbox"/> + <input type="checkbox"/> - \$	<input type="checkbox"/> + <input type="checkbox"/> - \$	<input type="checkbox"/> + <input type="checkbox"/> - \$
Indicated Value of Subject		<u>Net % \$ 0.69</u>	<u>Net % \$ 0.78</u>	<u>Net % \$ 0.74</u>

Comments on Market Data: The sales selected are the most recent residential, vacant lot sales available in the Freeport area.

Comments and Conditions of Appraisal:

Final Reconciliation: The indicated land values range is \$0.46 PSF to \$0.78 PSF with three of the four between \$0.69 PSF and \$0.78 PSF. The median indicated value is \$0.72 PSF. The average indicated value is \$0.67 PSF. The indicated value for the subject tract is \$0.70 PSF or 3,125 SF @ \$0.70 PSF = \$2,188, rounded to \$2,000.

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF November 27, 2012 to be \$ 2,000

Joseph A. Fischer
 Joseph A. Fischer
 Appraiser(s) Pg. 527
 Review Appraiser (if applicable) Did Did Not Physically Inspect Property

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

* Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgement.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower, the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

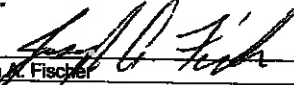
APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: S. Avenue G, Freeport, Tx 77541

APPRAISER:

Signature: 
 Name: Joseph A. Fischer
 Date Signed: December 02, 2012
 State Certification #: 1320173-G
 or State License #: _____
 State: Tx
 Expiration Date of Certification or License: 03/31/2013

SUPERVISORY APPRAISER (only if required):

Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____

Did Did Not Inspect Property

Comparable Sales Map

Lender/Client	City of Freeport						
Property Address	S. Avenue G						
City	Freeport	County	Brazoria	State	Tx	Zip Code	77541
Lender	City of Freeport						



Subject Photo Page

Lender/Client	City of Freeport		
Property Address	S. Avenue G		
City	Freeport	County Brazoria	State Tx Zip Code 77541
Lender	City of Freeport		



Subject Facing North

S. Avenue G
Sales Price N/A
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location Urban
View 3,125 SF
Site
Quality
Age



Subject Street

Brazoria CAD

Property Search Results > 259993 CITY OF FREEPORT for Year 2013

Property

Account
 Property ID: 259993 Legal Description: VELASCO (FREEPORT), BLOCK 51, LOT 22
 Geographic ID: 8110-0503-000 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:
Location
 Address: S AVE G Mapsco:
 FREEPORT,
 Neighborhood: VELASCO Map ID:
 Neighborhood CD: S8110
Owner
 Name: CITY OF FREEPORT Owner ID: 21410
 Mailing Address: 200 W 2ND ST % Ownership: 100.0000000000%
 FREEPORT, TX 77541-5773
 Exemptions: EX

Values

(+) Improvement Homesite Value:	+	N/A
(+) Improvement Non-Homesite Value:	+	N/A
(+) Land Homesite Value:	+	N/A
(+) Land Non-Homesite Value:	+	N/A Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A N/A
(+) Timber Market Valuation:	+	N/A N/A
<hr/>		
(=) Market Value:	=	N/A
(-) Ag or Timber Use Value Reduction:	-	N/A
<hr/>		
(=) Appraised Value:	=	N/A
(-) HS Cap:	-	N/A
<hr/>		
(=) Assessed Value:	=	N/A

Taxing Jurisdiction

Owner: CITY OF FREEPORT
 % Ownership: 100.0000000000%
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	BRAZORIA COUNTY APPRAISAL DISTRICT	N/A	N/A	N/A	N/A
CFP	CITY OF FREEPORT	N/A	N/A	N/A	N/A
DR2	VELASCO DRAINAGE DISTRICT	N/A	N/A	N/A	N/A
GBC	BRAZORIA COUNTY	N/A	N/A	N/A	N/A
JBR	BRAZOSPORT COLLEGE	N/A	N/A	N/A	N/A
NAV	PORT FREEPORT	N/A	N/A	N/A	N/A

RDB	ROAD & BRIDGE FUND	N/A	N/A	N/A	N/A
SBR	BRAZOSPORT INDEPENDENT SCHOOL DISTRICT	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			

Taxes w/Current Exemptions: N/A
Taxes w/o Exemptions: N/A

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	S1	PRIMARY SITE	0.0717	3125.00	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2013		N/A	N/A	N/A	N/A	N/A
2012		\$0	\$1,410	0	1,410	\$1,410
2011		\$0	\$1,410	0	1,410	\$1,410
2010		\$0	\$1,410	0	1,410	\$1,410
2009		\$0	\$1,410	0	1,410	\$1,410
2008		\$0	\$2,030	0	2,030	\$2,030
2007		\$0	\$2,030	0	2,030	\$2,030
2006		\$0	\$2,030	0	2,030	\$2,030
2005		\$0	\$2,030	0	2,030	\$2,030
2004		\$0	\$700	0	700	\$700
2003		\$0	\$700	0	700	\$700
2002		\$0	\$700	0	700	\$700
2001		\$0	\$700	0	700	\$700

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	4/14/2006 12:00:00 AM	WD	WARRANTY DEED	THE MILDRED ROU	CITY OF FREEPOR	06	024265	0
2	9/1/1994 12:00:00 AM	TD	TRUSTEE'S DEED	ROUSH W & M FAM	THE MILDRED ROU	94	038634	0

Questions Please Call (979) 849-7792

This year is not certified and ALL values will be represented with "N/A".

Website version: 1.2.2.2

Database last updated on: 2/18/2013 9:19 PM

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