



Baldwin County  
Revenue Commissioner

Property Appraisal Link  
BALDWIN COUNTY, AL

Current Date 5/14/2014

Tax Year 2014  
Valuation Date October 1, 2013

OWNER INFORMATION			
PARCEL	23-02-09-4-401-017.000	PPIN 043650	TAX DIST 03H
NAME	BALDWIN COUNTY ALABAMA		
ADDRESS	BALDWIN COUNTY ADMIN BLDG		
	ATTN: CO COMMISSION OFFICE		
	312 COURTHOUSE SQUARE STE 12		
	BAY MINETTE , AL 36507		
DEED TYPE IN	BOOK 0000	PAGE	0534517
PREVIOUS OWNER	UTILITIES BOARD OF THE CITY OF BAY MINET		
LAST DEED DATE	2/22/2000		

DESCRIPTION	
50' X 150' HAND LAND CO ADDN LOT 9 BLK 106 SEC 9-T2S-R3E (WD	
) D.T.- IN #534518	

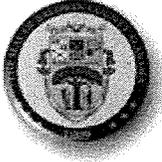
PROPERTY INFORMATION			
PROPERTY ADDRESS	312 COURTHOUSE SQ		
NEIGHBORHOOD	BAYMINETTE	BAY MINETTE COMMERCIAL	
PROPERTY CLASS	CO	SUB CLASS	
SUBDIVISION	01HL	SUB DESC	HAND LAND COMPANY
LOT 9 BLOCK	106		
SECTION/TOWNSHIP/RANGE	00-00 -00		
LOT DIMENSION	50X150	ZONING B-2	

PROPERTY VALUES			
LAND:	75000	CLASS 1:	TOTAL ACRES:
BUILDING:	71900	CLASS 2:	146900
	=====	CLASS 3:	
TOTAL PARCEL VALUE:	146900		
ESTIMATED TAX:			

DETAIL INFORMATION										
CODE	TYPE	REF	METHOD	DESCRIPTION	LAND USE	TC	HsPn	MARKET USE	VALUE	VALUE
M	<a href="#">LAND</a>	1	SF	SQ-10.00	X	6100-SINGLE OFFICE	2	N N	75000	
	<a href="#">BLDG</a>	1	C	598	SERVICE/SHOP (HIGH PARTI	-	2	N N	71900	

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## Baldwin County Revenue Commissioner

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# Property Appraisal Link

## BALDWIN COUNTY, AL

Current Date 5/ 7/2013

Tax Year 2013

Valuation Date October 1, 2012

### OWNER INFORMATION

<b>PARCEL</b>	23-02-09-4-401-017.000	<b>PPIN</b> 043650	<b>TAX DIST</b> 03H
<b>NAME</b>	BALDWIN COUNTY ALABAMA		
<b>ADDRESS</b>	312 COURTHOUSE SQ STE 12 BAY MINETTE, AL 36507		
<b>DEED TYPE IN</b>	<b>BOOK</b> 0000	<b>PAGE</b> 0534517	
<b>PREVIOUS OWNER</b>	UTILITIES BOARD OF THE CITY OF BAY MINET		
<b>LAST DEED DATE</b>	2/22/2000		

### DESCRIPTION

50' X 150' HAND LAND CO ADDN LOT 9 BLK 106 SEC 9-T2S-R3E (WD)  
) D.T. - IN #534518

### PROPERTY INFORMATION

<b>PROPERTY ADDRESS</b>	312 COURTHOUSE SQ		
<b>NEIGHBORHOOD</b>	BAYMINETTE	BAY MINETTE COMMERCIAL	
<b>PROPERTY CLASS</b>	CO	<b>SUB CLASS</b>	
<b>SUBDIVISION</b>	01HL	<b>SUB DESC</b>	HAND LAND COMPANY
<b>LOT 9 BLOCK</b>	106		
<b>SECTION/TOWNSHIP/RANGE</b>	00-00 -00		
<b>LOT DIMENSION</b>	50X150	<b>ZONING</b> B-2	

### PROPERTY VALUES

<b>LAND:</b>	75000	<b>CLASS 1:</b>		<b>TOTAL ACRES:</b>
<b>BUILDING:</b>	71900	<b>CLASS 2:</b>	146900	<b>TIMBER ACRES:</b>
	=====	<b>CLASS 3:</b>		
<b>TOTAL PARCEL VALUE:</b>	146900			
<b>ESTIMATED TAX:</b>	\$0.00			

### DETAIL INFORMATION

<u>CODE TYPE</u>	<u>REF METHOD</u>	<u>DESCRIPTION</u>	<u>LAND USE</u>	<u>TC</u>	<u>Hs</u>	<u>Pn</u>	<u>MARKET VALUE</u>	<u>USE VALUE</u>
M	LAND 1	SF SQ-10.00 X	6100-SINGLE OFFICE	2	N	N	75000	
	BLDG 1	C 598 SERVICE/SHOP (HIGH PARTI -		2	N	N	71900	

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**TEDDY J. FAUST, JR.**  
**Baldwin County Revenue Commissioner**  
 P.O. Box 1389  
 Bay Minette, AL 36507-1389

Phone #: 251-937-0245  
 Fax #: 251-239-4316

**VALUATION NOTICE**

NOTICE DATE: 05/01/2012  
 FINAL APPEAL DATE: 06/01/2012  
 PPIN #: 043650  
 PARCEL #: 23-02-09-4-401-017.000  
 TAX DISTRICT: 03H

207714

BALDWIN COUNTY ALABAMA  
 312 COURTHOUSE SQ  
 STE 12  
 BAY MINETTE A 36507

1626

**\*\*THIS IS NOT A TAX BILL\*\***

Valuation Notice

The Baldwin County Appraisal Department's market value estimate is shown below. Should you determine that this value estimate does not reasonably represent Market Value as of October 1, 2011 and you have information or evidence you would like to present to support your position, you may file an appeal of the County's appraised value and request a hearing for your valuation appeal.

YOUR APPEAL MUST BE IN WRITTEN FORM, MUST HAVE A CONTACT PHONE NUMBER AND MUST BE FILED WITHIN 30 DAYS OF THIS NOTICE. IF YOU PREFER, APPEAL FORMS CAN BE FOUND ON THE COUNTY WEB SITE: [www.revcomm.co.baldwin.al.us](http://www.revcomm.co.baldwin.al.us) OR AT THE NEAREST REVENUE COMMISSION OFFICE (Bay Minette, Fairhope, Foley or Robertsdale). YOU MAY HAND DELIVER YOUR APPEAL TO A REVENUE COMMISSION OFFICE OR MAIL TO:

BOARD OF EQUALIZATION  
 P. O. BOX 1389  
 BAY MINETTE, AL. 36507.

**SUGGESTED INFORMATION FOR YOUR APPEAL HEARING**

- A. PURCHASE OF PROPERTY BEFORE OCTOBER 1, 2011
- B. APPRAISAL COMPLETED BEFORE OCTOBER 1, 2011
- C. COMPARABLE SALES OCCURRING BEFORE OCTOBER 1, 2011
- D. DOCUMENTED INCOME AND EXPENSES FOR COMMERCIAL PROPERTIES
- E. FACTUAL ERROR CONCERNING YOUR PROPERTY OR VALUE ESTIMATE
- F. PHOTOGRAPHS OR SURVEY, ETC., THAT DOCUMENTS SPECIFIC ISSUES THAT AFFECT YOUR PROPERTY (TOPO OR WETLANDS ON THE SITE, CONDITION OF IMPROVEMENTS, ETC)

**IF YOU HAVE ANY QUESTIONS, PLEASE CALL (251) 937-0245**

NOTICE DATE: 05/01/2012 FINAL APPEAL DATE: 06/01/2012 54 of 126  
 PROPERTY DESCRIPTION: 50' X 150' HAND LAND CO ADDN L OT 9 BLK 106 SEC 9-T2S-R3E (WD ) D.T.- IN #534518

	<u>Last Years Appraised Value</u>	<u>This Years Appraised Value</u>
LAND	75,000	75,000
BUILDINGS ETC.	92,900	71,900
<b>TOTAL:</b>	<b>167,900</b>	<b>146,900</b>
	<u>Last Years</u>	<u>This Years</u>
	<u>Assessed Value</u>	<u>Assessed Value</u>
	33,580	29,380
	<u>Last Years</u>	<u>This Years</u>
	<u>Tax Amount</u>	<u>Estimated Tax</u>
	0.00	0.00

STATE OF ALABAMA )

WARRANTY DEED

BALDWIN COUNTY )

KNOW ALL MEN BY THESE PRESENTS, that, THE CITY OF BAY MINETTE, ALABAMA, an Alabama corporation, the GRANTOR, for and in consideration of TEN and no/100 DOLLARS (\$10.00), and other good and valuable consideration hereby acknowledged to have been paid to the said GRANTOR by BALDWIN COUNTY, ALABAMA, a political subdivision of the State of Alabama , the GRANTEE, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the GRANTEE, its successors and assigns, the following described real property, situated in the County of Baldwin, State of Alabama, more particularly described as follows, to-wit:

Lot 9, Block 106, in the Hand Land Company's Addition to the Town of Bay Minette, Alabama as recorded in Deed Book 4, page 158, et seq., in the records in the Office of the Judge of Probate, Baldwin County, Alabama.

Subject to an Easement granted Alabama Power Company in Deed Book 340, Page 567, Baldwin County, Alabama Probate Records.

Further subject to any and all minerals in, on or under said property which heretofore have been reserved.

TOGETHER WITH ALL AND SINGULAR, the rights, members, privileges and appurtenances thereunto belonging or in anywise appertaining;

TO HAVE AND TO HOLD the same unto the said GRANTEE, its successors and assigns, FOREVER.

And, except as to the above and the taxes hereafter falling due, the said GRANTOR, its successors and assigns, does hereby covenant with the said GRANTEES, its successors and assigns, that the GRANTOR, its successors and assigns, is seized of an indefeasible estate in fee simple in and to said property; that it has a good and lawful right to sell and convey the same; that said property is free and clear from all encumbrances except for ad valorem taxes for the year 2000, and that the GRANTOR hereby WARRANTS and WILL FOREVER DEFEND the title to the said property unto the GRANTEE

534517

and unto its successors and assigns, against the lawful claim of all persons,  
whomsoever.

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand  
and seal on this the 22<sup>nd</sup> day of February, 2000.

THE CITY OF BAY MINETTE, ALABAMA

BY: [Signature]  
JOHN F. RHODES  
As Its Mayor

ATTEST:

By: [Signature]  
TOMMY M. LANGHAM  
As its Clerk



STATE OF ALABAMA )

BALDWIN COUNTY )

I, the undersigned authority, a Notary Public, in and for said County  
and State do hereby certify that John F. Rhodes and  
Tommy M. Langham whose names as Mayor and  
CLERK, respectively, are signed to the foregoing instrument and  
who are known to me, acknowledged before me on this date, that, being  
informed of the contents of said instrument they executed the same voluntarily  
and with full authority so to do on the day the same bears date.

Given under my hand and notarial seal on this the 22<sup>nd</sup> day of  
February, 2000.

[Signature]  
NOTARY PUBLIC, ALABAMA  
My Commission expires 2-25-2001

THIS INSTRUMENT PREPARED BY:

ROBERT A. WILLS  
WILLS AND SIMON  
ATTORNEYS AT LAW  
P O BOX 547

BAY MINETTE, AL 36507

GRANTOR'S ADDRESS:

P O Box 1207  
Bay Minette, AL 36507

GRANTEE'S ADDRESS:

P O Box 1488  
Bay Minette, AL 36507

State of Alabama, Baldwin County  
I certify this instrument was filed  
and taxes collected on:

2000 February -24 4:32PM

Instrument Number 534517 Pages 3  
Recording 7.50 Mortgage  
Deed Min Tax  
Index DP 1.00  
Archive  
Adrian T. Johns, Judge of Probate

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