



Baldwin County Revenue Commissioner

The Server will be unavailable Saturday, July 26, 2014 from 11:00 P.M. CDT until Sunday July 27, 2014 at 12:00 P.M. CDT for routine maintenance.

We apologize for any inconvenience this may cause

Property Appraisal Link

BALDWIN COUNTY, AL

Current Date 7/23/2014

Tax Year 2014
Valuation Date October 1, 2013

OWNER INFORMATION			
PARCEL	48-02-03-0-000-004.015	PPIN 208908	TAX DIST 02
NAME	BALDWIN COUNTY		
ADDRESS	BALDWIN COUNTY ADMIN BLDG		
	ATTN: CO COMMISSION OFFICE		
	312 COURTHOUSE SQUARE STE 12		
	BAY MINETTE AL 36507		
DEED TYPE	IN BOOK 0000	PAGE	1227590
PREVIOUS OWNER	BROOKS, TANA C		
LAST DEED DATE	3/26/2010		

DESCRIPTION
402' X 83' IRR UNECONOMICAL REMNANT PARCEL 2 DESC AS COM AT SW COR OF SW1/4 SEC 3, TH N 641.5' TO PT ON N R/W OAK RIDGE RD, TH E ALG CURVE 81', TH E 78' TO R/W OF CR 83, TH N 244.5', TH N 110' TO POB, TH N 402', TH E 83', TH S 415', TH NW'L Y 63' TO POB SEC 3-T6S-R4E (FSWD)

PROPERTY INFORMATION	
PROPERTY ADDRESS	21013 OAK RIDGE DR
NEIGHBORHOOD	CENTRLBALD CENTRAL BALDWIN AREA
PROPERTY CLASS	SUB CLASS
LOT BLOCK	
SECTION/TOWNSHIP/RANGE	00-00 -00
LOT DIMENSION	ZONING

PROPERTY VALUES			
LAND:	6600	CLASS 1:	TOTAL ACRES: .61
BUILDING:	=====	CLASS 2:	6600
		CLASS 3:	
TOTAL PARCEL VALUE:	6600		
ESTIMATED TAX:			

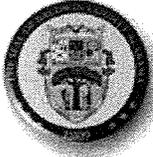
DETAIL INFORMATION

<u>CODE</u>	<u>TYPE</u>	<u>REF</u>	<u>METHOD</u>	<u>DESCRIPTION</u>	<u>LAND USE</u>	<u>TC</u>	<u>HsPn</u>	<u>MARKET</u>	<u>USE</u>
								<u>VALUE</u>	<u>VALUE</u>
M	LAND	2	ST AC5	.61 acres	9110-VAC RES	2	N N	6600	

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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			
PARCEL	48-02-03-0-000-004.015	PPIN 208908	TAX DIST 02
NAME	BALDWIN COUNTY		
ADDRESS	312 COURTHOUSE SQ STE 12 BAY MINETTE, AL 36507		
DEED TYPE IN BOOK	0000	PAGE	1227590
PREVIOUS OWNER	BROOKS, TANA C		
LAST DEED DATE	3/26/2010		

DESCRIPTION
402' X 83' IRR UNECONOMICAL REMNANT PARCEL 2 DESC AS COM AT SW COR OF SW 1/4 SEC 3, TH N 641.5' TO PT ON N R/W OAK RIDGE RD, TH E ALG CURVE 81', TH E 78' TO R/W OF CR 83, TH N 244.5', TH N 110' TO POB, TH N 402', TH E 83', TH S 415', TH NW'L Y 63' TO POB SEC 3-T6S-R4E (FSWD)

PROPERTY INFORMATION	
PROPERTY ADDRESS	21013 OAK RIDGE DR
NEIGHBORHOOD	CENTRLBALD CENTRAL BALDWIN AREA
PROPERTY CLASS	SUB CLASS
LOT BLOCK	
SECTION/TOWNSHIP/RANGE	00-00 -00
LOT DIMENSION	ZONING

PROPERTY VALUES			
LAND:	5100	CLASS 1:	TOTAL ACRES: .61
BUILDING:		CLASS 2:	5100 TIMBER ACRES:
		CLASS 3:	
TOTAL PARCEL VALUE:	5100		
ESTIMATED TAX:	\$0.00		

DETAIL INFORMATION									
CODE	TYPE	REF	METHOD	DESCRIPTION	LAND USE	TC	HsPn	MARKET VALUE	USE VALUE
M	LAND	2	ST	AC5 .61 acres	9110-VAC RES	2	N N	5100	

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Here To Serve

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 #: 208908

PARCEL #:

48-02-03-0-000-004.015

TAX DISTRICT: 02

207714

BALDWIN COUNTY
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 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 95 of 126

PROPERTY DESCRIPTION: 402' X 83' IRR UNECONOMICAL RE MNANT PARCEL 2 DESC AS COM AT SW COR OF SW1/4 SEC 3, TH N 64 1.5' TO PT ON N R/W OAK RIDGE RD, TH E ALG CURVE 81', TH E 7 8' TO R/W OF CR 83, TH N 244.5 ', TH N 110' TO POB, TH N 402' , TH E 83', TH S 415', TH NW'L Y 63' TO POB SEC 3-T6S-R4E (FS WD)

	<u>Last Years Appraised Value</u>	<u>This Years Appraised Value</u>
LAND	14,500	11,900
BUILDINGS ETC.	0	0
TOTAL:	14,500	11,900
	<u>Last Years</u>	<u>This Years</u>
	<u>Assessed Value</u>	<u>Assessed Value</u>
	2,900	2,380
	<u>Last Years</u>	<u>This Years</u>
	<u>Tax Amount</u>	<u>Estimated Tax</u>
	0.00	0.00

THIS INSTRUMENT PREPARED FOR THE
BALDWIN COUNTY HIGHWAY DEPARTMENT
BY VOLKERT & ASSOCIATES
MOBILE, ALABAMA 36618

STATE OF ALABAMA)
COUNTY OF BALDWIN)

PROJECT NO. HPP-1702 (904)
CR 83
(FROM CR 32 TO US HWY 90)
TRACT NO. 62D REV

**FEE SIMPLE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of SEVENTY SEVEN THOUSAND NINE HUNDRED SEVENTY AND 00/100THS-- dollar(s), cash in hand paid to the undersigned by Baldwin County, the receipt of which is hereby acknowledged, I (we), the undersigned grantor(s), TANA C. BROOKS, A SINGLE PERSON

have this day bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto Baldwin County the following described property:

A part of the Southwest Quarter of the Southwest Quarter of Section 3, Township 6 South, Range 4 East identified as Tract Number 62D on the CR 83 Project in Baldwin County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Commencing at the 1" pinch top found at the Southwest corner of the Southwest Quarter of the Southwest Quarter of Section 3, Township 6 South, Range 4 East in Baldwin County, Alabama;

Thence run northerly along the west line of said Section 3 a distance of 641.5 feet, more or less, to a point on the existing north R/W line of Oak Ridge Road;

Thence run easterly along a curve to the right and along the existing north R/W line of Oak Ridge Road a distance of 43 feet, more or less, to the grantor's southwest property corner and being the Point of Beginning of the property herein to be conveyed;

Thence run northerly along the grantor's west property line a distance of 702.5 feet, more or less, to the grantor's northwest property corner;

GRANTEE'S ADDRESS:

BALDWIN COUNTY HIGHWAY DEPARTMENT
P.O. BOX 220
SILVERHILL, ALABAMA 36576

BALDWIN COUNTY, ALABAMA
JUDGE ADRIAN T. JOHNS
Filed/cert. 4/ 7/2010 8:10 AM
TOTAL \$ 0.00
7 Pages

1227590



Thence run easterly along the grantor's north property line a distance of 144.5 feet, more or less, to a point on the acquired east R/W line of CR 83;

Thence run southerly along the acquired R/W line of CR 83 a distance of 402 feet, more or less, to a point (said point is offset 120 feet right of and perpendicular to project centerline at Station 285+00);

Thence run easterly along the acquired R/W line of CR 83 a distance of 63 feet, more or less, to a point on the grantor's east property line;

Thence run southerly along the grantor's east property line a distance of 98 feet, more or less, to a point on the acquired east R/W line of CR 83;

Thence run westerly along the acquired R/W line of CR 83 a distance of 56.5 feet, more or less, to a point (said point is offset 120 feet right of and perpendicular to project centerline at Station 283+90);

Thence run southerly along the acquired R/W line of CR 83 a distance of 244.5 feet, more or less, to a point on the existing north R/W line of Oak Ridge Road (said point offset to tie right of and perpendicular to project centerline at Station 281+45.35);

Thence run northwesterly along the existing R/W line Oak Ridge Road a distance of 78 feet, more or less, to a point;

Thence run northwesterly along a curve to the left and along the existing R/W line of Oak Ridge Road a distance of 36.5 feet, more or less, to the Point of Beginning of the property herein conveyed and containing 2.173 acres, more or less.

A part of the Southwest Quarter of the Southwest Quarter of Section 3, Township 6 South, Range 4 East identified as Tract Number 62D URP 1 of 2 on the CR 83 Project in Baldwin County, Alabama and being more fully described as follows:

Uneconomical Remnants Parcel 1 of 2:

Commencing at the 1" pinch top found at the Southwest corner of the Southwest Quarter of the Southwest Quarter of Section 3, Township 6 South, Range 4 East in Baldwin County, Alabama;

GRANTEE'S ADDRESS:

BALDWIN COUNTY HIGHWAY DEPARTMENT
P.O. BOX 220
SILVERHILL, ALABAMA 36576

Thence run northerly along the west line of said Section 3 a distance of 641.5 feet, more or less, to a point on the existing north R/W line of Oak Ridge Road;

Thence run easterly along the existing north R/W line of Oak Ridge Road along a curve to the right a distance of 81 feet, more or less, to a point;

Thence continue easterly along the existing north R/W line of Oak Ridge Road a distance of 78 feet, more or less, to a point on the acquired R/W line of CR 83 (said point offset to tie right of and perpendicular to project centerline at Station 281+45.35) and being the Point of Beginning of the property herein to be conveyed;

Thence run northerly along the acquired R/W line of CR 83 a distance of 244.5 feet, more or less, to a point (said point is offset 120 feet right of and perpendicular to project centerline at Station 283+90);

Thence run easterly along the acquired R/W line of CR 83 a distance of 56.5 feet, more or less, to a point on the grantor's east property line;

Thence run southerly along the grantor's east property line a distance of 270 feet, more or less, to an iron pin found on the existing R/W line of Oak Ridge Road (the grantor's southeast property corner);

Thence run westerly along the existing R/W line of Oak Ridge Road a distance of 49.5 feet, more or less, to the Point of Beginning of the property herein conveyed and containing 0.269 acres, more or less.

A part of the Southwest Quarter of the Southwest Quarter of Section 3, Township 6 South, Range 4 East identified as Tract Number 62D URP 2 of 2 on the CR 83 Project in Baldwin County, Alabama and being more fully described as follows:

Uneconomical Remnants Parcel 2 of 2:

Commencing at the 1" pinch top found at the Southwest corner of the Southwest Quarter of the Southwest Quarter of Section 3, Township 6 South, Range 4 East in Baldwin County, Alabama;

Thence run northerly along the west line of said Section 3 a distance of 641.5 feet, more or less, to a point on the existing north R/W line of Oak Ridge Road;

GRANTEE'S ADDRESS:

BALDWIN COUNTY HIGHWAY DEPARTMENT
P.O. BOX 220
SILVERHILL, ALABAMA 36576

Thence run easterly along the existing north R/W line of Oak Ridge Road along a curve to the right a distance of 81 feet, more or less, to a point;

Thence continue easterly along the existing north R/W line of Oak Ridge Road a distance of 78 feet, more or less, to a point on the acquired R/W line of CR 83 (said point offset to tie right of and perpendicular to project centerline at Station 281+45.35);

Thence run northerly along the acquired R/W line of CR 83 a distance of 244.5 feet, more or less, to a point (said point is offset 120 feet right of and perpendicular to project centerline at Station 283+90);

Thence continue northerly a distance of 110 feet, more or less, to a point on the acquired R/W line of CR 83 (said point is offset 120 feet right of and perpendicular to project centerline at Station 285+00) and being the Point of Beginning of the property herein to be conveyed;

Thence run northerly along the acquired R/W line of CR 83 a distance of 402 feet, more or less, to a point on the grantor's north property line;

Thence run easterly along the grantor's north property line a distance of 83 feet, more or less, to the grantor's northeast property corner;

Thence run southerly along the grantor's east property line a distance of 415 feet, more or less, to a point on the acquired R/W line of CR 83;

Thence run westerly along the acquired R/W line of CR 83 a distance of 63 feet, more or less, to the Point of Beginning of the property herein conveyed and containing 0.680 acres, more or less.

And as shown on the right of way map of record in the Baldwin County Highway Department, a copy of which is also deposited in the office of the Judge of Probate as an aid to persons and entities interested therein and as shown on the Property Sketch attached hereto and made a part hereof.

TO HAVE AND TO HOLD, unto Baldwin County, its successors and assigns in fee simple forever.

GRANTEE'S ADDRESS:

BALDWIN COUNTY HIGHWAY DEPARTMENT
P.O. BOX 220
SILVERHILL, ALABAMA 36576

AND FOR THE CONSIDERATION AFORESAID, I (we) do for myself (ourselves),
for my (our) heirs, executors administrators, successors, and assigns covenant to and with
Baldwin County that I (we) am (are) lawfully seized and possessed in fee simple of said tract
or parcel of land hereinabove described; that I (we) have a good and lawful right to sell and
convey the same as aforesaid; that the same is free of all encumbrances, liens, and claims,
except the lien for advalorem taxes which attached on October 1, last past, and which is to
be paid by the grantor; and that I (we) will forever warrant and defend the title thereto
against the lawful claims of all persons whomsoever.

THE GRANTOR(S) HEREIN FURTHER COVENANT(S) AND AGREE(S), that
the purchase price above-stated is in full compensation to him-her (them) for this
conveyance.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal this the

26~~th~~ day of March, 2010.

Tana C. Brooks

TANA C. BROOKS

GRANTOR'S ADDRESS:

21013 Oak Ridge Dr.
Robertsdale, AZ 36567

GRANTEE'S ADDRESS:

BALDWIN COUNTY HIGHWAY DEPARTMENT
P.O. BOX 220
SILVERHILL, ALABAMA 36576

ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF BALDWIN)

I, TRACY VASKO, a Notary Public, in and for said County in said State, hereby certify that TANA C. BROOKS, whose name (s) IS, signed to the foregoing conveyance, and who IS known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, SHE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of March, 2010.

Tracy Vasko
NOTARY PUBLIC

My Commission Expires 10/9/2013

ACKNOWLEDGMENT FOR CORPORATION

STATE OF _____)

COUNTY OF _____)

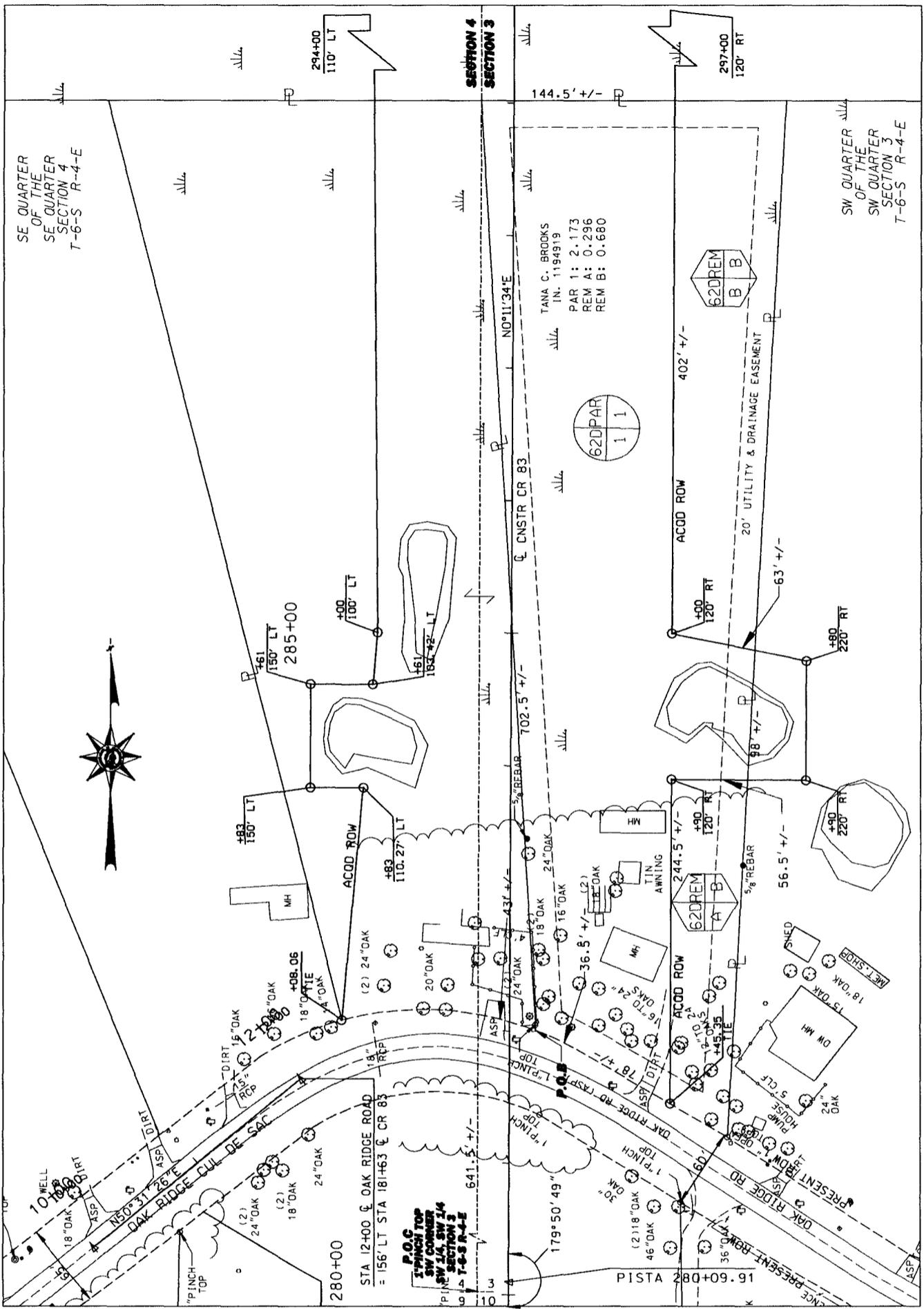
I, _____, a _____ in and for said County, in said State, hereby certify that _____ whose name as _____ of the _____ Company, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this _____ day of _____, A.D. 2010.

Official Title _____

GRANTEE'S ADDRESS:

BALDWIN COUNTY HIGHWAY DEPARTMENT
P.O. BOX 220
SILVERHILL, ALABAMA 36576



THIS IS NOT A
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO.	62D	PROJECT NO.	HPP-1702 (904)
OWNER	TANA C. BROOKS	COUNTY	BALDWIN
TOTAL ACREAGE	3.149	SCALE:	1" = 100'
R. O. W. REQUIRED	2.173	DATE;	09-02-09
REMAINDER	0.976	REVISED:	
		SHEET :	1 OF 1