



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	62-01-02-0-000-004.015	PPIN 209159	TAX DIST 02
NAME	PERDIDO BAY WATER, SEWER & FIRE PROTECTI		
ADDRESS	28171 FRESHWATER LN		
	ELBERTA AL 36530		
DEED TYPE RP	BOOK 0665	PAGE	0000071
PREVIOUS OWNER	BALDWIN COUNTY ALABAMA		
LAST DEED DATE	1/ 4/1996		

DESCRIPTION
9.7 AC(C) COM AT SW COR OF SW1/4 OF NW1/4 TH N 500', TH E 40' ' TO PT, TH N 60' TO POB, TH E 1296'(S), TH N 560'(S), TH W 669.81', TH S 500'(S), TH W 628'(S) TO POB SEC 2-T8S-R5E (WD)

PROPERTY INFORMATION	
PROPERTY ADDRESS	28171 FRESHWATER LN
NEIGHBORHOOD	ELBERTA
PROPERTY CLASS	SUB CLASS
LOT BLOCK	
SECTION/TOWNSHIP/RANGE	00-00 -00
LOT DIMENSION	ZONING

PROPERTY VALUES				
LAND:	67900	CLASS 1:	TOTAL ACRES:	9.70
BUILDING:	147900	CLASS 2:	TIMBER ACRES:	
	=====	CLASS 3:		
TOTAL PARCEL VALUE:	215800			
ESTIMATED TAX:				

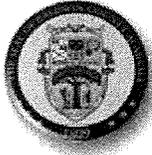
DETAIL INFORMATION						
<u>CODE</u>	<u>TYPE</u>	<u>REF METHOD</u>	<u>DESCRIPTION</u>	<u>LAND USE</u>	<u>TC HsPn</u>	<u>MARKET USE</u>
						<u>VALUE</u> <u>VALUE</u>
M	LAND	1	ST AC7	9.70 acres	2 N N	67900

				4830-WATER UTILITIES					
BLDG	1	C	600	SERVICE/SHOP (LOW PARTIT	-	2	N	N	19500
BLDG	2	O	33 CL096	FENCE, CHAIN LINK, 6' CO	-	2	N	N	2500
BLDG	3	C	610	OFFICES, GENERAL	-	2	N	N	89600
BLDG	4	O	34 CSHTR	PAVEMENT, CURBING, SHORT	-	2	N	N	300
BLDG	5	O	34 PCR04	PAVING, CONCRETE REINFOR	-	2	N	N	800
BLDG	6	O	34 PCR04	PAVING, CONCRETE REINFOR	-	2	N	N	21000
BLDG	7	O	33 CLBW6	FENCE,CHAIN LINK,BARB WI	-	2	N	N	300
BLDG	8	B	B42	BARN, B-42	-	2	N	N	13900

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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	62-01-02-0-000-004.015	PPIN 209159	TAX DIST 02
NAME	BALDWIN COUNTY ALABAMA		
ADDRESS	312 COURTHOUSE SQ STE 12 BAY MINETTE , AL 36507		
DEED TYPE IN	BOOK 0000	PAGE 0512768	
PREVIOUS OWNER	PERDIDO BAY WATER, SEWER & FIRE PROTECTI		
LAST DEED DATE	9/20/1999		

DESCRIPTION

11 AC(C) COM AT SW COR OF SW1/4 OF NW1/4 TH N 500', TH E 40'
 TO POB, TH N 60', TH E 629.75', TH N 535', TH E 669.81', TH
 S 595', TH W 1299.48' TO POB SEC 2-T8S-R5E (WD)

PROPERTY INFORMATION

PROPERTY ADDRESS	28171 FRESHWATER LN		
NEIGHBORHOOD	LILL/ELBER	LILLIAN ELBERTA AREA	
PROPERTY CLASS	SUB CLASS		
LOT BLOCK			
SECTION/TOWNSHIP/RANGE	00-00 -00		
LOT DIMENSION	ZONING		

PROPERTY VALUES

LAND:	71500	CLASS 1:	TOTAL ACRES:	11.00
BUILDING:	150200	CLASS 2: 221700	TIMBER ACRES:	
	=====	CLASS 3:		
TOTAL PARCEL VALUE:	221700			
ESTIMATED TAX:	\$0.00			

DETAIL INFORMATION

CODE	TYPE	REF METHOD	DESCRIPTION	LAND USE	TC	Hs	Pn	MARKET USE	VALUE	VALUE
M	LAND	1	ST AC7	11.00 acres	4830-WATER UTILITIES	2	N	N	71500	
	BLDG	1	C 600	SERVICE/SHOP (LOW PARTIT	-	2	N	N	19500	
	BLDG	2	O 33 CL096	FENCE, CHAIN LINK, 6' CO	-	2	N	N	2500	
	BLDG	3	C 610	OFFICES, GENERAL	-	2	N	N	91900	
	BLDG	4	O 34 CSHTR	PAVEMENT, CURBING, SHORT	-	2	N	N	300	
	BLDG	5	O 34 PCR04	PAVING, CONCRETE REINFOR	-	2	N	N	800	
	BLDG	6	O 34 PCR04	PAVING, CONCRETE REINFOR	-	2	N	N	21000	
	BLDG	7	O 33 CLBW6	FENCE, CHAIN LINK, BARB WI	-	2	N	N	300	
	BLDG	8	B B42	BARN, B-42	-	2	N	N	13900	

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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 #: 209159
 PARCEL #: 62-01-02-0-000-004.015
 TAX DISTRICT: 02

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 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 96 of 126
 PROPERTY DESCRIPTION: 11 AC(C) COM AT SW COR OF SW1/ 4 OF NW1/4 TH N 500', TH E 40' TO POB, TH N 60', TH E 629.75 ', TH N 535', TH E 669.81', TH S 595', TH W 1299.48' TO POB SEC 2-T8S-R5E (WD)

	<u>Last Years Appraised Value</u>	<u>This Years Appraised Value</u>	
LAND	93,500	71,500	
BUILDINGS ETC.	146,300	152,500	
TOTAL:	239,800	224,000	
	<u>Last Years</u>	<u>This Years</u>	<u>This Years</u>
	<u>Assessed Value</u>	<u>Assessed Value</u>	<u>Estimated Tax</u>
	47,960	44,800	0.00
	<u>Last Years</u>	<u>Last Years</u>	
	<u>Tax Amount</u>	<u>Tax Amount</u>	
	0.00	0.00	

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

1999 September-24 2:22PM
Instrument Number 512768 Pages 2

Recording Mortgage
Deed Min Tax 1.00
Index DP

Archive
Adrian T. Johns, Judge of Probate

STATE OF ALABAMA
BALDWIN COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that PERDIDO BAY WATER, SEWER AND FIRE PROTECTION DISTRICT, an Alabama quasi public corporation, hereinafter called the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) cash and other good and valuable consideration to said Grantor in hand paid by BALDWIN COUNTY, ALABAMA, hereinafter called the Grantee, receipt of which is hereby acknowledged, does hereby (subject to the matters hereinafter set out) GRANT, BARGAIN, SELL and CONVEY unto the said Grantee, in fee simple, forever, all that certain real property in Baldwin County, Alabama, described as follows, to-wit:

The southern 60 feet running from County Road 95 to the eastern edge of the following described property:
Commencing at the Southwest corner of the Southwest Quarter of the Northwest Quarter of Section 2, Township 8 South, Range 5 East, thence run North 500.0 feet; thence run South 89 degrees 54 minutes 12 seconds East 40.0 feet to the Point of Beginning; thence run North 60.0 feet; thence run South 89 degrees 54 minutes 12 seconds East 629.75 feet; thence run North 00 degrees 00 minutes 21 seconds East 535.0 feet; thence run South 89 degrees 54 minutes 12 seconds East 669.81 feet; thence run South 00 degrees 00 minutes 44 seconds West 595.0 feet; thence run North 89 degrees 54 minutes 12 seconds West 1299.48 feet to the point of Beginning.

LESS AND EXCEPT all remaining oil, gas, and other mineral interests, and all rights and privileges in connection therewith, which are hereby reserved unto the Grantor, it's successors and assigns.

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

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, in fee simple, forever.

And, except as hereinafter set out, the Grantor, for Grantor and Grantor's successors and assigns, hereby covenants to and with said Grantee and Grantee's successors and assigns, that the Grantor is seized of an indefeasible estate in fee simple in and to said property; that Grantor is in peaceful possession thereof and has a perfect right to sell and convey the same; that the same is free from all encumbrances and that Grantor will forever warrant and defend the title to and possession of said property unto the said Grantee and Grantee's successors and assigns against the lawful claims of all persons whomsoever.

512768

IN WITNESS WHEREOF, the Grantor has set his hand and seal on this 20th day of September, 1999.

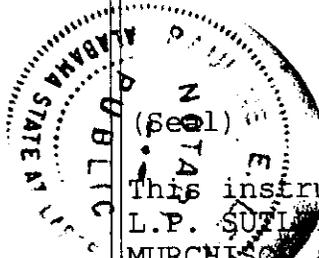
PERDIDO BAY WATER, SEWER AND FIRE PROTECTION DISTRICT

BY: R B Hall
Its: Chairman of the Board

STATE OF ALABAMA
BALDWIN COUNTY

I, the undersigned notary public in and for said county and state, hereby certify that R. B. Hall, whose name as Chairman of the Board of PERDIDO BAY WATER, SEWER AND FIRE PROTECTION DISTRICT, an Alabama quasi public 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 the said conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal on this 20th day of September, 1999.



Pauline E. Lentini
NOTARY PUBLIC
My Commission Expires: _____
MY COMMISSION EXPIRES NOVEMBER 13, 2002

This instrument prepared by:
L.P. SUTLEY
MURCHISON & SUTLEY, L.L.C.
Attorneys at Law
Post Office Drawer 1320
Foley, Alabama 36536

Grantor's Address: 32106 Water Works Ln., Lillian, AL 36549
Grantee's Address: _____