

COUNTY OF SABINE

Sabine, Texas

Notice to Bidders

February 3, 2022

Sabine County has the following Property for auction

10800 US Hwy 96N
Bronson, TX. 75930

Bidding will be conducted through Gov Deals at the following website
www.govdeals.com/sabinecounty

Bidding will begin March 1st 2022 and will end March 15th 2022

Follow all instructions on website to ensure your bid is properly received. Please note the time used on website will be eastern time.

Please contact Malinda Bryan 409-787-5226 if you have any questions regarding the bid procedure.

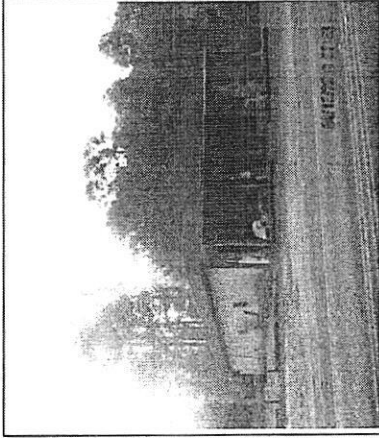


Malinda, County Auditor
Sabine County, Texas

Ownership
 NOORANI KARIM
 4706 CHANEYBRIAR AVE
 SUGAR LAND, TX 77479
 OWNER INTEREST 0.5

zpcode 759130

Exemptions/Deed
 INST: 171846
 VOL: 432
 PAGE: 863
 DATE: 9/19/2017



NOT CERTIFIED

Legal Information

LEGAL: PORTIONS OF LOTS 12-18 & ALL OF LOT 11 IN BRANSON BLK 28 CAFE BLDG
 SITUS: 10800 US HWY 96 N
 DIVIDED ACRES: .000MIN:R17066.1

0.372 acres

Appraisal Coding
 Appr By TF Appr Dt 01/08/21
 Check By Check Dt

Sale Dt	Type	Vol	Page	Inst	171846	Price	Value@Sale	Grantee	Grantor
9/19/17		432	863		171846	++++++	++++++	NOORANI KARIM	SUTTON TAMMIE
7/17/12		367	196		7/17/12	++++++	++++++	CRAWFORD BILLY & SHIRLEY SUTTON TAMMIE	
6/28/06		244	155		6/28/06	++++++	++++++	DICKERSON JIM RAY & CRAWFORD BILLY &	

Agent	Mortgage	Geo Quad	Aerial	Map Id	Use
		0			

Building Code	Hs Year/EF Yr	Class	Cpsf	Sqft	Buildings	Features	Depreciation %	Condition %	Fn%	Ec%	Cpl%	Loc%	Net Adj%	Value
COMM-COMMERCIAL BUIL	1960/NA	MRPF	36.50	3,600	131,400	0	-50%	-50%	0%	0%	100%	0%	-50.0%	65,700
CMPY-CANOPY ATTACHED	1960/NA	MRPF	10.95	216	2,365	0	-50%	-50%	0%	0%	100%	0%	-50.0%	1,182
ADD1-ADDITION LOW	1960/NA	MRPF	7.30	1,224	8,935	0	-50%	-50%	0%	0%	100%	0%	-50.0%	4,468
														71,350

SQFT MA: 1224 MKT CSF MA: 30.253 CSF IMPR: 58.292



Land Code	Units / Alt Units	Cpu	Cpu Cd	Mkt Cpu	Adjustment Codes	Adj%	Adj Amt	Hs	Mkt Value	Ptd Prd	Prod Code	Prod Use	Yr Grant	Units	Cpu	Spec Value
SPECIAL	0.000 AC/0 SF	2,700.0		0.00		0%			2,700							0

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Entity / Description	Exemption	Txbl Value	Rate Per \$100	Frz Yr	Ext. Tax Levy
01 COUNTY	0	37,030	.59999999		148.12
60 HOSPITAL DT	0	37,030	.19200000		71.10
33 WEST SABINE	0	37,030	1.23490000		457.28
** ESTIMATED TOTAL					676.50

2022	Ptd	Change +/-	Prior	2021	Ptd
Impr Homesite +	2,830	F1	0	2,830	F1
Impr Non Homesite +	32,850	F1	0	32,850	F1
Land Homesite +	1,350	F1	0	1,350	F1
Total Market =	37,030		0	37,030	
Assessed =	37,030		0	37,030	

User COUNTER Print Date 2/2/2022 1:59:50 PM

Property ID : R000170661

Geo ID : 29040-01890-00000-000000

Quick Link :