



CITY OF WACO

Property Management
Post Office Box 2570
Waco, Texas 76702-2570
254 /750-5651
kendraa@wacotx.gov
www.waco-texas.com

Purchasing Steps for Tax Foreclosed Property

The process is very simple.

Fill out the Offer to Purchase forms, which states the name you want the deed to be made, your mailing address, phone number and email. All four (4) forms must be signed by the buyer. The Disclaimer and Conditions form states the property is conveyed 'as is' and the city will not provide title insurance or a current survey. The city makes no guarantee as to the availability of utilities or no warranty concerning zoning. Property will not be sold to anyone having taxes owed. Waiver of Liability is a hold harmless agreement, you are allowed to be on the property, but you are not allowed to begin any work, until you have the deed.

You must pay for the property in full and sign four (4) forms.

Once, I have a receipt of payment I will submit the offer to City Council for approval. Once approved, a Tax Resale Deed will be prepared and routed for signatures by the City Manager. Then, the deed is sent to WISD for signatures and then the County Commissioner to be placed on their agenda for approval.

It normally takes 5-6 months to receive the executed deed. Once completed, the deed will be mailed to you.

In the unlikely event your purchase is not approved, your purchase amount will be returned to you in full.

Please feel free to contact me or my staff assistant, Doris for questions. DorisS@wacotx.gov.

I can be reached by e-mail at KendraA@wacotx.gov or 254-750-5651.

I look forward to visiting with you about the possible purchase of your property.

Sincerely,

Kendra Anderson-Zadnik, Broker, CRS, GRI, ABR
City of Waco Property Manager
254-750-5672
KendraA@wacotx.gov

OFFER TO PURCHASE Standard CITY OWNED PROPERTY

Date: _____

To: City Council of Waco, Texas

Please accept my offer to purchase the following described property for the stated amount below.

Address: _____
Legal Description: Lot _____, Block _____, Addition _____
Lot Size: _____
Zoning: _____
MCAD Value: \$ _____
Court Cost: \$ _____
Purchase Amount: \$ _____

Background information: This property is being purchased for general ownership purposes. I understand that in accordance with the Sale of City Owned Property Policy the purchase price is to be the greater of 40% of the current year MCAD Value or Court Costs as stated above. I have been advised to contact the Planning Department at 1-254-750-5650 to insure that any use of this property I determine in the future will be in compliance with the city rules and ordinances. All sales are final. There are no refunds, unless a taxing entity does not approve sale.

Please make the deed in the name of _____ and mail it to:

Name: _____
Address: _____ City: _

State: _____, ZIP: _
Phone Number: _____
Email: _

SIGNED _____

DATE _____

Finance: Payment to be applied to Acct: **1000-485100 REAL**

Return to 401 Franklin Avenue or email to Kendraa@wacotx.gov

OFFER TO PURCHASE Sub Standard CITY OWNED PROPERTY

Date: _____

To: City Council of Waco, Texas

Please accept my offer to purchase the following described property for the stated amount below.

Address: _____
Legal Description: Lot_____, Block_____, Addition _____
Lot Size: _____
Zoning: _____
MCAD Value: \$ _____
Court Cost: \$ _____
Purchase Amount: \$ _____

Background information: This **SUB STANDARD** property is being purchased for general ownership purposes. I understand that in accordance with the Sale of City Owned Property Policy the purchase price is to be the greater of 25% of the current year MCAD Value or Court Costs as stated above. I have been advised to contact the Planning Department at 1-254-750-5650 to insure that any use of this property I determine in the future will be in compliance with the city rules and ordinances. All sales are final. There are no refunds, unless a taxing entity does not approve sale.

I understand that this property is SUB-STANDARD because it is may not be independently developable due to the following:

- _____ Sub Standard due to size of lot.
- _____ Extension of utility lines either water or sewer are required.
- _____ Other _____.

Please make the deed in the name of _____ and mail it to:

Name: _____
Address: _____
City: _____ State: _____
ZIP: _____ Phone Number: _____
Email: _____

SIGNED _____ DATE _____

Finance: Payment to be applied to Acct: **1000-485100 REAL**

Disclaimers & Conditions of Sale Agreement

Date: _____

I _____, the buyer of the property located at _____ do hereby agree and accept that this transaction is contingent upon the following terms and conditions:

Disclaimers

- a. the property is being sold on an "AS IS" basis;
- b. the property is being sold subject to the possibility of an existing "prior owner's right of redemption" (Not applicable to this property.);
- c. the City of Waco makes no warranty concerning zoning or suitability of the property for any specific purpose or use;
- d. it is my sole responsibility as the buyer to examine all applicable building codes and ordinances to determine if the property in question can be used for my intended purpose;
- e. if the property being purchased includes a structure and the condition of that structure is in violation of any construction and building codes, all violations and deficiencies must be repaired/renovated in strict adherence with the procedures and timelines specified in the related Code Inspection Condition Report. **No work can begin until the property has been legally conveyed to the Buyer.**
- f. Offers to Purchase property will not be accepted from any Disqualified Buyer. A Disqualified Buyer is anyone with:
 1. a delinquent tax account for City, School District, Community College or County Taxing Entities;
 2. past due amounts owed to the city for mowing, water bills, library fines, hotel sales tax, abatement of other nuisances by the city or demolition of
 3. Sub-standard structures; or
 4. in current violation of any city code and/or ordinance related to real estate.

Conditions

- a. the buyer must, at all times, maintain the property at or above all City Code Standards;
- b. the buyer may not sell this property in an unimproved condition within 12 months of the deed recording date of this transaction; however, the property may be sold if the buyer has constructed or renovated a single family dwelling on the property and is selling it to a third party. Failure of the buyer to fully comply may, at the city's sole discretion, result in additional compensation to be paid by buyer to the city equal to 50% of the initial purchase price and any profit realized from the prohibited re-sale shall be paid to the city as a penalty for breach of terms and conditions of the initial sale;
- c. in the event, at any time, the buyer elects to build a structure on the purchased property, the buyer acknowledges that such structure must be compatible with the neighborhood character and style of other structures located in the same block and must be formally approved in advance by the related City of Waco inspections and/or plan review departments in accordance with city ordinances.

I have been advised that this sale is subject to approval by the City Council, McLennan County and WISD. The average period of time for a Tax Resale deed to be completely executed and mailed is six months after the City Council's approval has been granted.

Agreed and Accepted:

Date

Date

**WAIVER of LIABILITY and
TOTAL INDEMNIFICATION AGREEMENT**

I _____, do hereby agree and accept complete responsibility for any and all accident(s) and/or injuries including death, which may occur while I am on any and all property owned or held in trust by the City of Waco.

In Addition, I hereby hold harmless, the City of Waco, its agent(s), assign(s) and employee(s) from responsibility of any kind for said accident(s) and/or injuries including death.

I am fully aware of the potential for various types of hazards to exist whether in or around structures or on vacant land.

I hereby also accept complete responsibility and liability for all accident(s) and/or injuries including death, which may occur to any individual(s) who come onto the property(ies) as invited or allowed by me. Such persons include, but are not limited to relatives, associates, contractors, employees and any others.

By affixing my signature below, I am exercising my Waiver of Liability and Total Indemnification for the benefit and protection of the City of Waco and all other parties specified above.

Accepted and Agreed:

Date

Date



Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

| | | | |
|---|-------------|--------------------|----------------|
| City of Waco | 0449995 | kendraa@wacotx.gov | (254) 750-5651 |
| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Kendra Anderson-Zadnik | 0449995 | kendraa@wacotx.gov | (254) 750-5651 |
| Designated Broker of Firm | License No. | Email | Phone |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

IBS 2016

KENDRA ZADNIK, 401 Franklin Ave Waco, TX 76701

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City of Waco Properties
 Bid Sale and for Purchase Now
 As of March 12, 2018

| Available Now | MCAD PID | Street Number | Street | Zip | Deed Legal Description | Lot Frontage | Lot Depth | Lot Size | Current Zoning | 2017 MCAD Value | Court Costs | Direct Sales Price |
|---|----------|---------------|--------------|-------|---|--------------|-----------|-----------------------|----------------|-----------------|-------------|---------------------|
| <p><i>Purchasers will receive an ordinary type of Constable's Deed which is WITHOUT WARRANTY, express or implied. Title to property is NOT guaranteed. A policy of title insurance may be difficult to obtain. Property is sold "AS IS" with all faults. All sales are final. All property purchased are subject to a statutory right of redemption. This redemption period commences to run from the date the purchaser's deed is filed for record in the deed records. There is a two year right of redemption for homestead property and property appraised as agricultural land. There is a 180 day right of redemption for all other property. Property purchased may be subject to liens and District Clerk court costs</i></p> | | | | | | | | | | | | |
| Summer Bid Sale | 183966 | 4002 | 3rd St. S. | 76706 | 0.32 Acres+/- C. O'Campo Survey, Tract 30 | .32 Acres | | No Utilities-Standard | R-1B | \$8,660.00 | \$2,097.00 | Min. Bid \$2,097.00 |
| Neighbor Only | 167700 | 1501 | 7th St. N. | 76707 | Lot A14, Block 21, Chamberlain & Taylor Addition | 25 | 165 | Sub-Standard | R-2 | \$2,230.00 | \$1,237.00 | \$557.50 |
| Neighbor Only | 174088 | 1704 | 7th St. N. | 76707 | Lots A1, B1 & D1, Block 19, Garland Addition | 88 | 75 | Sub-Standard | R-2 | \$3,160.00 | \$1,938.38 | \$790.00 |
| Neighbor Only | 173560 | 725 | 11th St. N. | 76707 | Lot A16 and B17, Block 229, Finks Subdivision | 33 | 150 | Sub-Standard | R-2 | \$4,600.00 | \$675.00 | \$675.00 |
| No-Spring Bid Sale | 173236 | 2504 | 15A St. N. | 76708 | Lots A13, A14, B13 & B14, Block 78, Farwell Heights | 165 | 100 | Standard | R-2 | \$7,260.00 | \$1,788.00 | Min. Bid \$2,904.00 |
| Available-Retain Easement | 161728 | 2025 | 15th St. N. | 76708 | Lot 3, Block 9, Archenhold Addition | 50 | 169 | Standard - Easement | R-1B | \$6,000.00 | \$977.00 | \$2,400.00 |
| Neighbor Only | 194875 | 2315 | 21st St. N. | 76708 | Lot B8, Block 103, University Heights Addition | 100 | 50 | Sub-Standard | R-2 | \$5,150.00 | \$908.00 | \$908.00 |
| Available | 197157 | 3125 | 26th St. N. | 76708 | Lot 6, Block 2, West Waco Addition | 50 | 151 | Standard | R-2 | \$6,820.00 | \$1,740.64 | \$2,728.00 |
| Summer Bid Sale | 178096 | 928 | 30th N. | 76707 | Lot 7, Block 29, Huaco Heights Addition | 50 | 150 | Standard | R-1B | \$9,230.00 | \$1,301.00 | Min. Bid \$3,692.00 |
| Available | 186841 | 904 | Burgan St. | 76704 | Lot 16, Block 11, Paul Quinn Addition | 50 | 125 | Standard | R-2 | \$3,630.00 | \$1,450.00 | \$1,452.00 |
| Available | 186846 | 905 | Burgan St. | 76704 | Lot 3, Block 12, Paul Quinn Addition | 50 | 125 | Standard | R-2 | \$3,800.00 | Truly Zero | \$1,520.00 |
| Available | 186840 | 906 | Burgan St. | 76704 | Lot 15, Block 11, Paul Quinn Addition | 50 | 125 | Standard | R-2 | \$3,630.00 | \$1,227.00 | \$1,452.00 |
| Available | 166900 | 916 | Calumet Ave. | 76704 | Lot 5, Block 35, Carver Park Addition | 50 | 126 | Standard | R-1B | \$4,100.00 | \$1,275.00 | \$1,640.00 |

Email to Kendraa@wacotx.gov or call 254-750-5651.

City of Waco Properties
 Bid Sale and for Purchase Now
 As of March 12, 2018

| <i>Available Now</i> | <i>MCAD PID</i> | <i>Street Number</i> | <i>Street</i> | <i>Zip</i> | <i>Deed Legal Description</i> | <i>Lot Frontage</i> | <i>Lot Depth</i> | <i>Lot Size</i> | <i>Current Zoning</i> | <i>2017 MCAD Value</i> | <i>Court Costs</i> | <i>Direct Sales Price</i> |
|----------------------|-----------------|----------------------|---------------|------------|--|---------------------|------------------|-----------------|-----------------------|------------------------|--------------------|---------------------------|
| Available | 166669 | 704 | Carver Ave. | 76704 | Lot 2, Block 18, Carver Park Addition | 50 | 140 | Standard | R-1B | \$4,700.00 | \$507.00 | \$1,880.00 |
| Available | 195782 | 1220 | Chestnut St. | 76704 | Lot 9, Block 7, J. Weisman Addition | 50 | 142 | Standard | R-2 | \$3,980.00 | \$768.00 | \$1,592.00 |
| Summer Bid Sale | 163231 | 1513 | Clay Ave. | 76706 | Lot 2, Block 144, BF Bell Subdivision, pt of Farm Lot 28 | 100 | 165 | Standard | R-2 | \$5,610.00 | \$1,023.00 | Min. Bid \$2,244.00 |
| Neighbor Only | 195756 | 424 | Clifton St. | 76704 | Lot B15, C16, Block 6, J. Weisman Addition | 40 | 110 | Sub-Standard | C-3 & R-2 | \$3,300.00 | \$914.00 | \$825.00 |
| Neighbor Only | 358047 | 0-OFF | Clifton St. | 76704 | Lot D18, Block H, Genicy Ford Addition | landlocked | | Sub-Standard | C-3 | \$2,590.00 | \$23.20 | \$647.50 |
| Neighbor Only | 197772 | 515-Rear | Clifton St. | 76704 | Lot C4, Block 1, George W. Witt Addition | 186 | 70.4 | Sub-Standard | C-3 | \$5,730.00 | \$1,225.00 | \$1,225.00 |
| Available | 186715 | 828 | Dawson St. | 76704 | Lot 28, Block 4, Paul Quinn Addition | 50 | 125 | Standard | R-2 | \$3,800.00 | \$1,228.00 | \$1,520.00 |
| Available | 166536 | 709 | Dearborn St. | 76704 | Lot 11, Block 8, Carver Park Addition | 50 | 140 | Standard | R-1B | \$4,700.00 | \$1,060.00 | \$1,880.00 |
| Available | 166630 | 1012 | Dearborn St. | 76704 | Lot 10, Block 15, Carver Park Addition | 55 | 140 | Standard | R-1B | \$4,620.00 | \$1,471.00 | \$1,848.00 |
| Available | 166868 | 617 | Delano Ave. | 76704 | Lot 12, Block 32, Carver Park Addition | 51 | 133 | Standard | R-1B | \$4,630.00 | \$1,223.00 | \$1,852.00 |
| Available | 166892 | 813 | Delano Ave. | 76704 | Lot 10, Block 34, Carver Park Addition | 50 | 147 | Standard | R-1B | \$4,480.00 | \$1,526.00 | \$1,792.00 |
| Available | 166821 | 802 | Dunbar Ave. | 76704 | Lot 2, Block 29, Carver Park Addition | 50 | 150 | Standard | R-1B | \$4,410.00 | \$210.00 | \$1,764.00 |
| Available | 166822 | 804 | Dunbar Ave. | 76704 | Lot 3, Block 29, Carver Park Addition | 50 | 140 | Standard | R-1B | \$4,700.00 | \$1,226.00 | \$1,880.00 |
| Available | 166835 | 912 | Dunbar Ave. | 76704 | Lot 4, Block 30, Carver Park Addition | 50 | 140 | Standard | R-1B | \$4,410.00 | \$1,060.00 | \$1,764.00 |
| Neighbor Only | 163025 | 1024 | Earle Ave. | 76704 | Lot B15, Block 8, Nelson Beall | 25 | 150 | Sub-Standard | M-2 | \$2,030.00 | \$1,247.00 | \$507.50 |

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| <i>Available Now</i> | <i>MCAD PID</i> | <i>Street Number</i> | <i>Street</i> | <i>Zip</i> | <i>Deed Legal Description</i> | <i>Lot Frontage</i> | <i>Lot Depth</i> | <i>Lot Size</i> | <i>Current Zoning</i> | <i>2017 MCAD Value</i> | <i>Court Costs</i> | <i>Direct Sales Price</i> |
|----------------------|-----------------|----------------------|---------------|------------|--|---------------------|------------------|-----------------|-----------------------|------------------------|--------------------|---------------------------|
| Neighbor Only | 195859 | 1210 | Edgeway St. | 76704 | Lot A5, Block 10, J Weisman and Company Addition | 23 | 142 | Sub-Standard | R-2 | \$2,170.00 | \$1,225.00 | \$542.50 |
| Available | 354181 | 1317 | Faulkner Ln. | 76704 | Lot 19, Block 12, Paul Quinn Addition | 120 | 90 | Standard | R-2 | \$4,940.00 | \$ - | \$1,976.00 |
| Available | 187730 | 1625 | Faulkner Ln. | 76704 | Lot 13, Block 5, Riddle Addition | 50 | 165 | Standard | R-2 | \$4,290.00 | \$ - | \$1,716.00 |
| Available | 186743 | 903 | Garrison St. | 76704 | Lot 2, Block 6, Paul Quinn Addition | 50 | 125 | Standard | R-2 | \$3,800.00 | \$1,098.00 | \$1,520.00 |
| Summer Bid Sale | 180676 | 1316 | Gholson Rd. | 76704 | 0.28 Acres +/- of the Tomas De La Vega Survey, Tract 361 | 73 | 166/150 | Standard | R-1B | \$5,120.00 | \$1,718.00 | Min. Bid \$2,048.00 |
| Available | 167472 | 1004 | Gholson Rd. | 76704 | Lot 7, Block 18, Central Villa Addition | 49 | 140 | Standard | R-1B | \$4,020.00 | \$1,237.00 | \$1,608.00 |
| Available | 122374 | 1117 | Gholson Rd. | 76704 | Lot 12, Block 7, Central Villa Addition | 50 | 140 | Standard | R-1B | \$6,510.00 | \$917.00 | \$2,604.00 |
| Neighbor Only | 192573 | 1310 | Grant St. | 76704 | Lot B5, Block 3, Teachers Addition | 34 | 100 | Sub-Standard | R-2 | \$2,350.00 | \$1,488.00 | \$587.50 |
| Available | 166464 | 701 | Harlem Ave. | 76704 | Lot 9, Block 3, Carver Park Addition | 50 | 140 | Standard | R-1B | \$4,410.00 | \$1,330.00 | \$1,764.00 |
| Available | 166453 | 613 | Harlem Ave. | 76704 | Lot 11, Block 2, Caver Park Addition | 51 | 140 | Standard | R-1B | \$4,430.00 | \$1,283.00 | \$1,772.00 |
| Available | 166527 | 706 | Harlem Ave. | 76704 | Lot 2, Block 8, Carver Park Addition | 50 | 140 | Standard | R-1B | \$4,410.00 | \$416.50 | \$1,764.00 |
| Available | 166470 | 725 | Harlem Ave. | 76704 | Lot 15, Block 3, Carver Park Addition | 50 | 140 | Standard | R-1B | \$4,410.00 | \$1,073.00 | \$1,764.00 |
| Available | 166559 | 1006 | Harlem Ave. | 76704 | Lot 9, Block 10, Carver Park Addition | 55 | 140 | Standard | R-2 | \$4,620.00 | \$752.36 | \$1,848.00 |
| Available | 166499 | 1025 | Harlem Ave. | 76704 | Lot 22, Block 5, Carver Park Addition | 55 | 140 | Standard | R-2 | \$4,620.00 | \$482.00 | \$1,848.00 |

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|----------------------|--------------------|----------------------|-------------------------------|------------|---|---------------------|------------------|-----------------|-----------------------|------------------------|--------------------|---------------------------|
| Available | 166526 | 700 | Harlem Ave. (1401 Preston) | 76704 | Lot 1, Block 8, Carver Park Addition | 50 | 140 | Standard | R-1B | \$4,410.00 | \$416.50 | \$1,764.00 |
| Available | 197812 & 197813 | 608 & 620 | Hatton St. | | Lot A10 & 11, Block 3, Witt Addition | 100 | 135 | Sub-Standard | C-3 | \$16,200.00 | \$2,307.00 | \$4,050.00 |
| Available | 170164 | 1123 | Hood St. | 76704 | Lot 2, Block 16, J. F. Davis Addition | 50 | 140 | Standard | R-2 | \$4,410.00 | \$1,025.00 | \$1,764.00 |
| Available | 186806 | 912 | Houston St. | 76704 | Lot 15, Block 9, Paul Quinn Addition | 50 | 125 | Standard | R-2 | \$3,800.00 | \$320.00 | \$1,520.00 |
| Available | 186814 | 917 | Houston St. | 76704 | Lot 5, Block 10, Paul Quinn Addition | 50 | 125 | Standard | R-2 | \$3,800.00 | \$1,312.00 | \$1,520.00 |
| Available | 186803 | 924 | Houston St. | 76704 | Lot 12, Block 9, Paul Quinn Addition | 50 | 125 | Standard | R-2 | \$3,950.00 | \$1,455.00 | \$1,580.00 |
| Available | 186817 | 929 | Houston St. | 76704 | Lot 8, Block 10, Paul Quinn Addition | 50 | 125 | Standard | R-2 | \$3,800.00 | \$1,266.00 | \$1,520.00 |
| Available | 167459 | 1000 | Houston St. | 76704 | Lot 8, Block 15, Central Villa | 49 | 140 | Standard | R1-B | \$4,030.00 | \$1,213.00 | \$1,612.00 |
| Available | 167456 | 1012 | Houston St. | 76704 | Lot 5, Block 15, Central Villa Addition | 49 | 140 | Standard | R-1B | \$4,800.00 | \$2,924.00 | \$1,944.00 |
| Available | 167452 | 1028 | Houston St. | 76704 | Lot 1, Block 15, Central Villa Addition | 49 | 140 | Standard | R-1B | \$4,020.00 | \$41.99 | \$1,608.00 |
| Available | 167417 | 1114 | Houston St. | 76704 | Lot 5, Block 11, Central Villa Addition | 50 | 140 | Standard | R-1B | \$3,920.00 | \$1,225.00 | \$1,568.00 |
| Available | 167415 | 1120 | Houston St. | 76704 | Lot 3, Block 11, Central Villa Addition | 50 | 140 | Standard | R-1B | \$3,920.00 | \$1,323.00 | \$1,568.00 |
| Available | 186734 | 800 | Hubert St. | 76704 | Lot 20, Block 5, Paul Quinn Addition | 50 | 125 | Standard | R-2 | \$3,800.00 | \$1,548.00 | \$1,548.00 |
| Available | 186749 | 928 | Hubert St. | 76704 | Lot 8, Block 6, Paul Quinn Addition | 50 | 125 | Standard | R-2 | \$3,800.00 | \$936.00 | \$1,520.00 |
| Neighbor Only | 170077 | 722 | James Ave. E. | 76704 | Lot B13, Block 9, J.F. Davis Tract | 36 | 100 | Sub-Standard | R-2 | \$2,630.00 | \$1,334.20 | \$657.50 |

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| <i>Available Now</i> | <i>MCAD PID</i> | <i>Street Number</i> | <i>Street</i> | <i>Zip</i> | <i>Deed Legal Description</i> | <i>Lot Frontage</i> | <i>Lot Depth</i> | <i>Lot Size</i> | <i>Current Zoning</i> | <i>2017 MCAD Value</i> | <i>Court Costs</i> | <i>Direct Sales Price</i> |
|----------------------|-----------------|----------------------|------------------|------------|--|---------------------|------------------|------------------------------|-----------------------|------------------------|--------------------|---------------------------|
| Available | 170210 | 1213 | JJ Flewellen Rd. | 76704 | Lot 5, Block 21, J.F. Davis Addition | 50 | 140 | Standard | R-2 | \$4,410.00 | \$895.00 | \$1,764.00 |
| Available | 195804 | 1207 | Kellum St. | 76704 | Lot 32, Block 7, J. Weisman Addition | 50 | 142 | Standard | R-2 | \$3,980.00 | \$661.00 | \$1,592.00 |
| Neighbor Only | 195861 | 1214 | Kellum St. | 76704 | Lots B6 & B7, Block 10, J. Weisman Addition | 48 | 142 | Sub-Standard | R-2 | \$3,880.00 | \$1,337.00 | \$970.00 |
| Neighbor Only | 195865 | 1230 | Kellum St. | 76704 | Lot 12, Block 10, J. Weisman Addition | 50 | 87 | Sub-Standard | R-2 | \$2,630.00 | \$1,138.00 | \$657.50 |
| Available | 166957 | 500 | Lenox St. | 76704 | Lot 1, Block 5, Carver Park Addition | 56 | 140 | Standard | R-1B | \$4,630.00 | \$830.00 | \$1,852.00 |
| Available | 166951 | 501 | Lenox St. | 76704 | Lot 7, Block 4, Carver Park Second | 56 | 140 | Standard | R-1B | \$4,630.00 | \$1,397.00 | \$1,852.00 |
| Available | 166705 | 909 | Lenox St. | 76704 | Lot 14, Block 20, Carver Park Addition | 45 | 140 | Standard | R-1B | \$4,100.00 | \$1,060.00 | \$1,640.00 |
| Available | 167442 | 1004 | Linn St. | 76704 | Lot 7, Block 14, Central Villa Addition | 49 | 140 | Standard | R-1B | \$4,020.00 | \$1,060.00 | \$1,608.00 |
| Available | 167467 | 1025 | Linn St. | 76704 | Lot 15, Block 15, Central Villa Addition | 49 | 140 | Standard | R-1B | \$3,840.00 | \$1,477.00 | \$1,536.00 |
| Neighbor Only | 174067 | 609 | Maryland Ave. | 76707 | Lot B1, Block 17, Garland Addition | 50 | 52 | Sub-Standard | R-2 | \$1,430.00 | \$912.00 | \$357.50 |
| Neighbor Only | 167696 | 624 | Maryland Ave. | 76707 | Lot D8 D9 D10, Block 21, Chamberlain and Taylor Addition | 41 | 150 | Sub-Standard | R-2 | \$3,010.00 | \$762.00 | \$752.50 |
| Neighbor Only | 173492 | 1213 | McKenzie Ave | 76708 | Lot 13 & 14, Block 24, Farwell Heights Addition | 92 | 143 | No paved access or utilities | R-2 | \$6,710.00 | \$450.00 | \$450.00 |
| Available | 188820 | 725 | Olive St. | 76704 | Lot 7, Block 2, Ryals Subdivision, Division I | 50 | 134 | Sub-Standard | C-3 | \$8,040.00 | \$1,608.00 | \$1,608.00 |
| Available | 186823 | 910 | Olive St. | 76704 | Lot 14A 14B, Block 10, Paul Quinn Addition | 50 | 125 | Standard | R-2 | \$3,800.00 | \$1,060.00 | \$1,520.00 |

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City of Waco Properties
 Bid Sale and for Purchase Now
 As of March 12, 2018

| <i>Available Now</i> | <i>MCAD PID</i> | <i>Street Number</i> | <i>Street</i> | <i>Zip</i> | <i>Deed Legal Description</i> | <i>Lot Frontage</i> | <i>Lot Depth</i> | <i>Lot Size</i> | <i>Current Zoning</i> | <i>2017 MCAD Value</i> | <i>Court Costs</i> | <i>Direct Sales Price</i> |
|----------------------|-----------------|----------------------|--------------------------|------------|---|---------------------|------------------|----------------------|-----------------------|------------------------|--------------------|---------------------------|
| Available | 161844 & 161843 | 812 & 816 | Preston | 76704 | Lot 8B & 9, Block 4, Ashburn Addition | 50 & 50 | 125 & 100 | Standard | R-2 & O-2 | \$7,560.00 | \$1,731.00 | \$1,731.00 |
| Neighbor Only | 161864 | 905 | Preston St. | 76704 | Lot A2, Block 8, Ashburn Addition | 40 | 125 | Sub-Standard | R-2 | \$3,500.00 | \$1,133.00 | \$875.00 |
| Available | 170097 | 1015 | Preston St. | 76704 | Lot 5, Block 11, J.F. Davis Tract | 50 | 140 | Standard | R-2 | \$4,700.00 | \$1,030.00 | \$1,880.00 |
| Available | 170044 | 1122 | Preston St. | 76704 | Lot 9, Block 7, J. F. Davis Homestead Addition | 50 | 140 | Standard | R-2 | \$4,410.00 | \$1,103.00 | \$1,764.00 |
| Available | 170068 & 170069 | 1205 | Preston St. & 714 James | 76704 | Lot A6, A7, Block 9, J.F. Davis Tract | 100 | 80 | 2 lots: Sub-Standard | R-2 | \$6,050.00 | \$1,487.00 | \$2,420.00 |
| Neighbor Only | 190004 & 190005 | 1114 & 1120 | Primrose Dr. | 76706 | Lot A4 & A5, Block 2, South End Addition | 100 | 122 & 116 | Never buildable | O-2 | \$14,950.00 | \$1,266.99 | \$1,266.99 |
| Summer Bid Sale | 163192 | 1412 | Proctor | 76708 | Lot B15, Block 129, J.O. Beckley Subdivision out of the Old Scott's Subdivision of the J.M. Stephens Survey | 63 | 195 | Standard | R-2 | \$4,890.00 | \$1,180.00 | \$1,956.00 |
| Available | 170196 | 1113 | Rose St. | 76704 | Lot 4, Block 19, J. F. Davis Tract | 50 | 140 | Standard | R-2 | \$4,700.00 | \$1,593.00 | \$1,880.00 |
| Available | 123676 | 1800 | Seley St. | 76704 | Lot 16, Block A, Ikes Addition | 50 | 101 | Standard | R-1B | \$5,580.00 | \$1,247.00 | \$2,232.00 |
| Available | 123679 | 1812 | Seley St. | 76704 | Lot 19, Block A, Ikes Addition | 55 | 102 | Standard | R-1B | \$5,620.00 | \$497.00 | \$2,248.00 |
| Available | 169971 | 1312 | Selman St. | 76704 | Lot 11, Block 1, J.F. Davis Addition | 50 | 150 | Standard | R-2 | \$4,580.00 | \$1,303.00 | \$1,832.00 |
| Neighbor Only | 170042 | 1201 | Sherman (fka 600 Riddle) | 76704 | Lot A7, Block 7, J. F. Davis Tract | 50 | 75 | Sub-Standard | R-2 | \$2,740.00 | \$1,459.00 | \$685.00 |
| Available | 170011 | 1316 | Sherman St. | 76704 | Lot 10, Block 4, J.F. Davis Tract | 50 | 140 | Standard | R-2 | \$4,700.00 | \$556.00 | \$1,880.00 |

City of Waco Properties
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|----------------------|-----------------|----------------------|---------------|------------|---|---------------------|------------------|-----------------|-----------------------|------------------------|--------------------|---------------------------|
| No-June 2018 | 172669 | 1917 | Summer Ave. | 76708 | Lot 10, Block 24, Farwell Heights Addition | 50 | 165 | Standard | R-2 | \$5,360.00 | \$1,403.00 | \$2,144.00 |
| Available | 165150 | 1140 | Sunset St. | 76704 | Lot 11, Block 2, Borden Addition | 50 | 120 | Standard | R-1B | \$3,960.00 | \$1,159.00 | \$1,584.00 |
| Summer Bid Sale | 167388 | 1100 | Texas St. | 76704 | Lot 8, Block 9, Central Villa Addition | 50 | 140 | Standard | R-1B | \$3,920.00 | \$1,012.00 | Min. Bid \$1,568.00 |
| Neighbor Only | 194793 | 2025 | Trice Ave. | 76707 | Lot B8, Block 64, University Heights Addition | 37 | 150 | Sub-Standard | R-2 | \$5,700.00 | \$1,025.00 | \$1,025.00 |
| Available | 170138 | 1007 | Turner St. | 76707 | Lot 4, Block 14, J.F. Davis Addition | 50 | 140 | Standard | R-2 | \$4,410.00 | \$1,214.00 | \$1,764.00 |
| Available | 170123 | 1115 | Turner St. | 76707 | Lot 3, Block 13, J.F. Davis Tract | 50 | 140 | Standard | R-2 | \$4,700.00 | \$590.00 | \$1,880.00 |
| Available | 170108 | 1221 | Turner St. | 76704 | Lot 2, Block 12, J.F. Davis Addition | 50 | 140 | Standard | R-2 | \$4,700.00 | \$1,405.00 | \$1,880.00 |
| Neighbor Only | 170107 | 1225 | Turner St. | 76704 | Lot A1, Block 12, J.F. Davis Addition | 42 | 140 | Sub-Standard | R-2 | \$4,360.00 | \$1,405.00 | \$1,405.00 |
| Neighbor Only | 191972 | 3830 | Windsor Ave. | 76708 | Lot 24, Block 6, Sunset Addition | 25 | 128 | Sub-Standard | R-1B | \$3,810.00 | \$1,227.00 | \$952.50 |

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