



**AGENDA REPORT**  
**April 24, 2018**

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**SUBJECT:**

Approval Re: Contract for Sale and Purchase – Watkins Mosquito Control Parcel - District 3.

**FISCAL IMPACT:**

FY 2017 – 2018: \$100,000.00 (Funding Source 1090- 258000-5610000)

**FY 2018 – 2019: No impact**

**DEPT/OFFICE:**

Public Works

**REQUESTED ACTION:**

It is requested that the Board of County Commissioners 1) accept and authorize the Chair to execute the Contract for Sale and Purchase and Addendum for the Watkins Mosquito Control Parcel, 2) authorize any necessary budgetary changes allocated from Mosquito Control's reserves for the use of District funds to pay for the purchase price and closing costs, and 3) waive the requirement for a Phase 1 Environmental Site Assessment as required by AO37.

**SUMMARY EXPLANATION and BACKGROUND:**

The subject parcel is located in Section 10, Township 29, Range 38.

Approximately fifty percent of the mosquito populations that are suppressed by the Brevard County Mosquito Control District (BCMCD) are suppressed by the use of impoundments. A mosquito impoundment is a saltwater marsh with an earthen dike around the perimeter that allows the area to be artificially flooded during the mosquito breeding season. Flooding the impoundment with water from the surrounding lagoon system prevents the salt marsh mosquito larvae from emerging as adults. These impoundments ensure that the populations are suppressed largely without the use of pesticides. They are a combination of "source reduction" and "biological control". Besides preventing prohibitive use of pesticides, the impoundment system prevents pesticide resistance and reduces costs greatly.

Under certain circumstances, private ownership of portions of the impoundments, particularly the parcels in which the impoundment dikes are located, is problematic. Such problems occur when hurricane repairs need to be done, environmental restoration projects are to be performed, and when access by BCMCD is in question.

The Watkins parcel is located within the Hog Point impoundment in South Melbourne

Beach. This impoundment protects the area surrounding the Crystal Lakes Subdivision in a relatively pesticide-free way. If this impoundment cannot be maintained and thus ceases functioning, the whole area would suffer. The effects could be felt as far north as Melbourne Beach proper and even across the lagoon in Grant-Valkaria. This purchase will help ensure the continuing operation of this valuable resource as our pesticide "toolbox" gets ever smaller.

It is intended that the Mosquito Control Department will manage the property and provide the funds for the purchase. The Board of County Commissioners acting as the Board for the Brevard Mosquito Control District must authorize the use of funds to pay for the purchase price and closing costs.

Land Acquisition Policies and Procedures require approval and acceptance by the Board of County Commissioners for all easements.

**CLERK TO THE BOARD INSTRUCTIONS:**

Return the original executed Contract for Sale and Purchase with attached Exhibit A and original executed Addendum to the Department.

**ATTACHMENTS:**

**Description**

- **Hog Point-Watkins Contract Agenda Report**

11A.1.

BOARD OF COUNTY COMMISSIONERS

AGENDA: CONTRACT FOR SALE AND PURCHASE – WILLIAM W. AND LAURIE  
J. WATKINS – OWNERS – HOG POINT MOSQUITO CONTROL  
IMPOUND PARCEL – DISTRICT 3

AGENCY: LAND ACQUISITION SECTION / MOSQUITO CONTROL DEPARTMENT

AGENCY CONTACT: LUCY HAMELERS, LAND ACQUISITION SPECIALIST

CONTACT PHONE: 321-690-6847 (56316)

REVIEW

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Dan Jones, Supervisor	<u>DPI</u>	_____	<u>3/27/18</u>
Mosquito Control Dept. Chris Richmond, Interim Director	<u>Chris Richmond</u>	_____	<u>3/28/18</u>
COUNTY ATTORNEY <u>Assistant County Attorney</u>	<u>see attached</u>	_____	<u>3/29/18</u>

AGENDA DUE DATE: April 10, 2018 for the April 24, 2018 Board meeting

IF ANY REVIEWING OFFICE HAS QUESTIONS OR CONCERNS REGARDING THIS PACKAGE, PLEASE ADVISE AGENCY CONTACT IMMEDIATELY.

**PLEASE CALL DEBBIE CRUZ AT 690-6847 (5-6847) WHEN READY TO BE PICKED UP.**

**THANK YOU.**

BOARD OF COUNTY COMMISSIONERS

AGENDA: CONTRACT FOR SALE AND PURCHASE – WILLIAM W. AND LAURIE  
J. WATKINS – OWNERS – HOG POINT MOSQUITO CONTROL  
IMPOUND PARCEL – DISTRICT 3

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REVIEW

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Dan Jones, Supervisor	<u>DPJ</u>	_____	<u>3/27/18</u>
Mosquito Control Dept. Chris Richmond, Interim Director	_____	_____	_____
COUNTY ATTORNEY <u>Christine Valliere</u> Assistant County Attorney	<u>CV</u>	_____	<u>3/29/18</u>

AGENDA DUE DATE: April 10, 2018 for the April 24, 2018 Board meeting

IF ANY REVIEWING OFFICE HAS QUESTIONS OR CONCERNS REGARDING THIS PACKAGE, PLEASE ADVISE AGENCY CONTACT IMMEDIATELY.

**PLEASE CALL DEBBIE CRUZ AT 690-6847 (5-6847) WHEN READY TO BE PICKED UP.**

**THANK YOU.**

Meeting Date
April 24, 2018



AGENDA	
Section	New
Item No.	

**AGENDA REPORT**  
**BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS**

<b>SUBJECT:</b>	Approval Re: Contract for Sale and Purchase – Watkins Mosquito Control Parcel - District 3. (Fiscal Impact: \$100,000.00)		
<b>DEPT/OFFICE:</b>	Land Acquisition Section / Mosquito Control Department		
<b>Requested Action:</b>	It is requested that the Board of County Commissioners 1) accept and authorize the Chair to execute the Contract for Sale and Purchase and Addendum for the Watkins Mosquito Control Parcel, 2) authorize any necessary budgetary changes allocated from Mosquito Control's reserves for the use of District funds to pay for the purchase price and closing costs, and 3) waive the requirement for a Phase 1 Environmental Site Assessment as required by AO37.		
<b>Summary Explanation &amp; Background:</b>	<p>The subject parcel is located in Section 10, Township 29, Range 38.</p> <p>Approximately fifty percent of the mosquito populations that are suppressed by the Brevard County Mosquito Control District (BCMCD) are suppressed by the use of impoundments. A mosquito impoundment is a saltwater marsh with an earthen dike around the perimeter that allows the area to be artificially flooded during the mosquito breeding season. Flooding the impoundment with water from the surrounding lagoon system prevents the salt marsh mosquito larvae from emerging as adults. These impoundments ensure that the populations are suppressed largely without the use of pesticides. They are a combination of "source reduction" and "biological control". Besides preventing prohibitive use of pesticides, the impoundment system prevents pesticide resistance and reduces costs greatly.</p> <p>Under certain circumstances, private ownership of portions of the impoundments, particularly the parcels in which the impoundment dikes are located, is problematic. Such problems occur when hurricane repairs need to be done, environmental restoration projects are to be performed, and when access by BCMCD is in question.</p> <p>The Watkins parcel is located within the Hog Point impoundment in South Melbourne Beach. This impoundment protects the area surrounding the Crystal Lakes Subdivision in a relatively pesticide-free way. If this impoundment cannot be maintained and thus ceases functioning, the whole area would suffer. The effects could be felt as far north as Melbourne Beach proper and even across the lagoon in Grant-Valkaria. This purchase will help ensure the continuing operation of this valuable resource as our pesticide "toolbox" gets ever smaller.</p> <p>It is intended that the Mosquito Control Department will manage the property and provide the funds for the purchase. The Board of County Commissioners acting as the Board for the Brevard Mosquito Control District must authorize the use of funds to pay for the purchase price and closing costs.</p> <p>Land Acquisition Policies and Procedures require approval and acceptance by the Board of County Commissioners for all easements</p> <p>Fiscal impact: FY 2017 – 2018: \$100,000.00 (Funding Source 1090-25000-5610000) <b>FY 2018 – 2019: No impact</b></p>		
<b>Clerk to the Board Instructions:</b>	Return the original executed Contract for Sale and Purchase with attached Exhibit A and original executed Addendum to the Department.		
<b>Exhibits Attached:</b>	Original Contract for Sale and Purchase with attached Exhibit A, Addendum, Property Fact Sheet, Location Map		
<b>Contract /Agreement (If attached):</b>	Reviewed by County Attorney	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/> PR <input type="checkbox"/>
<b>County Manager</b> Frank Abbate	<b>Assistant County Manager</b> John P. Denninghoff	<b>Department Interim Director / Extension</b> Christopher D. Richmond / 45032	
	<b>Interim Assistant County Manager</b> Jim Liesenfelt		



Tammy Rowe, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

Telephone: (321) 637-2001  
Fax: (321) 264-6972  
Tammy.Rowe@brevardclerk.us

April 25, 2018

**MEMORANDUM**

**TO:** Andy Holmes, Public Works Director

**RE:** Item II.A.1., Contract for Sale and Purchase of the Watkins Mosquito Control Parcel

The Board of County Commissioners, in regular session on April 24, 2018, authorized the Chair to execute the Contract for Sale and Purchase and Addendum for the Watkins Mosquito Control Parcel; authorized any necessary budgetary changes allocated from Mosquito Control's reserves for the use of District funds to pay for the purchase price and closing costs; and waived the requirement for a Phase 1 Environmental Site Assessment as required by AO37. Enclosed is a fully-executed Contract for Sale and Purchase.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS  
SCOTT ELLIS, CLERK

Tammy Rowe, Deputy Clerk

/kp

Encl. (1)

cc: Interim Mosquito Control Director  
Contracts Administration  
Budget  
Finance

CONTRACT FOR SALE AND PURCHASE

Seller: William W. Watkins and Laurie J. Watkins
Buyer: Board of County Commissioners, Brevard County, Florida
2725 Judge Fran Jamieson Way, Viera, Florida 32940

Legal description of property being transferred: See Attached Exhibit A

The transfer shall be made pursuant to the following terms and conditions and the Standards for Real Estate Transactions, on the reverse side of this contract.

Purchase price: \$100,000.00 (ONE HUNDRED THOUSAND DOLLARS AND NO/100)

Deposit: \$100 to be transferred to an escrow account established and held by the Brevard County Clerk, such deposit to be applied to the purchase price.

Time for acceptance of offer; effective date; facsimile: If this offer is not executed by and delivered to all parties OR FACT OF EXECUTION communicated in writing between the parties on or before April 24, 2018, the deposit(s) will, at Buyer's option, be returned and this offer withdrawn.

Title evidence: At least 15 days before closing date, Seller shall, at Seller's expense, deliver to Buyer or Buyer's attorney or Buyer shall at Buyer's expense obtain a title search and/or title insurance commitment (with legible copies of instruments listed as exceptions attached thereto) and, after closing, an owner's policy of title insurance.

Closing Date: This transaction shall be closed and the deed and other closing papers delivered on June 25, 2018, unless modified by other provisions of this Contract.

Warranties: The following warranties are made and shall survive closing.
a. SELLER warrants that there are no parties in occupancy other than Seller.
b. SELLER warrants there is no hazardous waste or other environmental contamination located in or upon the property being acquired by the County. Seller shall indemnify and defend Buyer from any and all claims or expenses resulting from hazardous waste or environmental contamination located in or upon the property provided such waste or contamination was not placed on the property by the Buyer.
c. SELLER warrants that he/she has no knowledge of any fact or restriction which would prevent use of the property for purposes.
d. SELLER hereby represents and warrants to COUNTY that SELLER has not engaged or dealt with any agent, broker or finder, in regard to this Agreement or to the sale and purchase of the property contemplated hereby.

Inspections: The BUYER shall have 60 days after the Brevard County Board of County Commissioners executes the contract within which to complete physical inspection and evaluation of the property for environmental, hazardous materials, developability, access, drainage and subsurface conditions. In the event a Phase I environmental assessment meeting ASTM standards is prepared and environmental issues objectionable to BUYER are detected, SELLER shall 1) take all steps necessary to remove BUYER'S objections prior to the expiration of the 60 day inspection period, if possible or 2) if acceptable to BUYER, SELLER shall allow an additional 90 days to provide adequate time to conduct a Phase II assessment meeting ASTM standards.

Condemnation: This property is not being acquired under threat of condemnation. If so, this agreement includes and settles all issues of full compensation for the property being acquired, including fees and costs.

SELLER shall comply with §196.295, Fla. Stat.

SELLER hereby agrees to provide the necessary information and execute a beneficial interest and disclosure affidavit as required by §286.23, Fla. Stat.

Special Clauses: See attached addendum NOT APPLICABLE

BOARD OF COUNTY COMMISSIONERS
BREVARD COUNTY, FLORIDA
RITA PRITCHETT, CHAIR

As approved by the Board 4/24/18
Date: 4/24/18

William W. Watkins Date 3/21/20
(Seller) WILLIAM W. WATKINS

Laurie J. Watkins Date 3/21/2018
(Seller) LAURIE J. WATKINS

## STANDARDS FOR REAL ESTATE TRANSACTIONS

- A. EVIDENCE OF TITLE:** A title insurance commitment issued by a Florida licensed title insurer, agreeing to issue to Buyer, upon recording of the deed to Buyer, an owner's policy of title insurance in the amount of the purchase price insuring Buyer's title to the Real Property, subject only to liens, encumbrances, exceptions or qualifications set forth in this Contract and those which shall be discharged by Seller at or before closing. Seller shall convey marketable title subject only to liens, encumbrances, exceptions or qualifications specified in this Contract. Marketable title shall be determined according to applicable Title Standards adopted by authority of The Florida Bar and in accordance with law. Buyer shall have 5 days from date of receiving evidence of title to examine it. If title is found defective, Buyer shall within 3 days thereafter, notify Seller in writing specifying defect(s). If the defect(s) render title unmarketable, Seller will have 30 days from receipt of notice to remove the defects, failing which Buyer shall, within five (5) days after expiration of the thirty (30) day period, deliver written notice to Seller either: (1) extending the time for a reasonable period not to exceed 120 days within which Seller shall use diligent effort to remove the defects; or (2) requesting a refund of deposit(s) paid which shall immediately be returned to Buyer. If Buyer fails to so notify Seller, Buyer shall be deemed to have accepted the title as it then is. Seller shall, if title is found unmarketable, use diligent effort to correct defect(s) in the title within the time provided therefore. If Seller is unable to remove the defects within the times allowed therefore, Buyer shall either waive the defects or receive a refund of deposit(s), thereby releasing Buyer and Seller from all further obligation under this Contract.
- B. SURVEY:** Buyer, at Buyer's expense, within time allowed to deliver evidence of title and to examine same, may have the Real Property surveyed and certified by a registered Florida surveyor. If survey shows encroachment on Real Property or that improvements located on Real Property encroach on setback lines, easements, lands of others or violate any restrictions, Contract covenants or applicable governmental regulation, the same shall constitute a title defect.
- C. INGRESS AND EGRESS:** Seller warrants and represents that there is ingress and egress to the Real Property sufficient for its intended use as described in the Warranties section of the agreement.
- D. LIENS:** Seller shall furnish to Buyer at time of closing an affidavit attesting to the absence, unless otherwise provided for herein, of any financing statement, claims of lien or potential lienors known to Seller and further attesting that there have been no improvements or repairs to the Property for 90 days immediately preceding date of closing. If Property has been improved or repaired within that time Seller shall deliver releases or waivers of construction liens executed by all general contractors, subcontractors, suppliers and materialmen in addition to Seller's lien affidavit setting forth the names of all such general contractors, subcontractors, suppliers and materialmen and further affirming that all charges for improvements or repairs which could serve as a basis for a construction lien or a claim for damages have been paid or will be paid at closing of this Contract.
- E. TIME PERIOD:** Time is of the essence in this Contract.
- F. DOCUMENTS FOR CLOSING:** Seller shall furnish the deed, bill of sale, construction lien affidavit, owner's possession affidavit, assignments of leases, tenant and mortgagee estoppel letters and corrective instruments. Buyer shall furnish closing statement.
- G. EXPENSES:** Documentary stamps on the deed, if required and recording of corrective instruments shall be paid by Seller. Buyer will pay for the cost of recording the deed.
- H. PRORATIONS; CREDITS:** Taxes, assessments, rent, interest, insurance and other expenses and revenue of Property shall be prorated through day before closing. Buyer shall have the option of taking over any existing policies of insurance, if assumable, in which event premiums shall be prorated. Cash at closing shall be increased or decreased as may be required by prorations. Prorations will be made through day prior to occupancy if occupancy occurs before closing. Advance rent and security deposits will be credited to Buyer and escrow deposits held by mortgagee will be credited to Seller. Taxes shall be prorated based on the current year's tax with due allowance made for maximum allowable discount, homestead and other exemptions. If closing occurs at a date when the current year's millage is not fixed and current year's assessment is available, taxes will be prorated based upon such assessment and the prior year's millage. If current year's assessment is not available, then taxes will be prorated on the prior year's tax. If there are completed improvements on the Real Property by January 1st of year of closing, which improvements were not in existence on January 1st of the prior year, then taxes shall be prorated based upon the prior year's millage and at an equitable assessment to be agreed upon between the parties, failing which, request will be made to the County Property Appraiser for an informal assessment taking into consideration available exemptions. Any tax proration based on an estimate shall, at request of either Buyer or Seller, be subsequently readjusted upon receipt of tax bill on condition that a statement to that effect is in the closing statement.
- I. SPECIAL ASSESSMENT LIENS:** Certified, confirmed and ratified special assessment liens as of date of closing (not as of Effective Date) are to be paid by Seller. Pending liens as of date of closing shall be assumed by Buyer. If the improvement has been substantially completed as of Effective Date, any pending lien shall be considered certified, confirmed or ratified and Seller shall, at closing, be charged an amount equal to the last estimate of assessment for the improvement by the public body.
- J. PROCEEDS OF SALE; CLOSING PROCEDURE:** The deed shall be recorded upon clearance of funds. If abstract of title has been furnished, evidence of title shall be continued at Buyer's expense to show title in Buyer, without any encumbrances or change which would render Seller's title unmarketable from the date of the last evidence. Proceeds of the sale shall be held in escrow by Seller's attorney or by another mutually acceptable escrow agent for a period of not more than 5 days after closing date. If Seller's title is rendered unmarketable, through no fault of Buyer, Buyer shall, within the 5-day period, notify Seller in writing of the defect and Seller shall have 30 days from date of receipt of such notification to cure the defect. If Seller fails to timely cure the defect, all deposit(s) and closing funds shall, upon written demand by Buyer and within 5 days after demand, be returned to Buyer and, simultaneously with such repayment, Buyer shall return the Personal Property, vacate the Real Property and reconvey the Property to Seller by special warranty deed and bill of sale. If Buyer fails to make timely demand for refund, Buyer shall take title as is, waiving all rights against Seller as to any intervening defect except as may be available to Buyer by virtue of warranties contained in the deed or bill of sale. The escrow and closing procedure required by this Standard shall be waived if title agent insures adverse matters pursuant to Section 627.7841, F.S. (1993), as amended.
- K. FAILURE OF PERFORMANCE:** If Buyer fails to perform this Contract within the time specified, including payment of all deposit(s), the deposit(s) paid by Buyer and deposit(s) agreed to be paid, may be retained by or for the account of Seller as agreed upon liquidated damages, consideration for the execution of this Contract and in full settlement of any claims; whereupon, Buyer and Seller shall be relieved of all obligations under this Contract; or Seller, at Seller's option, may proceed in equity to enforce Seller's rights under this Contract. If for any reason other than failure of Seller to make Seller's title marketable after diligent effort, Seller fails, neglects or refuses to perform this Contract, the Buyer may seek specific performance or elect to receive the return of Buyer's deposit(s) without thereby waiving any action for damages resulting from Seller's breach. In the event of any litigation arising out of this contract, each party shall bear its own attorney's fees and costs. The parties hereby agree to waive trial by jury.
- L. CONVEYANCE:** Seller shall convey title to the Real Property by statutory warranty, trustee's, personal representative's or guardian's deed, as appropriate to the status of Seller. Personal Property shall, at request of Buyer, be transferred by an absolute bill of sale with warranty of title, subject only to such matters as may be otherwise provided for herein.
- M. OTHER AGREEMENTS:** No prior or present agreements or representations shall be binding upon Buyer or Seller unless included in this Contract. No modification to or change in this Contract shall be valid or binding upon the parties unless in writing and executed by the party or parties intended to be bound by it.
- N. WARRANTY:** Seller warrants that there are no facts known to Seller materially affecting the value of the Property which are not readily observable by Buyer or which have not been disclosed.

Reviewed for legal form and content:

(Assistant) County Attorney

Seller's Initials: 

## EXHIBIT A

The part of Government Lot 2, Section 10, Township 29 South, Range 38 East as described in Official Records Book 257, Page 588, Public Records of Brevard County, Florida lying Easterly of HOG POINT PUD, according to the Plat thereof, as recorded in Plat Book 32, Pages 95 and 96, Public Records of Brevard County, Florida and lying North of the South line of Government Lot 1 extended Westerly, less and except lands described in Plat Book 13, Page 52, Plat Book 17, Page 57, Plat Book 32, Page 95, Official Records Book 744, Page 668, Official Records Book 2210, Page 1600, Official Records Book 2291, Page 2409, Official Records Book 2426, Page 1810, Official Records Book 2479, Page 153369, Official Records Book 2803, Page 2708, Official Records Book 3366, Page 4974, Official Records Book 3375, Page 3378, Official Records Book 4077, Page 1494, Official Records Book 4443, Page 1487, Public Records of Brevard County, Florida

AND

That part of Government Lot 2, Section 10, Township 29 South, Range 38 East as described in Official Records Book 257, Page 588, Public Records of Brevard County, Florida lying Southerly of the South line of Government Lot 1, extended Westerly Easterly of Tract "D" Hog Point PUD according to the Plat thereof, as recorded in Plat Book 32, Pages 95 and 96, Public Records of Brevard County, Florida and Northerly and Westerly of the Indian River.

**Addendum**

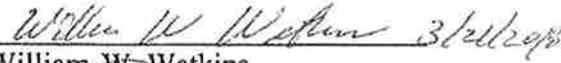
This addendum is made this 24th day of April, 2018 and amends the CONTRACT FOR SALE AND PURCHASE between Seller: **William W. and Laurie J. Watkins**, 325 Hammock Shore Drive, Melbourne, FL 32951 and Buyer: **Brevard County, Florida**, 2725 Judge Fran Jamieson Way, Viera, Florida 32940:

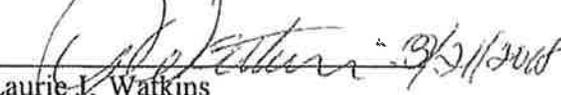
For value received, the parties hereto agree as follows:

1. This contract shall constitute full settlement of all claims for compensation from the Board whatsoever, regarding the subject property, including land value, improvements, severance damages, attorney fees, expert fees and costs and all other damages.
2. All closing cost, to include title insurance, shall be divided equally and paid between the buyer and seller.
3. Documentary Stamps on the deed are to be paid by the Seller.
4. All other terms and conditions of the contract for purchase of easement rights between the parties shall remain in full force and effect.

BREVARD COUNTY, FLORIDA

By:   
Rita Pritchett, Chair,  
Brevard County Commission

  
William W. Watkins

  
Laurie J. Watkins

As Approved by Brevard County Commission on Apr. 24, 2018  
Agenda Item # II.A.1

Reviewed for legal form and content:

  
\_\_\_\_\_, Assistant County Attorney

ATTEST:

  
\_\_\_\_\_  
SCOTT ELLIS, CLERK

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# LOCATION MAP

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TWP: 29    RNG: 38    SEC: 10    DISTRICT: 3

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**STREET NAME:** Not Assigned (Lakeview Drive)

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**OWNER'S NAME:** William W. and Laurie J. Watkins

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**PROPERTY FACT SHEET**  
**PROJECT: WATKINS PARCEL – MOSQUITO CONTROL IMPOUND**

OWNER:	William W. and Laurie J. Watkins
PARCEL LOCATION:	Lakeview Drive (off)
PARCEL SIZE:	39.3 acres – whole acquisition
ZONING/LANDUSE:	EA – Environmental Area / GU General Use
IMPROVEMENTS:	Culverts, pumping station and a berm road
TOPOGRAPHY:	Wetlands
FLOOD ZONE:	AE (area of the 100 year flood)
TAX PARCEL ID#:	29-38-10-00-00250.0-0000.00
MARKET VALUE:	\$32,340.00 (2017 Property Appraiser's Records)
PUBLIC UTILITIES:	Electric and City Water available
PROPERTY TRANSACTION: (Clerk of the Court Records)	Purchase date: February 26, 2013 Sale amount: \$25,000.00
ROPER APPRAISAL DATE: Appraisal Amount:	January 12, 2018 \$100,000.00