

**Board of Managers for Honors Academy
Notice of Sealed Bid for Sale of Real Property Bid Number
CCF2022-02**

601 South Washington St. and 601/604/607 South Madison St., Kaufman, TX

Name of Bidder:

Contact Email:

Contact Phone:

Intended Purpose of Property: (1,000 character limit)

Bid Amount:

Signature:

Date:

This form shall be delivered in writing, signed by the bidder or an authorized representative, and enclosed in a sealed envelope to 305 Victorian Dr., Waxahachie, Texas, 75165.

All bids must be plainly marked "**SEALED BID (CCF2022-02) TO PURCHASE REAL PROPERTY, ATTN: Dr. Bobby Parker, Superintendent of Honors Academy.**"

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Property Appraised:	Former charter school campus, located at 601 South Washington Street, and 601, 604, and 607 South Madison Street, Kaufman, Kaufman County, Texas
Current Ownership:	Texas Education Agency under the care and direction of the TEA assigned Honors Academy Board of Managers - per client
Effective Date of Value:	Current: May 16, 2022
Purpose of the Appraisal:	The purpose of this appraisal is to provide the appraisers' best estimate of the <i>Current</i> market value of the subject real property.
Intended Use and User of the Report:	This appraisal is intended to assist the client, Texas Education Agency, by providing an estimate of the <i>Current</i> market value for internal use.
Significant Dates:	Significant dates of this report include: Effective Date: May 16, 2022; Dates of report preparation: May 14, 2022 through June 17, 2022; Date of Transmittal: June 17, 2022; and, Date of Inspection by Kyle J. Hearon on May 16, 2022.
Site Description:	The site consists of 1.341 acres as reported by the county tax assessor, and is located at 601 South Washington Street, and 601, 604, and 607 South Madison Street. The non contiguous sites are located on the east line of South Washington Street, the east and west lines of South Madison Street, the west line of South Monroe Street, the south line of East Ann Street and the north line of East Seago Street. The approximate boundaries are 96 feet of frontage along the east line of East

Washington Street, 408 feet along East Ann Street, and 201 feet of frontage along the north line of Seago Street.

Improvements:

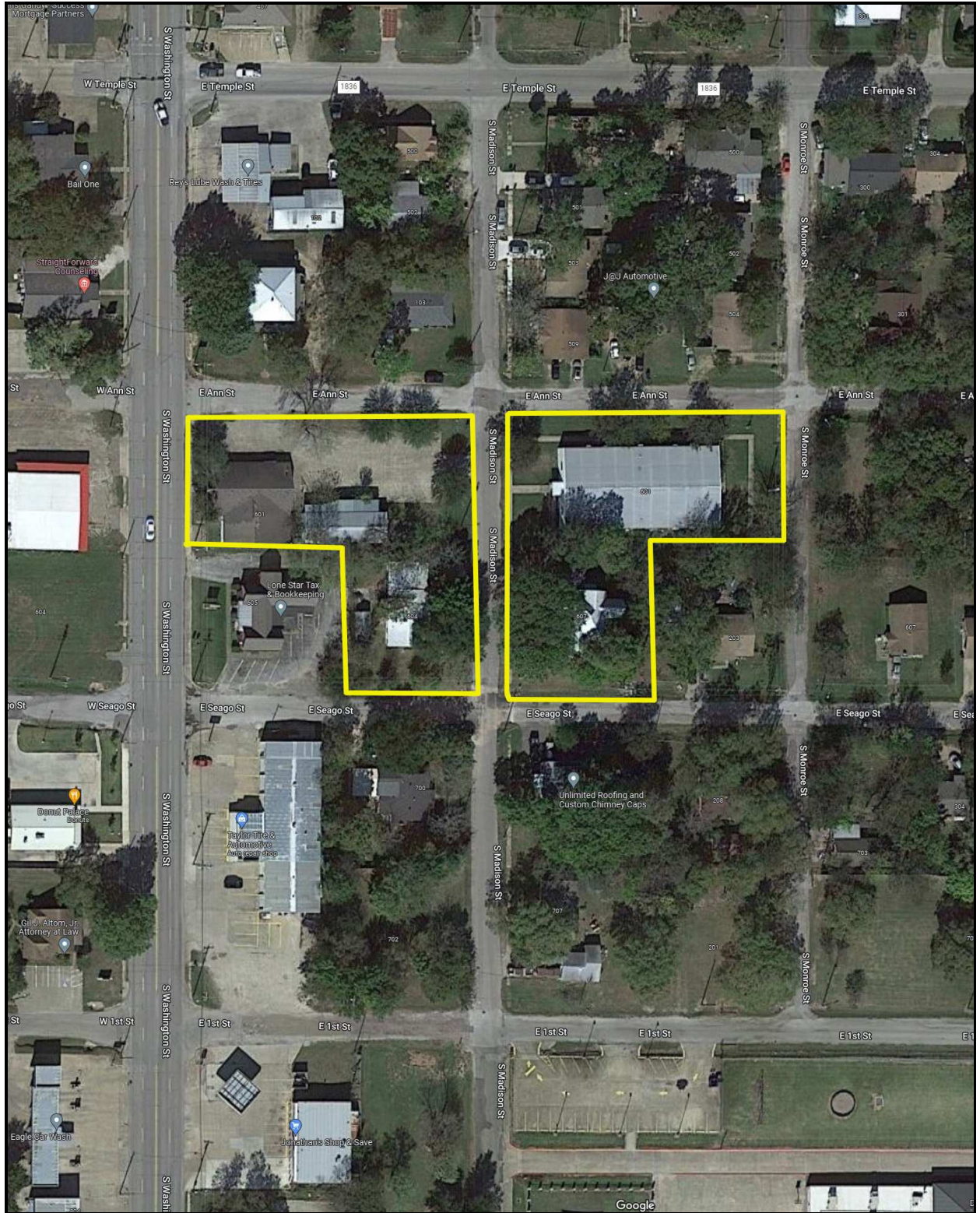
The property is improved with five buildings previous housing a charter school. The area of the improvements totals 18,309 square feet. Site improvements include approximately 34,590 square feet of concrete parking.

Zoning:

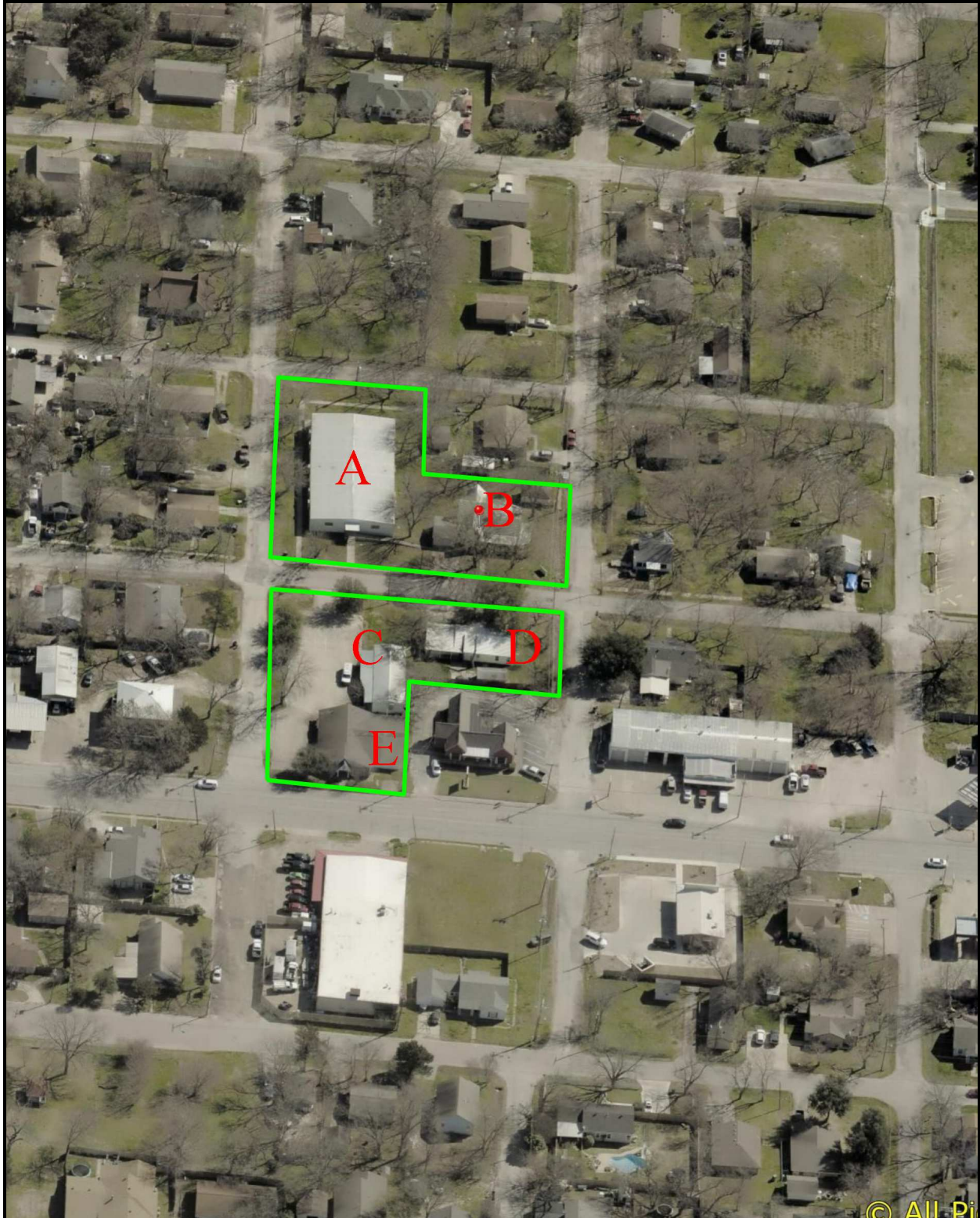
Washington Street Corridor Overlay (WSC) and SF-6 (single family with 6,000 square feet minimum lot size)

Conclusion of Value:

Current: \$380,000



Boundary As Reported by County Tax Assessor.



View Facing East