# 2854 Grant Ave.

# BUILDING AND STANDARDS BOARD AGENDA ITEM #7 FOR WEDNESDAY, JUNE 29, 2016

## PLANNING & INSPECTIONS DEPARTMENT
**BUILDING SAFETY DIVISION**

MEMORANDUM
June 17th, 2016

TO: The Honorable Chairman and Board Members

THROUGH: Victor Morrison-Vega, Deputy Director, Planning & Inspections

FROM: Nathan J. Walsh, C.B.O., Chief Building Inspector

SUBJECT: 2854 Grant Ave, El Paso, Texas 79930-2722

The following is a brief chronology of the investigation of the referenced location:

1) First investigated on November 30th, 2009, the structures, which consist of multifamily apartments built between 1926 and 1928, were found to have several open and abandoned units in a state of disrepair accessible to unwanted persons. One of the units was full of appliances and combustible construction material. There were cracks and holes on the walls. The roof and ceiling assembly, roof coverings and framing were not maintained and were showing signs of deterioration and decay. The electrical, plumbing and mechanical systems were inadequate which resulted in a BSC secure and clean order dated March 16th, 2010. On July 18th, 2015, the property changed ownership to the Malcolm Hall Webb III Living Trust with Mr. Malcolm H. Webb III passing away on October 1st, 2015. A recent investigation on May 25th, 2016 found the structures located across the street from an Alternative High School, again open and accessible to unwanted persons and still in a state of disrepair.
2) A certified letter of violation was mailed to the Malcolm Hall Webb III Living Trust on May 25th, 2016.
3) Certified notices of the public hearing scheduled for June 29th, 2016 were mailed to the owners and all interested parties on June 9th, 2016.
4) As of June 14, 2016, no taxes are owed.

The owners have been notified of the property violations at this property. To date there has been no corrective action taken, and therefore the Department recommends that it be found:

1) That the structures be condemned as substandard and unfit for habitation or use and a hazard to the public health, safety, and welfare.
2) That the structures are not in substantial compliance with the municipal ordinances regulating fire protection, structural integrity, and disposal of refuse.
3) That the Certificates of Occupancy remain revoked; and
4) That the structures can be rehabilitated; and
5) That the structures be secured and fenced with a 6ft chain-link fence within 30 days; and
6) That the premises be cleaned within 30 days & maintained clean thereafter.
7) That upon failure by the owners or any other interested party to comply with the order of the Building and Standards Commission, the City may take whatever action is necessary to bring the property into compliance, and place a lien on the property for the work which will be done by the City.

Building Safety Division
May 25th, 2016
**NOTICE OF VIOLATION**

Malcolm H Webb III Living Trust
847 3rd St.
Hermosa Beach, CA, 90254-5340

Re: 2854 Grant
Blk:B
Lots:13 & 14
Zoned:A-2
ENHS16-01931
91 7199 9991 7030 7576 4371

To All Owners, Lienholders, and Mortgagees:

An inspection at the above referenced addresses has revealed that the structures are in violation of the El Paso Municipal Code, Chapter 18.50, Property Maintenance Code, which states:

**18.50.108.1 General.**

When a structure or equipment is found by the Director to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure or equipment shall be condemned pursuant to the provisions of Title 2.38 of the Municipal Code.

The El Paso Municipal Code Chapter 18.50 International Property Maintenance Code defines unsafe structure as follows:

**18.50.108.1.1 Unsafe Structures.**

An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

**18.50.108.1.2 Unsafe Equipment**

Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers, or other equipment on the premises or within the structure that is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure

**18.50.108.1.3 Structure Unfit for Human Occupancy**.

A structure is unfit for human occupancy whenever the Director finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth or contamination, or lacks ventilation, illumination, sanitary or heating facilities or other

essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public

The structures located at 2854 Grant are in violation of the requirements found in the following sections of the 2009 International Property Maintenance Code as adopted in the El Paso City Code, Chapter 18.50, Property Maintenance Code:

a. All exterior property, accessory structures and premises shall be maintained in a clean, safe and sanitary condition, All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. [Sec. 302.1, 302.2, 302.3, 302.4, 302.5, 302.6, 302.7, 302.8, 302.9]

b. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. [Sec. 304.1, 304.1.1 conditions 1,2,3,4,5,6,7,8,9,10,11,12,13, 304.2, 304.3, 304.4, 304.5, 304.6, 304.7, 304.8, 304.9, 304.10, 304.11, 304.12, 304.13, 304.14, 304.15, 304.16, 304.17, 304.18]

c. The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 306.1, 306.1.1 conditions 1,2,3,4,5,6]

d. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. [Sec. 308.1, 308.2, 308.2.1, 308.2.2, 308.3, 308.3.1, 308.3.2]

e. All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation. [Sec.309.1, 309.2, 309.3, 309.4, 309.5

f. The structures need to be secured from unwanted entry and ongoing vandalism, and the premises need to be cleaned of all trash and debris within (30) days from receipt of this letter. [Sec. 108.2]

g. The repairs to the structural elements and/or service systems referred to in the previous sections must be completed within 30 days of your receipt of this letter. If, due to the scope and complexity of the work more time is needed, you must make this request to the City Planning and Inspections Department, Building Safety Division.

As a result of the aforementioned violations, the following action may be taken:

a. This case is being submitted to the City Building and Standards Commission for unsafe structures proceedings. The Building and Standards Commission will decide if the structure is unsafe and if it should be vacated and secured, or demolished as per Title 2.38 of the El Paso Municipal Code.

b. By authority of Chapter 18.02.103.10.3.3 of the El Paso Municipal Code the electrical service at this property may be disconnected at the request of the City Development Department, Building Safety Division because of Electrical Code violations.

Many of these corrections will require a permit. Permits for commercial or rental property must be taken out by a bonded and insured contractor who is registered with the City of El Paso.

According to the real property records of El Paso County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Building Safety Division office, 801 Texas Ave., El Paso, Texas, 79901, no later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not.

Should you have any questions regarding this matter, please contact me at (915) 212-1815. Office hours are Monday thru Thursday, 2:00 p.m. to 4:00 p.m.

Nathan J. Walsh
Chief Building Inspector
915-478-7531

# NOTICE OF PUBLIC HEARING

**To all interested parties:**

The owners, mortgagee, lien holders and any others with a legal interest in the property described below are hereby ordered to appear before the Building and Standards Commission, herein after referred to as the "Commission", at the following time and place:

**LOCATION:** El Paso City Hall, City Council Chambers, 300 N. Campbell El Paso, Texas 79901

**DATE: June 29th, 2016**

**TIME: 5:30 p.m**

**PROPERTY: 2854 Grant Ave., El Paso, Texas** also described as Lots 13&14, Block B Alamo Heights addition to the City of El Paso, El Paso County, Texas.

The Property has been determined to be substandard based upon violations of the minimum standards of the 2009 Building Codes, adopted and incorporated in the El Paso City Code, Chapter 18, more specifically addressed below.

According to the real property records of El Paso County, and other relevant public records, **Malcolm Hall Webb and Henderson Hall Webb, as trustees of the Malcolm Hall Webb III Living Trust, 847 3rd St. Hermosa Beach, CA 90254**, are the owners, herein after referred to as the "Owner(s)" of the Property. If you no longer own or have an interest in the Property, you must execute an affidavit stating that you no longer own or have an interest in the Property and stating the name and last known address of the person who acquired the property from you, if applicable. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Building and Safety Division, Planning & Inspections Department, 801 Texas, Avenue, El Paso, Texas, 79901, no later than the 20th day after the date you receive this notice. If you do not execute and deliver the affidavit, it will be presumed that you own or have an interest in the Property, even if you do not.

On or about May 25th, 2016, an inspection of the Property was conducted by the Building and Safety Division and the following violations were identified:

a. All exterior property, accessory structures and premises shall be maintained in a clean, safe and sanitary condition, All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. [Sec. 302.1, 302.2, 302.3, 302.4, 302.5, 302.6, 302.7, 302.8, 302.9]

b. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. [Sec. 304.1, 304.1.1 conditions 1,2,3,4,5,6,7,8,9,10,11,12,13, 304.2, 304.3, 304.4, 304.5, 304.6, 304.7, 304.8, 304.9, 304.10, 304.11, 304.12, 304.13, 304.14, 304.15, 304.16, 304.17, 304.18]

c. The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 306.1, 306.1.1 conditions 1,2,3,4,5,6]

d. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. [Sec. 308.1, 308.2, 308.2.1, 308.2.2, 308.3, 308.3.1, 308.3.2]

e. All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation. [Sec.309.1, 309.2, 309.3, 309.4, 309.5]

f. The structure needs to be secured from unwanted entry and ongoing vandalism, and the premises need to be cleaned of all trash and debris within (30) days from receipt of this letter. [Sec. 108.2]

The Owners are entitled to show cause that the Property is safe, does not constitute a dangerous structure and should not be declared a nuisance and ordered abated by presenting relevant evidence and testimony. If the Owners advocate for repair, then they bear the burden of proof to demonstrate the scope of any work that may be required to bring the property into compliance with Chapter 18.50 and the time it will take to reasonably perform the work. The allowable time periods for repair are governed by Texas Local Government Code, Sections 214.001(h), (i), (j) and (k). Any document relied upon to demonstrate that the Property is safe or that it can be repaired must be presented to the Commission at the hearing, including building plans, specifications, drawings, or reports from professionals and any other relevant documentation.

If the Owners fail to comply with the order of the Commission the City may pursue one or more of the following actions:

Perform any and all work necessary to bring the property into compliance with the Commission's order;

Assess civil penalties, provided for in the Commission's order, in an amount not to exceed $1,000 per day or $10 per day if the Property has a homestead exemption, that will accrue interest of 10% per year until paid in full;

Appoint a receiver as permitted by state law; and

Any other remedies permitted by state law.

Commission orders may be appealed to the State District Court within 30 days of the Final order.

The Commission's authority and procedures in regard to a Dangerous Structure Hearing may be found in Chapter 2.38 of the El Paso City Code and in their duly adopted bylaws. The bylaws may be obtained at the Building and Safety Division, Planning & Inspections Department, 801 Texas Avenue, El Paso, Texas, 79901 or by calling (915) 212-1815.

This notice will be recorded in the real property records of El Paso County and will be binding on subsequent grantees, lien holders or other transferees of an interest in the Property.
The City Clerk is ordered to provide notice of this hearing to the record owners and all other interested parties, required by law, who are listed following this notice, and file this notice in the real property records of El Paso County.

**FAILURE OF THE OWNER AND/OR LIENHOLDER OR MORTGAGEE TO TAKE THE ORDERED ACTION MAY RESULT IN THE CITY TAKING THE ORDERED ACTION AND FILING A LIEN AGAINST THE PROPERTY.**

The City of El Paso appreciates your cooperation and prompt attention to remedying the nuisances on the Property. Please do not hesitate to contact me should you have any additional questions, comments or concerns relative to this notice.

APPROVED AS TO FORM

Wendi N. Vineyard
Assistant City Attorney

APPROVED AS TO CONTENT

Nathan J. Walsh, C.B.O.
Chief Building Inspector

I, RICHARDA DUFFY MOMSEN, City Clerk of the City of El Paso, hereby certify that a true and correct copy of the foregoing Notice regarding the property located at **2854 Grant Ave, El Paso Texas, 79930,** was PUBLISHED in the official City newspaper on the ____day of_____, 2016.

_____
Richarda Duffy Momsen

I certify that a true and correct copy of the foregoing Notice regarding the property at **2854 Grant Ave, El Paso Texas, 79930**, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Malcolm H. Webb III Living Trust
847 3rd St
Hermosa Beach, CA 90254

Date: 6-9-16
Time: 4:00 PM
Inspector:

I certify that a true and correct copy of the foregoing Notice regarding the property at **2854 Grant Ave, El Paso Texas, 79930**, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Henderson H. Webb
847 3rd St.
Hermosa Beach, CA 90254

Date: 6-9-16
Time: 4:00 PM
Inspector:

I certify that a true and correct copy of the foregoing Notice regarding the property at **2854 Grant Ave, El Paso Texas, 79930**, was HAND-DELIVERED to:

City of El Paso
C/O City Clerk
300 N. Campbell
El Paso, TX 79901

Date: 6-9-16
Time: 4:00 PM
Inspector:

I certify that a true and correct copy of the foregoing Notice regarding the property at **2854 Grant Ave, El Paso Texas, 79930**, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Governor of the Ysleta Del Sur Pueblo Indian Tribe
AKA Tigua Indian Community
119 S. Old Pueblo Road
El Paso, Texas 79907

Date: 6-9-16
Time: 4:00 PM
Inspector:

I certify that a true and correct copy of the foregoing Notice regarding the property at **2854 Grant Ave, El Paso Texas, 79930**, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

El Paso Central Appraisal District
5801 Trowbridge Ave.
El Paso, Texas 79925

Date: 6-9-16
Time: 4:00 PM
Inspector:

I certify that a true and correct copy of the foregoing Notice regarding the property at **2854 Grant Ave, El Paso Texas, 79930**, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

El Paso County Clerk, Probate Dept.
500 E. San Antonio Avenue, Suite 105
El Paso, Texas 79901

Date: 6-9-16
Time: 4:00 PM
Inspector:

Doc# 20100017430

151/5

**ORDER OF THE BUILDING AND STANDARDS COMMISSION OF THE CITY OF EL PASO**

**WHEREAS**, the Deputy Director for Development Services of the City of El Paso has conducted an investigation and has reported to the Building and Standards Commission in writing that he is of the opinion that the structures located on the property at 2854-2856 Grant Avenue, in El Paso, Texas, which property is more particularly described as follows:

> Legal Description: Lots 6 through 16 inclusive, Block B, ALAMO HEIGHTS SUBDIVISION, an addition to the City of El Paso, El Paso County, Texas

are dilapidated, substandard, and unfit for human habitation; are a hazard to public health, safety, and welfare; does not meet the minimum standards for continued use and occupancy contained in 18.50 of the El Paso City Code; and

**WHEREAS**, Malcom H. Webb III, 6917 Alto Rey Avenue, El Paso, Texas 79912 and Mr. and Mrs. Guillermo Gutierrez and Anna B. Gutierrez, 2407 Wyoming Avenue, El Paso, Texas 79903, record Owners, and all mortgagees and lienholders were duly notified according to law to appear at a public hearing before the Building and Standards Commission at 5:30 p.m. February 24, 2010; and

**WHEREAS**, No one appeared.

**IT IS THEREFORE, ORDERED ADJUDGED AND DECREED BY THE BUILDING AND STANDARDS COMMISSION OF THE CITY OF EL PASO:**

1. That having heard the evidence, and being persuaded by a preponderance of same, the Building and Standards Commission makes the following findings:

    A. That the structures located on said property are an urban nuisance; and

    B. That the structures located on said property are currently unsafe, substandard, unfit for human habitation or use, and therefore a hazard to the public health, safety, and welfare; and

    C. That the structures are not in substantial compliance with municipal ordinances regulating structural or service systems integrity and disposal of refuse; and

    D. That the structures can be rehabilitated; and

    E. That in order to be made safe, all of the aforementioned violations must be corrected.

2. That the Building and Standards Commission hereby orders the structure's certificate of occupancy revoked and the Owner(s) to comply with the following requirements:

CITY CLERK DEPT.
10 MAR 16 AM 8:47

A. That the structures be vacated within thirty (30) days and remain vacant until rehabilitated; and

B. That the structures be secured and maintained secure within thirty (30) days; and

C. That the premises be cleaned and maintained clean of all weeds, trash, and debris within thirty (30) days

3. That upon failure of the Owner(s) to comply with this Order, any mortgagees, lienholders, and/or other persons having an interest in the property have an additional ten (10) days to clear the property of all weeds, trash, and debris, to secure the structures on the property.

4. That upon failure of the Owner(s), mortgagees, lienholders, and/or any other person having an interest in the property to comply with this Order, the City of El Paso, through its Director for Building Permits and Inspections, shall:

   A. Secure the structures; and

   B. Clean the property of all weeds, trash and debris; and

   C. Assess the cost of the work noted above as a lien against the property which will become due and payable within thirty (30) days of the date the City of El Paso completes the work; and

   D. Provide for any other remedies permitted by State law.

5. That upon failure of the Owner(s) to comply with this Order, the City of El Paso through its Director for Building Permits and Inspections may request a hearing before the Building and Standards Commission to:

   A. Determine the amount and duration of civil penalties the City of El Paso may recover for failure to comply with this Order as allowed by Texas Local Government Code Chapter 54; and

   B. Provide any other remedies permitted by State law.

6. **RIGHT TO APPEAL: The decision of the Building and Standards Commission is final. An appeal may be filed by verified petition in State District Court, setting forth that the decision of the Commission is illegal, in whole or in part, and specifying the grounds of the illegality. Petition for appeal must be filed by the owner(s) or interested party within thirty (30) days of receipt of notice of the Order of the Commission in this matter. Appeals in District Court are limited to hearings under the substantial evidence rule.**

   **A rehearing by the Building and Standards Commission may only be granted in the following circumstances:**

CITY CLERK DEPT.
2009 APR 17 PM 3:47

A. **Proper request is made within twenty (20) days of receipt of notice of the Order of the Commission; and**

B. **Rehearing fees of five hundred and forty dollars ($540.00) are furnished with the rehearing request. The Building and Standards Commission may waive these fees in cases of financial hardship based on written affirmation from the applicant.**

**IT IS FURTHER ORDERED, ADJUDGED AND DECREED**, that the City Clerk shall cause copies of this Order to be served on the record owner(s) and all other persons having interest in the property as provided by law.

According to the real property records of El Paso County, you own or have an interest in the property described in this notice. If you no longer own or have an interest in the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to this office no later than the twentieth
(20th) day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice.

**ADOPTED on this 16th day of March, 2010.**

BUILDING AND STANDARDS COMMISSION

Ira Barbe, Chairman, Panel B

APPROVED AS TO FORM:

Cynthia Osborn
Assistant City Attorney

APPROVED AS TO CONTENT:

Bill Stern, C.B.O., Chief Building Inspector
Development Services Department
Building Permits & Inspection Division

CITY CLERK DEPT.
10 MAR 15 AM 8:47

# UNSAFE STRUCTURES REPORT

## PLANNING AND INSPECTIONS DEPARTMENT

**DATE OF EXAMINATION:** May 26, 2016 **REP. DISTRICT:** 2

**ADDRESS**: 2854 Grant Avenue **ZONED:** A-2

**LEGAL DESCRIPTION:** B Alamo Heights 13&14

**OWNER:** Malcolm Hall Webb and Henderson Hall Webb, as trustees of the Malcolm Hall Webb III Living Trust

**ADDRESS:** 847 3rd St,
Hermosa Beach CA 90254

**BUILDING USE:** Abandoned multifamily dwellings

**TYPE OF CONSTRUCTION:** V, wood frame, brick veneer

**FOOTINGS:** Concrete
**CONDITION:** Unable to determine condition of footing due to subterranean placement. A structural engineer should be hired to evaluate actual condition.

**FOUNDATION WALL:** Rubble stone w/masonry grout
**CONDITION:** Fair. Several cracks and missing some stones will need to be repaired. A structural engineer should be hired to evaluate actual condition.

**FLOOR STRUCTURE:** Hardwood floor covered with asphalt tile and/or carpet
**CONDITION:** A structural engineer or registered contractor must be hired to evaluate the flooring system.

**EXTERIOR WALLS:** Brick
**HEIGHT**: 10' – 12' +/- **THICKNESS:** 8" - 10" +/-

**CONDITION:** Fair. Due to lack of maintenance and exposure to the elements, some minor repairs are recommended. A structural engineer should be hired to evaluate structural elements of the building and submit a report on the corrections required to make the building safe.

**INTERIOR WALLS & CEILINGS:** Wood frame, sheetrock w/plaster
**CONDITION:** Poor. Many holes and cracks on the walls due to vandalism; the ceiling has collapsed in several areas exposing the wood studs due to lack of maintenance.

**ROOF STRUCTURE:** Flat roof, wood framing, built up rolled roof composition
**CONDITION:** Poor. A registered roofing contractor or building contractor must be hired to evaluate the roofing system and submit a report of required corrections to bring the roof system into code compliance.

**DOORS, WINDOWS, ETC.:** Wood doors and wood frame windows
**CONDITION:** Bad. The doors and windows are broken and will need to be repaired or replaced so they are operational and meet egress requirements.

**MEANS OF EGRESS:** Does not meet code requirements.
**CONDITION:** Poor. Windows need replaced or repaired to make them operational.

**PLUMBING:** A licensed plumber should be hired to bring system up to code.

**ELECTRICAL:** A licensed electrician should be hired to bring system up to code.

**MECHANICAL:** A licensed mechanical contractor should be hired to bring system up to code.

**IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED:** 0

**WARNING POSTED:** YES **BARRICADED:** NO **POLICE AID REQD.:** NO

**REMARKS:** These open and abandoned multifamily dwellings were built between 1926 and 1928. The structures were found in a state of disrepair and vandalized. The department recommends that the structures be secured and fenced within thirty (30) days, maintained secure until rehabilitated and the property cleaned of all weeds, trash and debris within thirty (30) days.

Nathan Walsh
Chief Building Inspector

# TAX REPORT

Appraisal & Collection Technologies - EL PASO

Action Edit Query Record Field Help Entitlements Accounts Statements Window

Account Status

Prev.Acc... Next Acc... Prev.Owner Next Owner Acct History Acct Summary Notes Documents Go To:

EVAR
ACT8006 v1.273

ACCOUNT NO(A451999000B5100): Lien ID H-015498019 inserted amount = 337.88, file_date 06/23/2015 on 05/24/2016

06/14/2016 16:55:56
ACTEP

STATUS DETAIL | Expand Fees | Summary

**Account Information**

Account No. A451-999-000B-5100 Roll Code REAL PROPERT

Certified Owner MALCOLM H WEBB III LIVING TRUST

Parcel Address 2854 GRANT AVE

Amount Due as of 06/14/2016 CAD No. 374686

**Tax Units**

Tax Unit Description

List of Tax Units 1 3 6 7 8 5031

AG INCLUDED Remove Fees Countywide

**Tax Unit,Yr, Rec. Type**

Tax Unit

Year

Rec. Type

Multi Select

**Amount Due/Paid Information**

| Year | Gross Value | H | O | V | D | Base Levy | Paid Levy | Write-Off | Remaining Levy | Fees | Refund | Amount Due |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2015 | $22,705 | | | | | $629.36 | $629.36 | $.00 | $.00 | $81.81 | $.00 | $.00 |
| 2014 | $22,705 | | | | | $959.16 | $959.16 | $.00 | $.00 | $30.96 | $.00 | $.00 |
| 2013 | $22,705 | | | | | $609.70 | $609.70 | $.00 | $.00 | $.00 | $.00 | $.00 |
| 2012 | $22,705 | | | | | $592.31 | $592.31 | $.00 | $.00 | $.00 | $.00 | $.00 |
| 2011 | $21,880 | | | | | $560.66 | $560.66 | $.00 | $.00 | $.00 | $.00 | $.00 |
| 2010 | $21,880 | | | | | $556.09 | $556.09 | $.00 | $.00 | $.00 | $.00 | $.00 |
| 2009 | $21,880 | | | | | $545.10 | $545.10 | $.00 | $.00 | $.00 | $.00 | $.00 |
| 2008 | $21,880 | | | | | $546.74 | $546.74 | $.00 | $.00 | $.00 | $.00 | $.00 |
| 2007 | $33,000 | | | | | $831.31 | $831.31 | $.00 | $.00 | $.00 | $.00 | $.00 |
| Totals | | | | | | $17,108.71 | $17,108.71 | $.00 | $.00 | $112.77 | $.00 | $.00 |

Last Payment Date

Last Payer

Alert