

<b>INVESTIGATOR</b>	David Toler	
<b>COMPLAINT</b>		
<b>DAY</b>	Thursday	
<b>DATE</b>	September 29, 2011	
<b>TIME</b>	08:10	
<b>LOCATION</b>	1201 FM 6 Nevada, TX 75173	CAD 1290310
<b>OWNER</b>	Debbie & James J. Przelicki 7409 Stillwater Ct. Garland, TX 75044-2049	

**INITIAL INVESTIGATION**

	<b>YES</b>	<b>NO</b>
Investigation		
Located in a platted subdivision		X
Within 300' of another residence, subdivision, or commercial business	X	
Junk vehicles cars pickups	X	
Automotive parts	X	
Appliances		X
Household garbage	X	
Grass/weeds in excess of 36"	X	
Swimming pool in violation		X
Manufactured home dilapidated		X
Residence dilapidated		X
Barn or other structure dilapidated		X
Notice to abate to issued #		X
Send notice to abate letter	X	

**COMMENTS:** I arrived on property (CFS 11082723), gate into enclosure was closed and locked and no one was on the property. I walked around the enclosure and on the back part of the property and observed large tractor trucks in various stages of dismantle or repair. The vehicles appeared to have been there for a period of time because of the tall grass grown under the vehicles. There was trash and other debris scattered about the property. There is construction material and other debris pushed up to the bank of a waterway that runs down the side of the property, the debris needs to be removed and approval from Collin County Development Services for changing/encroaching on a waterway.

A regular notice needs to be sent and a follow up inspection scheduled 30 days after receipt of the notice.

	<b>YES</b>	<b>NO</b>	<b>TYPE</b>
<b>PHOTOS</b>	X		Digital (48)



**Collin County Interactive**

[www.collincountytexas.gov](http://www.collincountytexas.gov)



DISCLAIMER

Source data compiled from Collin County database. This map is a graphic representation and should only be used for illustrative purposes. In no way should this map be used for boundary dispute or locational conflict.

# COLLIN CAD Property Details

Prop ID: 1290310 / Geo ID: R-6740-004-0330-1

### CURRENT PROPERTY INFORMATION

<b>Owner's Name and Mailing Address</b>	PRZELICKI DEBBIE & JAMES J 7409 STILLWATER CT GARLAND, TX 75044-2049		
<b>Location</b>	1201 FM 6 NEVADA, TX 75173		
<b>Legal Description</b>	ABS A0740 S M RAINIER SURVEY, BLK 4, TRACT 33, 3.473 ACRES		
<b>Agent</b>			
<b>Exemptions</b>	<b>Code</b>	<b>Description</b>	
<b>Taxing Entities</b>	<b>Code</b>	<b>Name</b>	<b>2010 Tax Rate</b>
	GCN	COLLIN COUNTY	0.240000000
	JCN	COLLIN CO COMMUNITY COLLEGE	0.086300000
	SCO	COMMUNITY ISD	1.495000000

Data above as of 2011-09-26.

Data below 2011 certified, as of 2011-07-18.

### MAPS and FORMS

- [Plat Map Image \(TIFF format\)](#)
- [\*\*New!\*\* Plat Map \(PDF format\)](#)
- [GIS Digital Map](#)
- [Homestead, Over 65, or Disabled Person Exemption Application](#)
- [Agricultural \(1D1\) Application](#)
- [\*\*New!\*\* 2011 Notice of Appraised Value](#)

### 2011 CERTIFIED VALUE INFORMATION

<b>Improvement Homesite</b>	\$0
<b>Improvement Non-Homesite</b>	\$0
<b>Total Improvement Market Value</b>	\$0
<b>Land Homesite</b>	\$0
<b>Land Non-Homesite</b>	\$53,832
<b>Land Agricultural Market Value</b>	\$0
<b>Total Land Market Value</b>	\$53,832
<b>Total Market Value</b>	\$53,832
<i>Agricultural Productivity Loss</i>	\$0
<b>Total Appraised Value</b>	\$53,832
<i>Homestead Cap Loss</i>	\$0
<b>Total Assessed Value</b>	\$53,832

## 2011 CERTIFIED EXEMPTION INFORMATION

Exemption Code	Exemption Description
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## 2011 CERTIFIED VALUE BY TAXING JURISDICTION

Entity Code	Entity Name	Market Value	Appraised Value	Assessed Value	Taxable Value	2010 Tax Rate
GCN	COLLIN COUNTY	\$53,832.00	\$53,832.00	\$53,832.00	\$53,832.00	0.240000000
JCN	COLLIN CO COMMUNITY COLLEGE	\$53,832.00	\$53,832.00	\$53,832.00	\$53,832.00	0.086300000
SCO	COMMUNITY ISD	\$53,832.00	\$53,832.00	\$53,832.00	\$53,832.00	1.495000000

## 2011 CERTIFIED LAND INFORMATION

Land ID	State Category	Size-Acres	Size-Sqft
26568	RESIDENTIAL SINGLE FAMILY	3.473000	0

## VALUE HISTORY

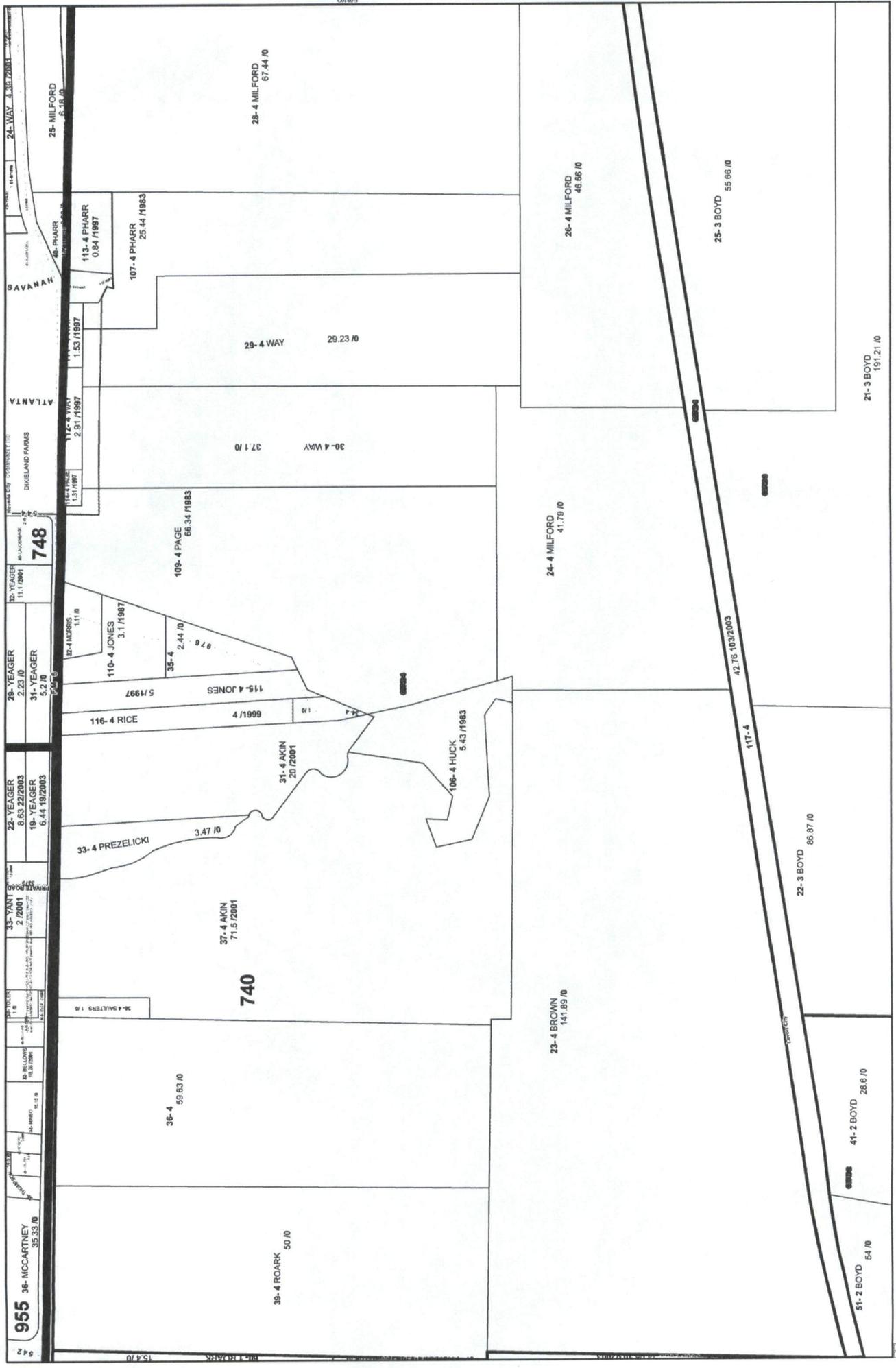
Year	Imprv	Land	Market	Appraised	Assessed	Entities	Exemptions
2010	0	53,832	53,832	53,832	53,832	GCN, JCN, SCO	
2009	0	53,832	53,832	53,832	53,832	GCN, JCN, SCO	
2008	0	53,832	53,832	53,832	53,832	GCN, JCN, SCO	
2007	0	52,095	52,095	52,095	52,095	GCN, JCN, SCO	
2006	0	52,095	52,095	52,095	52,095	GCN, JCN, SCO	
2005	0	52,095	52,095	52,095	52,095	GCN, JCN, SCO	

For prior years' history, please click [here](#)

## DEED HISTORY

Seller Name	Buyer Name	Deed Date	Instrument	Deed Vol	Deed Page
ODIE HALL LIVING TRUST	PRZELICKI DEBBIE & JAMES J	Apr 27 2000	0		4676-1959
DOWNING R FRANK	ODIE HALL LIVING TRUST	Nov 18 1999	0	00-0020695	4617-1663

SB 541, effective September 1, 2005, provides that appraisal district websites cannot display photographs, sketches, or floor plans of an improvement to real property that is designed primarily for use as a human residence. Likewise, aerial photography of residential property will also be unavailable unless the photo depicts five or more separately owned buildings.



955	36- MCCARTNEY	35.33 /0
748	30- YEAGER	11.1/2001
	29- YEAGER	2.23 /0
	34- YEAGER	5.2 /0
	22- YEAGER	8.63 22/2003
	19- YEAGER	6.44 19/2003
	33- YANT	2 /2001

SAVANNAH  
 ATLANTA  
 DOWELAND FARMS  
 114-4 PHARR 1.31/1987  
 112-4 WAY 2.91/1997  
 113-4 PHARR 0.84/1987  
 107-4 PHARR 25.44/1983  
 116-4 RICE 6.66/1997  
 115-4 JONES 5.19/97  
 110-4 JONES 3.1/1987  
 108-4 PAGE 66.34/1983  
 35-4 2.44 /0  
 31-4 AOKIN 20/2001  
 106-4 HUCK 5.43/1983  
 33-4 PREZELICKI 3.47 /0  
 37-4 AOKIN 71.5/2001  
 36-4 GALTHERS 1 /0

25- MILFORD 6.18 /0  
 28-4 MILFORD 67.44 /0  
 29-4 WAY 29.23 /0  
 30-4 WAY 37.1 /0  
 24-4 MILFORD 41.78 /0  
 26-4 MILFORD 46.66 /0  
 25-3 BOYD 55.66 /0  
 21-3 BOYD 191.21 /0  
 23-4 BROWN 141.89 /0  
 22-3 BOYD 66.87 /0  
 41-2 BOYD 26.6 /0  
 51-2 BOYD 54 /0

740  
 748

35-4 59.63 /0  
 39-4 ROARK 50 /0

42.75 103/2003

117-4

SAVANNAH

ATLANTA

DOWELAND FARMS

0.42

