



Haskell County Appraisal District

604 N 1st Street - PO Box 467

Haskell, TX 79521

940-864-3805 Phone

Property Available for Sealed Bid

1. Parcel 1881 – Original Town Rochester Blk 21 E 70 of Lots 14 & 15—106 4th, Rochester TX
MINIMUM BID: \$1,100
2. Parcel 5030 -- Original Town Rochester Blk 20 Lot 9 & 10 – 104 Carothers, Rochester, TX
MINIMUM BID: \$5,000
3. Parcel 6275- Original Town Rule Blk 58 Lot N/2 of 9 & all of 10—705 Adams, Rule TX
MINIMUM BID: \$5,800
4. Parcel 27570- Stephens Addition (OL 18 B&R) Haskell Blk A Lot 19 & 20—409 S Ave E East, Haskell TX
MINIMUM BID: \$1,500

Haskell CAD

ACCT: 0011-04002-00021-001500

PARCEL/TYPE: 1881/R

LOC CODE: 18

JUR CODE: CAD

GHA

CRO

SHW

PR1

FML

HHA

HKW

Appraisal Year: 2026

OWNER/SEQ: R40780/1

OWNER INT: 1.000000

LEGAL 1: ORIGINAL TOWN ROCHESTER BLK 21

LEGAL 2: E 70 OF LOTS 14 & 15

LEGAL 3:

LEGAL 4:

PROP ADDR: 106 4TH ROCHESTER 79544

MTG:

AGENT:

APPR YEAR: 2024

APPR DATE: 12/18/2023

APPR NAME: WESTERN2

MAP:

GPS: -99.854167880000006, 33.315048679999997

HASKELL CAD, IN TRUST

HS CODE:

DISABLED VET: 0

CEILING YEAR:

CEILING TAX:

LAND							REAL							AG								
SEQ	ACRES	SQ FT	FRNT FT	REAR FT	FRNT FT A/VG	DEPTH	DEP %	CLASS	COST	EXTRA COST	% RD	% GD	EXTRA ADJ %	MKT VAL	CLASS/CD	COST	EXTRA COST	TYPE	% GD	EXTRA ADJ %	VALUE	CAT
1	0.1610	7000.00	70.00	70.00	70.00	100.00	1.00	SP-FV-FF10	10.00	0.00	1.00	1.00	1.00	0	700	/	0.00	0	1.00	1.00	0	A1

IMPROVEMENTS																				
SEQ	TYPE	CLASS	HS	YR BLT	EFF YR	AGE	COND NOTES		TTL AREA	COST	% GD	% FC	% EC	% CP	% EX1	% EX2	EXTRA	TOT VAL	CALLS	CAT
1	LA	RS2F	Y	1935	0	91	R-PR	MAIN AREA	748	109.00	0.04	1.00	0.50	1.00	1.00	1.00	0	1.630	U25R26D32L14U7L12	A1
2	PORCH	CP	Y	1935	0	91	R-PR	OPEN PORCH	84	21.80	0.04	0.00	0.50	1.00	1.00	1.00	0	0	D7R12U7L12	A1
3	CPT	ACPT	Y	1950	0	76	R-PR	ATTACHED GARAGE FINISHED	200	21.80	0.14	1.00	0.50	1.00	1.00	1.00	0	310	L10U20R10D20	A1

ACRES: 0.1610

ABST NUM:

ABST/SUBDIV: S04002

TRACT/LOT: E/2 OF 1

BLOCK: 21

OWNERS ACRES 0.161

SIC CODE:

IRR WELLS: 0.00

IRR ACRES: 0.00

CAPACITY: 0.00

USE INCOME VALUE: N

LARGER TRACT: 0.00

LAND HS:

LAND NHS: 0

PROD MKT: 0

PROD (AG/TIM): 0

TOTAL LAND MKT: 700

IS VALUE OVERRIDDEN N

IMP HS:

IMP NEW HS: 0

IMP NHS: 1,940

IMP NEW NHS: 0

IMP TOTAL: 1,940

TOTAL MKT: 2,640

TOTAL TAXABLE: 2,640

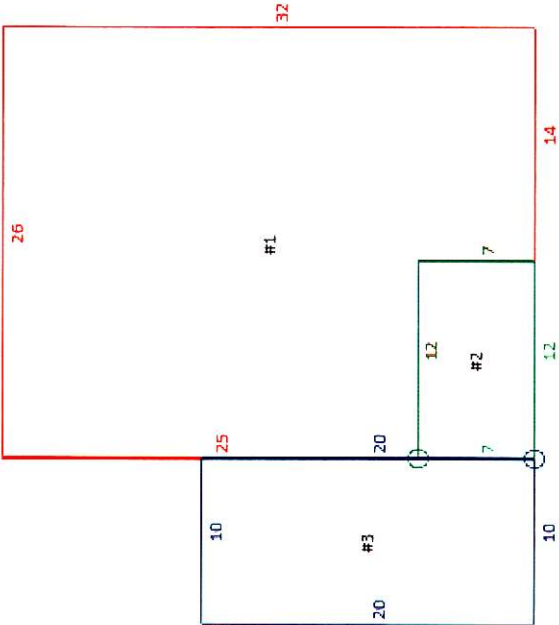
OWNER INT: 1.000000

OWNER VALUE: 2,640

#1 LA	COMMENTARY (*only shows 10 sequences)									
#2 PORCH	SEQ	COMMENTARY	VALUE	UNIT						
#3 CPT	1	Ext - VNYL	0.00							
	1	Bath(s) - 1	0.00							



NOTES



PREVIOUS OWNER (*only shows most recent previous owner)					
SEQ	PREVIOUS OWNER	DEED DATE	VOLUME	PAGE	FILE #
5	ROWLAND JOSEPH LEE & HANNAH RUTH	06/09/2025	1720	666	250715
TASKS					
SEQ	CODE	SCHED DATE	START DATE	STATUS	APPRAISER CODE

Haskell CAD

ACCT: 0011-05013-00058-000900

PARCEL/TYPE: 6275/R

OWNER/SEQ: R40780/1

OWNERR40780

HASKELL CAD, IN TRUST

PO BOX 467

HASKELL TX 79521

LOC CODE: 16

JUR CODE: CAD

GHA

CRU

SRU

PR1

FML

HHA

HKW

APPRaisal Year: 2026

LEGAL 1: ORIGINAL TOWN RULE BLK 58

LEGAL 2: LOT N2 OF 9 & ALL OF 10

LEGAL 3:

LEGAL 4:

PROP ADDR: 705 ADAMS

RULE 79547

MTG:

AGENT:

APPR DATE: 12/29/2023

APPR NAME: WESTERN2

MAP:

GPS:

-99.892300149999997,

33.182198950000000

HS CODE:

DISABLED VET: 0

CEILING YEAR:

CEILING TAX:

LAND										REAL										AG									
SEQ	ACRES	SQ FT	FRNT FT	REAR FT	DEPTH	DEP %	CLASS	COST	EXTRA COST	% RD	% GD	EXTRA ADJ %	% FC	% GD	% EC	% CP	% EX1	% EX2	EXTRA	TOT VAL	CALLS	TYPE	% GD	EXTRA ADJ %	VALUE	EXTRA VALUE	CAT		
1	0.2410	10500.00	75.00	75.00	140.00	1.00	SP-FV-FF10	10.00	0.00	1.00	1.00	1.00	0	1.00	0	750	/	0.00	0	0	0	1.00	1.00	0	0	A1			

IMPROVEMENTS										LARGER TRACT: 0.00											
SEQ	TYPE	CLASS	HS	YR BLT	EFF YR	AGE	COND	NOTES	TTL AREA	COST	% RD	% GD	% FC	% GD	% EC	% CP	% EX1	% EX2	EXTRA	TOT VAL	CALLS
1	LA	RS3F	Y	1930	0	96	R-FR	MAIN AREA	1,248	117.00	0.22	1.00	1.00	0.65	1.00	1.00	1.00	1.00	1,500	22,380	U48R26D48L26
2	PORCH	CP	Y	1930	0	96	R-AV	OPEN PORCH	304	23.40	0.40	1.00	1.00	0.65	1.00	1.00	1.00	1.00	0	1,850	R16U14R8D22L24U8
3	PORCH	CP	Y	1930	0	96	R-AV	OPEN PORCH	20	23.40	0.40	1.00	1.00	0.65	1.00	1.00	1.00	1.00	0	120	U4R5D4L5
4	PORCH	CP	Y	1930	0	96	R-AV	PATIO COVER	12	23.40	0.40	1.00	1.00	0.65	1.00	1.00	1.00	1.00	0	70	U4R3D4L3
5	DG	DG1F	Y	1940	0	86	R-FR	DETACHED GARAGE UNFINISHED	216	14.88	0.25	1.00	1.00	0.65	1.00	1.00	1.00	1.00	0	520	U18R12D18L12

ACRES: 0.2410

OWNERS ACRES: 0.241

SIC CODE:

IRR WELLS: 0.00

IRR ACRES: 0.00

CAPACITY: 0.00

USE INCOME VALUE: N

LAND HS: 0

LAND NHS: 750

PROD MKT: 0

PROD (AG/TIM): 0

TOTAL LAND MKT: 750

IS VALUE OVERRIDDEN: N

IMP HS: 0

IMP NEW HS: 0

IMP NHS: 24,940

IMP NEW NHS: 0

IMP TOTAL: 24,940

TOTAL MKT: 25,690

TOTAL TAXABLE: 25,690

OWNER INT: 1.000000

OWNER VALUE: 25,690

#1 LA

#2 PORCH

#3 PORCH

#4 PORCH

#5 DG

12

#5

1E

12

#1

48

#3

36

#4

48

#2

14

22

24

26

16

8

11/19/2023 3:17:24PM

6275

NOTES

PREVIOUS OWNER ("only shows most recent previous owner")					
SEQ	PREVIOUS OWNER	DEED DATE	VOLUME	PAGE	FILE #
7	REYNA FRANK & MELINDA	11/14/2025	725	54	251509

TASKS					
SEQ	CODE	SCHED DATE	START DATE	STATUS	APPRAISER CODE
2	FIELDCK	01/01/2026		NEW	

Task Note: CHECK THE CONDITION OF THIS HOME, WAS SOLD AT TAX SALE, DID NOT QUALIFY FOR LOAN AT BANK. CAN WE LOWER THE VALUE ANYMORE?

Haskell CAD

ACCT: 0011-02053-00001-001900

PARCEL/TYPE: 27570/R

OWNER/SEQ: R40780/1

OWNER INT: 1.000000

HASKELL CAD, IN TRUST

HS CODE:

DISABLED VET: 0

CEILING YEAR:

CEILING TAX:

LOC CODE: 13

JUR CODE: CAD

GHA

CHA

SHW

PR1

FML

HHA

HKW

WNC

Appraisal Year: 2026

LEGAL 1: STEPHENS ADDITION (OL 18 B&R)

LEGAL 2: HASKELL BLK A LOT 19 & 20

LEGAL 3:

LEGAL 4:

PROP ADDR: 409 S AVE E EAST

HASKELL 79521

ROUTE CODE/ORDER: HA/19,990

MTG:

AGENT:

APPR YEAR: 2025

APPR DATE: 03/17/2025

APPR NAME: WESTERN2

MAP:

GPS: -99.7232769700000001,
33.1529527100000001

LAND										REAL						AG								
SEQ	ACRES	SQ FT	FRNT FT	REAR FT	FRNT FT AVG	DEPTH	DEP %	CLASS	COST	EXTRA COST	% RD	% GD	EXTRA ADJ %	EXTRA VALUE	MKT VAL	CLASS/CD	COST	EXTRA COST	TYPE	% GD	EXTRA ADJ %	EXTRA VALUE	VALUE	CAT
1	0.2620	11400.00	120.00	120.00	120.00	95.00	1.00	SP-FV-FF10	10.00	0.00	1.00	0.84	1.00	0	1,010	/	0.00	0		1.00	1.00	0	0	A1

IMPROVEMENTS																										
SEQ	TYPE	CLASS	HS	YR BLT	EFF YR	AGE	COND	NOTES	TTL AREA	COST	% GD	% FC	% EC	% CP	% EX1	% EX2	EXTRA	TOT VAL	CALLS		CAT					
1	LA	RS2F	Y	1945	0	81	R-PR	MAIN AREA	1,092	103.00	0.09	0.75	0.85	1.00	1.00	1.00	0	6,450	U26R42D26L42		A1					
2	PORCH	CP	Y	1945	0	81	R-PR	OPEN PORCH	24	41.20	0.09	1.00	0.85	1.00	1.00	1.00	0	80	U4R6D4L6		A1					
3	CPT	CPT1S	Y	1945	0	81	O-AV	CARPORT	400	6.43	0.32	1.00	0.85	1.00	1.00	1.00	0	700	U20R20D20L20		A1					
4	PORCH	CP	Y	1945	0	81	R-PR	OPEN PORCH	24	41.20	0.09	1.00	0.85	1.00	1.00	1.00	0	80	R6D4L6U4		A1					
5	STG	STG2F	Y	2006	0	20	O-AV	STORAGE	80	17.85	0.85	1.00	0.85	1.00	1.00	1.00	0	1,030	L8U10R8D10		A1					

ACRES: 0.2620

OWNERS ACRES 0.262

ABST NUM:

ABST/SUBDIV: S02053

TRACT/LOT: 19 & 20

BLOCK: A

LARGER TRACT: 0.00

SIC CODE:

IRR WELLS: 0.00

IRR ACRES: 0.00

CAPACITY: 0.00

USE INCOME VALUE: N

LAND HS:

IMP HS:

IMP NEW HS:

PROD MKT:

IMP NHTS:

IMP NEW NHTS:

PROD (AG/TIM): 0

TOTAL LAND MKT: 1,010

IS VALUE OVERRIDDEN: N

TOTAL MKT: 9,350

TOTAL TAXABLE: 9,350

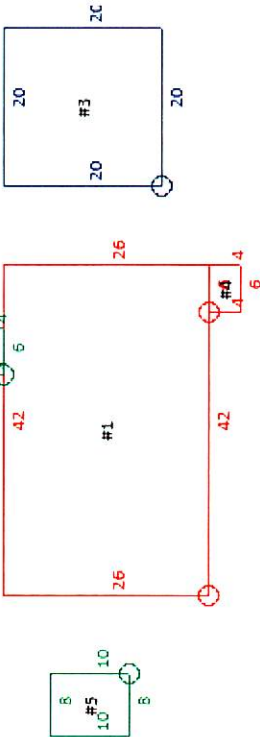
OWNER INT: 1.000000

OWNER VALUE: 9,350

COMMENTARY (*only shows 10 sequences)		VALUE		UNIT	
1	Bath(s) - 1		0.00		
1	H/C - CHICA		0.00		U
1	Bedroom(s) - 3		0.00		



NOTES



PREVIOUS OWNER (*only shows most recent previous owner)				
SEQ	PREVIOUS OWNER	DEED DATE	VOLUME	PAGE
6	JOHNSON PAULA ANNA	11/14/2025	725	51

TASKS		
SEQ	CODE	STATUS

APPRaiser CODE	

Haskell CAD

ACCT: 0011-04002-00020-000900

PARCEL/TYPE: 5030/R

LOC CODE: 18

JUR CODE: CAD

GHA

CRO

SHW

PR1

FML

HHA

HKW

Appraisal Year: 2026

OWNER/SEQ: R40780/1

OWNER INT: 1.000000

LEGAL 1: ORIGINAL TOWN ROCHESTER BLK 20

LEGAL 2: LOT 9 & 10

LEGAL 3:

LEGAL 4:

PROP ADDR: 104 CAROTHERS ROCHESTER 79544

ROUTE CODE/ORDER:

OWNERS ACRES: 0.1490

ABST NUM: 504002

TRACT/Lot: 9 & 10

Block: 20

MTG: AGENT: APPR YEAR: 2025 APPR DATE: 01/02/2025 APPR NAME: WESTERN1 MAP: / GPS: -99.853769749999998, 33.316188040000000

LAND										REAL							AG							
SEQ	ACRES	SQ FT	FRNT FT	REAR FT	FRNT FT AVG	DEPTH	DEP %	CLASS	COST	EXTRA COST	% RD	% GD	EXTRA ADJ %	EXTRA VALUE	MKT VAL	CLASS/CD	COST	EXTRA COST	TYPE	% GD	EXTRA ADJ %	EXTRA VALUE	VALUE	CAT
1	0.1490	6500.00	50.00	50.00	50.00	130.00	1.00	SP-FV/FF20	20.00	0.00	1.00	1.00	1.00	0	1,000	/	0.00	0		1.00	1.00	0	0	F1

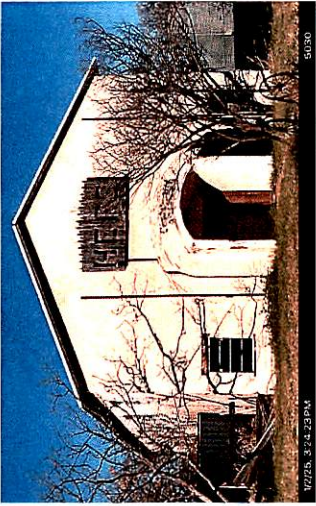
IMPROVEMENTS																							
SEQ	TYPE	CLASS	HS	YR BLT	EFF YR	AGE	COND NOTES		TTL AREA	COST	% GD	% FC	% EC	% CP	% EX1	% EX2	EXTRA	TOT VAL	CALLS	CAT			
1	COMM	EMF2	Y	1950	1950	76	C-FR	MENU RESTAURANT	1,500	120.00	0.13	1.00	0.40	1.00	1.00	1.00	0	9,360	U50R30D50L30	F1			
2	COMM	EMF2	Y	1950	1950	76	C-FR	MENU RESTAURANT	1,500	120.00	0.13	1.00	0.40	1.00	1.00	1.00	0	9,360	U50R30D50L30	F1			
ACRES:			0.1490		OWNERS ACRES			0.149		LARGER TRACT:		0.00		SIC CODE:		LAND HS:		0		TOTAL MKT:		19,720	
ABST NUM:										LAND NHS:		1,000		IMP NEW HS:		0		TOTAL TAXABLE:		19,720			
ABST/SUBDIV:			504002							PROD MKT:		0		IMP NHS:		18,720		OWNER INT:		1.000000			
TRACT/LOT:			9 & 10							PROD (AG/TIM):		0		IMP NEW NHS:		0		OWNER VALUE:		19,720			
BLOCK:			20							CAPACITY:		0.00		TOTAL LAND MKT:		1,000							
										USE INCOME VALUE:		N											

#1 COMM

#2 COMM

COMMENTARY (only shows 10 sequences)

SEQ	COMMENTARY	VALUE	UNIT
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NOTES

PREVIOUS OWNER (only shows most recent previous owner)				
SEQ	PREVIOUS OWNER	DEED DATE	VOLUME	PAGE
2	HEARN GREGG & ELLEN	11/14/2025	725	57

TASKS				
SEQ	CODE	SCHED DATE	START DATE	STATUS