

#2

Situs: 0 Third Street  
Glendale

Assessor's Account: R41166

Tax Deed Date: 1/28/2022

Legal Description: T33 R06W S05AD TL 03900

Last Owner: Albert Lempart  
Irene Lempart

General Location: Glendale

Lot Size: 0.34 acres

Building Size: NA

Year Built: NA

Frontage: Third Steet

Topography: Rolling

Services: City

Zoning: Residential area, S- Slope Hazard

Liens: None Known

Comments: This parcel is sloping and would require an engineering report before construction of a dwelling. Check with The City of Glendale for potential restrictions.

Minimum Bid: \$7,200

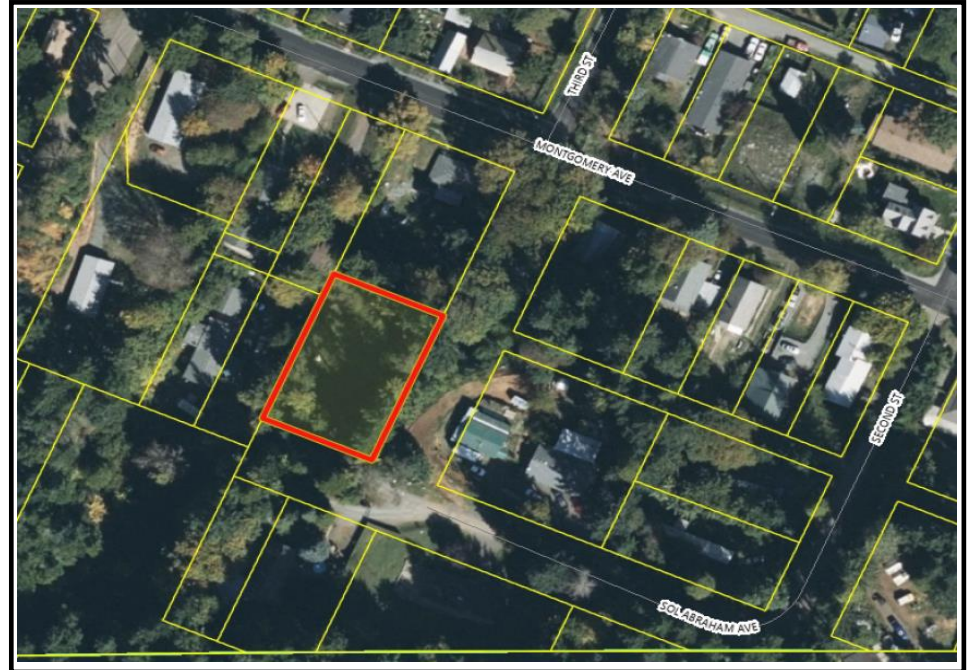
**Disclaimer:**

**Any potential uses for this property should be confirmed through the appropriate City or County agencies.**

**This parcel has steep slopes hazards and will need and engineer report before a building permit could be issued. Consult with City of Glendale.**

**Douglas County makes no warranty or representation regarding this lots ability to be developed, to obtain access, or the connection of city utilities.**

*"Property is sold AS-IS and without warranty, promise, or representation of any kind, including but not limited to status of title, title defects, liens, and zoning or building restrictions."*

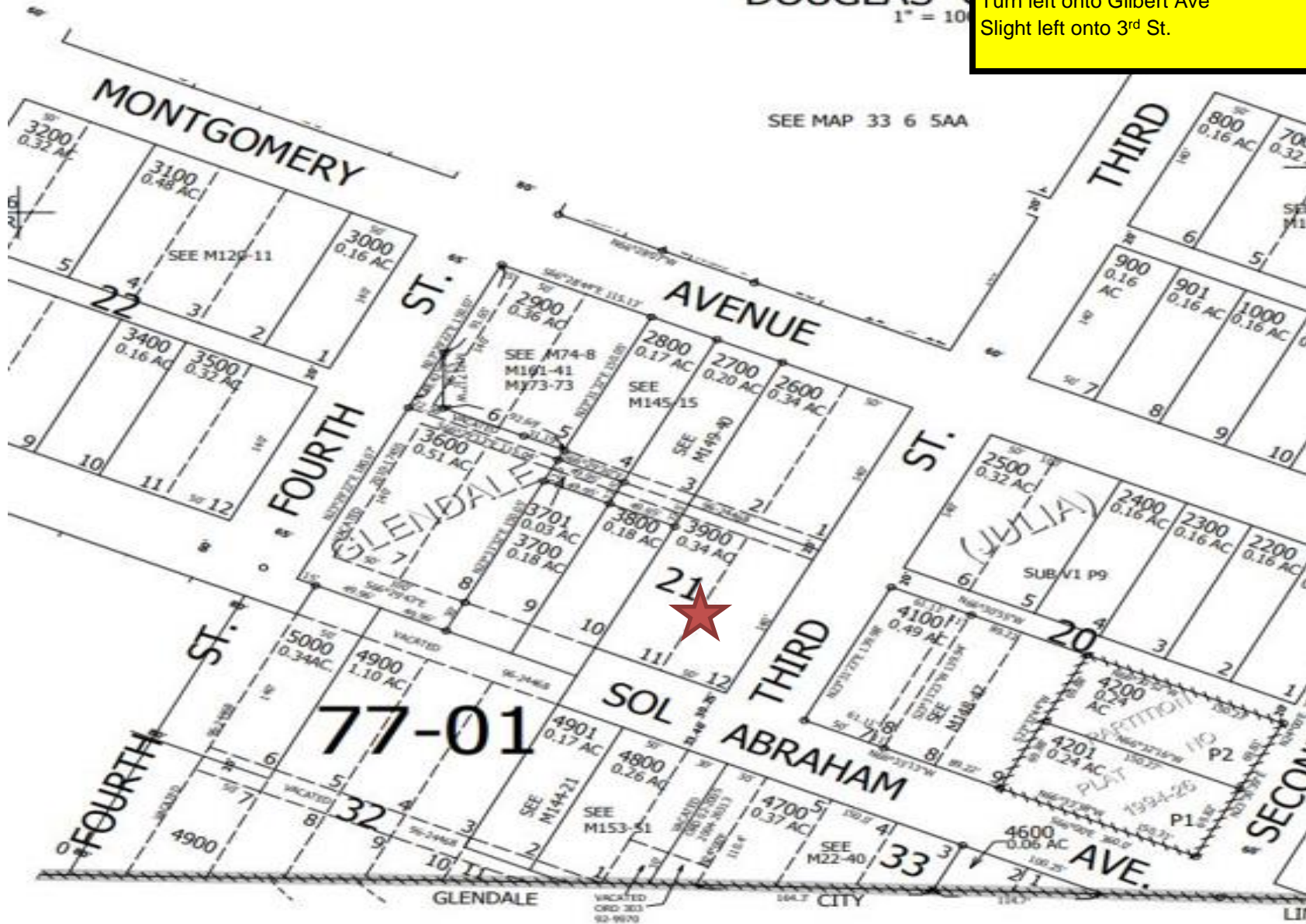


**Directions #2:**

- From I-5 S
- Take Exit 80
- Continue on Glendale Valley Rd
- Turn left onto Gilbert Ave
- Slight left onto 3<sup>rd</sup> St.

SE1/4 NE1/4 SEC.5  
DOUGLAS  
1" = 10'

SEE MAP 33 6 5AA



77-01

