

#12

Situs: 612 Calvary Lane  
Glendale

Assessor's Account: R132800

Tax Deed Date: 1/28/2022

Legal Description: T32 R06W S32DD TL 06700

Last Owner: Calvary Constrction LI  
Kelly Kirkland

General Location: Glendale

Lot Size: 0.24 acres

Building Size: NA

Year Built: NA

Frontage: Calvary Lane

Topography: Flat

Services: City

Zoning: FF- Flood Fringe Overlay

Liens: None Known

Comments: This parcel appears to be just inside of the Flood Fringe Way and is most likely residential zone per the City of Glendale. There was an industrial overlay in this area in the past. Please contact the City of Glendale for permits and uses.

Minimum Bid: \$13,000

**Disclaimer:**

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

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

**The City of Glendale is waiting for an updated zoning map potentially showing this subdivision has been changed from industrial to residential zone.**

***"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***



### Directions #12:

From I-5 S  
Take exit 80  
Turn left onto Gilbert Ave  
Slight left onto 3<sup>rd</sup> St  
Turn right onto W Gilbert Ave  
Turn right onto N 6<sup>th</sup> St  
Turn right on Calvary Ln  
Destination on left



5 4  
32 6 32DD  
GLENDALE