

# 804 S Trinity St, Decatur TX

## \$70,000



**Category:** Residential  
**Type:** Single Family  
**Orig LP:** \$95,000  
**Area:** 72\*/2\* **Map:** PH\*/0285\*/S\* **Also For Lease:** No **Low:**  
**Subdv:** South Decatur\* **Lake Name:** **Lst \$ / SqFt:** \$ 35.64  
**County:** Wise\* **Plan Dvlpmnt:**  
**Parcel ID:** D2790007500\* **Legal:** A-860 Aj Walker\*  
**Lot:** 3\* **Blk:** 20\* **Multi Prcl:** No **MUD Dst:** No **Unexempt Taxes:** \$2,553\*  
**Bedrooms:** 2 **Tot Baths:** 1.0 **Liv Areas:** 2 **Dining Area:** 1 **Story:** 2 **Pool:** No  
**Fireplaces:** 0 **Full Baths:** 1 **Levels-1st:** 2nd: 3rd: **Bsmt:**  
**Half Baths:** 0 **Levels-1st:** 2nd: 3rd: **Bsmt:**  
**SqFt:** 1,964\* / Tax **Yr Blt:** 1920\* / Preowned **HdcpAm:** No  
**# Gar Spaces:** 0 **Gar Size:** # Carport 0X0 **Spaces:** 1 **Cvrd Park:** 1  
**Acres:** 0.288 **Lot Dimen:** **Will Subdiv:** No

**School Dist:** Decatur ISD\*  
**Bus:** Type: I **Name:** DECATUR  
**Bus:** Type: M **Name:** DECATUR  
**Bus:** Type: H **Name:** DECATUR  
**Bus:** Type: E **Name:** Young

<b>Housing Type</b> Single Detached	<b>Other</b>	<b>Street/Utilities</b> City Sewer City Water Concrete Curbs	<b>Utility Room</b> Dryer Hookup-Elec Second Pantry Utility Closet Washer Hookup Other	<b>Ceiling Fans</b>
<b>Style of House</b> Early American Traditional Other	<b>Soil</b> Unknown <b>Construction</b> Siding Wood	<b>Interior Features</b> Paneling Window Coverings Other	<b>Flooring</b> Carpet Laminate Other	<b>Proposed Financing</b> Cash Other
<b>Lot Size/Acreage</b> Less Than .5 Acre (not Zero)	<b>Foundation</b> Pier & Beam	<b>Bed/Bath Features</b> Linen Closet Other	<b>Heating/Cooling</b> Gas Jets Window Unit	<b>Possession</b> Closing/Funding
<b>Lot Description</b> Corner Some Trees Undivided	<b>Roof</b> Composition <b>Parking/Garage</b> Attached Covered	<b>Kitchen Equipment</b> Other	<b>Energy Efficiency</b>	<b>Showing</b> Special
<b>Exterior Features</b> Covered Porch(es)	<b>Side</b>			

**Property Description:** REDUCED AGAIN! Estate property-offers welcome! Located near the historical district of downtown Decatur, this early 1900's home includes a separate garage apartment on a large full corner lot; Worth the time and effort to restore per the recent home inspection; A challenge that can be fully rewarding to a new owner and family!  
**Directions:** From Courthouse Square: go south on Trinity to home on right OR from 287 & 51 intersection: go east on Hale St to Trinity, turn left, home on left;SIY

THIS INFORMATION BELIEVED ACCURATE BUT NOT WARRANTED

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