

Memo

Date: August 21, 2012
To: Mr. Michael Brown, County Judge
From: Diana Farris, Property Manager, 657-4212
Subject: Agenda Item for your next Commissioner's Meeting
Caption: Consent Item

Consideration of adopting a Resolution authorizing the sale and conveying all rights, title, and interests in the following Tax Lot(s):

210 W Avenue M, (Garcia/Leake), Lot 10, Block 116, Fort Concho Addition, \$1,500, Suit No. B-07-0013-T

215 E 19th Street, (Morales), E ½ of Lot 25, Except S 65', Snyder Addition, \$2,000, Suit No. B-09-0058-T

Summary: The subject properties were auctioned with no offers received. Subsequently, the properties were struck off to the City as Trustee for itself and the other taxing entities.

History: Amounts of delinquent taxes, accrued penalties, interest, attorney fees and costs for delinquent years, together with additional penalties and interest at the rates prescribed by Subchapter A & C of Chapter 33, Property Tax Code, which accrue on all said taxes from date of judgment until paid. (See Property Analysis)

Financial Impact: Upon approval: (1) The City will retain a \$350 Administration Fee per parcel, (2) The balance will be distributed in compliance with the Sheriff's Return, and (3) Properties will be reinstated back onto tax roll.

Other Information/Recommendation: The subject parcels are unimproved property. No outstanding account balances exist for the above Prospective Buyers and it is recommended the above offers be accepted.

Attachments: Resolutions, and Property Analysis

City of San Angelo: The City Council has approved the sale of the property. This matter is now being forwarded to you for approval on your next agenda.

PROPERTY ANALYSIS

For Tax Resale Property

Legal Description: Lot 10, Block 116, Fort Concho Addition, City of San Angelo, Tom Green County, Texas, as described in Volume 26, Page 330, Deed Records of Tom Green County, Texas.

Improved/Unimproved Unimproved

Tax Suit Number: B-07-0013-T

Location: 210 W Avenue M

Parcel Size/Dimensions: 50' x 150'

City of San Angelo vs. Pablo Zavala, deceased - Acct #5651

Tax ID Number: 12-23200-0116-010-00

Judgment Date: June 30, 2009

Date of Sheriff's Sale: June 7, 2011

Sheriff's Deed Recorded: June 30, 2011

Years Held in Trust 1 YR

Adjudge Value: \$ 3,100.00

Urban Redevelopment Sales: NO

Amount of Offer: \$ 1,500.00

	Amounts Due		Priority	% of	Pro Rata	Amounts
	Fees	Judgment				
Administration Fee	\$ 350.00		\$ 350.00	0.00%		\$ 350.00
Maintenance Fee			\$ -	0.00%		\$ -
District Clerk	\$ 333.00	\$ -	\$ 333.00	0.00%		\$ 333.00
Sheriff's Fee	\$ 100.00	\$ -	\$ 100.00	0.00%		\$ 100.00
Attorney Fee	\$ 365.00	\$ -	\$ 365.00	0.00%		\$ 365.00
Municipal Liens		\$ 3,585.01		67.97%	\$ 239.26	\$ 239.26
Taxes		\$ 1,689.28		32.03%	\$ 112.74	\$ 112.74
Total	\$ 1,148.00	\$ 5,274.29	\$ 1,148.00	100.00%	\$ 352.00	\$ 1,500.00
Actual Total Amt Due		\$ 6,422.29				
Amount Remaining			\$ 352.00			

Offer satisfies court costs and a portion of the taxes & liens under the judgment

PROPERTY ANALYSIS

For Tax Resale Property

Legal Description: East One-Half of acre Lot 25, of the Snyder Addition to the City of San Angelo, Tom Green County, Texas, Save & Except the South 65 feet off the East One-Half of said Block or Acre Lot, according to a Warranty Deed in Volume 225, Page 349, Official Public Records of Real Property, Tom Green County, Texas.

Improved/Unimproved: Unimproved
Tax Suit Number: B-09-0058-T
Location: 215 E 19th Street
Parcel Size/Dimensions: 101' x 138'
City of San Angelo vs. Billy Gene Ausmus
Tax ID Number: 24-44100-0000-059-00
Judgment Date: June 14, 2011
Date of Sheriff's Sale: March 6, 2012
Sheriff's Deed Recorded: March 20, 2012

Years Held in Trust **1 YR**
Purchased under Urban Redevelopment **No**

Adjudge Value: \$ 4,228.00
Amount of Offer: \$ 2,000.00

	Amounts Due	Priority	% of	Pro Rata	Amounts
	Fees	Allocations	Remainder	Allocations	Distributed
Administration Fee	\$350.00	\$350.00	0.00%		\$350.00
Maintenance Fee			0.00%		\$0.00
District Clerk	\$432.00	\$432.00	0.00%		\$432.00
Sheriff's Fee	\$100.00	\$100.00	0.00%		\$100.00
Attorney Fee	\$793.00	\$793.00	0.00%		\$793.00
Municipal Liens		\$0.00	0.00%		\$0.00
Taxes		\$2,903.00	100.00%	\$325.00	\$325.00
Total	\$1,675.00	\$2,903.00	100.00%	\$325.00	\$2,000.00
Actual Total Amt Due		\$4,578.00			
Amount Remaining			\$ 325.00		

Offer will satisfy all costs according to the Judgement