

RESOLUTION NO. _____

A RESOLUTION OF THE JOHNSON COUNTY, APPROVING THE SALE OF CERTAIN REAL PROPERTY ACQUIRED AT A DELINQUENT TAX FORECLOSURE SALE

WHEREAS, Johnson County, for itself and the use and benefit of Alvarado ISD, City of Alvarado and the Hill County Junior College acquired title to a certain tract of real estate at a Sheriff's sale held on the 7th day of January, 2014, in Cause No. T201000162, City of Alvarado vs. Joann Wilcox.; and

WHEREAS, Section 34.05 (a), Texas Property Tax Code, authorizes the Johnson County, by and through its governing body, to resell the property; and

WHEREAS, it is in the best interest of Johnson County and its taxpayers to return this property to a productive use; and


WHEREAS, David & Tasha Preisner, has made an offer to purchase the property for the sum of Five hundred three dollars and 89 cents (\$503.89); and offer is attached as EXHIBIT "A"

NOW THEREFORE, BE IT RESOLVED BY THE JOHNSON COUNTY COMMISSIONER'S COURT THAT:

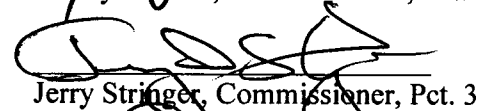
The County Judge is authorized and agrees to sell, convey and transfer that certain tract of real estate acquired at the above described tax sale to David & Tasha Preisner, for the sum of \$503.89, as authorized by Section 34.05, Texas Property Tax Code, and that the proceeds of the sale shall be distributed as provided by section 34.06, Texas Property Tax Code.

Dated this 27th day of may, 2014.


Roger Harmon, County Judge


Rick Bailey, Commissioner, Pct. 1


Kenny Howell, Commissioner, Pct. 2


Jerry Stringer, Commissioner, Pct. 3


Don Beeson, Commissioner, Pct. 4

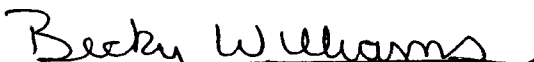

Becky Williams
County Clerk



EXHIBIT "A"

From: Tasha Preisner [<mailto:tashapreisner@yahoo.com>]
Sent: Thursday, May 08, 2014 11:57 AM
To: astele@pbfc.com
Subject: Alvarado ISD Appraisal # 126-2431-14270

I would like to place a bid for this property. If you need a check right now, let me know when and where to send it to.

Date: 05-08-14
Name of Bidder: David & Tasha Preisner
Address of Bidder: 407 Fortune Road, Alvarado, TX 76009
Phone Number: 405-343-4294
Property Description: Case # T201000162
Appraisal District Account # 126-2431-14270
Property Address: 401 Ezell, Alvarado, TX 76009
Amount of Bid: \$503.89

Tasha Preisner

Financial Impact of Bid Acceptance
401 Ezell, Alvarado, Texas 126.2431.14270/T201000162

Proposed Bid \$503.89

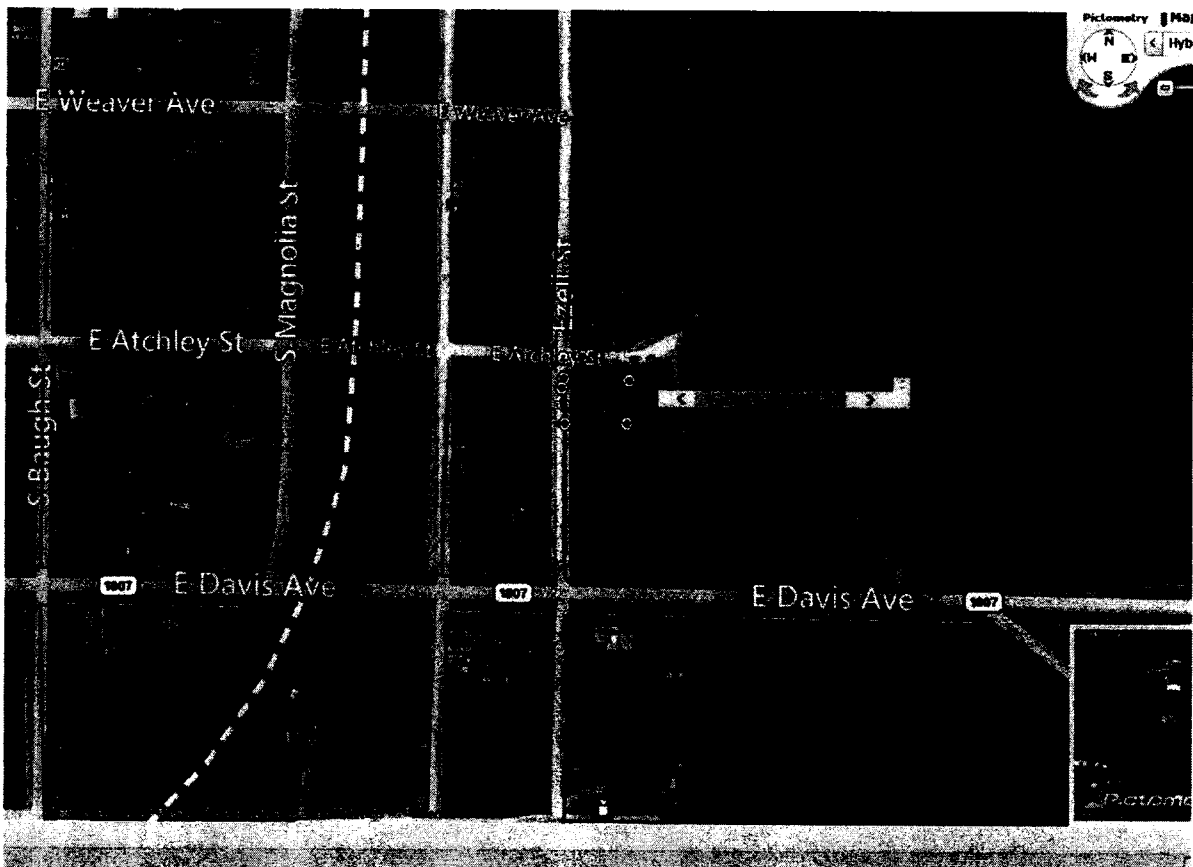
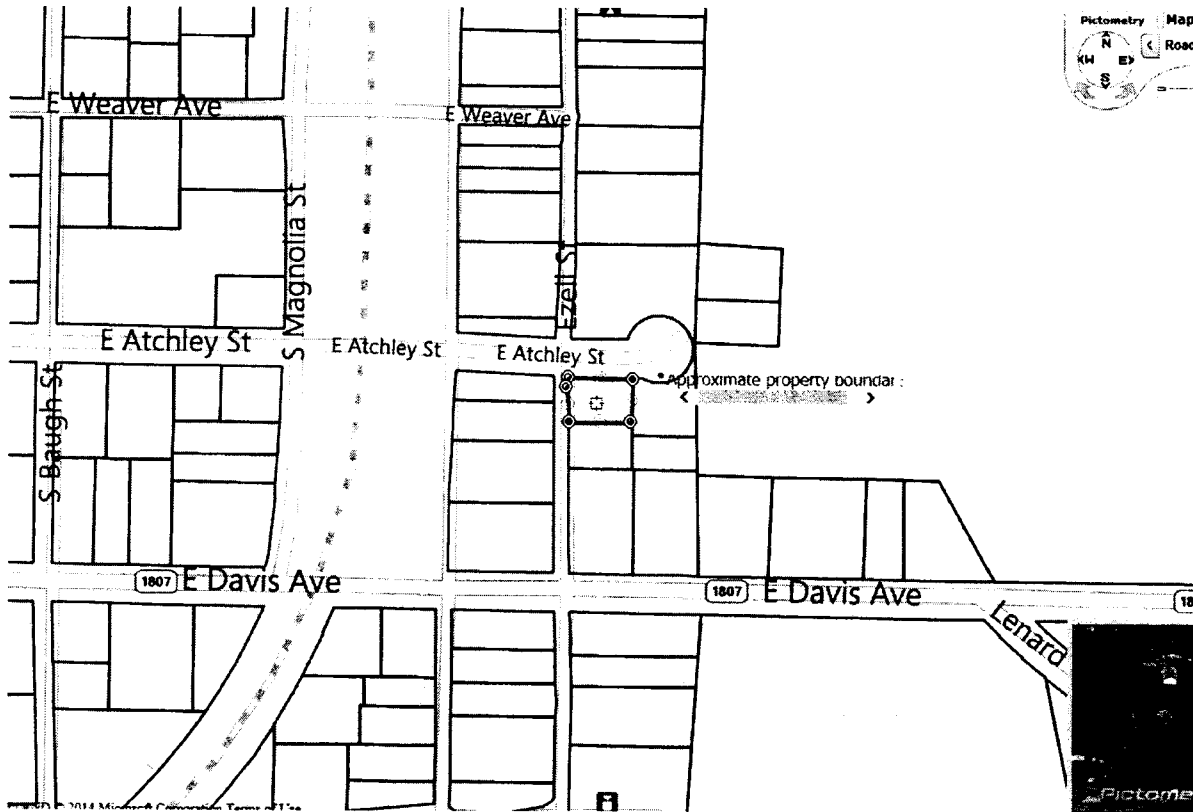
Costs	
Health, Safety and/or Labor Liens	\$ -
Publication Fees	\$ (76.68)
Ad Litem Fees	\$ -
Court Costs Due District Clerk	\$ (348.00)
Sheriffs Levy/Execution	\$ (400.00)
Miscellaneous Fees due Perdue Brandon Fielder	\$ -
Sheriffs Deed Fee	\$ (24.00)
Amount Left to Apply to Tax	\$ (0.00)

	Delinquent Taxes	Ratio of Total
Alvarado ISD	\$ 7,715.87	55.56%
Hill College	\$ 171.20	1.23%
Johnson County	\$ 2,232.50	16.08%
City of Alvarado	\$ 3,767.20	27.13%
Total Taxes	\$ 13,886.77	100.00%

Amounts Realized if Bid Accepted		
Alvarado ISD	0.00 * .5556	\$ 0.00
Hill College	0.00 * .0123	\$ 0.00
Johnson County	0.00 * .1608	\$ 0.00
City of Alvarado	0.00 * .27.13	\$ 0.00
		\$
	Total	0.00

Amounts Extinguished if Bid Accepted		
Alvarado ISD	\$7715.87 - \$0.00 =	\$ (7,715.87)
Hill College	\$171.2 - \$0.00 =	\$ (171.20)
Johnson County	\$2232.5 - \$0.00 =	\$ (2,232.50)
City of Alvarado	\$3767.2 - \$0.00 =	\$ (3,767.20)

Appraised Value \$22,756.00



Account Details for 126.2431.14270

Ownership

PROPOSED VALUES FOR TAX YEAR 2013

Owner Name:	City Of Alvarado
Owner Address:	104 W College St, Alvarado, TX 760090000
Property Location:	401 Ezell
Ownership Interest:	.000000
Description:	LOT 1A,2C,3B BLK 82 ORIGINAL TOWN
Deed Date:	2014-01-29
Deed Type:	Constables Deed
Page #:	
Volume #:	
Instrument #:	01724
Exemptions	<ul style="list-style-type: none">○ Total Exemption
Tax Entities	<ul style="list-style-type: none">○ City Of Alvarado○ Johnson County○ Alvarado ISD○ Hill College ALS

- Lateral Road
- Johnson Co ESD#1
- Alvarado Fire Dept

Improvement State Code:	X05 - Exempt^ City
Land State Code:	X05 - Exempt^ City
Productivity State Code:	
GEO Num:	126.2431.14270
Last Update:	May 5 2014 10:13AM

Value

Improvement Value	\$0
Land Market Value:	\$0
AG Market Value:	\$0
AG Value:	\$0
Prod Loss:	\$0
Total Market Value:	\$0
Appraised Value:	\$0
Land Acres	.0000
Impr Area Size	0
Year Built	0

Appraisal History +