

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 Venus ISD and the Hill College acquired title to a certain tract of real estate at a Sheriff's sale held on the 3rd day of December, 2013, in Cause No. T200900414 Venus ISD vs. Michael T. Holloway; 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, G. D. Culwell, Trustee, has made an offer to purchase the property for the sum of Nine Thousand dollars and no cents (\$9,000.00); and offer is attached as EXHIBIT "A"

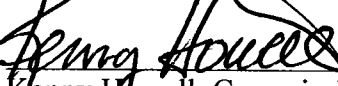
NOW THEREFORE, BE IT RESOLVED BY THE JOHNSON COUNTY COMMISSIONER'S COURT THAT:

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 G. D. Culwell, Trustee, for the sum of \$9,000.00, 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.

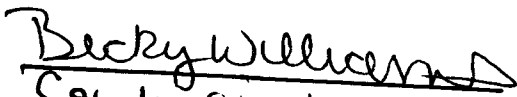

Becky Williams
County Clerk



EXHIBIT "A"

VENUS ISD/CITY
BID SHEET FOR RESALE

Date 23 APR 2014
Name of Bidder BR-1124 PECAN RIDGE DR TRUST
Address of Bidder % G.D. CULWELL, TRUSTEE
PO BOX 151084
FORT WORTH, TX 76108 5084
Phone Number 817-366-4470
Property Description LOT 14, BLOCK 2
PECAN RIDGE
Street address of property 1124 PECAN RIDGE DR
Amount of Bid ** \$9,000.⁰⁰

ACCT # 126-4472-00340

Financial Impact of Bid Acceptance
1124 Pecan Ridge, Venus, Texas 126.4472.00340/T200900414

Proposed Bid \$9,000.00

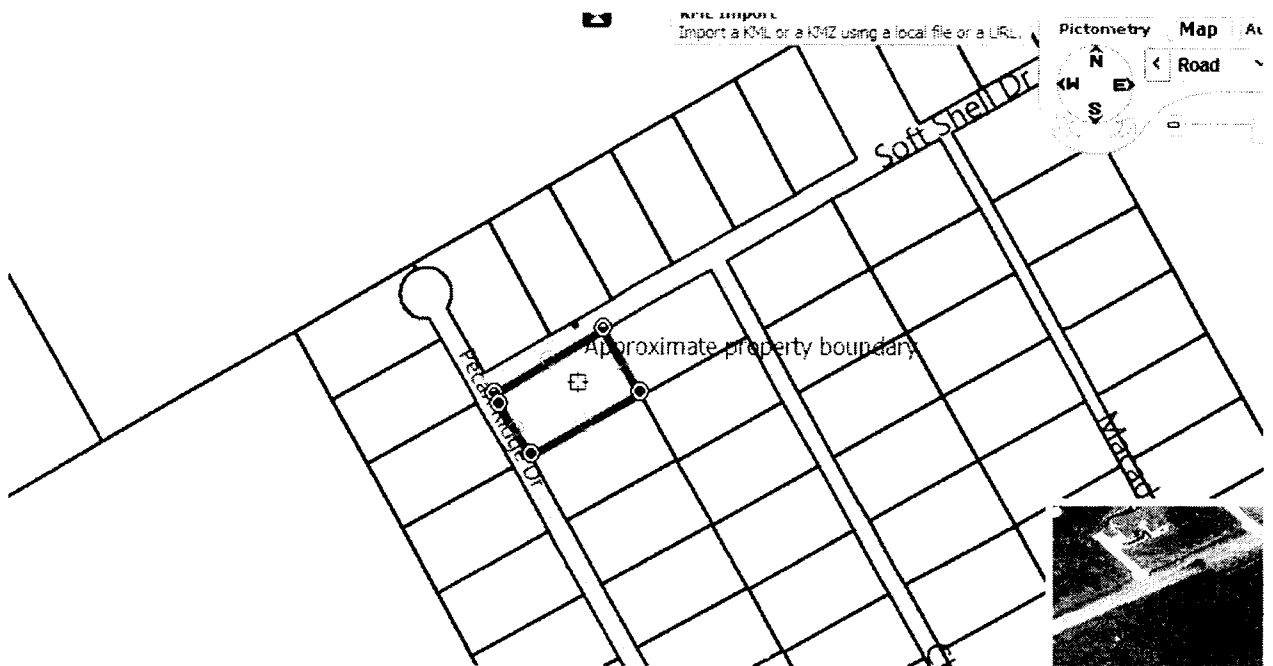
Costs		
Health, Safety and/or Labor Liens	\$	-
Publication Fees	\$	(90.22)
Ad Litem Fees	\$	-
Court Costs Due District Clerk	\$	(1,135.00)
Sheriffs Levy/Execution	\$	(175.00)
Miscellaneous Fees Due Perdue Brandon	\$	(150.00)
Sheriffs Deed Fee	\$	(24.00)
Amount Left to Apply to Tax	\$	7,425.78

	Delinquent Taxes	Ratio of Total
Venus ISD	\$ 7,447.15	74.67%
Hill College	\$ 174.99	1.75%
Johnson County	\$ 2,350.73	23.57%
City of Venus	\$ -	0.00%
Total Taxes	\$ 9,972.87	100.00%

Amounts Realized if Bid Accepted			
Venus ISD	$\$7425.78 * 0.7467 =$	\$	5,545.13
Hill College	$\$7425.78 * 0.0175 =$	\$	130.30
Johnson County	$\$7425.78 * 0.2357 =$	\$	1,750.35
City of Venus	$\$7425.78 * 0 =$	\$	-
Total		\$	7,425.78

Amounts Extinguished if Bid Accepted			
Venus ISD	$\$7447.15 - \$5545.13 =$	\$	(1,902.02)
Hill College	$\$174.99 - \$130.30 =$	\$	(44.69)
Johnson County	$\$2350.73 - \$1750.35 =$	\$	(600.38)
City of Venus	$\$0 - \$0.00 =$	\$	-

Appraised Value \$25,000.00



Account Details for 126.4472.00340

Ownership

Owner Name: Venus Isd

Owner Address: P O Box 364,
Venus, TX
760840000

Property Location: 1124 Pecan Ridge
Dr

Ownership Interest: 1.000000

Description: LOT 14
BLK 2
PECAN RIDGE

Deed Date: 2014-01-14

Deed Type: Constables Deed

Page #:

Volume #:

Instrument #: 00730

Exemptions

- Johnson
County
- Venus ISD
- Hill College
VES
- Lateral
Road
- Johnson Co
ESD#1

Tax Entities

Venus Fire
Dept

Improvement State Code:

Land State Code:

C3 - Rural^ Vacant
Lots/Tracts - Mostly
Resi

Productivity State Code:

GEO Num:

126.4472.00340

Last Update:

Mar 11 2014
1:31PM

Value

Improvement Value

\$0

Land Market Value:

\$25,000

AG Market Value:

\$0

AG Value:

\$0

Prod Loss:

\$0

Total Market Value:

\$25,000

Appraised Value:

\$25,000

Land Acres

1.0000

Impr Area Size

0

Year Built

0

Appraisal History +