

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 and the Hill College acquired title to a certain tract of real estate at a Sheriff's sale held on the 4<sup>th</sup> day of March, 2014, in Cause No. T200900005, Alvarado ISD vs. Richard M. McWhorter; 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 one dollars and 89 cents (\$501.89); 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 \$501.89, 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 27<sup>th</sup> 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

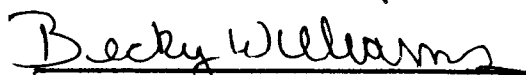
  
Becky Williams  
County Clerk



EXHIBIT "A"

From: Tasha Preisner  
Date: 05/08/2014 11:49 AM (GMT-06:00)  
To: [astele@pbfc.com](mailto:astele@pbfc.com)  
Subject: Alvarado ISD property Appraisal #126-2323-03920

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 #T200900005  
Appraisal District Account #126-2323-03920  
Property Address: 396 El Tesoror St. Alvarado, TX 76009  
Amount of Bid: \$501.89

Tasha Preisner

**Financial Impact of Bid Acceptance**  
**396 El Tesoror Street, Alvarado, Texas 126.2323.03920/T200900005**

Proposed Bid \$501.89

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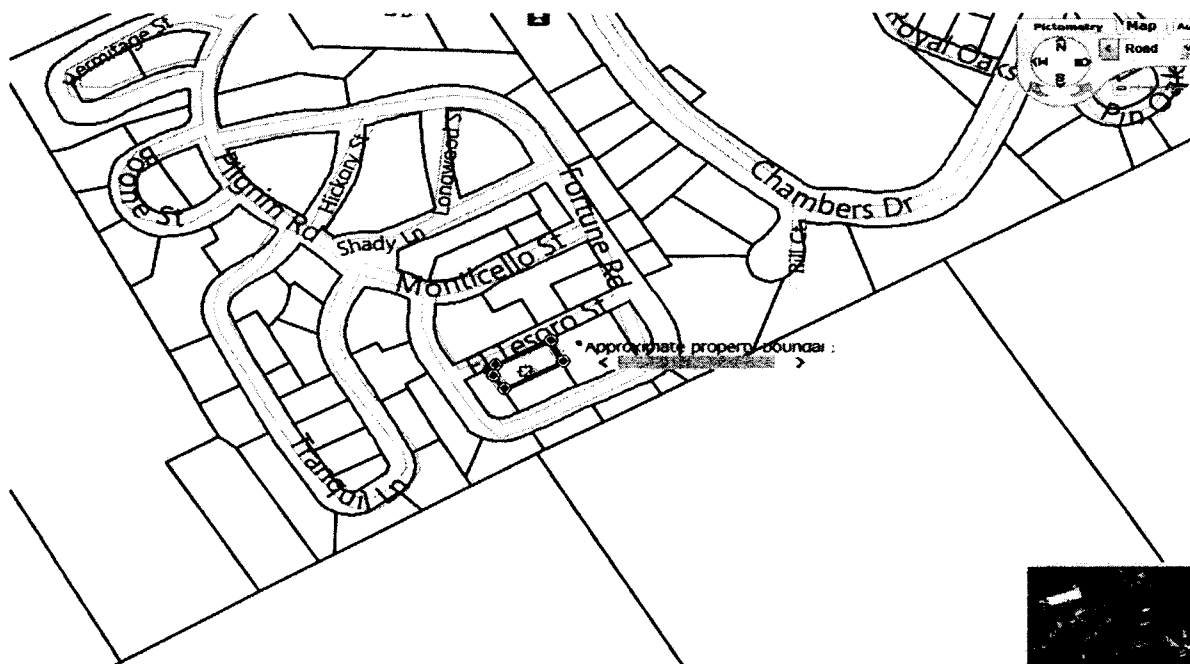
Costs	
Health, Safety and/or Labor Liens	\$ -
Publication Fees	\$ (67.00)
Ad Litem Fees	\$ -
Court Costs Due District Clerk	\$ (838.00)
Sheriffs Levy/Execution	\$ (400.00)
Miscellaneous Fees Due Perdue Brandon Fielder	\$ (150.00)
Sheriffs Deed Fee	\$ (34.00)
Amount Left to Apply to Tax	\$ 0.00

	Delinquent Taxes	Ratio of Total
Alvarado ISD	\$ 4,217.28	75.20%
Hill College	\$ 104.06	1.86%
Johnson County	\$ 1,286.39	22.94%
Total Taxes	\$ 5,607.73	100.00%

Amounts Realized if Bid Accepted		
Alvarado ISD	0.00 * .7520	\$ 0.00
Hill College	0.00 * .0186	\$ 0.00
Johnson County	0.00 * .2294	\$ 0.00
<b>Total</b>		<b>\$ 0.00</b>

Amounts Extinguished if Bid Accepted		
Alvarado ISD	\$4217.28 - \$0.00 =	\$ (4,217.28)
Hill College	\$104.06 - \$0.00 =	\$ (104.06)
Johnson County	\$1286.39 - \$0.00 =	\$ (1,286.39)

Appraised Value \$19,010.00



Account Details for 126.2323.03920

Ownership

PROPOSED VALUES FOR TAX YEAR 2014

<b>Owner Name:</b>	Alvarado Isd
<b>Owner Address:</b>	P O Box 387, Alvarado, TX 760090000
<b>Property Location:</b>	396 El Tesoror St
<b>Ownership Interest:</b>	.000000
<b>Description:</b>	LOT 395,396 BLUE WATER OAKS 126.6623.00901
<b>Deed Date:</b>	2014-04-23
<b>Deed Type:</b>	Constables Deed
<b>Page #:</b>	
<b>Volume #:</b>	
<b>Instrument #:</b>	08076
<b>Exemptions</b>	<ul style="list-style-type: none"><li>○ Total Exemption</li></ul>
<b>Tax Entities</b>	<ul style="list-style-type: none"><li>○ Johnson County</li><li>○ Alvarado ISD</li></ul>

- Hill College ALS
- Lateral Road
- Johnson Co ESD#1
- Blue Water Oaks Fire Dept

**Improvement State Code:**

**Land State Code:**

X04 - Exempt^  
School

**Productivity State Code:**

**GEO Num:**

126.2323.03920

**Last Update:**

May 5 2014  
10:13AM

**Value**

<b>Improvement Value</b>	\$0
<b>Land Market Value:</b>	\$0
<b>AG Market Value:</b>	\$0
<b>AG Value:</b>	\$0
<b>Prod Loss:</b>	\$0
<b>Total Market Value:</b>	\$0
<b>Appraised Value:</b>	\$0

<b>Land Acres</b>	.0000
<b>Impr Area Size</b>	0
<b>Year Built</b>	0

**Appraisal History**