

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 2nd day of June, 2015, in Cause No. T200800355, Alvarado ISD vs. Jake Guiles; 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 One thousand dollars and no cents (\$1,000.00); and offer is attached as EXHIBIT "A"

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

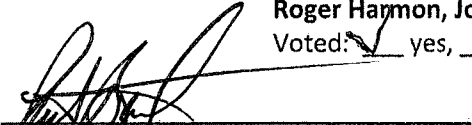
The County Judge is authorized and agrees to sell, convey and transfer that certain tract of real estate acquired at the above described tax sale to DAVID & TASHA PREISNER, for the sum of \$1,000.00, as authorized by Section 34.05, Texas Property Tax Code; and that the proceeds of the sale shall be distributed as provided by section 34.06, Texas Property Tax Code.

Dated this 27 day of December, 2017.



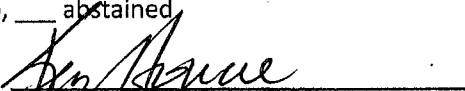
Roger Harmon, Johnson County Judge

Voted: yes, ___ no, ___ abstained



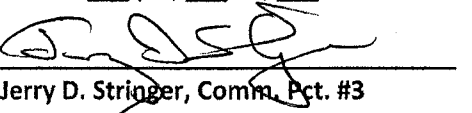
Rick Bailey, Comm. Pct. #1

Voted: yes, ___ no, ___ abstained



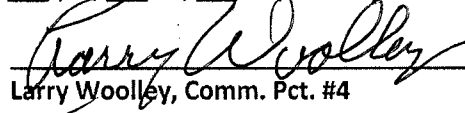
Kenny Howell, Comm. Pct. #2

Voted: yes, ___ no, ___ abstained



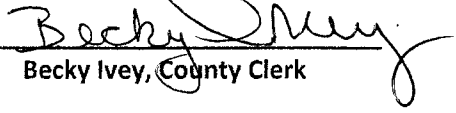
Jerry D. Stringer, Comm. Pct. #3

Voted: yes, ___ no, ___ abstained



Larry Woolley, Comm. Pct. #4

Voted: Yes, ___ no, ___ abstained

ATTEST: 
Becky Ivey, County Clerk



David and Tasha Preisner
407 Fortune Rd
Alvarado, TX 76009

August 16, 2017

David Crawford
500 East Border Street, Suite 640
Arlington, Texas 76010

Dear Mr. Crawford,

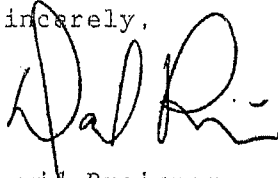
It is our understanding that you are the attorney representing the Alavrado ISD's property tax sale. It is our intent to purchase tax sale property from the Alvarado ISD.

This is an official offer of \$1,000.00 (one thousand dollars and zero cents) for real property in Johnson County, Texas 126-2323-03690: 369 TRANQUIL LN: LOT 369, 370, 375 BLUE WATER OAKS.

This offer expires January 1, 2018.

Our personal residence is right next door we would love to have the opportunity to clean up this abandoned property and return value back to our neighborhood.

Sincerely,



David Preisner
405-570-1658
oamath@yahoo.com



Tasha Preisner
405-343-4294
tashapreisner@yahoo.com

AS, 178 1207
1000 100

FINANCIAL IMPACT OF BID ACCEPTANCE

BID FOR: 369 Tranquil
 PROP. NO. 126.2323.03690
 PROPOSED BID: \$1,000.00
 CAUSE NO: T200800355

TAXES DUE JURISDICTION AT THE TIME OF SALE		RATIO
Alvarado ISD	\$3,588.49	76.63%
Hill College	\$91.30	1.95%
Johnson County	\$1,003.09	21.42%
	\$0.00	0.00%
Total Taxes	\$4,682.88	100.00%

Bid Amount:		\$1,000.00
Less:	Health & Safety Liens, post sale	\$0.00
	Publication Fees	(\$106.46)
	Ad Litem Fees	(\$450.00)
	Court Costs due District Clerk	(\$434.00)
	Sheriff Levy/Execution	(\$9.54)
	Misc. Fees due PBFCM	\$0.00
	Sheriffs Deed Fee	\$0.00

Amount left to apply to taxes \$0.00

Alvarado ISD	\$0.00
Hill College	\$0.00
Johnson County	\$0.00
	\$0.00

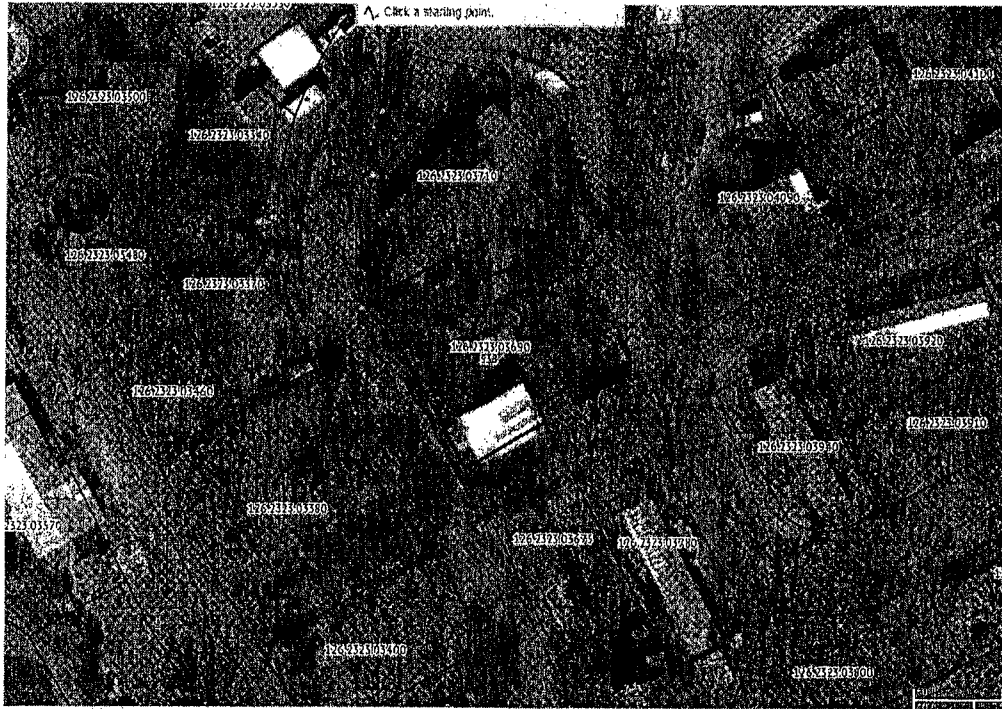
Excess: \$0.00

Distribute as follows:

Health/Safety Liens (pre-sale)

Alvarado ISD	\$0.00
Hill College	\$0.00
Johnson County	\$0.00
	\$0.00

TAXES EXTINGUISHED BY ALVARADO ISD	(\$3,588.49)
TAXES EXTINGUISHED BY HILL COLLEGE	(\$91.30)
TAXES EXTINGUISHED BY JOHNSON COUNTY	(\$1,003.09)
	\$0.00





Central Appraisal District of Johnson County

109 North Main St
 Cleburne, Texas 76033
 Phone: (817) 648-3000
 Fax: (817) 645-3105

Account Details for 126.2323.03690

Ownership

Owner Name:	Alvarado Isd
Owner Address:	P O Box 387, Alvarado, TX 760090000
Property Location:	369 Tranquil Ln
Ownership Interest:	1.000000
Description:	LOT 369,370,375 BLUE WATER OAKS
Deed Date:	2015-10-16
Deed Type:	Constables Deed
Page #:	
Volume #:	
Instrument #:	23513
Exemptions	<ul style="list-style-type: none"> ◦ Total Exemption
Tax Entities	<ul style="list-style-type: none"> ◦ Johnson County ◦ Alvarado ISD ◦ Hill College ALS ◦ Lateral Road ◦ Johnson Co ESD#1

	<ul style="list-style-type: none"> ◦ Blue Water Oaks Fire Dept ◦ Precinct2
Improvement State Code:	X04 - Exempt, School
Land State Code:	X04 - Exempt, School
Productivity State Code:	
GEO Num:	126.2323.03690
Last Update:	Jul 25 2017 10:46AM

Value

Improvement Value	\$15,108
Land Market Value:	\$14,000
AG Market Value:	\$0
AG Value:	\$0
Prod Loss:	\$0
Total Market Value:	\$29,108
Appraised Value:	\$29,108
Land Acres	.1960
Impr Area Size	880
Year Built	1955