

RESOLUTION NO. _____

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

WHEREAS, City of Cleburne, for itself and the use and benefit of Cleburne ISD, Johnson County and the Hill College acquired title to a certain tract of real estate at a Sheriff's sale held on the 1st day of November, 2017, in Cause No. T201200124, Johnson County vs. The Estate of Harvey Joe Harris; 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, Garza Group Custom Home and Real Estate Development, LLC, have made an offer to purchase the property for the sum of Twelve thousand five hundred dollars and no cents (\$12,500.00); 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 GARZA GROUP CUSTOM HOME AND REAL ESTATE DEVELOPMENT, LLC, for the sum of 12,500.00, 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 24 day of June, 2019.


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

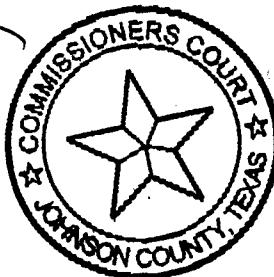
Voted: yes, no, abstained


Larry Woolley, Comm. Pct. #4

Voted: yes, no, abstained

ATTEST:


Becky Ivey, County Clerk



FINANCIAL IMPACT OF BID ACCEPTANCE

BID FOR: 787 Chase
 PROP. NO. 126-2800-12050
 PROPOSED BID: \$12,500.00
 CAUSE NO: T201200124

TAXES DUE JURISDICTION AT THE TIME OF SALE		RATIO
Cleburne ISD	\$1,635.15	53.14%
Hill College	\$52.16	1.70%
Johnson County	\$500.48	16.26%
City of Cleburne	\$889.37	28.90%
Total Taxes	\$3,077.16	100.00%

Bid Amount:		\$12,500.00
Less:	Health & Safety Liens, post sale	(\$854.81)
	Publication Fees	(\$168.86)
	Ad Litem Fees	(\$225.00)
	Court Costs due District Clerk	(\$273.50)
	Sheriff Levy/Execution	(\$200.00)
	Misc. Fees due PBFCM	(\$100.00)
	Sheriffs Deed Fee	(\$34.00)

Amount left to apply to taxes \$10,643.83

Cleburne ISD	\$1,635.15
Hill College	\$52.16
Johnson County	\$500.48
City of Cleburne	\$889.37

Excess: \$7,566.67

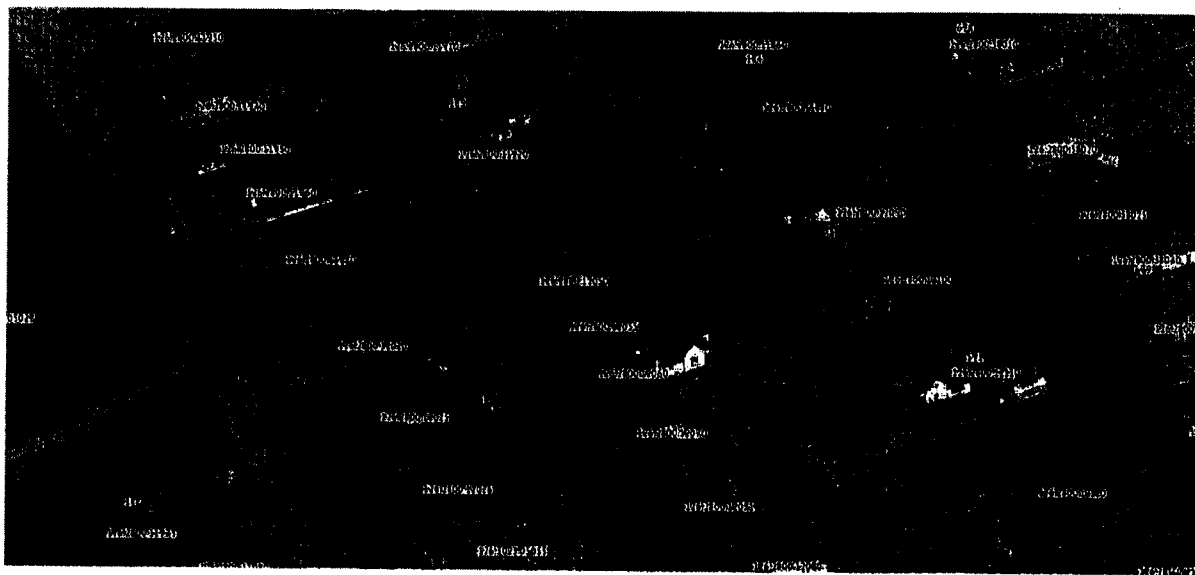
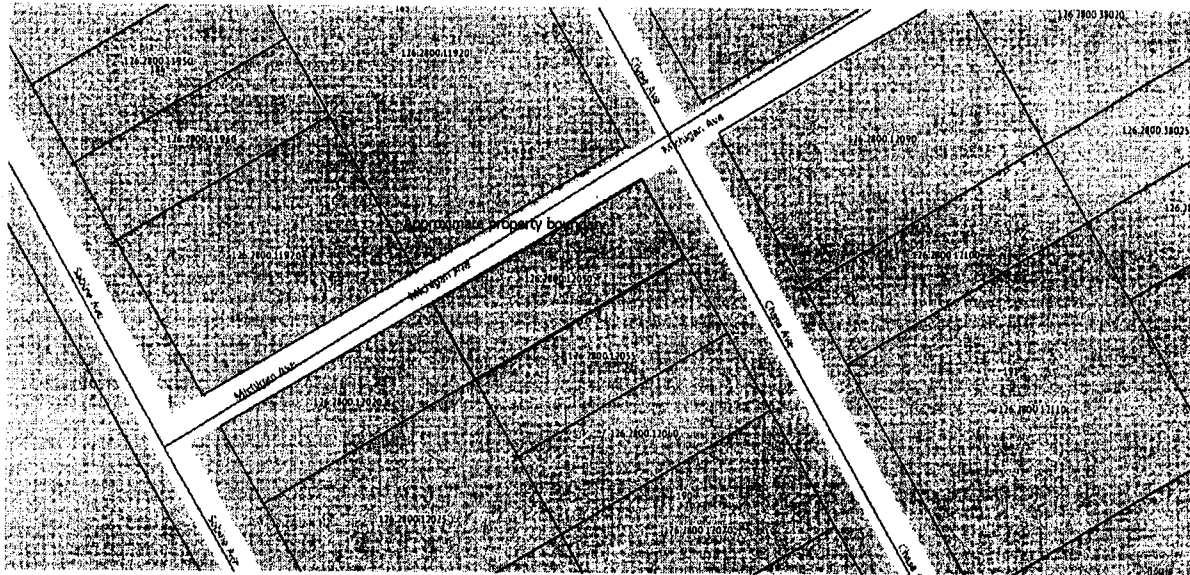
Distribute as follows:

	0.00
Cleburne ISD	\$4,020.80
Hill College	\$128.26
Johnson County	\$1,230.67
City of Cleburne	\$2,186.94

NET TO CLEBURNE ISD	\$5,655.95
NET TO HILL COLLEGE	\$180.42
NET TO JOHNSON COUNTY	\$1,731.15
NET TO CITY OF CLEBURNE	\$3,076.31

BID SHEET

- (1) Name GARZA Group
- (2) Address 215 S. Buffalo, Cleburne, TX 76033
- (3) Phone Number (817) 517-8928
- (4) Email Address GARZAF2002@yahoo.com
- (5) Amount of Proposed Bid \$ 12,500
- (6) Property Account Number 126-2800.12050
- (7) Proposed Use of the Property
Custom Home Build
-
-





Central Appraisal District of Johnson County

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

Account Details for 126.2800.12050

Ownership

Owner Name:	City Of Cleburne
Owner Address:	Po Box 677, Cleburne, TX 760330677
Property Location:	787 Chase Ave
Ownership Interest:	1.000000
Description:	LOT 1 BLK 190 ORIGINAL CLEBURNE
Deed Date:	2017-12-29
Deed Type:	Constables Deed
Page #:	
Volume #:	
Instrument #:	32216
Exemptions	<ul style="list-style-type: none"> ◦ Total Exemption
Tax Entities	<ul style="list-style-type: none"> ◦ City Of Cleburne ◦ Johnson County ◦ Cleburne ISD ◦ Hill College CLS

	<ul style="list-style-type: none"> ◦ Lateral Road ◦ Precinct4
Improvement State Code:	
Land State Code:	X05 - Exempt, City
Productivity State Code:	
GEO Num:	126.2800.12050
Last Update:	May 26 2019 9:52PM

A zero value indicates that the property record has not yet been completed for the indicated tax year.

† Appraised value may be less than market value due to state-mandated limitations on value increases.

Value

Improvement Value	\$0
Land Market Value:	\$14,000
AG Market Value:	\$0
AG Value:	\$0
Prod Loss:	\$0
Total Market Value:	\$14,000
† Appraised Value:	\$14,000

Land Acres	.1606
Impr Area Size	0
Year Built	0

Appraisal History

* This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in Johnson Appraisal District's database and may not be used as a basis of protest or appeal.

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