

OCT 28 2019

RESOLUTION NO. _____

Approved

A RESOLUTION OF 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 Johnson County, Cleburne Independent School District and the Hill College acquired title to a certain tract of real estate at a Constable's sale held on the 2nd day of February, 2016, in Cause No. T201400049, Cleburne ISD vs. Keith D. Marlin 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 the people of Johnson County to transfer this property to the City of Cleburne so that the property may be used as greenspace.

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 the City of Cleburne, as authorized by Section 34.05, Texas Property Tax Code.

Dated this 28 day of October, 2019.

Roger Harmon

Roger Harmon, Johnson County Judge

Voted: yes, ___ no, ___ abstained

Rick Bailey

Rick Bailey, Comm. Pct. #1

Voted: yes, ___ no, ___ abstained

Kenny Howell

Kenny Howell, Comm. Pct. #2

Voted: ___ yes, ___ no, ___ abstained

Jerry D. Stringer

Jerry D. Stringer, Comm. Pct. #3

Voted: yes, ___ no, ___ abstained

Larry Woolley

Larry Woolley, Comm. Pct. #4

Voted: ___ yes, ___ no, ___ abstained

ATTEST: *Becky Williams*

Becky Williams, County Clerk

Becky Ivey, County Clerk





114 W. Wardville

Cleburne, Texas 76033

817-645-0964

To whom it may concern:

As elected officials and leaders of our community, I know you understand the value of community collaboration. I am writing on behalf of the City of Cleburne to ask Johnson County, Cleburne Independent School District, and Hill College to convey the property located at 802 North Granbury Street to the City at no charge so that the City may repurpose the property as green space.

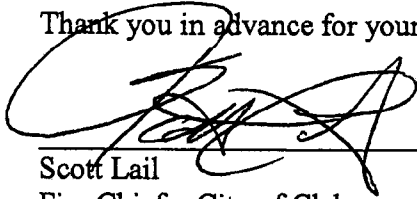
This property was struck off to the City of Cleburne at the February 2016 Tax Sale because no bids were received. Since then, the City has attempted to resell the property on three different occasions during 2018-2019 as outlined below.

The property was advertised for resale in the Cleburne Times-Review on December 29, 2018, and January 5, 2019, with a bid deadline of January 11, 2019. No bids were received. The property was advertised again on February 23, 2019, and March 9, 2019, with a bid deadline of March 22, 2019. No bids were received during the second bidding period. The property was advertised for resale a third time on June 1, 2019, and June 29, 2019, with a bid deadline of July 26, 2019. No bids were received. The property was also advertised on Perdue Brandon's website during all three bidding periods. Copies of the Phase I Environmental Site Assessment and the Asbestos Survey conducted on the two vacant commercial buildings on the property were made available to potential bidders on Perdue Brandon's website.

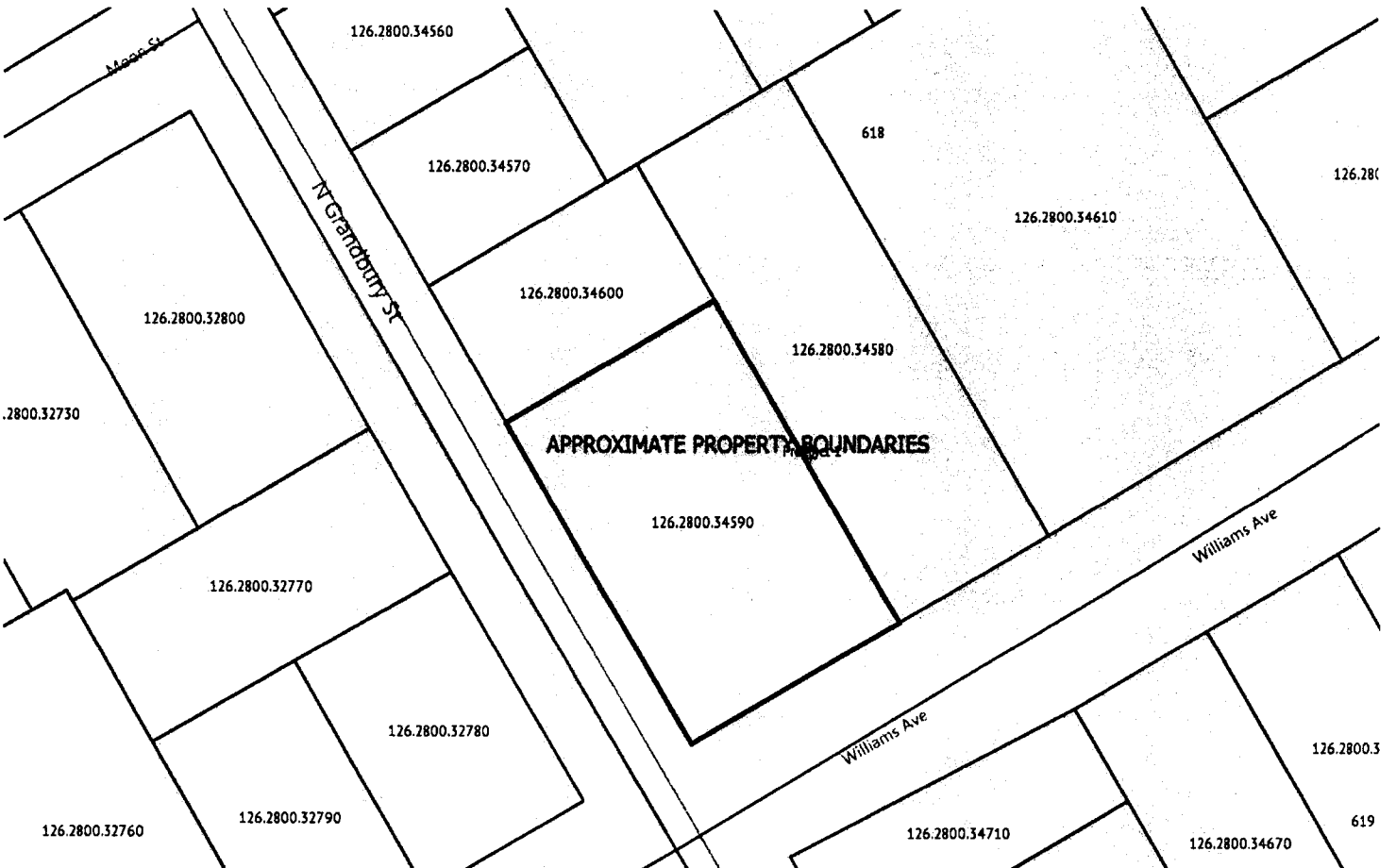
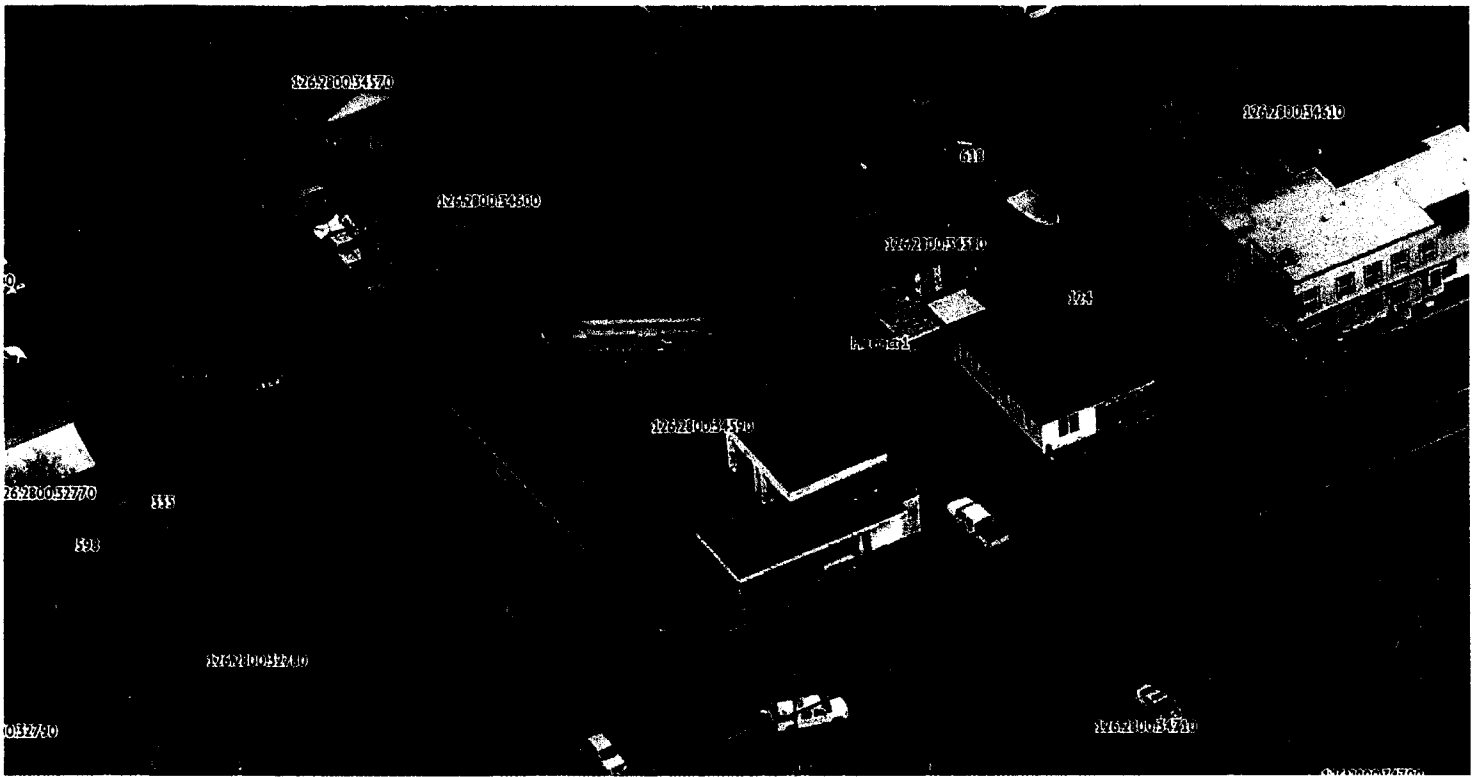
The underground storage tanks were removed in the late 1990s. After their removal, there was no Phase II study done on the area by the property owner. Due to the nature of the previous business, the possibility of a Recognized Environmental Condition (REC) discovered in a Phase II study could trigger an extremely costly mitigation operation. Also, the structure has asbestos in it that must be abated before it can be demolished. We believe that these factors, and the possibility of such high, unknown costs, have led to the property receiving no interest during the three bid periods.

After careful consideration, the City believes the property would best be used as green space. The structures would be abated of asbestos and demolished at the City's expense. After the surface preparation, grass and trees would be planted to enhance the aesthetics of the area. Since there is no need for a Phase II study, there would be no hidden expense in the transition.

Thank you in advance for your time and consideration,

A handwritten signature in black ink, appearing to read 'Scott Lail', written over a horizontal line.

Scott Lail
Fire Chief – City of Cleburne





Central Appraisal District of Johnson County

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

Account Details for 126.2800.34590

Ownership

Owner Name:	City Of Cleburne
Owner Address:	P O Box 677, Cleburne, TX 760330677
Property Location:	802 N Granbury St
Ownership Interest:	1.000000
Description:	LOT 4 BLK 618 ORIGINAL CLEBURNE
Deed Date:	2016-03-31
Deed Type:	Constables Deed
Page #:	
Volume #:	
Instrument #:	07204
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 ◦ Precinct1
Improvement State Code:	X05 - Exempt, City
Land State Code:	X05 - Exempt, City
Productivity State Code:	
GEO Num:	126.2800.34590
Last Update:	Jul 30 2019 9:02AM

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	\$28,503
Land Market Value:	\$16,275
AG Market Value:	\$0
AG Value:	\$0
Prod Loss:	\$0
Total Market Value:	\$44,778
† Appraised Value:	\$44,778

Land Acres	.3560
Impr Area Size	1196
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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