

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, City of Alvarado and the Hill County Junior College acquired title to a certain tract of real estate at a Sheriff's sale held on the 1st day of April, 2014, in Cause No. T201000155, City of Alvarado vs. Imogene Bevens.; 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, Rod McNiel, has made an offer to purchase the property for the sum of Four Thousand dollars and no cents (\$4,000.00); and offer is attached as EXHIBIT "A"

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

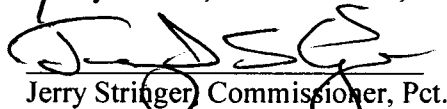
The County Judge is authorized and agrees to sell, convey and transfer that certain tract of real estate acquired at the above described tax sale to Rod McNiel, for the sum of \$4,000.00, as authorized by Section 34.05, Texas Property Tax Code, and that the proceeds of the sale shall be distributed as provided by section 34.06, Texas Property Tax Code.

Dated this 27th day of may, 2014.

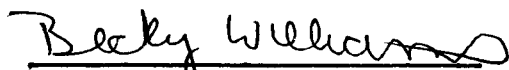

Roger Harmon, County Judge


Rick Bailey, Commissioner, Pct. 1


Kenny Howell, Commissioner, Pct. 2


Jerry Stringer, Commissioner, Pct. 3


Don Beeson, Commissioner, Pct. 4


Becky Williams
County Clerk

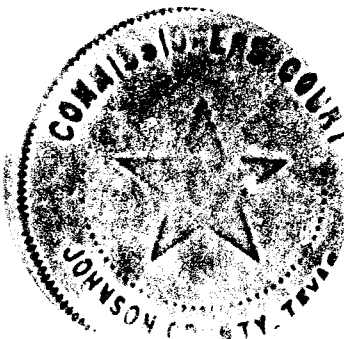


EXHIBIT "A"]

Mitzi Douglass

From: Rod Mcniel <rodstractors@att.net>
Sent: Sunday, May 04, 2014 9:20 PM
To: mdouglass@pbfcm.com
Subject: Re: Sale of property Alvarado

property sale

From: Rod Mcniel <rodstractors@att.net>
To: "mdouglass@pbfcm.com" <mdouglass@pbfcm.com>
Sent: Wednesday, April 30, 2014 7:25 PM
Subject: Sale of property Alvarado

GEO code 126-0313-00200
ANA 2013 Watson
Alvarado, TX

I am interested in purchasing the above mentioned property.
I will offer \$4,000.00 for this piece of property.
I appreciate your consideration and waiting to hear back from you.

Rod McNiell
P.O.Box 557
Alvarado, TX 76009
817-832-6274
rodstractors@att.net

Financial Impact of Bid Acceptance
203 Watson, Alvarado, Texas 126.0313.00200/T201000155

Proposed Bid \$4,000.00

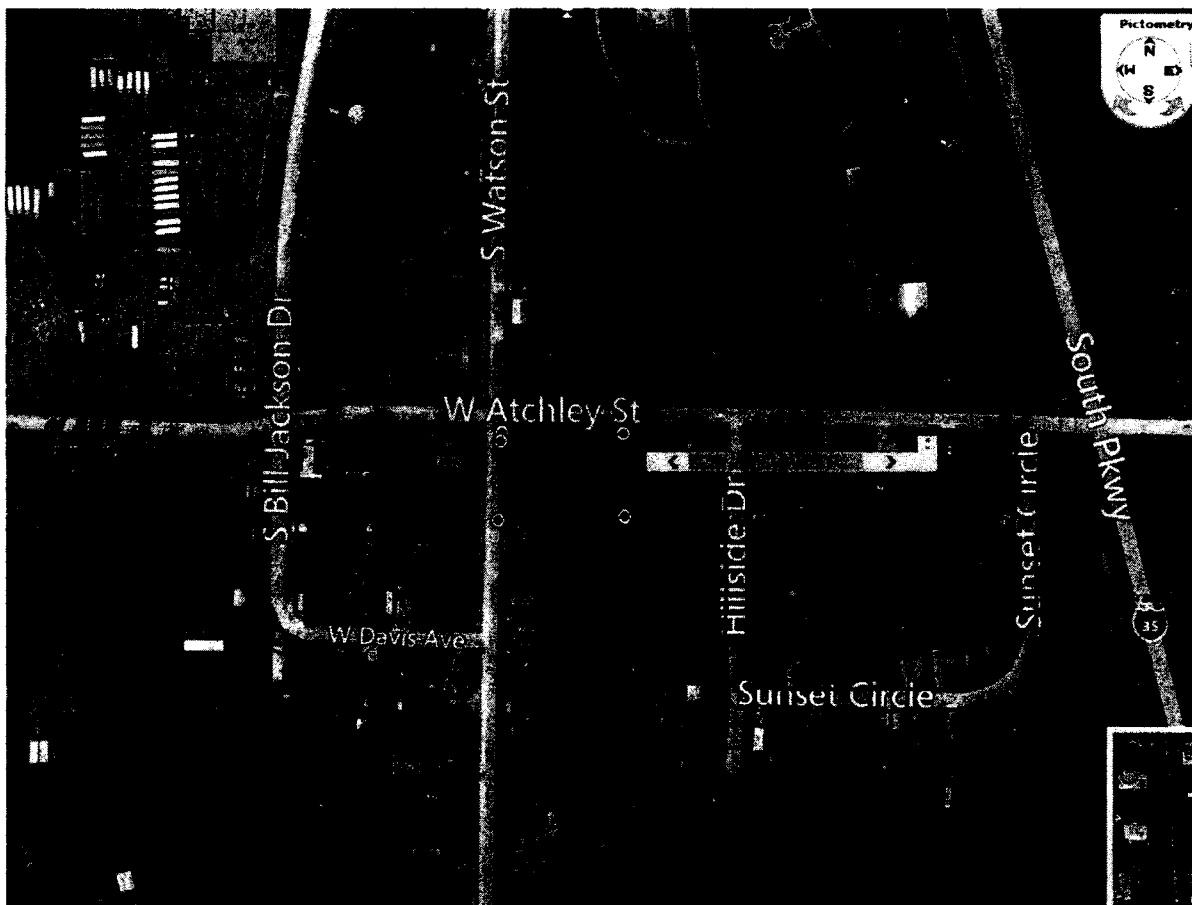
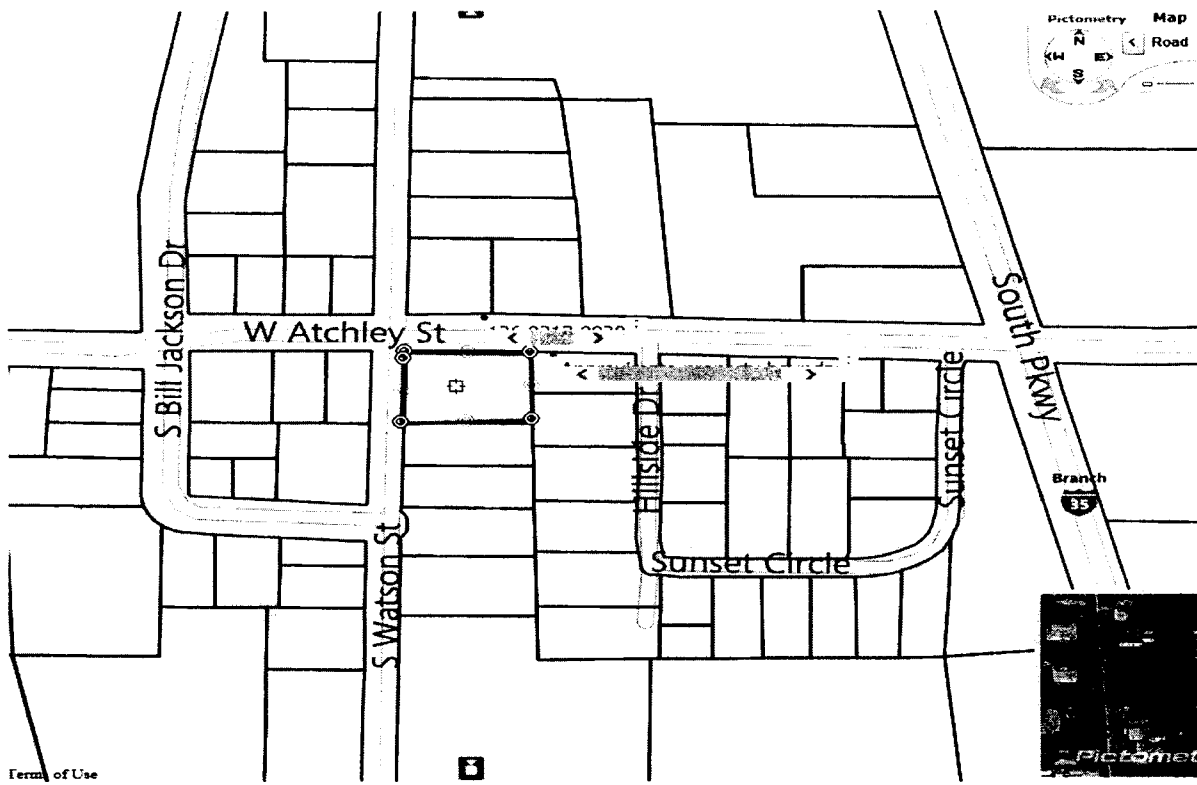
Costs	
Health, Safety and/or Labor Liens	\$ -
Publication Fees	\$ (101.50)
Ad Litem Fees	\$ (200.00)
Court Costs Due District Clerk	\$ (1,150.00)
Sheriffs Levy/Execution	\$ (400.00)
Miscellaneous Fees due Perdue Brandon Fielder	\$ (150.00)
Sheriffs Deed Fee	\$ (34.00)
Amount Left to Apply to Tax	\$ 1,964.50

	Delinquent Taxes	Ratio of Total
Alvarado ISD	\$ 2,448.07	53.75%
Hill College	\$ 59.93	1.32%
Johnson County	\$ 764.67	16.79%
City of Alvarado	\$ 1,281.79	28.14%
Total Taxes	\$ 4,554.46	100.00%

Amounts Realized if Bid Accepted		
Alvarado ISD	\$1964.5 * 0.5375 =	\$ 1,055.94
Hill College	\$1964.5 * 0.0132 =	\$ 25.85
Johnson County	\$1964.5 * 0.1679 =	\$ 329.83
City of Alvarado	\$1964.5 * 0.2814 =	\$ 552.88
Total		\$ 1,964.50

Amounts Extinguished if Bid Accepted		
Alvarado ISD	\$2448.07 - \$1055.94 =	\$ (1,392.13)
Hill College	\$59.93 - \$25.85 =	\$ (34.08)
Johnson County	\$764.67 - \$329.83 =	\$ (434.84)
City of Alvarado	\$1281.79 - \$552.88 =	\$ (728.91)

Appraised Value \$17,920.00



Account Details for 126.0313.00200

Ownership

PROPOSED VALUES FOR TAX YEAR 2013

Owner Name:	Bevens Imogene
Owner Address:	4517 Ola Ave, Grandview, TX 760500000
Property Location:	203 Watson
Ownership Interest:	.000000
Description:	ABST 313 TR 66,PT 44 I GLAZE
Deed Date:	1990-12-27
Deed Type:	Appraisal Office
Page #:	00631
Volume #:	01525
Instrument #:	
Exemptions	
Tax Entities	<ul style="list-style-type: none"><input type="checkbox"/> City Of Alvarado<input type="checkbox"/> Johnson County<input type="checkbox"/> Alvarado ISD<input type="checkbox"/> Hill College ALS

- Lateral Road
- Johnson Co ESD#1
- Alvarado Fire Dept

Improvement State Code:

Land State Code:

C1 - Real^
Vacant
Lots/Tracts - Residential

Productivity State Code:

GEO Num:

126.0313.00200

Last Update:

May 5 2014
10:13AM

Value

Improvement Value	\$0
Land Market Value:	\$0
AG Market Value:	\$0
AG Value:	\$0
Prod Loss:	\$0
Total Market Value:	\$0
Appraised Value:	\$0
Land Acres	.0000
Impr Area Size	0

Year Built

0

Appraisal History