

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 College acquired title to a certain tract of real estate at a Sheriff's sale held on the 4<sup>th</sup> day of April, 2017, in Cause No. T201200094, Alvarado ISD vs. Henry Richard Sansom Sr.; 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, James and Kevin Thomas, has made an offer to purchase the property for the sum of One thousand one hundred one dollars and no cents (\$1,101.00); and offer is attached as EXHIBIT "A"

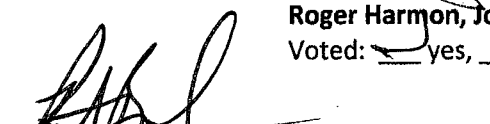
NOW THEREFORE, BE IT RESOLVED BY THE JOHNSON COUNTY COMMISSIONER'S COURT THAT:

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 JAMES AND KEVIN THOMAS, for the sum of \$1,101.00, 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

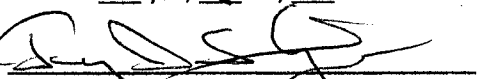
Voted:  yes,  no,  abstained

  
Rick Bailey, Comm. Pct. #1

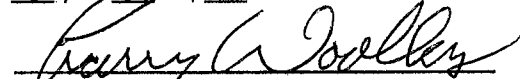
Voted:  yes,  no,  abstained

  
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



EXHIBIT "A"

21 Jun 2017

Clint Davis, City Manager Alvarado, TX

Mr. Davis:

My son and I are interested in purchasing property located at:

Lot 5a Blk 63 original town


Santa Fe Street Alvarado, TX 76009

I currently live in Alvarado adjacent to this property . This has been an eye sore for some time now and we would love to purchase, tear down house and clean the lot. Our future goal is to then build a home there to improve our neighborhood.

The cost to tear down and clear this lot will probably cost us about \$7-8 Thousand dollars therefore we would like to offer the amount of \$1101.00 to purchase lot and condemned house.

I have lived here all my life and would like to keep area I live in up to par. My son (Kevin Thomas) also resides in the City Alvarado. I may be reached at 817-350-1137 or call Calvin Jenkins 817-495-5057 he is assisting us in this process,

Thanks for your consideration,



James Thomas

FINANCIAL IMPACT OF BID ACCEPTANCE

BID FOR: 504 Santa Fe  
 PROP. NO. 126.2431.11490  
 PROPOSED BID: \$1,101.00  
 CAUSE NO: T201200094

TAXES DUE JURISDICTION AT THE TIME OF SALE		RATIO
Alvarado ISD	\$2,632.08	53.48%
Hill College	\$65.79	1.34%
Johnson County	\$850.58	17.28%
City of Alvarado	\$1,373.59	27.91%
<b>Total Taxes</b>	<b>\$4,922.04</b>	<b>100.00%</b>

Bid Amount:		\$1,101.00
Less:	Health & Safety Liens, post sale	\$0.00
	Publication Fees	(\$131.03)
	Ad Litem Fees	(\$450.00)
	Court Costs due District Clerk	(\$519.97)
	Sheriff Levy/Execution	\$0.00
	Misc. Fees due PBFCM	\$0.00
	Sheriffs Deed Fee	\$0.00

Amount left to apply to taxes \$0.00

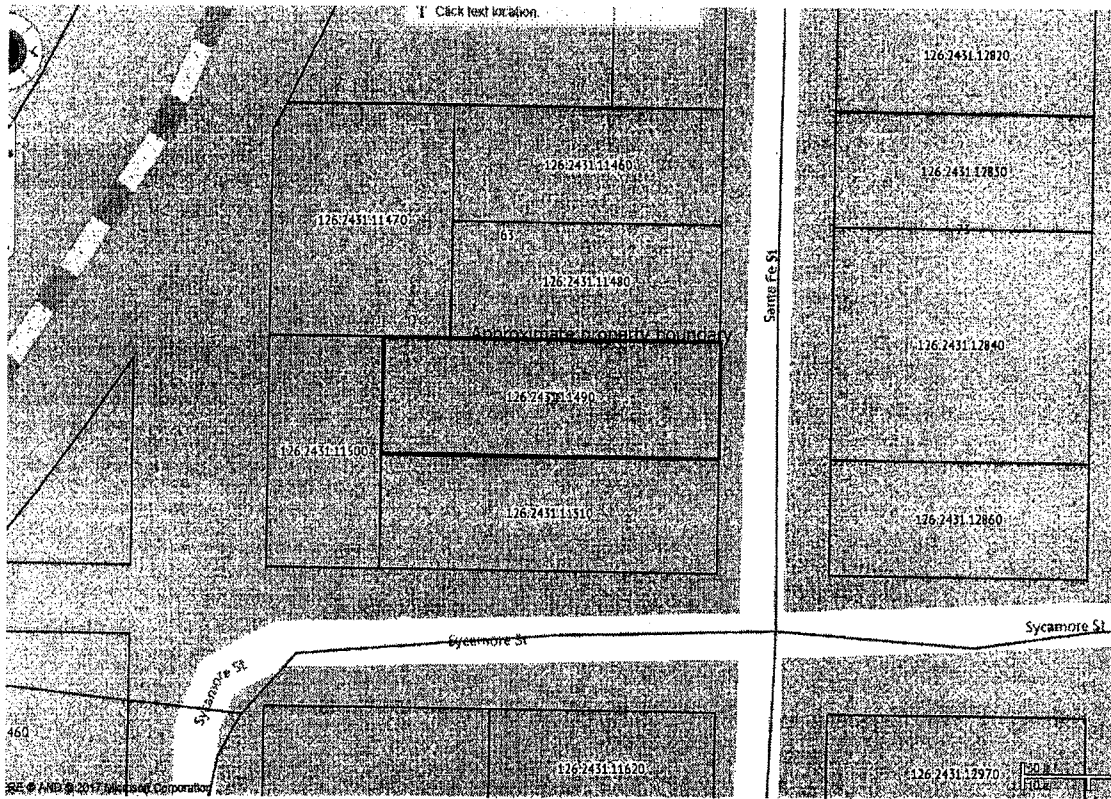
Alvarado ISD	\$0.00
Hill College	\$0.00
Johnson County	\$0.00
City of Alvarado	\$0.00

**Excess: \$0.00**

**Distribute as follows:**

Health/Safety Liens (pre-sale)	
Alvarado ISD	\$0.00
Hill College	\$0.00
Johnson County	\$0.00
City of Alvarado	\$0.00

<b>TAXES EXTINGUISHED BY ALVARADO ISD</b>	<b>(\$2,632.08)</b>
<b>TAXES EXTINGUISHED BY HILL COLLEGE</b>	<b>(\$65.79)</b>
<b>TAXES EXTINGUISHED BY JOHNSON COUNTY</b>	<b>(\$850.58)</b>
<b>TAXES EXTINGUISHED BY CITY OF ALVARADO</b>	<b>(\$1,373.59)</b>





# Central Appraisal District of Johnson County

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

## Account Details for 126.2431.11490

### Ownership

<b>Owner Name:</b>	City Of Alvarado
<b>Owner Address:</b>	104 W College St, Alvarado, TX 760090000
<b>Property Location:</b>	Santa Fe
<b>Ownership Interest:</b>	1.000000
<b>Description:</b>	LOT 5A BLK 63 ORIGINAL TOWN
<b>Deed Date:</b>	2017-05-11
<b>Deed Type:</b>	Constables Deed
<b>Page #:</b>	
<b>Volume #:</b>	
<b>Instrument #:</b>	11288
<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>◦ City Of Alvarado</li> <li>◦ Johnson County</li> <li>◦ Alvarado ISD</li> <li>◦ Hill College ALS</li> </ul>

	<ul style="list-style-type: none"> <li>◦ Lateral Road</li> <li>◦ Johnson Co ESD#1</li> <li>◦ Alvarado Fire Dept</li> <li>◦ Precinct2</li> </ul>
<b>Improvement State Code:</b>	X05 - Exempt, City
<b>Land State Code:</b>	X05 - Exempt, City
<b>Productivity State Code:</b>	
<b>GEO Num:</b>	126.2431.11490
<b>Last Update:</b>	May 31 2017 8:47AM

**Value**

<b>Improvement Value</b>	\$249
<b>Land Market Value:</b>	\$10,000
<b>AG Market Value:</b>	\$0
<b>AG Value:</b>	\$0
<b>Prod Loss:</b>	\$0
<b>Total Market Value:</b>	\$10,249
<b>Appraised Value:</b>	\$10,249
<b>Land Acres</b>	.0000
<b>Impr Area Size</b>	600

<b>Year Built</b>	1945
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**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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