

**CALHOUN COUNTY APPRAISAL DISTRICT
CALHOUN COUNTY, TEXAS**

**June 6, 2017 at 10:00 am
Calhoun County Courthouse**

GENERAL INFORMATION REGARDING THE TAX RESALE

You must **READ THE FOLLOWING IMPORTANT INFORMATION** regarding the property to be offered for resale.

1. Prior to the beginning of the tax sale, a person intending to bid is required to register with the person conducting the sale and present a valid Driver's License or identification card issued by a State agency or the United States government.
2. The property will be sold at public auction and will be sold for cash to the highest bidder, based on oral bids. Successful bidders must pay for their property with cash or a cashier's check payable to CALHOUN COUNTY APPRAISAL DISTRICT. Any bidder who fails to make payment shall be held liable for twenty percent of the value of the property plus costs incurred as a result of the bidder's default pursuant to Rule 652 of the Texas Rules of Civil Procedure.
3. The amount of the opening bid is set out below each tract, and the bidding must start at that figure or higher, and sums less than the given figure cannot be accepted. The minimum bid amount includes taxes which were delinquent at the date of judgment. This does not include the current tax year. Purchasers will be required to pay all taxes which accrued subsequent to the date of judgment.
4. Purchasers at this tax foreclosure sale will receive an ordinary type of Resale Deed which is without warranty, express or implied. Title to property is NOT guaranteed. A policy of title insurance may be difficult to obtain.
5. All property purchased at this sale is subject to a statutory right of redemption. This redemption period commences to run from the date the purchaser's deed is filed for record in the County Clerk's office. Purchasers have the right of possession during the redemption period. There is a two year right of redemption for homestead property and property appraised as agricultural land. There is a 180 day right of redemption for all other property.
6. Anyone having an ownership interest in the property at the time of the sale may redeem the property from the purchaser during the redemption period. The redemption price is set by the Texas Tax Code as follows: purchase amount, deed recording fee, taxes paid by purchaser after the tax sale, and costs expended on the property, plus a redemption premium of 25 percent of the aggregate total during the first year or 50 percent of the aggregate total during the second year. "Costs" are defined as the amount reasonably spent by the purchaser for the maintenance, preservation and safekeeping of the property as provided by Section 34.21 (g) of the TEXAS TAX CODE.
7. Property is sold by legal description. It will be necessary for the bidders to satisfy themselves concerning the location and condition of the property on the ground prior to sale. Property is sold "AS IS" with all faults. Deeds, maps and plats of the properties may be on file in the office of the County Clerk or the Appraisal District and all papers in the lawsuit(s) on which this sale is based are on file in the office of the District Clerk. The approximate property address reflected herein is the address on the tax records and may not be completely accurate.
8. Property purchased at this tax sale may be subject to liens for demolition, mowing, or maintenance fees due to the City or Property Owners Association in which the property is located.

If you have any questions, please contact our office in Port Lavaca at (361) 552-4560 x206

RESALES

**THE FOLLOWING PROPERTIES HELD IN TRUST BY THE TAXING UNITS LISTED BELOW ARE OFFERED FOR SALE
PURSUANT TO SECTION 34.05 OF THE TEXAS PROPERTY TAX CODE:**

| TRACT | SUIT # | STYLE | PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT # | MIN BID |
|-------|--------------|---|--|------------|
| 1. | 2013-09-6392 | Calhoun County Appraisal District v Robert Alexander | Lots 7, 8, 9, 10, 11 and 12, Block 61, Original Townsite, City of Seadrift, Calhoun County, Texas. (Volume 311, Page 37) of the Deed Records, Calhoun County, Texas) Port Lavaca, Texas Bid in Trust 2/7/2017 Account #000000028566 | \$6,629.00 |

PROPERTY **28566** R
Legal Description
 SEADRIFT TOWNSITE, BLOCK 61, LOT 7 THRU 12

OWNER ID ALEXANDER ROBERT
 73602
 C/O 3828 BIRCHMAN AVE
 FORT WORTH, TX 76107 US

| | | | |
|-----|------|-------------------|----------|
| C02 | 100% | IMPROVEMENTS | 0 |
| CAD | 100% | LAND MARKET | + 25,560 |
| FML | 100% | MARKET VALUE | = 25,560 |
| G05 | 100% | PRODUCTIVITY LOSS | - 0 |
| GWD | 100% | APPRAISED VALUE | = 25,560 |
| S01 | 100% | HS CAP LOSS | - 0 |
| | | ASSESSED VALUE | = 25,560 |

Ref ID1: SEADRIFT A
S0595-00610-0002-00

Ref ID2: R28566
 Map ID S0595-00610-0009-00

ACRES:
EFF. ACRES:

APPR VAL METHOD: Cost

SITUS

GENERAL

| | | |
|-------------|-----------------|------------|
| UTILITIES | LAST APPR. | MICHAEL |
| TOPOGRAPHY | LAST APPR. YR | 2013 |
| ROAD ACCESS | LAST INSP. DATE | 10/15/2015 |
| ZONING | NEXT INSP. DATE | |
| NEXT REASON | | |

REMARKS CHANGED \$10/FF TO \$15/FF FOR 95; REMOVED
 ADJ TO LOT 12.ADJ LOTS FOR NO
 WATER/SEWER

BUILDING PERMITS

| ISSUE DT | PERMIT TYPE | PERMIT AREA | ST | PERMIT VAL |
|----------|-------------|-------------|----|------------|
|----------|-------------|-------------|----|------------|

| SALE DT | PRICE | GRANTOR | DEED INFO |
|---------|-------|---------|-----------|
|---------|-------|---------|-----------|

| | | | |
|------------|-------|---------------------------------|--|
| 02/07/2017 | ***** | ALEXANDER ROBERT BH / 151102 / | |
| 10/23/2006 | ***** | ALEXANDER JUDY MWDNS / 101230 / | |
| 07/23/2002 | ***** | KOSBERG J LIVING WD / 311 / 37 | |

SUBD: S0595 100.00% NBHD:3700 92.00%

IMPROVEMENT INFORMATION

| # | TYPE | DESCRIPTION | MTHD | CLASS/SUBCL | AREA | UNIT PRICE | UNITS | BUILT | EFF YR | COND. VALUE | DEPR | PHYS | ECON | FUNC | COMP | ADJ | ADJ VALUE |
|---|------|-------------|------|-------------|------|------------|-------|-------|--------|-------------|------|------|------|------|------|-----|-----------|
|---|------|-------------|------|-------------|------|------------|-------|-------|--------|-------------|------|------|------|------|------|-----|-----------|

IMPROVEMENT FEATURES

SUBD: S0595 100.00% NBHD:3700 100.00%

LAND INFORMATION

IRR Wells: 0 Capacity: 0

IRR Acres: 0

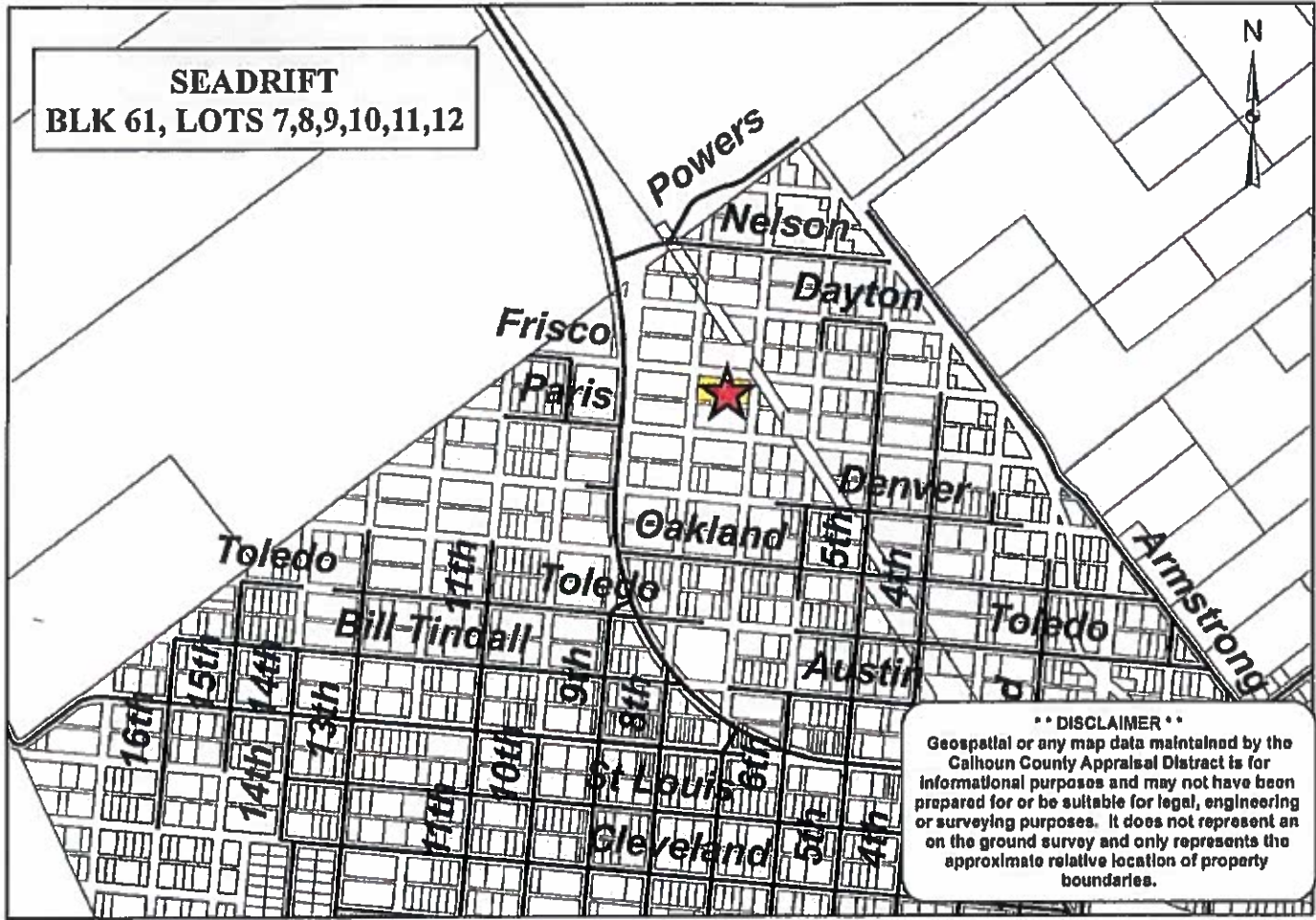
Oil Wells: 0

| L# | DESCRIPTION | CLS | TABLE | SC | HS | METH | DIMENSIONS | UNIT PRICE | GROSS VALUE | ADJ | MASS ADJ | VAL SRC | MKT VAL | AG APPLY | AG CLASS | AG TABLE | AG UNIT PRC | AG VALUE |
|----|-----------------|-----|-------|----|----|------|----------------|------------|-------------|------|----------|---------|---------------|----------|----------|----------|-------------|----------|
| 1. | RESIDENTIAL LOT | | AM | C1 | N | SQ | 42,600.0000 SQ | .60 | 25,560 | 1.00 | 1.00 | A | 25,560 | NO | | | 0.00 | 0 |
| | | | | | | | | | | | | | 25,560 | | | | 0 | |

Comment: Lots 7-12; Each Lot 50' x 142'+

28566

SEADRIFT
BLK 61, LOTS 7,8,9,10,11,12



**** DISCLAIMER ****
Geospatial or any map data maintained by the Calhoun County Appraisal District is for informational purposes and may not have been prepared for or be suitable for legal, engineering or surveying purposes. It does not represent an on the ground survey and only represents the approximate relative location of property boundaries.

