

**DELINQUENT TAX RESALE
CALHOUN COUNTY APPRAISAL DISTRICT
CALHOUN COUNTY, TEXAS**

**June 5, 2018 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 x106

1.	2015-05-6656	Calhoun County Appraisal District v Reagan National Advertising of Austin, Inc.	Lot 601, Enchanted Harbor Section 2, Calhoun County, Texas (Volume 22, Page 966 of the Deed Records, Calhoun County, Texas), Account #000000023349 Judgment Through Tax Year: 2016	\$5,096..00
2.	16-11-6790	Calhoun County Appraisal District v L.A. Grelling et al **UNDIVIDED 10.41% INT**	West ½ of Lot 5 & All of Lot 6, Block 185, Port O'Connor, Calhoun County, Texas (Volume 73, Page 391 of the Deed Records, Calhoun County, Texas) Account #000000077626 Judgment Through Tax Year: 2016	\$4,358.00

CALHOUN COUNTY APPRAISAL DISTRICT
 PROPERTY 23349 R
 Legal Description
 ENCHANTED HARBOR SEC 2, LOT 601

OWNER ID
 23349

OWNERSHIP
 100.00%

Ref ID1: SUNNILANDINGS
 S0390-00020-0601-00

Ref ID2: R23349
 Map ID S0390-00020-0601-00

PROPERTY APPRAISAL INFORMATION 2017
 REAGAN NATL ADVERTISING
 ADDR UNKNOWN.

ACRES:
 EFF. ACRES:
 APPR VAL METHOD: Cost

Entitles	Values
CAD 100%	IMPROVEMENTS 0
FML 100%	LAND MARKET + 9,410
G05 100%	MARKET VALUE = 9,410
NV6 100%	PRODUCTIVITY LOSS - 0
S01 100%	APPRAISED VALUE = 9,410
	HS CAP LOSS - 0
	ASSESSED VALUE = 9,410

GENERAL

UTILITIES
 TOPOGRAPHY
 ROAD ACCESS
 ZONING
 NEXT REASON

LAST APPR. MICHAEL
 LAST APPR. YR 2013
 LAST INSP DATE 12/20/2016
 NEXT INSP. DATE

REMARKS
 contact ANITA KOOP IF PROPERTY GOES UP
 FOR SALE FOR TAXES, +UNIT PRICE ON LAND
 FOR Y2000.

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL
06/15/1988	*****			OT / 22 / 966

IMPROVEMENT INFORMATION

SUBD:	S0390	NBHD:2200	100.00%
#	TYPE	DESCRIPTION	MTHD CLASS/SUBCL

LAND INFORMATION

UNIT PRICE	GROSS VALUE	ADJ MASS ADJ	VAL SRC	IRR Wells: 0	Capacity: 0	Oil Wells: 0
1.50	11,760	0.80	1.00 A			

IMPROVEMENT FEATURES

IRR Acres: 0	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
	9,410	NO			0.00	0
	9,410					0

LAND INFORMATION

CLAS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ MASS ADJ	VAL SRC	IRR Wells: 0	Capacity: 0	Oil Wells: 0
1	RESIDENTIAL LOT	C1	N	SQ	7,840/8000 SQ	1.50	11,760	0.80	1.00 A			

**23349
ENCHANTED HARBOR
SECT 2
LOT 601**



**** 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.



CALHOUN COUNTY APPRAISAL DISTRICT
 PROPERTY 77626 R 09/19/2008
 Legal Description
 PORT OCONNOR, BLOCK 185, LOT W 1/2 OF 5 & ALL OF 6
 Ref ID1: PORT OCONNOR J Ref ID2: R24860
 S0520-01850-0005-00 Map ID S0520-01850-0005-00
 OWNER ID 86523
 OWNERSHIP 10.41%
 ACRES:
 EFF. ACRES:
 APPR VAL METHOD: Cost

SITUS MAPLE ST PORT O'CONNOR, TX 77982
GENERAL
 UTILITIES
 TOPOGRAPHY
 ROAD ACCESS
 ZONING
 NEXT REASON
 LAST APPR. MICHAEL
 LAST APPR. YR 2013
 LAST INSP DATE 10/31/2016
 NEXT INSP. DATE

REMARKS SEE LINKS FOR MH-67318 KENNETH ANDERSON

BUILDING PERMITS
 ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL
 SALE DT PRICE GRANTOR DEED INFO

SUBD: S0520 100.00% NBHD:5800 90.00%
 # TYPE DESCRIPTION MTHD CLASS/SUBCL AREA UNIT PRICE UNITS BUILT EFF YR COND. VALUE DEPR PHYS ECON FUNC COMP ADJ ADJ VALUE

IMPROVEMENT INFORMATION
 IMPROVEMENT FEATURES

UNDIVIDED 10.41% INTEREST ONLY

SUBD: S0520 100.00% NBHD:5800 100.00%
 # DESCRIPTION CLS TABLE SC HS SC HS METH DIMENSIONS UNIT PRICE GROSS VALUE ADJ MASS ADJ VAL SRC IRR Wells: 0 Capacity: 0 Oil Wells: 0
 1. RESIDENTIAL LOT FF AZ N SQ 10,500.0000 SQ 5.25 55,130 1.00 1.00 A 55,130 NO 55,130 0.00
 Comment: LOT 1/2 OF 5; 25' X 140' LOT 6; 50' X 140'

VALUES
 IMPROVEMENTS 0
 LAND MARKET + 5,739
 MARKET VALUE = 5,739
 PRODUCTIVITY LOSS - 0
 APPRAISED VALUE = 5,739
 HS CAP LOSS - 0
 ASSESSED VALUE = 5,739
EXEMPTIONS
 ERTHIES
 CAD 100%
 FML 100%
 G05 100%
 GWD 100%
 MUD 100%
 S01 100%
SKETCH COMMANDS

UNDIVIDED 10.41% INTEREST

77626

PORT OCONNOR

BLK 185 LTS 1/2 OF 5 & ALL OF 6



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