

RESOLUTION NO. 2018-01

WHEREAS, the County of Titus, as Trustee for the benefit of all taxing entities of Titus County, Texas, has become the owner of certain real property (see attached Exhibit "A") by virtue of the fact that a sufficient bid was not received at a sale conducted by the Sheriff pursuant to an order of the District Court in Cause No. 27,060:

Titus County Appraisal District et al vs. Ronnie D. Tully

WHEREAS, a potential buyer of the property has come forward, and

WHEREAS, it is to the benefit of all the taxing entities involved that the property be returned to their respective tax rolls;

NOW THEREFORE BE IT RESOLVED BY THE

Commissioner's Court of the County of Titus, State of Texas

That the County Judge be and is hereby directed and authorized to execute the deed and any and all documents necessary to convey the hereinabove described real property to

BRET CHARLTON
8344 Us Hwy 67 East
Cookville, Texas 75558

for and in consideration of the cash sum of \$3,500.00, said \$3,500.00 to be distributed pursuant to Chapter 34 of the Texas Property Tax Code.

Resolved this the 22 day of January, 2018.

Attest:

Brian P. Lee

County Judge

Jan Newman
Secretary



Those Voting Aye Were:

Brian Lee
Al Riddle
Mike Fields
Dana Applewhite
Jimmy Parker

Those Voting Nay Were:



EXHIBIT "A"

Cause Number 27,060
Titus County Appraisal District, et al vs. Ronnie D. Tully

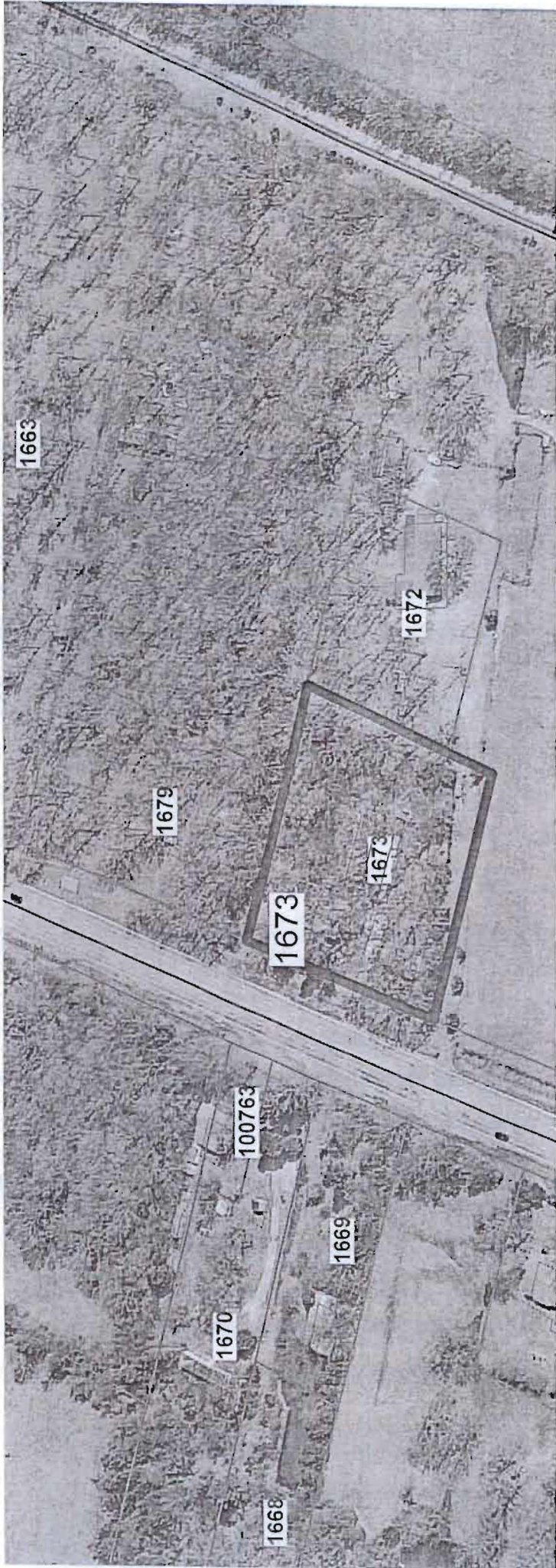
Judgment Amount \$ 11,388.58 Titus County Appraisal District
\$ 1,377.39 County of Titus and Hospital District
\$ 219.14 Northeast Texas Community College

Present Bid \$3,500.00

Bidder Bret Charlton

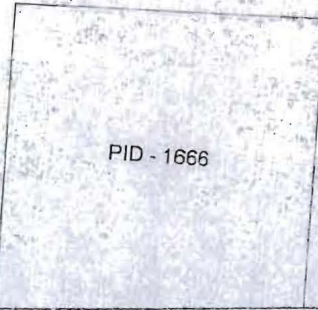
PROPERTY DESCRIPTION

1.500 Acres, William Caudle Survey, A-123, Titus County, Texas

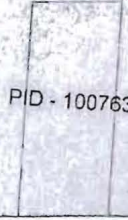


PID - 1665

PID - 1670



PID - 1669



HWY 67



PID - 1679

PID - 1673

PID - 1672

PID - 1663

D - 1671

This plat is intended for Appraisal District use only. Information is deemed reliable but not guaranteed.

12-13-17

I, Bret Charlton, offer \$3500.00 (Thirty Five
hundred dollars) for property ID number
1673, Abstract 123 ~~acre~~ survey 1500
acre, Highway 67E of Cookville, Texas, under
name of Ronnie Tully.

Bret Charlton 903-204-9989

Bret Charlton Alt # 903-563-4659

PROPERTY 1673 R
 Legal Description
 AB 123 W CAUDLE SURVEY

OWNER ID 1140
 TULLY RONNIE D
 8242 US HIGHWAY 67 E
 COOKVILLE, TX 75558-5558
 OWNERSHIP 100.00%

225	100%	IMPROVEMENTS	10,861
230	100%	LAND MARKET	+ 4,084
231	100%	MARKET VALUE	= 14,945
902	100%	PRODUCTIVITY LOSS	- 0
CAD	100%	APPRAISED VALUE	= 14,945
		HS CAP LOSS	- 0
		ASSESSED VALUE	= 14,945

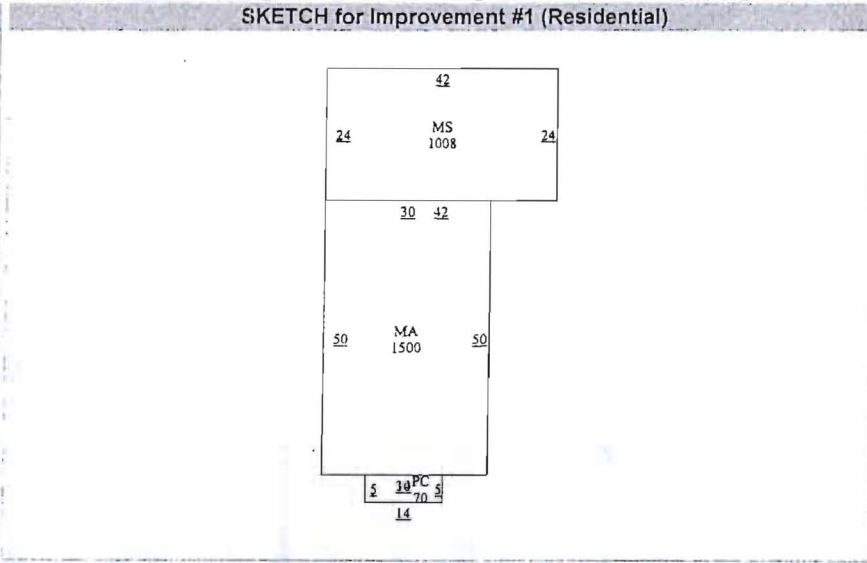
00123-00000-00510 Ref ID2: 1673
 Map ID S

ACRES: 1.5000
 EFF. ACRES:

APPR VAL METHOD: Cost

SITUS 8242 E HWY 67 COOKVILLE, TX 75558

GENERAL		
UTILITIES	LAST APPR.	None Ass
TOPOGRAPHY	LAST APPR. YR	2011
ROAD ACCESS	LAST INSP. DATE	10/17/2002
ZONING	NEXT INSP. DATE	
NEXT REASON		



EXEMPTIONS	
HS	Homestead
OV65	Over 65

SKETCH COMMANDS	
MA	U50,R30,D50,L30
PC	XSR3,MD5,MR8,U5,R14,D5,L14
MS	MU50,U24,R42,D24,L42

REMARKS IMP ONLY 1674 SITS HERE

BUILDING PERMITS				
ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
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SUBD: 00123 100.00% NBHD: MPISD-A 98.00%

IMPROVEMENT INFORMATION

#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	MA	Main Area	R	F2/1	1,500.0	41.92	1			62,880	100%	10%	100%	100%	100%	100%	0.10	6,288
	PC	COVERED PORC	R	*/1	70.0	11.74	1			822	100%	10%	100%	100%	100%	100%	0.10	82
	MS	conv code MS	R	*/1	1,008.0	17.00	1			1,613	100%	80%	100%	100%	100%	100%	0.80	1,613
	FLV	conv code FL	F	*/1	.0	0.00	1			3,000	100%	100%	100%	100%	100%	1.00		3,000
	FLV	conv code FL	F	*/1	.0	0.00	1			100	100%	100%	100%	100%	100%	1.00		100
1.	RESIDENCE		STCD:	A1	2,578.0					68,415								11,083

IMPROVEMENT FEATURES

SUBD: 00123 100.00% NBHD: MPISD-A 99.00%

LAND INFORMATION

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.	UL		UL	A1	Y (100%)	A	1.5000 AC	.00		1.00	0.99	F	4,084	NO				0.00	0
													4,084						0

TIM R. TAYLOR
ATTORNEY AT LAW
P. O. BOX 1212
313 N. JEFFERSON
MT. PLEASANT, TEXAS 75456
903/572-6604
January 4, 2018

Honorable Brian Lee
County Judge, Titus County
Titus County Courthouse
Mt. Pleasant, Texas

RE: .150 Acres, William Caudle Survey, A-123,
Titus County, Texas
Formerly in the name of Ronnie D. Tully

Dear Judge Lee:

I have received a bid for the purchase of the above referenced tract of land which had been previously struck off at a delinquent tax auction to the County of Titus as Trustee for the taxing entities of Titus County on April 4, 2017. The bid is for less than the amount of the Judgment which led to the Sheriff's sale to the County and also less than the listed appraised value. Section 34.05 of the Texas Property Tax Code requires consent by all taxing entities when such a sale is for less than the amount of the judgment. Therefore, before the sales can become final, if the sale is approved by your Court, the consent of the other taxing entities of the county is necessary.

Bret Charlton has offered \$3,500.00 for this property. The Judgment amount was \$12,985.11. The taxable value for this property is listed as \$14,945.00, which included a value of 10,681.00 for house/mobile home which is now uninhabitable and needs to be torn down. This is square tract located on Highway 67 east of Cookville. The bid is from an adjoining property owner. To date, there has been no further interest in this lot. I recommend acceptance of this bid to place this property back on the tax rolls. I enclose documentation for the court's consideration.

I would request the court to take some action on this offer by either acceptance or rejection at this time. I have prepared a Resolution if the county wishes to accept the offer.

Should you have questions about these specific transactions or sales by the taxing entities in general, I am available to meet with you to discuss them at your convenience.

Thank you for your help and cooperation in this matter.

Sincerely yours,


Tim Taylor

TRT:plw