

**ROBSTOWN INDEPENDENT SCHOOL DISTRICT
AGENDA ACTION SHEET**

Date: April 19, 2021

Subject: Discuss and Consider Approval of Consideration of Three Offers Made for Tax Resale Properties

Administrator Responsible: Dr. Jose H. Moreno/Vanessa Riggs

Position: Superintendent

A. Purpose of Agenda Item:

Information Only

Action Needed

B. Authority for this Action:

Local Policy _____

Law or Rule _____

C. Strategic Objective, Goal, or Need Addressed:

Approve the offers made for tax resale.

D. Summary: Please see the attached information in referenced to this item, for your review.

E. Alternatives Considered: N/A

F. Comments Received: N/A

G. Administrative Recommendation: That the board approves the administration's recommendation.

H. Fiscal Impact and Cost: N/A

I. Monitoring and Reporting Time Line: April 2021

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

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April 7, 2021

Dr. Jose H. Moreno, Superintendent
Robstown Independent School District
801 North First Street
Robstown, Texas 78380

Re: Consideration of offers made for Tax Resale properties

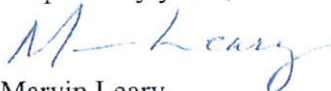
Dear Dr. Moreno,

As you are aware, our firm collects delinquent property taxes for the Robstown Independent School District. As part of our overall effort to collect delinquent taxes in Robstown ISD, we post properties for tax sale on a regular basis. At the sale, if there are no bidders willing to offer the minimum opening bid amount, the property is "Struck Off" to the Nueces County taxing entities for the amount due against it. A Sheriff's Tax Deed is recorded in the name of Nueces County, as Trustee for all of the taxing entities owed taxes on the property. We then continue to try to sell these tax resale properties, and when we receive a purchase offer, we bring it forward to the taxing entities for their consideration and action, in accordance with the Texas Property Tax Code.

Enclosed please find bid analyses, maps, and photographs on three tax resale properties for which we have received purchase offers. We respectfully request that you place these offers on the Board of Trustees agenda for consideration and action at the next regular meeting. If the Board of Trustees approves the offers as submitted, Robstown ISD will receive at least \$463.04 in delinquent taxes from the sale proceeds, and restore as much as \$23,400.00 in taxable property value to your active tax rolls.

I plan to attend at the meeting to answer questions regarding the offers. Should you have any questions regarding this matter, or any other delinquent tax collection matter, please contact me at your convenience.

Respectfully yours,



Marvin Leary
Area Manager

Enclosures: Bid analyses and maps on 3 tax resale properties

DISTRIBUTION OF PROCEEDS FROM PROPOSED TAX RESALE OFFERS

ITEM NO.	TAX ACCOUNT NUMBER(S)	PROPERTY ADDRESS	AMOUNT OF OFFER	COSTS OF SALE	NUECES COUNTY	CITY OF ROBSTOWN	ROBSTOWN ISD	TAXABLE VALUE
2274	3020-0004-0410	939 IOWA ST	\$1,000.00	\$2,015.50	\$0.00	\$0.00	\$0.00	\$3,875.00
2335	3525-0001-0060	319 NEBRASKA ST	\$3,000.00	\$2,051.50	\$235.41	\$270.71	\$442.38	\$12,100.00
	7639-0002-0540							
2374	7639-0002-0550	870 GONZALES ST	\$2,600.00	\$2,566.50	\$12.84	OCL	\$20.66	\$7,425.00
TOTALS			\$6,600.00	\$6,633.50	\$248.25	\$270.71	\$463.04	\$23,400.00

ANALYSIS OF OFFER RECEIVED FOR TAX RESALE PROPERTY

Suit Number & Style: 2017DCV-1154-C; Nueces County vs Joseph L. Hintz
Tax ID# & Legal: 3020-0004-0410; Lot 41, Block 4, W. R Griffin Addition to Robstown
Property Location: 939 Iowa St. - Robstown

Date of Sale: July 2, 2019
Amount Due All Entities: 17,510.20
Amount of Offer: 1,000.00
Cost of Sale: 2,015.50
Current Value: 3,875.00
% of Total Due: 5.71%
% of Current Value: 25.81%

Entity Name	Amount Due Each Entity	Amount You Will Receive
Nueces County	4,299.64	0.00
City of Robstown	4,948.85	0.00
Robstown Independent School District	8,261.71	0.00

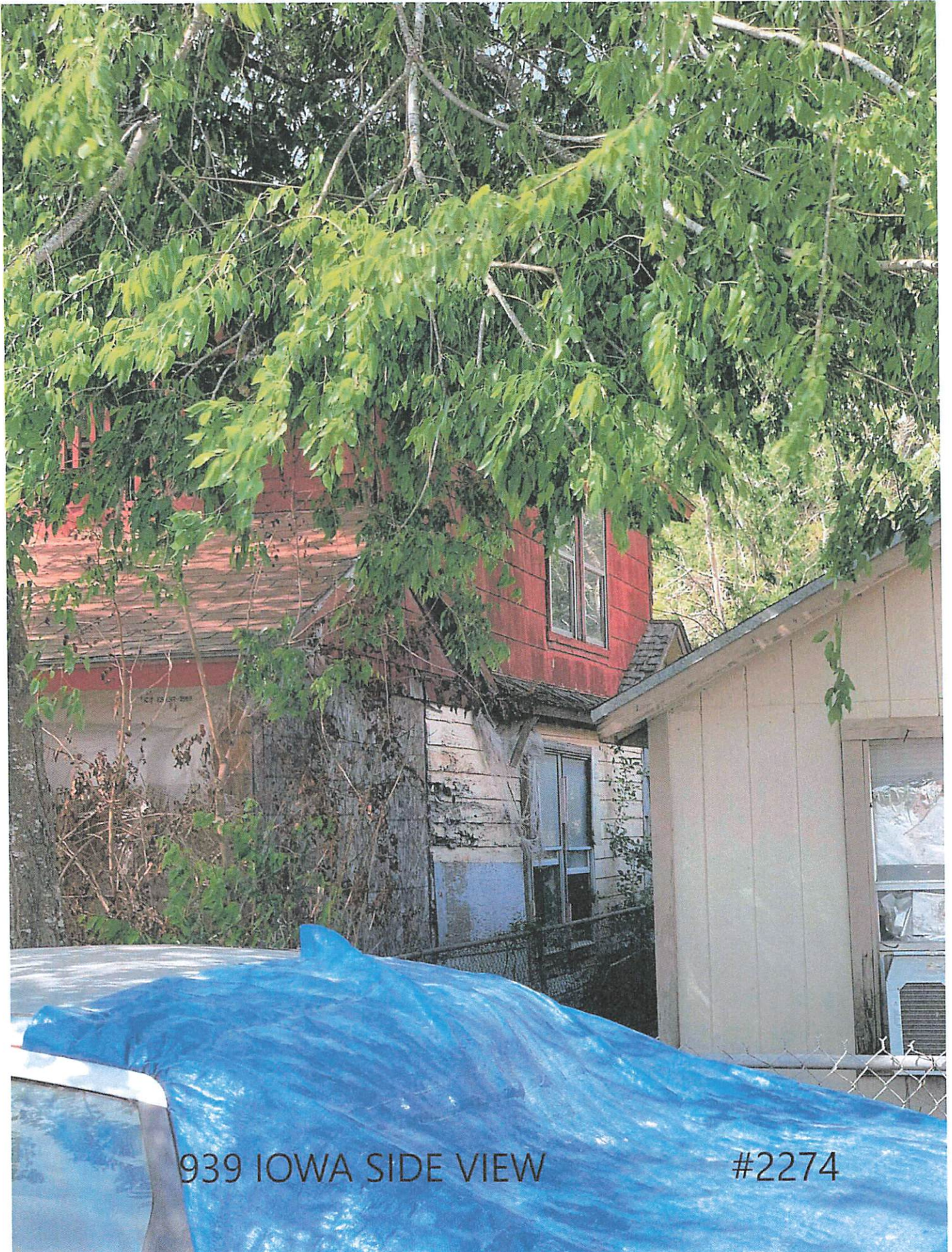
A TWO STORY HOUSE IN VERY POOR CONDITION ON A 25 FT X 115 FT LOT, LOCATED ON THE SOUTH SIDE OF ROBSTOWN. THE HOUSE IS VACANT AND ABANDONED FOR SEVERAL YEARS. THE PROSPECTIVE BUYERS, MR. & MRS. CANTU, LIVE NEXT DOOR AND PLAN TO DEMOLISH THE HOUSE AND CLEAN UP

THE PROSPECTIVE PURCHASERS ARE LARRY AND LORRAINE CANTU OF ROBSTOWN.

939 IOWA ST

#2274





939 IOWA SIDE VIEW

#2274



2274

939 Iowa

ANALYSIS OF OFFER RECEIVED FOR TAX RESALE PROPERTY

Suit Number & Style: 2012DCV-4368-F; Nueces County vs Santos Sanchez
Tax ID# & Legal: 3525-0001-0060; Lot 6, Block 1, Home Place Addition to Robstown

Property Location: 319 Nebraska (@Jefferson) - Robstown

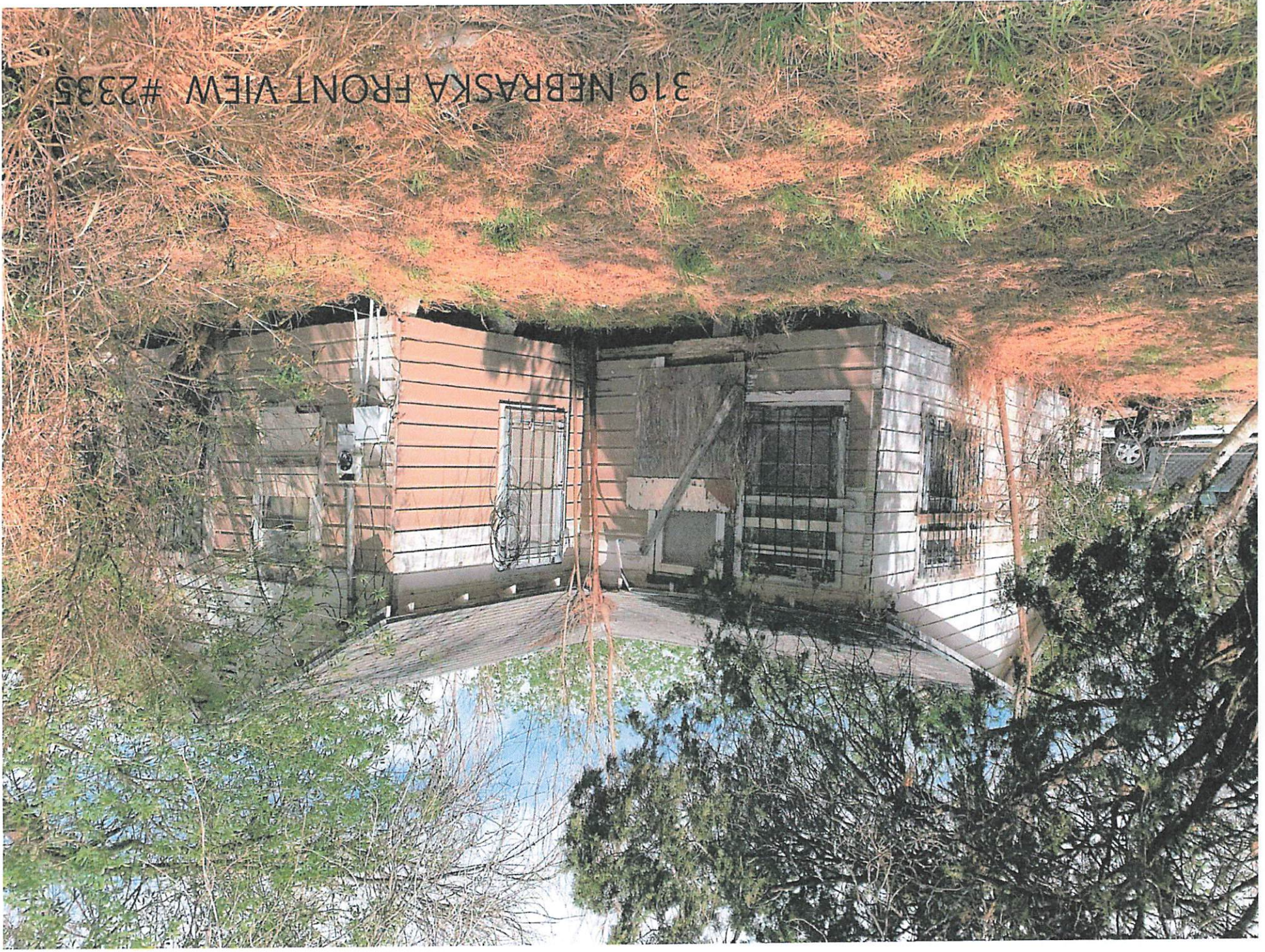
Date of Sale: February 4, 2020
Amount Due All Entities: 20,336.22
Amount of Offer: 3,000.00
Cost of Sale: 2,051.50
Current Value: 12,100.00
% of Total Due: 14.75%
% of Current Value: 24.79%

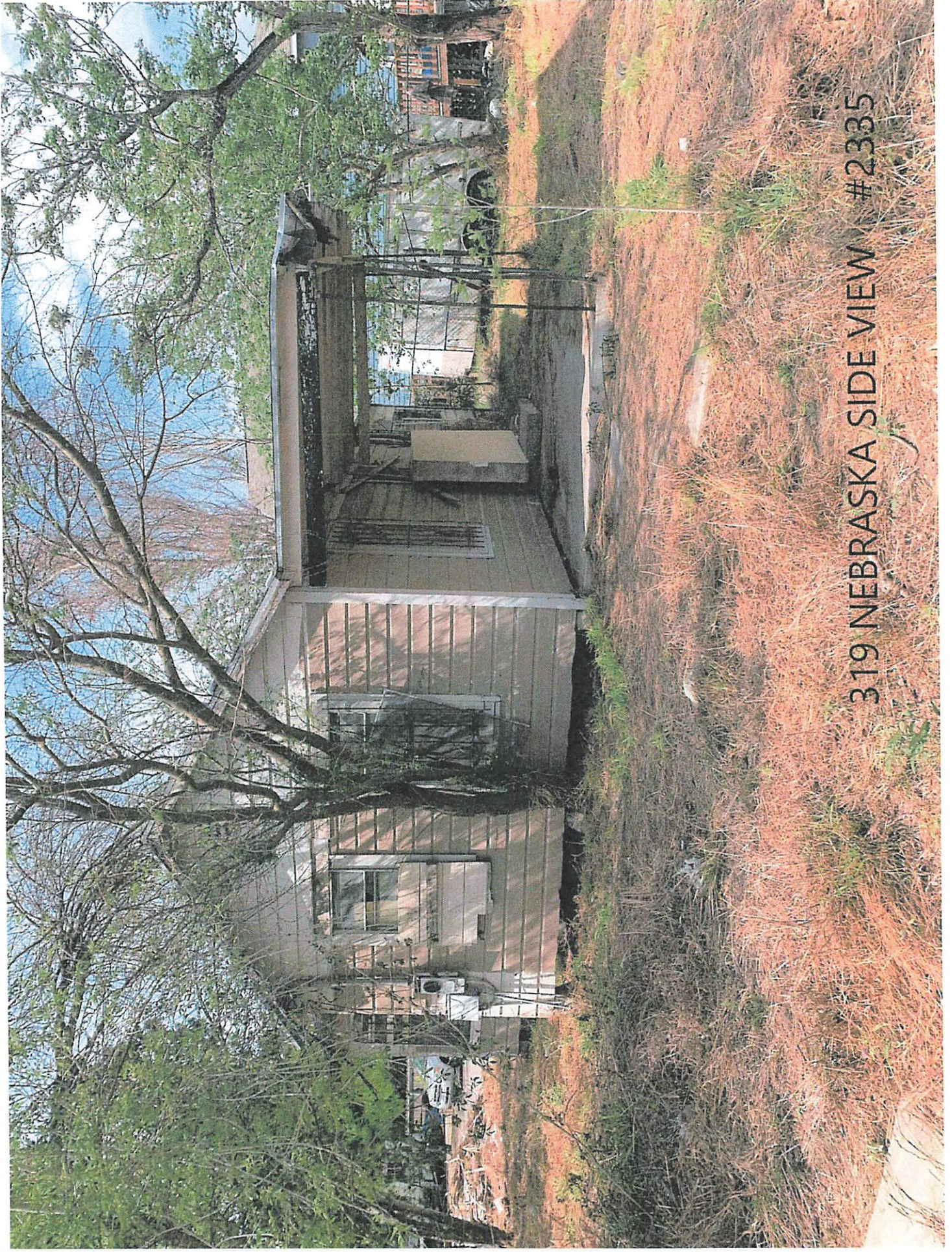
Entity Name	Amount Due Each Entity	Amount You Will Receive
Nueces County	\$5,047.28	\$235.41
City of Robstown	\$5,804.12	\$270.71
Robstown Independent School District	\$9,484.82	\$442.38

A COMPLETELY DILAPIDATED HOUSE, ON A 50 FT X 142 FT LOT, AT THE NE CORNER OF JEFFERSON@NEBRASKA IN ROBSTOWN. THE HOUSE IS EITHER A TEAR DOWN OR A TOTAL RE-BUILD. THIS OFFER IS MADE BY THE NEXT DOOR NEIGHBOR.

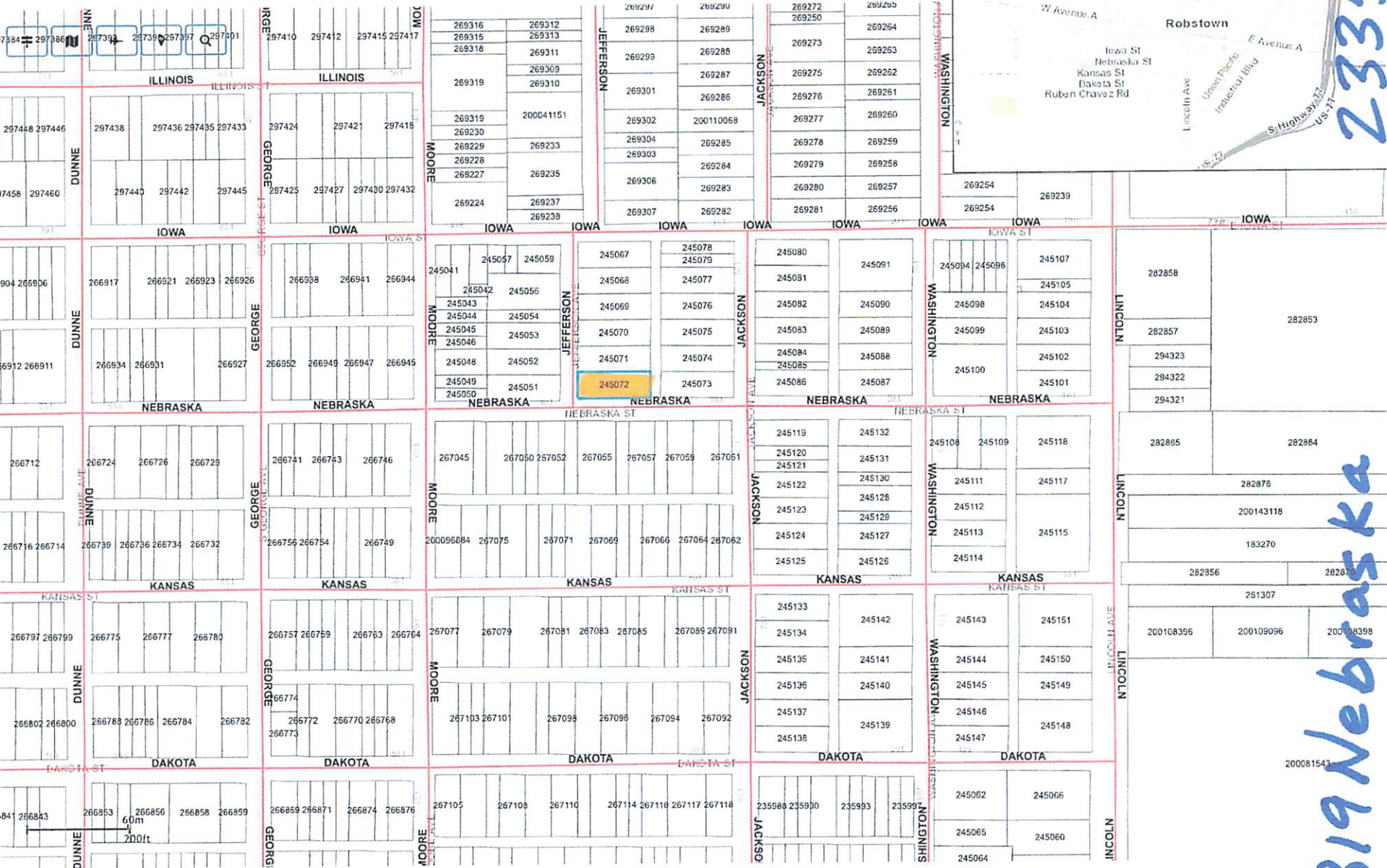
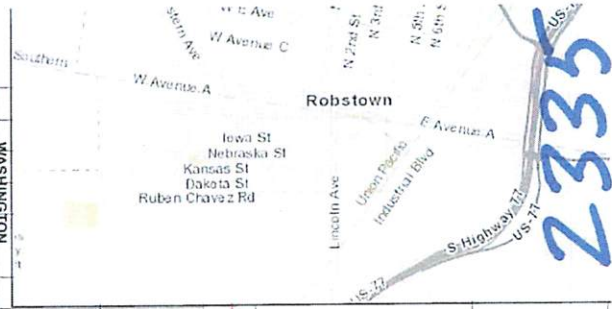
THE PROSPECTIVE BUYER IS CONRADO GARCIA, JR. OF ROBSTOWN.

319 NEBRASKA FRONT VIEW # 2335





319 NEBRASKA SIDE VIEW #2335



319 Nebraska

2335

200081543

ANALYSIS OF OFFER RECEIVED FOR TAX RESALE PROPERTY

Suit Number & Style: 2012DCV-5422-A; Nueces County vs George Q. Soto
Tax ID# & Legal: 7639-0002-0540 & 7639-0002-0550; Lots 54 and 55, Block 2, San Pedro Addition to Robstown

Property Location: 870 Gonzales St. - Robstown (outside City limits)

Date of Sale: March 2, 2021
Amount Due All Entities: 19,352.99
Amount of Offer: 2,600.00
Cost of Sale: 2,566.50
Current Value: 7,425.00
% of Total Due: 13.43%
% of Current Value: 35.02%

Entity Name	Amount Due Each Entity	Amount You Will Receive
Nueces County	\$7,415.71	\$12.84
Robstown Independent School District	\$11,937.28	\$20.66

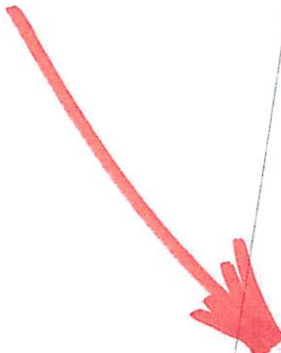
THIS IS A 55' X 135 LOT AT THE CORNER OF GONZALES ST AND CONCHO, WITH WHAT REMAINS OF A BURNED -UP HOUSE ON IT. THE PROSPECTIVE BUYER, MR. ABEBE, OWNS THE APARTMENT BUILDING NEXT TO THIS PROPERTY.

THE PROSPECTIVE BUYER IS DANIEL ABEBE OF FRIENDSWOOD, TEXAS.

870 GONZALES ST

#2374





60m
200ft

870 Gonzales
2374