

Approval of Resolution Concerning Property ID # R0169278

October 24, 2017

SUMMARY:

This item requests approval of a Resolution Concerning Denton Central Appraisal District Property ID #R0169278, located in Denton County, Texas.

PREVIOUS BOARD ACTION:

The property was acquired due to delinquent taxes. The Denton County Sheriff's Office failed to receive a sufficient and adequate bid for the purchase of the property during the public auction as required by TPTC Section 34.01(j) & (k). On November 10, 2009, the Board approved a resolution to authorize the Denton County Sheriff's Department to resell the subject property at public auction. A resale was attempted in or about December 2009, with no bidders offering any amount for the subject property.

BACKGROUND INFORMATION:

Outstanding DISD taxes total \$2,603.11 for tax years 1997-2009. No taxes have accrued against the subject property since strike-off to Denton ISD in 2009.

SIGNIFICANT ISSUES:

The property has been the subject of numerous health and safety complaints for issues relating to non-maintenance.

FISCAL IMPLICATIONS:

It has been determined that the subject property is an elongated tract bordering a number of other lots in the Oakmont subdivision of the City of Corinth, and constitutes an area drainage feature for the bordering properties, thus having no apparent practical use other than a drainage feature. Thus, the property has an extremely limited or no true market value. The resolution allows the private sale of the property to the City of Corinth for an amount up to \$10.00, as the buyer deems appropriate.

BENEFIT OF ACTION:

Allow the City of Corinth to acquire title to and take control over and thereafter maintain the subject property in order to protect the health and safety of its citizens.

PROCEDURAL AND REPORTING IMPLICATIONS:

Section 34.05(i) of the Texas Property Tax Code allows each taxing entity entitled to receive proceeds of a tax sale, to authorize a private resale for an amount less than the market value, which has been valued by the Denton Central Appraisal District at \$10,100.00, an amount which has remained unchanged since 2009.

ALTERNATIVES:

None

SUPERINTENDENT'S RECOMMENDATION:

Recommend approval of the Resolution concerning Denton Central Appraisal District Property ID #R0169278, located in Denton County, Texas, which would allow the private sale of the property to the City of Corinth for an amount up to \$10.00, as the buyer deems appropriate.

STAFF PERSONS RESPONSIBLE:

Debbie Monschke, Assistant Superintendent of Administrative Services

ATTACHMENT:

Attorney letter from Mark Burroughs, P.C.
Letter from City of Corinth for transfer of ownership
Resolution

APPROVAL:

Signature of Staff Member Proposing Recommendation: _____

Comments: _____

Signature of Divisional Leader: _____

Comments: _____

Signature of Superintendent: _____

Comments: _____