

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

ATTORNEYS AT LAW
1301 EAST 8TH STREET, SUITE 200
ODESSA, TEXAS 79761-4703

432/332-9047
FAX: 432/333-7012

Mark A. Flowers

November 30, 2018

Mr. Brian Moersch
Ector County Independent School District
Executive Director
of District Operations
802 N. Sam Houston
Odessa, TX 79761

RE: REQUEST FOR A DECISION FROM THE BOARD OF TRUSTEES OF ECISD TO SELL PROPERTY FOR LESS THAN MARKET VALUE SPECIFIED IN THE JUDGMENT OF FORECLOSURE AND ALSO LESS THAN THE TOTAL AMOUNT OF JUDGMENTS AGAINST THE PROPERTY

Dear Mr. Moersch:

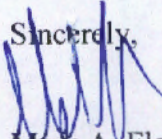
Please place on the agenda of the next board meeting of the Board of Trustees of ECISD a request to sell 9510 West Westridge, Odessa, Texas, for \$42,500.00.

Pursuant to the inter-local agreement, which was set up to sell these properties, Trower Realtors has obtained a contract on the property and the buyer, Clay Rodriguez, has deposited \$500.00 with Linebarger Goggan Blair & Sampson, LLP. The property is located at 9510 West Westridge, Odessa, and had an appraised value of \$222,196.00 when judgment was taken in 2013, but the 2018 value is \$213,525.00 as the property is being occupied by vagrants who continue to vandalize the property. Clay Rodriguez wants to clean up the property. I have attached an exhibit indicating what each jurisdiction will receive after all costs are paid. Taxes on this property have been delinquent since 1997.

I request that this be placed on the agenda to obtain a decision from the Board of Trustees on whether to sell the above described property for less than the market value and the total judgment amount taken against the property by the taxing entities.

If you have any questions, please do not hesitate to call me at 332-9047, extension 1551.

Sincerely,


Mark A. Flowers
Attorney

Meeting Date: _____
____ Approved OR _____ Not Approved

Tax Resale Distribution Sheet

Address: 9510 West Westridge, Odessa, Texas
Cause #: CC-8812-T; Ector County Appraisal District, et al vs Pledged Property II LLC et al
Legal Description: 4.265 acres more or less, E/2 of Lot 13, Block 8, Westridge Sub, Ector County
 Acct #35500.00700.000000

	<u>Taxes Owed</u>	<u>Percentage</u>	<u>\$ to be Received</u>
SCHOOL	\$30,229.37	0.549999509	\$21,068.28
COLLEGE	\$12,641.39	0.230000106	\$8,810.38
GED	\$0.00	0	\$0.00
ODESSA	\$0.00	0	\$0.00
HOSPITAL	\$3,297.76	0.060000138	\$2,298.37
COUNTY	\$5,496.26	0.100000109	\$3,830.60
UTILITY	\$3,297.76	0.060000138	\$2,298.37

BID PRICE:	\$42,500.00
REALTOR'S FEE:	\$2,550.00
CLOSING:	\$0.00
COURT COSTS:	\$358.00
SHERIFF'S FEE:	\$225.00
COSTS:	\$1,061.00
	<hr/>
	\$38,306.00

DEED TRANSFERRING TITLE INTO ECTOR CO., TRUSTEE RECORDED ON: 18-Sep-13



Trower Realtors, Inc.

Residential / Commercial / Property Management

1412 E. 8th
Odessa, Texas 79761

Phone (432) 333-3211
Fax (432) 333-4329

October 31, 2018

RE: Suit #CC-8810-T; Ector County Appraisal District, et al vs Pledged Property II LLC, et al
4.265 acres, more or less, being the East one-half of Lot 13, Block 8, Westridge Subdivision, Ector County, Texas. (Account #35500.00700.000000)

Ector County Taxing Entities
Odessa, Texas

Gentlemen:

This offer is for 4.265 acres, more or less, being the E/2 of Lot 13, Block 8, Westridge Subdivision, at 9510 West Westridge, in a residential neighborhood outside city limits.

The listing price is \$59,472.57 and a 2018 tax appraisal value of \$213,525.00. This contract is for \$42,500.00. I have had this property listed since October 1, 2013.

I recommend that we accept this offer.

Sincerely,

Shawn Crouch
Trower Realtors, Inc.

PROPERTY OWNER NAME & MAILING ADDRESS

PLEGGED PROPERTY II LLC
 UNKNOWN-X
 UNKNOWN TX 99999-9999



ECAD ACCOUNT NUMBERS

35500.00700.00000
 R100019431

EXEMPTIONS

Undivided Interest: 1.0000000

10/13/1999

Vol: 1493 Page:308 Inst:

1301 E. 8TH ST
 Odessa, TX 79761
 (432) 332-6834
www.ectorcad.org

PROPERTY LEGAL DESCRIPTION

WESTRIDGE 30
 BLOCK 8
 E/2 OF LOT 13

TAXING ENTITIES CURRENT TAX RATE

ECTOR COUNTY I S D	0.0111950
ECTOR COUNTY	0.0031828
ODESSA COLLEGE	0.0018717
ECTOR CO HOSPITAL DIST	0.0004978
ECTOR COUNTY UTILITY DIS	0.0009815

SITUS: 9510 W WESTRIDGE DR
 SQFT: 185,783 ACRES: 4.2650

BUILDING DETAIL

Description	Sq Ft	Year Built
F42M - RESIDENCE	2,400	2005
D32M - DET GARAGE	960	2005
REAL ESTATE - MAIN ADDL IMPF	225	2005

PROPERTY VALUES

This document is a WORKING PAPER ONLY. Values are not certified as official.

	2013 TAX YEAR	2012 TAX YEAR
PRODUCTIVITY		
LAND	63,166	31,583
IMPROVEMENT	204,388	191,427
PERSONAL PROPERTY	0	0
TOTAL MARKET	267,554	223,010
Less Limited Amount on 10% Homestead Increase	0	0
APPRAISED VALUE	267,554	223,010

T.O. ID: 00

