

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 19, 2018 - mailed 12-13-18

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:

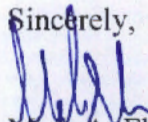
Please place on the agenda of the next board meeting of the Board of Trustees of ECISD a
request to sell 301 Fitch, Odessa, Texas, for \$17,000.00.

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, Innova Homes LLC, has deposited
\$500.00 with Linebarger Goggan Blair & Sampson, LLP. The property is located at 301 Fitch,
Odessa, and had an appraised value of \$92,833.00 when judgment was taken in 2016. Armando
Castillo of Innova Homes, LLC 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: 301 Fitch, Odessa, Texas
Cause #: C-10,761-T; Ector County Appraisal District, et al vs New Jerusalem Apostolic of God
Legal Description: Lots 18 and 19, Block 13, Patterson Addition, City of Odessa
 Acct #23700.01700.000000

	<u>Taxes Owed</u>	<u>Percentage</u>	<u>\$ to be Received</u>
SCHOOL	\$9,066.37	0.409999769	\$6,021.67
COLLEGE	\$1,990.18	0.090000005	\$1,321.83
CED	\$0.00	0	\$0.00
ODESSA	\$6,633.93	0.299999864	\$4,406.10
HOSPITAL	\$1,326.79	0.060000154	\$881.22
COUNTY	\$3,095.84	0.140000208	\$2,056.18
UTILITY	\$0.00	0	\$0.00

BID PRICE:	\$17,000.00
REALTOR'S FEE:	\$1,020.00
CLOSING:	\$0.00
COURT COSTS:	\$188.00
SHERIFF'S FEE:	\$160.00
COSTS:	\$945.00
	<hr/>
	\$14,687.00

DEED TRANSFERRING TITLE INTO ECTOR CO., TRUSTEE RECORDED ON: 17-Oct-16



Trower Realtors, Inc.

Residential / Commercial / Property Management

1412 E. 8th
Odessa, Texas 79761

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

November 20, 2018

RE: Suit #C-10,761-T; Ector County Appraisal District, et al vs New Jerusalem Apostolic of
God
Lots 18-19, Block 13, Patterson Addition, City of Odessa

Ector County Taxing Entities
Odessa, Texas

Gentlemen:

This offer is for a Church building located on Lots 18-19, Block 13, Patterson Addition, at 301
Fitch, in a residential neighborhood inside the city limits.

The listing price is \$26,066.91 and a 2018 tax appraisal value of \$94,485.00. This contract is for
\$17,000.00. I have had this property listed since November 1, 2016.

I recommend that we accept this offer.

Sincerely,

Shawn Crouch
Trower Realtors, Inc.

PROPERTY OWNER NAME & MAILING ADDRESS

NEW JERUSALEM APOSTOLIC OF GOD
UNKNOWN-L
UNKNOWN TX 99999-9999



ECAD/ACCOUNT NUMBERS

23700.01700.00000
R100008744

EXEMPTIONS

Undivided Interest: 1.0000000

07/24/2007

Vol: 2157 Page:77 Inst:

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

PROPERTY LEGAL DESCRIPTION

PATTERSON 60
BLOCK 13
LOTS 18-19

TAXING ENTITIES CURRENT TAX RATE

ECTOR COUNTY I S D 0.0111950
ECTOR COUNTY 0.0031828
CITY OF ODESSA 0.0051275
ODESSA COLLEGE 0.0018717
ECTOR CO HOSPITAL DIST 0.0004978

SITUS: 301 FITCH AVE
SQFT: 14,026 ACRES: 0.3220

BUILDING DETAIL

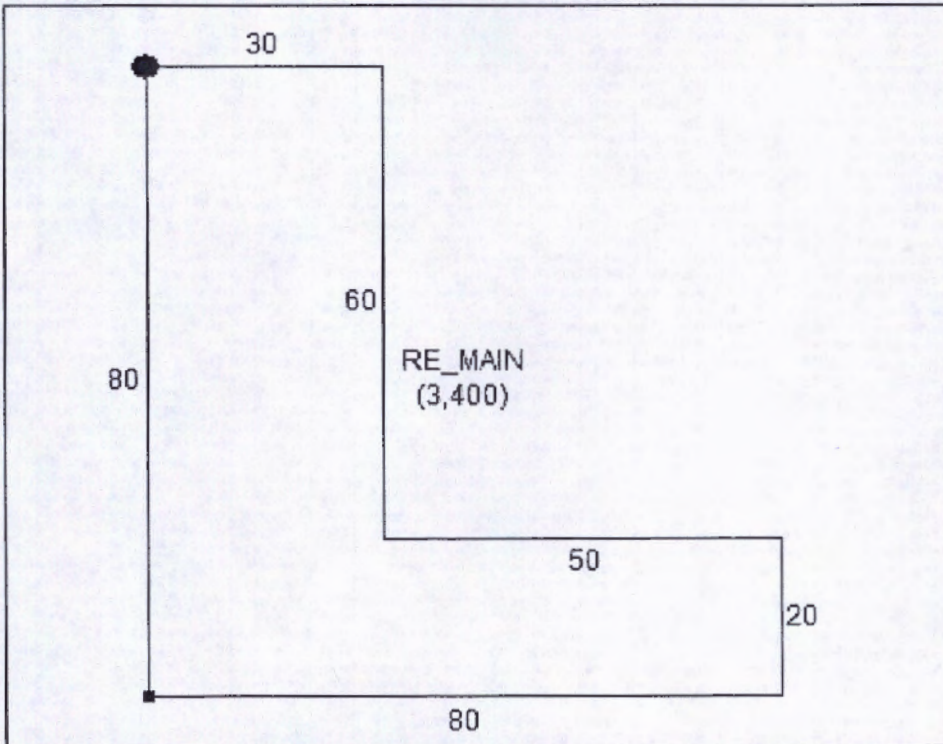
Description	Sq Ft	Year Built
CH5M - CHURCH	3,400	1948

PROPERTY VALUES

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

	2012 TAX YEAR	2011 TAX YEAR
PRODUCTIVITY		
LAND	4,774	4,774
IMPROVEMENT	53,264	52,217
PERSONAL PROPERTY	0	0
TOTAL MARKET	58,038	56,991
Less Limited Amount on 10% Homestead Increase	0	0
APPRAISED VALUE	58,038	56,991

T.O. ID: 00



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