



## MEMORANDUM

**Date:** August 24, 2021

**To:** Ms. Connie Morgenroth  
Assistant Superintendent of Business and Operations  
Galveston Independent School District

**From:** Mark E. Ciavaglia  
Managing Partner of Galveston County Office  
Linebarger Goggan Blair & Sampson, LLP

**Re:** Offer to Purchase Tax Foreclosed Property Located on Bolivar Peninsula

The purpose of this memorandum is to provide additional information to the governing bodies of Galveston County, Galveston Independent School District and Galveston College related to the offer to purchase a tax foreclosed property on Bolivar Peninsula.

➤ Offer to Purchase

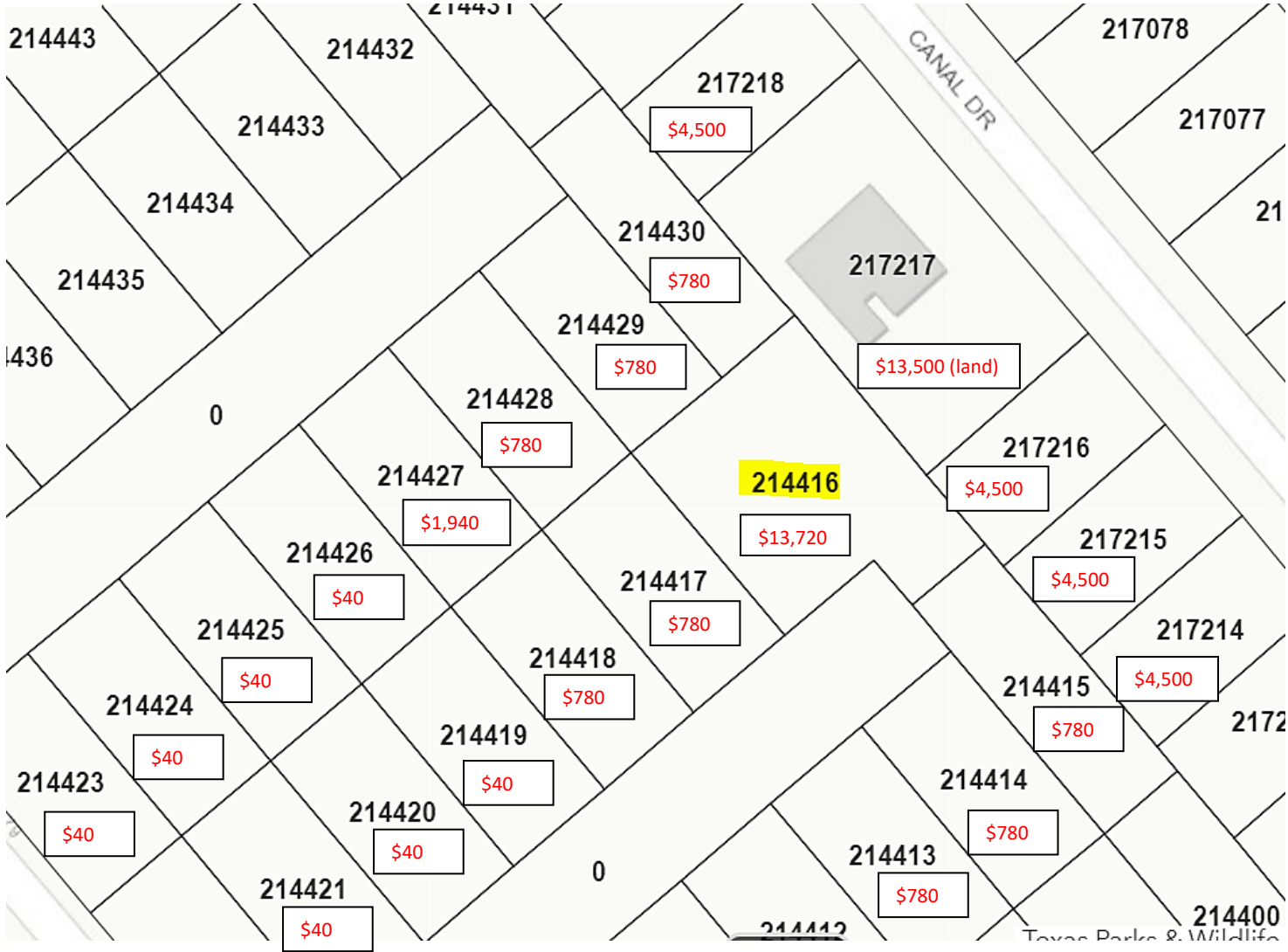
The taxing entities are in receipt of an offer from Randy and Kimberly Ptacek to purchase the property described in tax parcel number 214416 for the total sum of \$2,060.00. If approved by all parties, the taxing entities share of the sale proceeds of \$2,060.00 in proportion to amounts owed to each entity at the time of the sheriff sale.

➤ Comparative Values of Adjacent Properties

To provide some general guidance and context for this offer, the current valuation of the property by Galveston Central Appraisal District is \$13,720.00. Below is the valuation history of this property for the past nine years:

Account Information					
Account No.	214416				
Certified Owner	ISD-GALVESTON				
Address Line					
Amount Due as of	08/23/2021	Owner			
Amount Due/Paid Information					
Year	Appr. Value	H	O	V	D
2020	\$13,720		0		Excodes
2019	\$8,860		0		Excodes
2018	\$8,860		0		Excodes
2017	\$8,860		0		Excodes
2016	\$8,860		0		Excodes
2015	\$8,860		0		Excodes
2014	\$8,860		0		Excodes
2013	\$8,860		0		Excodes
2012	\$8,860		0		Excodes

Further to comparative property values of adjacent properties, here is a map of the immediate area surrounding parcel 214416, with the current GCAD valuation of each property denoted in red.



The aerial photo below also provides a perspective on the location and general nature of properties in this comparison.



I hope this information is helpful. Please contact me if I can provide further information or assistance.