

ATKINS PEACOCK & LINEBARGER GOGGAN, LLP

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Odessa, Texas 79761  
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*Mark A. Flowers*

July 14, 2004

Mr. Bruce Revell  
Executive Director for Finance  
and Business 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. Revell:

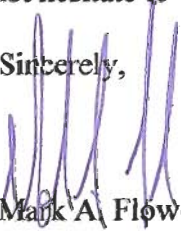
Please place on the agenda of the next board meeting of the Board of Trustees of ECISD a request to sell 2250 Country Club Drive for \$30,000.00, which is less than the market value specified in the judgment of foreclosure against the property and is also less than the total amount of the judgment against the property.

Pursuant to the inter-local agreement, which was set up to sell these properties, Eidson Wasson Realtors has obtained a contract on the property and the buyer, ODESSA CREATIVE HOUSING SOLUTION, INC., has deposited \$500.00 with Eidson Wasson. The property is located at 2250 Country Club Drive and has an appraised value of \$74,212.51. I have attached an exhibit indicating what each jurisdiction will receive after all costs are paid.

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 or Joe Zant at 362-2558.

Sincerely,

  
Mark A. Flowers  
Attorney



4200 MAPLE  
ODESSA, TX 79762  
BUS. (915) 362-2567

EIDSON WASSON,  
REALTORS®

August 31, 2004

Ector County Taxing Entities  
Odessa, TX

RE: Country Club Drive

Gentlemen:

This property is a 5.40 acre tract located on Country Club Drive near the Holiday Inn. I have had this property listed for over eight (8) years and have had several contracts on it. But due to different circumstances, the contracts were not fulfilled.

This is my current listed price. The land does need fill-in dirt. It could possibly be in the flood zone. To fill it in 2" higher than it is now, would cost approximately \$100,000 to \$115,000. and these estimates are a couple of years old.

The prospective purchaser is Odessa Creative Housing. They have offered \$30,000. This is my listed price.

I recommend that we accept this offer.

Sincerely,

*Billie Ragan*  
Billie Ragan

Coldwell Banker  
Eidson Wasson Realtors



Tax Resale Distribution Sheet

Address: 2250 COUNTRY CLUB DRIVE  
Cause #: CC-2613  
Legal Description: LOT 3, BLOCK 1, CHRISTOPHER ESTATES

	<u>Taxes Owed</u>	<u>Percentage</u>	<u>\$ to be Received</u>
SCHOOL	\$28,711.35	0.389525261	\$10,914.51
COLLEGE	\$8,972.30	0.121726687	\$3,410.79
CED	\$0.00	0	\$0.00
CITY	\$22,131.67	0.300259115	\$8,413.27
HOSPITAL	\$0.00	0	\$0.00
COUNTY	\$13,893.25	0.188488937	\$5,281.47
UTILITY	\$0.00	0	\$0.00

BID PRICE:	\$30,000.00
REALTOR'S FEE:	\$1,600.00
CLOSING:	\$0.00
COURT COSTS:	\$181.00
SHERIFF'S FEE:	\$45.00
COSTS:	\$153.97
	<hr/>
	\$28,020.03

DEED TRANSFERRING TITLE INTO ECTOR CO, TRUSTEE RECORDED ON: MARCH, 1993