



# COMMISSIONERS COURT COMMUNICATION

REFERENCE NUMBER

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DATE: 09/21/2021

**SUBJECT: RESCIND COURT ORDER NO. 135151 AND APPROVE SALE OF FORECLOSURE PROPERTIES LOCATED AT 2502 W JEFFERSON STREET, 2506 W JEFFERSON STREET, 2520 W JEFFERSON STREET, AND 2580 W JEFFERSON STREET, HELD IN TRUST BY THE ARLINGTON INDEPENDENT SCHOOL DISTRICT, AT BELOW MARKET VALUE, JUDGMENT OR TAXES DUE**

## **\*\*\* CONSENT AGENDA \*\*\***

### **COMMISSIONERS COURT ACTION REQUESTED:**

It is requested that the Commissioners Court rescind Court Order No. 135151, and approve the attached Resolution providing the County's consent to the sale of the following vacant commercial properties held in trust by the Arlington Independent School District, for a total purchase amount of \$176,000.00, to LJM Ventures, LLC, and authorize the County Judge, or his designee, to execute the deed(s):

<u>Account #</u>	<u>Legal Description</u>	<u>Address of Property</u>	<u>TAD Value</u>
04640691	Act. 750 Tract 6K03 Holland, Tapley Survey	2502 W Jefferson Street	\$33,978.00
04640675	Act. 750 Tract 6K05 Holland, Tapley Survey	2506 W Jefferson Street	\$40,512.00
04640683	Act. 750 Tract 6K Holland, Tapley Survey	2520 W Jefferson Street	\$435,168.00
03954900	Act. 750 Tract 6K04 Holland, Tapley Survey	2580 W Jefferson Street	\$33,978.00

### **BACKGROUND:**

Through the foreclosure process, the Arlington Independent School District received the vacant commercial properties as noted above and currently holds the properties in trust for all taxing entities to which taxes are owed. The current appraised value of all four (4) tracts of land listed above is \$524,034.00. LJM Ventures, LLC has provided an offer of \$176,000.00 to purchase all four (4) vacant tracts.

SUBMITTED BY: Administrator's Office

PREPARED BY: Maegan P. South

APPROVED BY:



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On April 6, 2021, the Commissioners Court, through Court Order #135151, approved the sale of the foreclosure properties located at 2502 W Jefferson Street, 2506 W Jefferson Street, 2520 W Jefferson Street, and 2580 W Jefferson Street for a combined purchase amount of \$176,000.00. The County was recently notified that the bidder's mortgage institution required additional surveys on the properties which resulted in making minor corrections to the legal descriptions on the deed previously submitted for all four (4) tracts. The corrected deed has since been submitted to staff.

LJM Ventures, LLC does not have a specific plan for the property at this time but intends to explore the highest and best use of the property and have it developed accordingly. The purchaser will be responsible for any post-judgment taxes accrued on the property.

The Arlington Independent School District and City of Grand Prairie have approved the sale of all four (4) properties in the amount of \$176,000.00. The Commissioners Court has been requested to give its consent to the sale of the properties at the bid amount noted, and to accept as payment of taxes owed a proportional share of the proceeds of the sale of the properties remaining, if any, after applicable court costs and fees are deducted.

### **FISCAL IMPACT:**

Back taxes owed to all entities for the property located at 6801 Wagonet Road, including penalties and interest, totals just over \$180,841.00, with approximately \$15,902.74 owed to the County and \$12,156.55 owed to the Hospital District. Post-judgment taxes owed on the property total approximately \$10,573.48. The \$36,000.00 purchase amount is greater than TAD market value of \$30,000.00 for the vacant property, and allows for the property to be sold pursuant to Tax Code, Section 34.05 (j) and (k), thereby extinguishing the post judgment taxes. The proceeds from the purchase amount will be distributed to the entities to which taxes are owed on a pro-rata basis after deducting an estimated \$2,684.00 in court costs and fees. The sale of the site will return the property to a taxable status.