

**DELINQUENT TAX RESALE
CALHOUN COUNTY APPRAISAL DISTRICT
CALHOUN COUNTY, TEXAS**

**February 6, 2018 at 10:00 am
Calhoun County Courthouse**

GENERAL INFORMATION REGARDING THE TAX RESALE

You must **READ THE FOLLOWING IMPORTANT INFORMATION** regarding the property to be offered for resale.

1. Prior to the beginning of the tax sale, a person intending to bid is required to register with the person conducting the sale and present a valid Driver's License or identification card issued by a State agency or the United States government.
2. The property will be sold at public auction and will be sold for cash to the highest bidder, based on oral bids. Successful bidders must pay for their property with cash or a cashier's check payable to CALHOUN COUNTY APPRAISAL DISTRICT. Any bidder who fails to make payment shall be held liable for twenty percent of the value of the property plus costs incurred as a result of the bidder's default pursuant to Rule 652 of the Texas Rules of Civil Procedure.
3. The amount of the opening bid is set out below each tract, and the bidding must start at that figure or higher, and sums less than the given figure cannot be accepted. The minimum bid amount includes taxes which were delinquent at the date of judgment. This does not include the current tax year. Purchasers will be required to pay all taxes which accrued subsequent to the date of judgment.
4. Purchasers at this tax foreclosure sale will receive an ordinary type of Resale Deed which is without warranty, express or implied. Title to property is NOT guaranteed. A policy of title insurance may be difficult to obtain.
5. All property purchased at this sale is subject to a statutory right of redemption. This redemption period commences to run from the date the purchaser's deed is filed for record in the County Clerk's office. Purchasers have the right of possession during the redemption period. There is a two year right of redemption for homestead property and property appraised as agricultural land. There is a 180 day right of redemption for all other property.
6. Anyone having an ownership interest in the property at the time of the sale may redeem the property from the purchaser during the redemption period. The redemption price is set by the Texas Tax Code as follows: purchase amount, deed recording fee, taxes paid by purchaser after the tax sale, and costs expended on the property, plus a redemption premium of 25 percent of the aggregate total during the first year or 50 percent of the aggregate total during the second year. "Costs" are defined as the amount reasonably spent by the purchaser for the maintenance, preservation and safekeeping of the property as provided by Section 34.21 (g) of the TEXAS TAX CODE.
7. Property is sold by legal description. It will be necessary for the bidders to satisfy themselves concerning the location and condition of the property on the ground prior to sale. Property is sold "AS IS" with all faults. Deeds, maps and plats of the properties may be on file in the office of the County Clerk or the Appraisal District and all papers in the lawsuit(s) on which this sale is based are on file in the office of the District Clerk. The approximate property address reflected herein is the address on the tax records and may not be completely accurate.
8. Property purchased at this tax sale may be subject to liens for demolition, mowing, or maintenance fees due to the City or Property Owners Association in which the property is located.

If you have any questions, please contact our office in Port Lavaca at (361) 552-4560 x206

1.	2014-03-6538	Calhoun County Appraisal District v Roberta E. Carberry	1.25 Acres, more or less, out of Abstract 189 of the Howard Etheridge, being Tract 344, Calhoun County, Texas (Volume 128, Page 517 of the Deed Records, Calhoun County, Texas), Account #000000020102501 Judgment Through Tax Year: 2016	\$2,321.00
2.	2014-03-6538	Calhoun County Appraisal District v Roberta E. Carberry	1.25 Acres, more or less, out of Abstract 189 of the Howard Etheridge, being Tract 344, Calhoun County, Texas (Volume 128, Page 517 of the Deed Records, Calhoun County, Texas) Account #000000035861 Judgment Through Tax Year: 2016	\$1,554.00

CALHOUN COUNTY APPRAISAL DISTRICT
 PROPERTY 20102501
 Legal Description
 A0189 HOWARD ETHERIDGE, TRACT 344, ACRES 1.25

OWNER ID
 57181
 OWNERSHIP
 50.00%

PROPERTY APPRAISAL INFORMATION 2016
 CARBERRY ROBERTA E
 % P & B MILLER REV LIV TRUST
 PO BOX 271823
 LITTLETON, CO 80127

ACRES: 1.2500
 EFF. ACRES:
 APPR VAL METHOD: Cost

Ref ID2: R35861
 Map ID A0189-00010-0018-00

SITUS

GENERAL

UTILITIES
 TOPOGRAPHY
 ROAD ACCESS
 ZONING
 NEXT REASON

LAST APPR. MICHAEL
 LAST APPR. YR 2013
 LAST INSP. DATE 01/26/2016
 NEXT INSP. DATE

REMARKS
 BRUSHY

VALUES

ENTITIES

PROPERTY APPRAISAL INFORMATION 2016

IMPROVEMENTS
 LAND MARKET
 MARKET VALUE
 PRODUCTIVITY LOSS
 APPRAISED VALUE
 HS CAP LOSS
 ASSESSED VALUE

EXEMPTIONS

SKETCH COMMANDS

BUILDING PERMITS

ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL
 SALE DT PRICE GRANTOR DEED INFO

IMPROVEMENT INFORMATION

IMPROVEMENT FEATURES

LAND INFORMATION

SUBD: A0189
 L# DESCRIPTION
 1. NATIVE PASTURE
 Comment: ZP1 CLASS F:A

LAND INFORMATION

LAND INFORMATION

LAND INFORMATION

LAND INFORMATION

5 0 % I N T E R E S T

20102501
A0189 HOWARD ETHERIDGE,
TRACT 344, 1.25 ACS
SEADRIFT FARM LOTS



****DISCLAIMER****
Geospatial or any map data maintained by the
Calhoun County Appraisal District is for
informational purposes and may not have been
prepared for or be suitable for legal, engineering
or surveying purposes. It does not represent an
on the ground survey and only represents the
approximate relative location of property
boundaries.



CALHOUN COUNTY APPRAISAL DISTRICT
 PROPERTY 35861 R
 Legal Description
 A0189 HOWARD ETHERIDGE, TRACT 344, ACRES 1.25

OWNER ID 35861
 OWNERSHIP 50.00%

PROPERTY APPRAISAL INFORMATION 2016
 CARBERRY ROBERTA E
 PO BOX 271823
 LITTLETON, CO 80127-0031

Ref ID2: R35861
 Map ID A0189-00010-0018-00

A0189-00000-0344-C0

ACRES: 1.2500
 EFF. ACRES:

APPR VAL METHOD: Cost

SITUS

GENERAL

UTILITIES
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 ROAD ACCESS
 ZONING
 NEXT REASON

LAST APPR. MICHAEL
 LAST APPR. YR 2013
 LAST INSP. DATE 01/26/2016
 NEXT INSP. DATE

REMARKS BRUSHY

BUILDING PERMITS

ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

SALE DT PRICE GRANTOR DEED INFO
 05/24/1957 ***** D / D128 / 517

IMPROVEMENT INFORMATION

SUBD: A0189 NBHD: 81120
 # TYPE DESCRIPTION MTHD CLASS/SUBCL AREA UNIT PRICE/UNITS BUILT EFF YR COND. VALUE DEPR PHYS ECON FUNC COMP ADJ ADJ VALUE

50% INTEREST

IMPROVEMENT FEATURES

IRR Acres: 0
 OIL Wells: 0

MKT VAL 11,700
 AG APPLY NO
 AG TABLE 0.00
 AG UNIT PRC 0
 AG VALUE 0

LAND INFORMATION

IRR Wells: 0 Capacity: 0
 ADJ MASS ADJ VAL SRC 1.00 A
 GROSS VALUE 11,700 1.00
 UNIT PRICE 9,362.50

DIMENSIONS 1.2500 AC
 METH A

CLS TABLE L11A
 SC HS 100.00%
 E4 N A

VALUES

IMPROVEMENTS 0
 LAND MARKET + 5,850
 MARKET VALUE = 5,850
 PRODUCTIVITY LOSS - 0
 APPRAISED VALUE = 5,850
 HS CAP LOSS - 0
 ASSESSED VALUE = 5,850

EXEMPTIONS

ENTITIES CAD 100%
 FML 100%
 G05 100%
 GWD 100%
 S01 100%

SKETCH COMMANDS

Effective Date of Appraisal: January 1 Date Printed: 05/11/2017 08:21:57AM by DEEDEE

Page 1 of 1 True Automation, Inc.

35861

**A0189 HOWARD ETHERIDGE,
TRACT 344, 1.25 ACS
SEADRIFT FARM LOTS**



**** DISCLAIMER ****
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