

RESALE

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

**November 2, 2021 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, minimum bid amount will satisfy all amount included in the Judgment. This does not include the current tax year; the current year may not be prorated and buyer will be responsible for the amount in full.
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 commenced to run from the date the original "struck-off" deed was 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 x106

PROPERTIES TO BE RESOLD ON NOVEMBER 2, 2021:

RESALES

**THE FOLLOWING PROPERTIES HELD IN TRUST BY THE TAXING UNITS LISTED BELOW ARE OFFERED FOR SALE
PURSUANT TO SECTION 34.05 OF THE TEXAS PROPERTY TAX CODE:**

1	95-4-4977	Calhoun County Appraisal District v A. W. Warren et al	Lot 9, Block 6, Point Comfort Village, City of Point Comfort, Calhoun County, Texas (Instrument #2021-02850, of the Official Public Records, Calhoun County, Texas), 117 Clark St, Point Comfort, Texas 77978 Account #000000026280 Bid in Trust 7/6/2021 Judgment Through Tax Year: 2020	\$17,050.00
2	2015-05-6656	Calhoun County Appraisal District v Reagan National Advertising of Austin, Inc.	Lot 601, Enchanted Harbor Section 2, Calhoun County, Texas (Instrument #2021-00390 of the Official Public Records, Calhoun County, Texas) Account #000000023349 Bid in Trust 2/6/2018 Judgment Through Tax Year: 2016	\$6,587.83

CALHOUN COUNTY APPRAISAL DISTRICT
 PROPERTY 26280
 Legal Description
 POINT COMFORT VILLAGE, BLOCK 6, LOT 9

OWNER ID 84129
 OWNERSHIP 100.00%
 WARREN A W (ESTATE)
 WARREN ELIZABETH (ESTATE)
 PO BOX 320
 POINT COMFORT, TX 77978-0320 US

Ref ID1: POINT COMFORT VILLAGE Ref ID2: R26280
 S0415-00060-0009-00 Map ID S0415-00060-0009-00

SITUS 117 CLARK ST POINT COMFORT, TX 77978
 APPR VAL METHOD: Cost

VALUES
 IMPROVEMENTS 11,110
 LAND MARKET + 5,940
 MARKET VALUE = 17,050
 PRODUCTIVITY LOSS - 0
 APPRAISED VALUE = 17,050
 HS CAP LOSS - 0
 ASSESSED VALUE = 17,050

ENTITIES
 C03 100%
 CAD 100%
 FML 100%
 G05 100%
 GWD 100%
 NV6 100%
 S01 100%

GENERAL
 UTILITIES ALL
 TOPOGRAPHY FLT
 ROAD ACCESS PVD,C&G
 ZONING
 BUILDER
 NEXT REASON
 REMARKS
 BARE CEDARYLW VINYL EXT. CHG CLAND
 DEPR FOR 2006; CHG CLASS/PHYS FOR
 2003;CHG %GD FOR 99; CONVERTED GAR
 INTO L/A FOR 91

BUILDING PERMITS
 ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

SALE DT PRICE GRANTOR DEED INFO
 11/04/1961 ***** WD / D180 / 71

SKETCH for Improvement #1 (RESIDENTIAL)

PICTURE

IMPROVEMENT INFORMATION

#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND. VALUE	DEPR	PHYS	ECON	FLUNC	COMP	ADJ	ADJ VALUE
1.	RESIDENTIAL	STCD: A1			1,145.0					58,810	20%	100%	100%	100%	100%	0.90	11,110
										1,300	20%	100%	100%	100%	100%	0.20	260
										800	20%	100%	100%	100%	100%	0.20	160
										56,710	20%	100%	100%	100%	100%	0.20	11,340
																	3,206

LAND INFORMATION
 CLS TABLE AS
 100.00% NBHD:2550
 DIMENSIONS 6,600.0000 SQ
 UNIT PRICE .90
 GROSS VALUE 5,940
 ADJ MASS ADJ VAL SRC 1.00 A
 IRR Wells: 0 Capacity: 0
 IRR Acres: 0
 MKT VAL 5,940
 AG APPLY NO
 AG CLASS AG TABLE AG UNIT PRC AG VALUE 0.00
 AG VALUE 0

26280
POINT COMFORT VILLAGE, BLOCK 6, LOT 9
117 CLARK STREET, POINT COMFORT



**** 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



10/15/20, 2:06:13 PM

26280

CALHOUN COUNTY APPRAISAL DISTRICT
 PROPERTY 23349 R
 Legal Description
 ENCHANTED HARBOR SEC 2, LOT 601

Ref ID1: SUNNILANDINGS
 S0390-00020-0601-00
 Ref ID2: R23349
 Map ID S0390-00020-0601-00

SITUS (ACROSS THE BAY),
 APPR VAL METHOD: Cost

GENERAL
 LAST APPR. MICHELLE
 LAST APPR. YR 2021
 LAST INSP. DATE 11/23/2020
 NEXT INSP. DATE
 ZONING
 BUILDER
 NEXT REASON
 REMARKS
 contact ANITA KOOP IF PROPERTY GOES UP
 FOR SALE FOR TAXES; +UNIT PRICE ON LAND
 FOR Y2000;

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL
12/22/2020	*****	RAMSEY JIM O	QCNS / 2021-00390 /	
12/01/2020	*****	CALHOUN COUNTY (SH / 2020-04356 /		
02/06/2018	*****	REAGAN NATL ADVESH / 2018-00488 /		

IMPROVEMENT INFORMATION

#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND. VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
SUBD: S0390		NBHD:2200				102.00%											

LAND INFORMATION

CLS	TABLE	DA	NBHD:2200	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ MASS ADJ	VAL SRC	Capacity: 0	IRR Wells: 0	Oil Wells: 0
				C1	N	SQ	7,840,8000 SQ	3.00	23,520	0.80	1.00 A			

PROPERTY APPRAISAL INFORMATION 2021

OWNER ID	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	ENTITIES	VALUES
51725	100.00%	426 W MAIN ST	PORT LAVACA, TX	77979	US	CAD 100% FML 100% G05 100% GWD 100% NV6 100% S01 100%	IMPROVEMENTS 0 LAND MARKET + 18,820 MARKET VALUE = 18,820 PRODUCTIVITY LOSS - 0 APPRAISED VALUE = 18,820 HS CAP LOSS . 0 ASSESSED VALUE = 18,820

EXEMPTIONS

EX-XV Other Exemptions (including)

SKETCH COMMANDS

Effective Date of Appraisal: January 1 Date Printed: 08/25/2021 09:36:19AM by DEEDEE

**23349
ENCHANTED HARBOR
SECT 2
LOT 601**



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