

RESALE

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

**December 1, 2020 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

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:

5	2015-05-6656	Calhoun County Appraisal District v Reagan National Advertising of Austin, Inc.	Lot 601, Enchanted Harbor Section 2, Calhoun County, Texas (Instrument #2018-00488 of the Official Public Records, Calhoun County, Texas) Account #000000023349 Bid in Trust 2/6/2018 Judgment Through Tax Year: 2016	\$6,217.93	
6	17-01-6827	Calhoun County Appraisal District v Todd Williams et al	Lot 55 in the Sanctuary Subdivision Phase I, City of Port O'Connor, Calhoun County, Texas (Instrument #2020- 01046 of the Official Public Records, Calhoun County, Texas), Burgandy Bay, Port O'Connor, Texas Account #000000073808 Bid in Trust 3/3/2020 Judgment Through Tax Year: 2018	\$2,966.90	

CALHOUN COUNTY APPRaisal DIS (RIC) PROPERTY 23349 R
 Legal Description ENCHANTED HARBOR SEC 2, LOT 601
 Ref ID1: SUNNILANDINGS Ref ID2: R23349
 S0390-00020-0601-00 Map ID S0390-00020-0601-00
 OWNER ID 51725
 OWNERSHIP 100.00%
 PROPERTY APPRAISAL INFORMATION 2020
 CALHOUN COUNTY
 CALHOUN CAD
 (IN TRUST)
 426 W MAIN ST
 PORT LAVACA, TX 77979 US
 ACRES:
 EFF. ACRES:
 APPR VAL METHOD: Cost

Entities	Values
CAD 100%	IMPROVEMENTS 0
FML 100%	LAND MARKET + 18,820
G05 100%	MARKET VALUE = 18,820
GWD 100%	PRODUCTIVITY LOSS - 0
NV6 100%	APPRAISED VALUE = 18,820
S01 100%	HS CAP LOSS - 0
	ASSESSED VALUE = 18,820

GENERAL
 UTILITIES
 TOPOGRAPHY
 ROAD ACCESS
 ZONING
 BUILDER
 NEXT REASON
 REMARKS
 contact ANITA KOOP IF PROPERTY GOES UP FOR SALE FOR TAXES; +UNIT PRICE ON LAND FOR Y2000;

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
02/06/2018	*****	REAGAN NATL ADVESH /	2018-00488 /
06/15/1988	*****		OT / 22 / 966

SUBD: S0390	NBHD:2200	100.00%
# TYPE DESCRIPTION	MTHD CLASS/SUBCL AREA	UNIT PRICE/UNITS BUILT EFF YR COND. VALUE DEPR PHYS ECON FUNC COMP ADJ ADJ VALUE

RESALE

SUBD: S0390	NBHD:2200	100.00%
L# DESCRIPTION	CLS TABLE	SC HS
1. RESIDENTIAL LOT	DA	C1 N
		SQ
		METH
		SQ
		DIMENSIONS
		7,840.8000 SQ
		UNIT PRICE
		3.00
		GROSS VALUE
		23,520 0.80
		ADJ MASS ADJ VAL SRC
		1.00 A
		Capacity: 0
		IRR Acres: 0
		MIKT VAL
		18,820
		AG APPLY
		NO
		AG CLASS
		AG TABLE
		AG UNIT PRC
		0.00
		AG VALUE
		0

RESALE N
23349
ENCHANTED HARBOR
SECT 2
LOT 601



**** 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 73808 R 01/30/2007
 Legal Description
 THE SANCTUARY SUBD PHASE 1 (POC), LOT 55
 OWNER ID
 51725
 OWNERSHIP
 100.00%
 S0850-00000-00555-00 Map ID S0850-00000-00555-00
 S0850-00000-00555-00
 SITES E BURGUNDY BAY PORT OCONNOR, TX 77982

PROPERTY APPRAISAL INFORMATION 2020
 CALHOUN COUNTY
 CALHOUN CAD
 (IN TRUST)
 426 W MAIN ST
 PORT LAVACA, TX 77979 US
 ACRES:
 EFF. ACRES:
 APPR VAL METHOD: Cost

ENTITIES
 CAD 100%
 FML 100%
 G05 100%
 GWD 100%
 S01 100%
 W08 100%

VALUES
 IMPROVEMENTS 0
 LAND MARKET + 3,790
 MARKET VALUE = 3,790
 PRODUCTIVITY LOSS - 0
 APPRAISED VALUE = 3,790
 HS CAP LOSS - 0
 ASSESSED VALUE = 3,790

EXEMPTIONS
 EX-XV Other Exemptions (including)

SKETCH COMMANDS

GENERAL
 UTILITIES
 TOPOGRAPHY
 ROAD ACCESS
 ZONING
 BUILDER
 NEXT REASON
 REMARKS
 NEW SUBD FOR 2007 - WAS 71324

BUILDING PERMITS
 ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

SALE DT PRICE GRANTOR DEED INFO
 03/03/2020 ***** WILLIAMS TODD SH / 2020-01046 /
 11/15/2012 ***** CLUTTER PAT C VL / 132204 /
 02/28/2007 ***** D H TEXAS DEVELO WD / 103677 /

IMPROVEMENT INFORMATION
 SUBD: S0850 100.00% NBHD: 80950 138.00%
 # TYPE DESCRIPTION METH CLASS/SUBCL AREA UNIT PRICE UNITS BUILT EFF YR COND. VALUE DEPR PHYS ECON FUNC COMP ADJ ADJ VALUE

RESALE

LAND INFORMATION IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0
 GROSS VALUE ADJ MASS ADJ VAL SRC MKT VAL AG APPLY AG CLASS AG TABLE AG UNIT PRC AG VALUE
 10,828.6100 SQ .35 3,790 1.00 1.00 A 3,790 3,790 0.00 0

1. RESIDENTIAL LOT
 DIMENSIONS 10,828.6100 SQ
 SANC 1 - EXC 1 N
 METH SQ
 Effective Date of Appraisal: January 1 Date Printed: 11/05/2020 08:05:58AM by DEEDEE

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RESALE

PID 73808

LEGAL: THE SANCTUARY SUBD PHASE 1 (POC), LOT 55
LOCATION: PORT OCONNOR AREA; E BURGUNDY BAY



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RESALE

PID 73808

LEGAL: THE SANCTUARY SUBD PHASE 1 (POC), LOT 55
LOCATION: PORT OCONNOR AREA; E BURGUNDY BAY

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