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August 19, 2015

Chris Burkett, Asst City Manager
City of Mansfield
1200 E. Broad St.
Mansfield, TX 76063

RE Offer to Purchase Property Struck-Off for Taxes
E23125-07; Tarrant County v Clifton Russell
Lot 9, Blk 2, Hamman Terrace Addition; 234 Billingslea
Account No. 01167782

Dear Mr. Burkett

Enclosed you will find information for the sale of the above mentioned property which was struck off to City of Mansfield at a tax foreclosure sale on February 3, 2015. The current appraised value of the property on the tax roll is \$27,500 for the improvement and \$15,000 for the land for a total value of \$42,500.00.

A bid has been submitted in the amount of \$6,000.00 by Fort Worth Area Habitat for Humanity, Inc. In addition to the purchase amount, they will pay all post-judgment taxes (\$3,588.94) and have also agreed to pay the cost of demolishing the current sub-standard structure, which is estimated at \$5,900.00. (A copy of the bid they received for the demolition is attached).

This bid is less than the amount due for taxes and related fees and will require the approval of all of the taxing entities in order to convey the property. The attached explanation includes the bid received on the property and a breakdown of the amount due to each entity if the bid is accepted.

Enclosed are the Resolution and the Deed for the Mayor's signature, should the Council consent to the sale. Please consider placing this item on your next agenda for the City Council and advise me regarding the outcome of the Council's vote. If the bid is approved, please forward a copy of the Resolution or the minutes showing approval, as well as the original signed Deed.

If you have any questions or need additional information, please contact me at your convenience.

Very truly

T. Meeks

Attorney at Law

STM/tmenclosures

Resale Bid Sheet

SUIT E23125-07

ACCOUNT # 01167782

Struck off to City of Mansfield on February 3, 2015 for \$42,300.00 (adjudged value)

Property Description:

Lot 9, Block 2, out of the Hamman Terrace Addition
234 Billingslea

Offer: \$6000.00
plus costs of demolition of substandard structure (\$5,900.00)
plus payment of the post-judgment taxes (\$3,588.94)

Buyer: Fort Worth Area Habitat for Humanity, Inc
Intended Use of Property: To build a single family residence

Total Amount of Bid offered:	\$ 6,000.00
Less: Court Costs	\$ 2,485.00

Remaining balance of \$3,515.00 to be prorated to taxing entities as follows:

CURRENT VALUE: \$42,500.00

Judgment Years 2005-2012	Judg Amt	ProRata Share of Judg	Amt Realized if Bid is accepted
Tarrant County	\$5,485.03	.09120	\$320.58
Tarrant County College	\$2,202.94	.03663	\$128.75
Tarrant County Hospital	\$4,743.98	.07888	\$277.27
Tarrant ROW	\$3.19	.00005	\$.19
City of Mansfield	\$16,211.14	.26956	\$947.50
Mansfield ISD	\$31,493.13	.52367	\$1840.71
	=====		=====
	\$60139.41		\$3,515.00

Post Judgment Amount Due (TO BE PAID IN ADDITION TO BID AMOUNT)

2013-2014 TAX YEARS

Tarrant County	\$ 336.59
Tarrant County College	\$ 190.61
Tarrant County Hospital	\$ 290.57
City of Mansfield	\$ 905.25
Mansfield ISD	\$1865.92
	=====
	\$3588.94 if paid in August 2015

PAT INC

6824 Oak Crest Dr W
Fort Worth, TX 76140
817-572-3478
Fax 817-572-5360
aexcavating@sbcglobal.net

Date Estimate #
8/17/2015 4041d

Name / Address

Christine Panagapoulos
Habitat for Humanity
817.475.8630 cell
817.920.9220 office
c.panagapoulos@trinityhabitat.org

Item	Description	Qty	Cost	Total
Demo	Demolition & Removal> 234 Billingslea Mansfield Texas		4,750.00	4,750.00
Concrete Work	Concrete and Asphalt		450.00	450.00
Demo	Demolition & Removal> Trash @ Fences		700.00	700.00
Permit	Permit> Amount determined by the city.		0.00	0.00

**DUE & PAYABLE
UPON COMPLETION**

Total \$5,900.00

Contractor Retains All Salvage Rights

Note: Signature gives consent to mobilize. Exclusions: Permit, topsoil, backfill, rocks, barricade, testing, sawcutting, erosion control, remobilization, tree protection, bonds, inspection fees, utility damage or repair, striping, other sub export, signage, asbestos survey & removal, lime stabilization, sales tax & all work not specified above. Honored for 30 days.

THANK YOU

Customer Signature Date