

Mayor and Council Communication

DATE: 10/11/22

M&C FILE NUMBER: M&C 22-0821

LOG NAME: 21PMD TF DIRECT SALE 5300 & 5304 PANOLA AVE

SUBJECT

(CD 5) Authorize Direct Sale of Two Tax-Foreclosed Properties, Located at 5300 and 5304 Panola Avenue, for a Total Cost of \$9,200.00 to Jesus Alberto Blanco, Sr. in Accordance with Section 34.05 of the Texas Property Tax Code

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the direct sale of two tax-foreclosed properties, located at 5300 and 5304 Panola Avenue, for a total cost of \$9,200.00 to Jesus Alberto Blanco, Sr. in accordance with Section 34.05 of the Texas Property Tax Code; and
2. Authorize the City Manager or his designee to execute and record the appropriate instruments conveying the properties to complete the sale.

DISCUSSION:

The buyer submitted direct sale requests to the Property Management Department to purchase the tax-foreclosed properties referenced below. The City of Fort Worth (City) received the properties through Constable Deeds after a tax-foreclosure suit. The properties have been offered on several previous sealed bid sales, but did not sell. In accordance with Section 34.05 of the Texas Property Tax Code, the City is authorized to conduct a direct sale of tax-foreclosed property to a buyer.

TAD #	Street No	Street Name	Legal Description	Constable Deed Amt	CFW Fees	Total Purchase Price	Zoning
01143522	5300	Panola Ave	Lot 6, Block 3 Haynes Place Addition	\$3,000.00	\$1,600.00	\$4,600.00	A-5
01143530	5304	Panola Ave	Lot 7, Block 3 Haynes Place Addition	\$3,000.00	\$1,600.00	\$4,600.00	A-5

Staff recommends selling the referenced properties to the buyer, who is responsible for all related costs, including providing proof of payment of the post-judgment taxes prior to the conveyance of the properties. The total cost includes the Constable Deed amounts and City fees. The Development Services Department reviewed the current zoning of the property and determined the zoning classification of the property is compatible with respect to the existing land use of the surrounding neighborhood and future land use designations indicated in the Comprehensive Plan.

Upon receipt, the amount of \$9,200.00 will be deposited into the General Fund Tax-Foreclosed Property Maintenance Fee and Tax Foreclosed Sales accounts for disbursement to the County for the purpose of distributing proceeds to the taxing entities and paying applicable fees.

The property is located in COUNCIL DISTRICT 5.

A Form 1295 is not required because: This M&C does not request approval of a contract with a business entity.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that upon approval of the above recommendations and the execution of the sale, the funds will be deposited into the General Fund. The Property Management Department (and Financial Management Services) is responsible for the collection, deposit and reimbursement of funds.

Submitted for City Manager's Office by: Dana Burghdoff 8018

Originating Business Unit Head: Steve Cooke 5134

Additional Information Contact: Niels Brown 5166

