

Mayor and Council Communication

DATE: 09/01/20

M&C FILE NUMBER: M&C 20-0625

LOG NAME: 21PMD TF DIRECT SALE 2801 & 2805 LINCOLN AVE

SUBJECT

(CD 2) Authorize Direct Sale of Two (2) Tax-Foreclosed Properties Located at 2801 Lincoln Avenue and 2805 Lincoln Avenue, for a Total Cost of \$885.95, to the G. W. Williams Revocable Living Trust, Sylvia Evans, Trustee, 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 (2) tax-foreclosed properties located at 2801 Lincoln Avenue and 2805 Lincoln Avenue, for a total cost of \$885.95, to the G. W. Williams Revocable Living Trust, Sylvia Evans, Trustee, 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 instrument conveying the property to complete the sale.

DISCUSSION:

The interested 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 a Constable Sale after a tax-foreclosure suit. 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 Account #	Property Address	Legal Description	Constable Deed Amount	CFW Fees	Total Purchase Price	Zoning
00833967	2801 Lincoln Ave	Lot 1, Block 52, M. G. Ellis Addn	\$850.95	\$35.00	\$885.95	A-5
00833975	2805 Lincoln Ave	Lots 2 & 3, Block 52, M. G. Ellis Addn				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 amount and City fees. The Development Services Department has reviewed the current zoning of the properties and determined the zoning classifications of the properties are 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 \$885.95 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 2.

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, funds will be deposited into the General Fund. The Property Management Department (and Financial Management Services) is responsible for the collection and deposit of funds due to the City. Prior to any expenditure being incurred, the Property Management Department has the responsibility of verifying the availability of funds.

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

Originating Business Unit Head: Steve Cooke 5134

Additional Information Contact: Roger Venables 6334

