

Mayor and Council Communication

DATE: 01/12/21

M&C FILE NUMBER: M&C 21-0040

LOG NAME: 21PMD TF DIRECT SALE 1341 & 1345 BLODGETT AVE

SUBJECT

(CD 9) Authorize the Direct Sale of Two Tax-Foreclosed Properties, Located at 1341 Blodgett Avenue and 1345 Blodgett Avenue, for a Total Cost of \$8,572.82 to Ismael Colchado 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 1341 Blodgett Avenue and 1345 Blodgett Avenue, for a total cost of \$8,572.82 to Ismael Colchado 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 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. Both properties have been previously offered at multiple 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 Account # | Property Address | Legal Description | Constable Deed Amount | CFW Fees | Total Purchase Price | Zoning |
|---------------|-------------------|---------------------------------------|-----------------------|------------|----------------------|--------|
| 03378373 | 1341 Blodgett Ave | Lot 18, Block 3, Weisenberger Addn #4 | \$2,686.41 | \$1,600.00 | \$4,286.41 | B |
| 03378365 | 1345 Blodgett Ave | Lot 17, Block 3, Weisenberger Addn #4 | \$2,686.41 | \$1,600.00 | \$4,286.41 | B |

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 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 \$8,572.82 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 properties are located in COUNCIL DISTRICT 9.

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 for disbursement to the County for the purpose of distributing proceeds to the taxing entities and paying applicable fees. The Property Management Department (and Financial Management Services) is responsible for the collection, deposit and reimbursement of funds.

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