

Mayor and Council Communication

DATE: 12/09/25

M&C FILE NUMBER: M&C 25-1175

LOG NAME: 21TF DIRECT SALE PARD PROPERTIES

SUBJECT

(CD 2, CD 7 and CD 8) Authorize the Direct Sale of Seven Tax-Foreclosed Properties Located at 2740 Glen Garden Avenue (2 Parcels), 1528 Hall Street, 2332 Mitchell Boulevard, 918 Riverside Drive, 1401 NW 35th Street, and 6050 Meandering Road to the City of Fort Worth for a Total Purchase Price of \$49,729.16 in Accordance with Section 34.05 of the Texas Property Tax Code, Pay Estimated Closing Costs in an Amount Up to \$15,000.00 and Accept and Dedicate the Properties as Public Parkland

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the direct sale of seven tax-foreclosed properties located at 2740 Glen Garden Avenue (2 parcels), 1528 Hall Street, 2332 Mitchell Boulevard, 918 Riverside Drive, 1401 NW 35th Street, and 6050 Meandering Road to the City of Fort Worth for a total amount of \$49,729.16 in accordance with Section 34.05 of the Texas Property Tax Code;
2. Authorize the purchase of 2740 Glen Garden Avenue (2 parcels), 1528 Hall Street, 2332 Mitchell Boulevard, 918 Riverside Drive, 1401 NW 35th Street, and 6050 Meandering Road from the City of Fort Worth in the amount of \$49,729.16 including post judgment taxes and fees and pay estimated closing costs in an amount up to \$15,000.00
3. Authorize the City Manager or his designee to execute and record the appropriate instruments conveying the properties to complete the sale; and
4. Accept and dedicate the properties as public parkland upon conveyance.

DISCUSSION:

The Park & Recreation Department (PARD) submitted a Direct Sale Request to the Property Management Department to purchase the tax-foreclosed properties referenced below. The City of Fort Worth (City) received the properties through Constable Sales after tax-foreclosure suits. In accordance with Section 34.05 of the Texas Property Tax Code, the City is authorized to conduct a direct sale of tax-foreclosed properties. The direct sale purchase prices include court costs, administrative and maintenance program fees and post-judgment taxes totaling \$49,729.16. As listed below, parcels 1 - 6 are expansions to existing parks. Parcel 7 is a new park to be named Utica Park.

Map No.	Parcel No.	Tax Account No.	Address	Legal Description	CD	Land (Acres)	Constable Deed Amount	City Admin. Fee	Post Judgment Taxes	Total Purchase Price	Park
1	1	01047019	2740 Glen Garden Ave	Glen Garden Addition, Block 10, Lot 1 & PT of Lot 2	8	0.9620	\$4,004.24	\$1,000.00	\$1,003.34	\$6,007.58	Cobb Park
1	2	04677536	2740 Glen Garden Ave	James Huie Survey, Abstract 799, Tract 4B	8	1.5000	\$3,788.09	\$1,000.00	\$938.63	\$5,726.72	Cobb Park
2	3	03850099	1528 Hall St	John Davis Survey, Abstract 418, Tract 5B	8	0.6600	\$7,188.00	\$1,000.00	\$490.91	\$8,678.91	Cobb Park
3	4	00101559	2332 Mitchell Blvd	Avalon Hts Addition, Block 7, Lots 16A & 16B	8	0.0482	\$1,400.00	\$1,000.00	\$459.42	\$2,859.42	Cobb Park
4	5	00812978	918 Riverside Dr	Edgewood Addition, Lot 6, S10' of Lot 5, N 15' of Lot 7	8	0.1653	\$7,920.00	\$1,000.00	\$589.68	\$9,509.68	Glenwood Park
5	6	03667197	1401 35 th St (NW)	Worth Hills Addition, Block 1, Lot 4	2	0.4600	\$1,682.78	\$1,000.00	\$4,620.93	\$7,303.71	Marine Creek Linear Park North
6	7	03180506	6050 Meandering Rd	Trinity Gardens Addition, Lot 23	7	0.2226	\$7,588.91	\$1,000.00	\$1,054.23	\$9,643.14	Utica Park

Funding is budgeted in the PARD Dedication Fees Fund for acquiring tax-foreclosed property in the Acq. - FY24 TaxForeclosed Prop project.

The Development Services Department has reviewed the current zoning of the properties and has determined that the zoning classifications are compatible with respect to existing land uses, the existing land uses of the surrounding neighborhoods and future land use designations indicated in the Comprehensive Plan.

The properties are located in COUNCIL DISTRICTS 2, 7 and 8.

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, funds will be available in the current capital budget, as appropriated, in the PARD Dedication Fees Fund for the Acq. - FY24 TaxForeclosed Prop project. Upon receipt of the funds, they 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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