



COMMISSIONERS COURT COMMUNICATION

REFERENCE NUMBER _____

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DATE: 09/05/2023

**SUBJECT: APPROVAL OF SALE OF FORECLOSURE PROPERTY LOCATED
AT 3602 CONWAY STREET, HELD IN TRUST BY THE CITY OF
FORT WORTH, AT BELOW MARKET VALUE, JUDGMENT OR
TAXES DUE**

*****CONSENT AGENDA*****

COMMISSIONERS COURT ACTION REQUESTED

It is requested that the Commissioners Court approve the attached Resolution providing the County's consent to the sale of the property located at 3602 Conway Street, held in trust by the City of Fort Worth at the purchase amount of \$19,001.00 to Kambiz Khadivi, and authorize the County Judge, or his designee, to execute the deed(s).

BACKGROUND

The property located at 3602 Conway Street was struck off to the City of Fort Worth in November 2014 following a tax-foreclosure suit, judgment, and unsuccessful delinquent sale. On April 28, 2016, the City of Fort Worth advertised the property for sale. The City's standard practice is to set the minimum bid amount at no less than the total amount of the judgments against the property or the market value specified in the judgment of foreclosure, which in this case was \$23,264.66. Due to an oversight, the City of Fort Worth set the minimum bid amount at \$18,811.00 without prior approval from the other taxing entities. The property was sold to the highest bidder, Kambiz Khadivi, for \$19,001.00. Mr. Khadivi plans to install a metal building on the site to store building materials.

To rectify the oversight, the City of Fort Worth is seeking the approval of each taxing unit to accept the reduced purchase price of \$19,001.00, which includes City of Fort Worth fees. The total amount paid to the Tarrant County Tax Assessor-Collector's Office for the sale of the property was \$17,401.00 plus the post-judgment taxes of \$1,130.61, totaling \$18,531.61. The Commissioners Court has been requested to give its consent to the sale of the property at the purchase price noted above and to accept as payment of taxes owed a proportional share of the proceeds of the sale of the property remaining after applicable court costs and fees are deducted. All other taxing entities have accepted the sale of the property at the reduced purchase price.

The Tax Assessor-Collector's Office has approved this request to be in compliance with the Tax Code and Linebarger's review of the extraordinary circumstances for this particular property. The Criminal District Attorney's Office has also reviewed and approved as to form.

FISCAL IMPACT

Back taxes owed to all entities on this property, with penalties and interest, total \$11,861.25. Approximately \$1,085.48 in total back taxes, penalties, and interest is owed to the County and an estimated \$937.64 is owed to the Hospital District. The purchase price of \$19,001.00 will be distributed to the entities to which taxes are owed on a pro-rata basis.

SUBMITTED BY:	Administrator's Office	PREPARED BY: APPROVED BY:	Kadey Heidrich Maegan P. South
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