

Brazoria County Trust Property Resale Instructions

**\*\* PLEASE READ CAREFULLY \*\***

Brazoria County or the taxing jurisdiction that initiated the sale holds a property that did not sell at a public auction in trust.

Offers to purchase resale property can be made through the Brazoria County Tax Office. An offer must be in writing and submitted in person or by mail using the attached form, along with any other information you wish to provide, by the first Wednesday of each month. Any offers received after that Wednesday will be submitted on the next month's Resale Meeting Agenda.

Please mail all offers to:

Kristin R. Bulanek, TAC  
Brazoria County Tax Office  
237 E. Locust Street, Suite 104 Angleton, TX 77515  
Attention: Tax Sale & Resale Department

A Resale Offer form is attached to this packet and is also available upon request. **The Resale Offer Form MUST be submitted with your offer.**

A 10% deposit, min. \$50 and max. \$1,000, must be submitted with each offer. The **ONLY** form of payment that will be accepted for the deposit and final payoff if your bid is successful, will be a Cashier's Check or Money Order made payable to Kristin R. Bulanek, TAC.

Offers less than 100% will not be considered if the property is still in the redemption period.

**All offers MUST be accompanied by a Statement of No Delinquent Tax** issued by the Brazoria County Tax Office. No offers will be accepted if delinquent taxes are owed.

The names(s) that are listed on the Statement of No Delinquent Tax will be the name(s) used on the deed if your bid is successful. If the name is a company, verification documentation may be requested. **Once the deed is prepared there will be NO CHANGES.**

**POST JUDGMENT TAXES will be the purchaser's responsibility and must be paid in addition to the bid amount.**

**Once your offer has been approved by Commissioner's Court, your deposit is NON-REFUNDABLE.**

**Failure to pay the balance owed after your offer has been accepted will result in the forfeiture of the deposit.**

It is the responsibility of anyone making an offer on trust property to research the property. It may be advisable before making an offer on a property to contact a title company or an attorney to research any liens or other encumbrances on the property. **The Brazoria County Tax Office DOES NOT research tax trust property.**

The Resale Committee reserves the right to accept or reject any and/or all offers for any reason. If the Resale Committee rejects an offer the 10% deposit will be refunded in full.



# Brazoria County Tax Office

**KRISTIN R. BULANEK**  
TAX ASSESSOR-COLLECTOR

237 E. Locust  
Angleton, Texas 77515

979.864.1320  
FAX 979.864.1346

## REQUEST FOR WRITTEN STATEMENT REGARDING DELINQUENT TAXES TEXAS PROPERTY TAX CODE §34.015

Printed Name of Requesting Person/Company:			
Mailing Address:			
Phone Number:		( )	Check Here if You Wish to Pick Up Statement
List all property <b>NOW OWNED</b> by you in <b>BRAZORIA</b> County or in <b>ANY CITY</b> or <b>SCHOOL DISTRICT THAT IS LOCATED AT LEAST IN PART OF BRAZORIA COUNTY</b> :			

	<u>Tax Account No.</u>	<u>Property Address</u>	<u>Legal Description</u>	<u>Date Acquired</u>
1)	_____	_____	_____	_____
2)	_____	_____	_____	_____
3)	_____	_____	_____	_____
4)	_____	_____	_____	_____

(Attach additional sheet, if needed.)

List all property <b>FORMERLY OWNED</b> by you in <b>BRAZORIA</b> County or in <b>ANY CITY</b> or <b>SCHOOL DISTRICT THAT IS LOCATED AT LEAST IN PART OF BRAZORIA COUNTY</b> :			
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	<u>Tax Account No.</u>	<u>Property Address</u>	<u>Legal Description</u>	<u>Date Acquired</u>
1)	_____	_____	_____	_____
2)	_____	_____	_____	_____
3)	_____	_____	_____	_____
4)	_____	_____	_____	_____

(Attach additional sheet, if needed.)

I HEREBY REQUEST THE BRAZORIA COUNTY TAX ASSESSOR-COLLECTOR TO PROVIDE A WRITTEN STATEMENT UNDER TEXAS PROPERTY TAX CODE §34.015 STATING WHETHER THERE ARE ANY DELINQUENT TAXES OWED BY ME TO BRAZORIA COUNTY OR TO ANY CITY OR SCHOOL DISTRICT HAVING TERRITORY IN BRAZORIA COUNTY. I, BEING FIRST DULY PLACED UNDER OATH BY THE UNDERSIGNED OFFICIAL AUTHORIZED TO ADMINISTER OATHS UNDER THE LAWS OF THIS STATE, DO SOLEMNLY SWEAR THE INFORMATION HERIN AND ATTACHED IS TRUE AND ACCURATE.

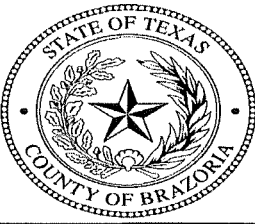
\_\_\_\_\_  
Signature and Title, if Applicable, of Requesting Person  
(Must be signed before notary public or officer.)

Sworn to and subscribed before me, the undersigned authority, on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, to certify which witness my hand and seal of office.

[Notary Seal]

\_\_\_\_\_  
NOTARY PUBLIC, State of Texas  
\_\_\_\_\_  
Printed Name  
\_\_\_\_\_  
Commission Expires

*"Committed to serving the citizens of Brazoria County with remarkable customer service and professional courtesy!"*



# Brazoria County Tax Office

KRISTIN R. BULANEK  
TAX ASSESSOR-COLLECTOR

237 E. Locust  
Angleton, Texas 77515

979.864.1320  
FAX 979.864.1346

## TRUST PROPERTY TAX RESALE OFFER FORM

An offer may be made on any parcel shown on the Trust Property Resale List. Offers for each parcel must be accompanied by a deposit of 10% of the offered amount and be made payable to Kristin R. Bulanek, TAC.

Minimum deposit amount is \$50.00 and maximum deposit amount is \$1,000.00 per account.

The Brazoria County Resale Committee reserves the right to accept or reject any or all offers. Once the offer has been presented to Commissioners Court, the deposit is NON-REFUNDABLE.

No title insurance or survey will be provided.

Please be advised your offer may be subject to the Texas Open Records Act. You are under no obligation to discuss your offer with anyone who may contact you.

### PROPERTY IS SOLD "AS IS", "WHERE IS", AND "WITHOUT WARRANTY"

Enter the account number, amount of offer and amount of the deposit for each parcel.

	<u>Tax Account No.</u>	<u>Amount of Offer</u>	<u>10% Deposit Amount</u>
1)			
2)			
3)			
4)			
5)			

By my signature below, I certify that I understand the conditions and limitations of this sale, as well as the restrictions on the use of the property as set forth in the Texas Property Code. I further understand that I WILL BECOME IMMEDIATELY RESPONSIBLE FOR ALL POST JUDGMENT TAXES, if any, if I am the successful bidder on the property. I agree to indemnify the County and its agent from any action or damages arising from the purchase of this property.

_____	_____	_____
Name of Bidder (Printed)	Signature of Bidder	Date
_____	_____	
Mailing Address	Phone Number	
_____	_____	
City, State, Zip Code	Email	
_____		
Name(s) as it should appear on the Deed		

Comments, questions, pictures or additional information may be submitted with this form.

*"Committed to serving the citizens of Brazoria County with remarkable service and professional courtesy!"*

## Brazoria County Resale FAQ

### **Q. Where do I go to make an offer on a resale property?**

**A.** Offers to purchase resale property can be made at the Brazoria County Tax Office located at 237 E. Locust St., Suite 104, Angleton, Texas.

*\*\*\* Offers must be submitted in person or by mail on or before the 2<sup>nd</sup> Thursday of each month. Any offer received after that Thursday will be submitted to the following month's resale meeting.*

### **Q. What do I need to make an offer on a resale property?**

**A.** STATE LAW now requires individuals who wish to participate to have a Statement of NO Delinquent Tax on file with the Brazoria County Tax Office. You will need to complete the Resale Offer Form, which is available at the Brazoria County Tax Office located at 237 E. Locust St., Suite 104, Angleton, Texas, at any of our substation locations, or online at [www.pbfc.com](http://www.pbfc.com).

### **Q. When I make an offer, am I required to deposit any money with my offer?**

**A.** Yes. A 10% deposit is required with each offer on all resale properties.

*\*\*\* Please be advised that the minimum deposit is \$50.00.*

### **Q. What forms of payment do you accept?**

**A.** Cashier's check or money order made payable to Kristin R. Bulanek, TAC.

### **Q. How and when will I know if my offer was accepted or rejected?**

**A.** Offers go before the Resale Committee on the 4<sup>th</sup> Tuesday of every month. Depending upon the type of bid that is made. Offers can take approximately 2-6 months to process. The customer will be notified by mail.

*\*\*\* Please be advised that the Resale Committee can reject an offer for any reason. If your offer is rejected, your deposit will be refunded to you.*

### **Q. How do I research the property that I am interested in?**

**A.** We strongly advise that you do the following when researching property that you may be interested in purchasing through the Resale or Sheriff's Sale:

- Take the tax suit no. or cause no. of the property that you are interested in to the District Clerk's Office located on the 2<sup>nd</sup> floor in the Brazoria County Courthouse Administration Building located at 237 E. Locust St., Angleton, Texas, and obtain a copy of the judgment.
- Take the judgment to the Brazoria County Clerk's Office located at 237 E. Locust St., Angleton, Texas, and do your research.
- Other Helpful Links to use when doing research:
  - Brazoria County: [www.brazoriacountytx.gov](http://www.brazoriacountytx.gov)
  - Tax Office: [www.tax.brazoriacountytx.gov](http://www.tax.brazoriacountytx.gov)
  - Brazoria Central Appraisal District: [www.brazoriacad.org](http://www.brazoriacad.org) Office: 979-849-7792
  - Resale and Sheriff's Sale: [www.pbfc.com](http://www.pbfc.com)
  - Texas Property Tax Code: [www.window.state.tx.us/taxinfo/proptax/tc02/](http://www.window.state.tx.us/taxinfo/proptax/tc02/)

### **PLEASE BE ADVISED:**

**IT IS THE BUYER'S RESPONSIBILITY TO RESEARCH THE PROPERTY FOR ANY LIENS, POST-JUDGMENT TAXES, AND DEED RESTRICTIONS. THE BUYER IS ENCOURAGED TO CONTACT A TITLE COMPANY OR REAL ESTATE ATTORNEY TO RESEARCH THE PROPERTY.**

Thank you for your interest in the Brazoria County Resale Property!

# Definitions

## **Available**

- Offers will be considered and can be submitted

## **Not Available**

- There is already an offer pending and no additional offers will be considered until further notice

## **Land Value**

- The Value that the Appraisal district assigns to the land

## **Improvement Value**

- The Value that the Appraisal district assigns to any additions (barns, homes etc)

## **Landlocked**

- Property that is surrounded on all sides by other property with different property owners. These adjacent landowners may or may not give access to the property.
- No public road access.

## **‘NAR or Off’ (in the Physical Address Column)**

- **No Access Road** in other words, Most likely Landlocked.

## **Redemption Rights**

- The right of the prior owner to repurchase the property from the new owner. The time period is 2 years if the property was used as the residence homestead of the owner or if the land was designated for agricultural use when the suit or the application for the warrant was filed or that is a mineral interest. The owner’s right of redemption on **all other** property may be exercised not later than the 180<sup>th</sup> day following the date on which the purchaser’s or taxing unit’s deed is filed for record.

## **Undivided Interest**

- In real property law, an undivided interest refers to the interest in property owned by tenants whereby each tenant has an equal right to enjoy the entire property. For example, tenants in common own an undivided interest in the property, so if there are two tenants in common in an apartment, each owns a one-half interest in the apartment.
- Noted on this list as **Und Int., and U/2.**
- If you are purchasing the property in order to build or have ‘private use’ it is not recommended that you purchase this type of property.

## **Post Judgment Taxes**

- Taxes, penalties, and interest that accrue against a property for tax years that become due/delinquent after the entry of the judgment and up to the date the property is sold/struck off at the foreclosure sale (Sheriff’s Sale). The purchaser becomes responsible for these taxes and must be paid upon purchase of the property.

# Definiciones

## **Disponible**

- Ofertas serán consideradas y puede presentarse oferta

## **No disponible**

- Ya hay una oferta pendiente y no se puede presentar ofertas adicionales. Se considerarán hasta nuevo aviso

## **Valor de terreno**

- El valor que el distrito asigna a solo el terreno

## **Valor de mejora**

- El valor que asigna al distrito a cualquier adiciones (graneros, casas etc.)

## **Terreno cerrado**

- Propiedad que está rodeado por todo lado por otros bienes con los diferentes propietarios. Estos propietarios de los terrenos adyacentes pueden o no pueden dar acceso a la propiedad.
- No hay acceso de vía pública.

## **'NAR u Off' (en la columna de dirección física)**

- **No hay camino de acceso** en otras palabras, probablemente no ay acceso.

## **Derechos de redención**

- El derecho del propietario anterior de recomprar la propiedad del nuevo dueño. El período de tiempo es de 2 años si la propiedad fue utilizada como residencia familiar del propietario o si la tierra fue designada para uso agricultura al momento de la demanda o de la solicitud de demanda o que es un interés mineral. El derecho del titular de la redención de todos los demás bienes podrá ejercerse a más tardar el día 180 después de la fecha en que se presentaron del comprador o gravar escritura de la unidad de registro

## **Interés indiviso**

- En derecho inmobiliario, un interés indiviso se refiere al interés en propiedad de los inquilinos por el que cada inquilino tiene igual derecho a disfrutar de toda la propiedad. Por ejemplo, los inquilinos poseen en común un interés indiviso en la propiedad, así que si hay dos inquilinos en un apartamento en común, cada uno posee una mitad en el apartamento.
- Señaló en esta lista como **Und Int., and U/2.**
- Si usted está comprando la propiedad con el fin de construir o tener "uso privado" no se recomienda que usted compre este tipo de propiedad.

## **Poste juicio impuestos**

- Impuestos, multas e intereses que se acumulan contra una propiedad para años contributivos que se convierten en delincente después de la entrada de la demanda y hasta la fecha la propiedad es vendida a la venta de ejecución hipotecaria (venta del Sheriff). El comprador se hace responsable de estos impuestos y debe pagar a la compra de la propiedad.