

Cause Number 2001-0033
Hays County v. Pedro Reyes
Account Number R46543

Lot 14, Block 33, Victory Gardens, City of San Marcos of Hays County, Texas

Bidder: Dean Cherer
901 Deer Trail
San Marcos, Texas 78666

Bid Amount: \$1,100.00

Judgment Date	Tax Years in Judgment and Amount Now Due	Property Value	Tax Sale Date	Entity	Post-Judgment Taxes Recovered	Judgment Taxes Recovered	Total Taxes Recovered	Costs of Suit and Sale Recovered	Total Recovery
10/15/2003	SMCISD 1982-2002 \$2,579.00 Hays County 1982-2002 \$845.95 City of San Marcos 1988-2002	\$5,760.00	01/06/2004	SMCISD County City of SM	N/A N/A N/A	\$-0- \$-0- \$-0-	\$-0- \$-0-	Court Costs \$361.00 Ad Litem \$200.00 Constable Fee \$321.57 Abstract Fee \$100.00 Publication Fee \$117.43	0%

Bid Approved _____ Bid Rejected _____

DEAN CHERER
901 DEER TRAIL
SAN MARCOS, TEXAS 78666

Hm. 512-353-0454
Cell 210-269-3285

Kelli Whigham
Hays Tax Collection Dept.
MVBA, P.C.
P.O. box 1290
San Marcos, TX 78667

18 May, 2017

RE: Trust Property Purchase Offer on Suit #2001-0033

I would like to make an offer for the property held in trust by Hays County located on the corner of Knox and Marshall street, San Marcos, TX. It was originally auctioned with no success sometime in the year 2001 for \$2880.00, then held in trust these 16 years by the county! I am willing to pay \$1,100.00 for the property with the check enclosed. With this purchase, I would ask that all debts owed to the county for taxes or other fees be settled in full up through this date, except that I will pay the 2017 taxes owed after purchase.

The property is a vacant lot described as "Lot 14, Block 33, Victory Gardens, City of San Marcos" (property ID R46543). The lot has no improvements nor utilities on it. Though the county appraised value shows (also coincidentally) to be \$2,880 in 2014, it is hardly suitable for a normal homesite being that it is only 26' wide! And with a 15' setback in front and 5' in back, it offers only 6' wide space to build. There will be many issues to deal with such as removing a dead tree trimming, and ongoing regular yard maintenance.

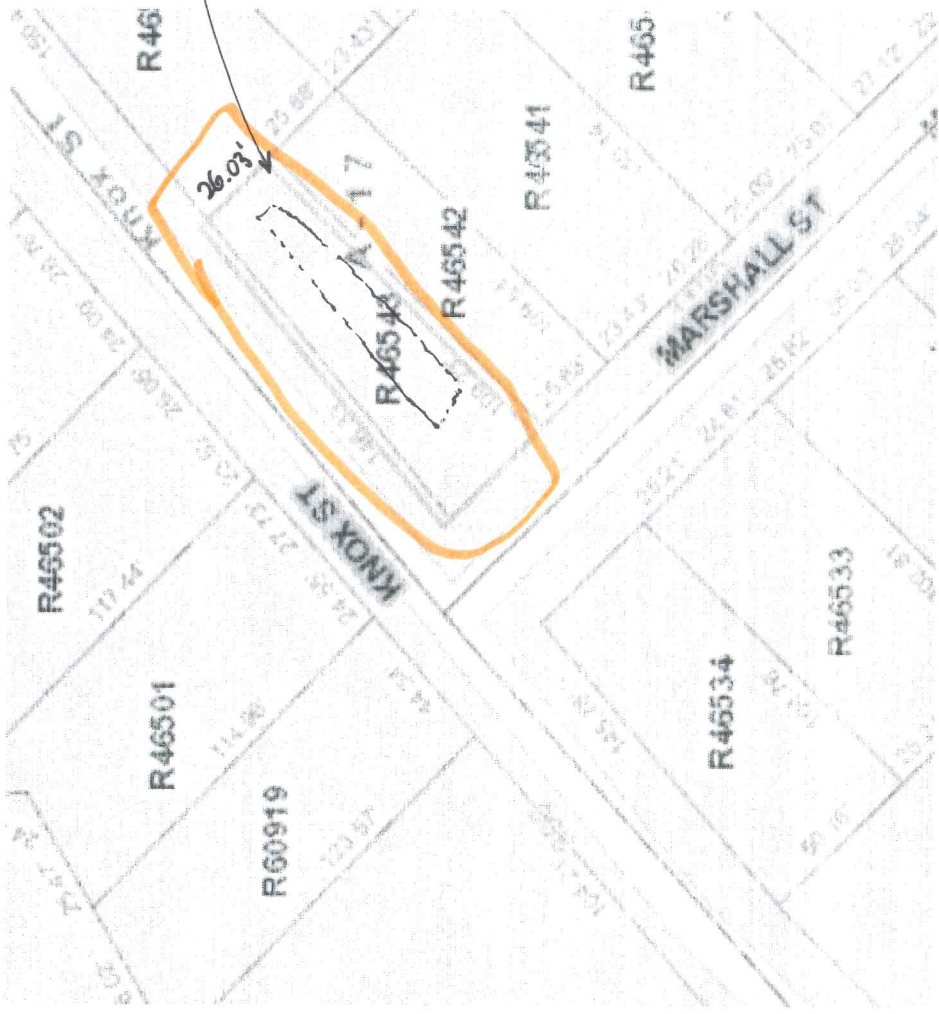
Thought this almost useless piece of a property has been losing tax revenues for the last 16 years, I have been successful previously at taking these small properties and putting them to good use. These risks don't always pay off for me, but I can many times find an adjacent property for sale to combine with it, or sell to an adjacent property owner. I believe the risk and condition of the subject property does not warrant a bid any higher. Please provide me a reply as soon as you are able.

Cordially,



Dean T. Cherer
Major, USAF, Ret.

Encl: 1 personal check



Per Planning Dept
of San Marcos...

Set Backs:

- 15' off Knox street
- 5' off ADJ & CENY LOT
- 25' off MARSHALL ST.

Leaves 6' wide

AT SMALL END

& ABOUT 15' wide

AT LARGE END.

Don Chen

Account Summary

Luanne Caraway Tax Assessor-Collector, Hays County
712 S. Stagecoach Trail
San Marcos, TX 78666
Ph: 512-393-5545 Fax: 512-393-5517

Visit us at www.hayscountytax.com

Property: 11-9210-3300-01400-3
Quick Ref ID: R46543
Owner: HAYS COUNTY OF
Legal Description: VICTORY GARDENS, BLOCK 33, LOT 14, GEO
#335050741440 EXEMPT AS OF 1-6-04

HAYS COUNTY OF
712 S STAGECOACH TRL
SAN MARCOS, TX 78666-6073

Assessment Values
LAND HS: 0
LAND NHS: 5,760 Exemptions: EX
IMP HS: 0
IMP NHS: 0
AG MKT VALUE: 0
AG USE VALUE: 0

Tax Bill (Effective Date: 06/09/2017) **Balance Due if Paid By June 30, 2017:** **2,914.15**

Bill	Levy	Levy Balance	P & I	Collection Penalty	Date Paid	Amt Paid	Balance
2004							
City Of San Marcos	0.15	0.15	0.24	0.06		0.00	0.45
Hays County	0.12	0.12	0.19	0.05		0.00	0.36
San Marcos CISD	0.55	0.55	0.89	0.22		0.00	1.66
Special Road Dist	0.02	0.02	0.03	0.01		0.00	0.06
Totals	0.84	0.84	1.35	0.34		0.00	2.53
2003							
City Of San Marcos	13.56	13.56	23.46	5.55		0.00	42.57
Hays County	10.80	10.80	18.69	4.42		0.00	33.91
San Marcos CISD	46.08	46.08	79.72	18.87		0.00	144.67
Special Road Dist	2.04	2.04	3.52	0.83		0.00	6.39
Totals	72.48	72.48	125.39	29.67		0.00	227.54
2002							
City Of San Marcos	13.56	13.56	25.08	5.80		0.00	44.44
Hays County	10.80	10.80	19.98	4.62		0.00	35.40
San Marcos CISD	46.08	46.08	85.25	19.70		0.00	151.03
Special Road Dist	2.04	2.04	3.77	0.87		0.00	6.68
Totals	72.48	72.48	134.08	30.99		0.00	237.55
2001							
City Of San Marcos	13.56	13.56	26.70	6.04		0.00	46.30
Hays County	10.66	10.66	21.00	4.75		0.00	36.41
San Marcos CISD	41.17	41.17	81.10	18.34		0.00	140.61
Special Road Dist	2.19	2.19	4.31	0.98		0.00	7.48
Totals	67.58	67.58	133.11	30.11		0.00	230.80
2000							
City Of San Marcos	13.28	13.28	27.76	6.15		0.00	47.19
Hays County	10.31	10.31	21.55	4.78		0.00	36.64
San Marcos CISD	43.06	43.06	90.00	19.96		0.00	153.02
Special Road Dist	2.76	2.76	5.77	1.28		0.00	9.81
Totals	69.41	69.41	145.08	32.17		0.00	246.66
1999							
City Of San Marcos	13.28	13.28	29.34	6.39		0.00	49.01
Hays County	10.31	10.31	22.77	4.97		0.00	38.05

Account Summary

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San Marcos, TX 78666
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Property: 11-9210-3300-01400-3
Quick Ref ID: R46543
Owner: HAYS COUNTY OF
Legal Description: VICTORY GARDENS, BLOCK 33, LOT 14, GEO
#335050741440 EXEMPT AS OF 1-6-04

Tax Bill (Effective Date: 06/09/2017)

Balance Due if Paid By June 30, 2017:

2,914.15

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San Marcos CISD	41.58	41.58	91.90	20.03		0.00	153.51
Special Road Dist	2.76	2.76	6.10	1.33		0.00	10.19
Totals	67.93	67.93	150.11	32.72		0.00	250.76
1998							
City Of San Marcos	12.53	12.53	29.19	6.26		0.00	47.98
Hays County	10.92	10.92	25.44	5.46		0.00	41.82
San Marcos CISD	44.64	44.64	104.01	22.30		0.00	170.95
Special Road Dist	2.44	2.44	5.68	1.22		0.00	9.34
Totals	70.53	70.53	164.32	35.24		0.00	270.09
1997							
City Of San Marcos	12.53	12.53	30.70	6.49		0.00	49.72
Hays County	10.92	10.92	26.75	5.65		0.00	43.32
San Marcos CISD	39.97	39.97	97.93	20.69		0.00	158.59
Special Road Dist	2.44	2.44	5.98	1.26		0.00	9.68
Upper San Marcos	0.43	0.43	1.05	0.22		0.00	1.70
Totals	66.29	66.29	162.41	34.31		0.00	263.01
1996							
City Of San Marcos	12.67	12.67	32.56	6.78		0.00	52.01
Hays County	11.35	11.35	29.17	6.08		0.00	46.60
San Marcos CISD	40.46	40.46	103.98	21.67		0.00	166.11
Special Road Dist	1.83	1.83	4.70	0.98		0.00	7.51
Upper San Marcos	0.58	0.58	1.49	0.31		0.00	2.38
Totals	66.89	66.89	171.90	35.82		0.00	274.61
1995							
City Of San Marcos	13.25	13.25	35.64	7.33		0.00	56.22
Hays County	11.09	11.09	29.83	6.14		0.00	47.06
San Marcos CISD	43.34	43.34	116.59	23.99		0.00	183.92
Special Road Dist	1.56	1.56	4.20	0.86		0.00	6.62
Upper San Marcos	0.58	0.58	1.56	0.32		0.00	2.46
Totals	69.82	69.82	187.82	38.64		0.00	296.28
1994							
City Of San Marcos	13.25	13.25	37.23	7.58		0.00	58.06
Edwards Underground	0.28	0.28	0.78	0.16		0.00	1.22
Hays County	10.22	10.22	28.71	5.84		0.00	44.77
San Marcos CISD	41.28	41.28	115.99	23.59		0.00	180.86
Special Road Dist	1.73	1.73	4.86	0.99		0.00	7.58
Upper San Marcos	0.58	0.58	1.63	0.33		0.00	2.54
Totals	67.34	67.34	189.20	38.49		0.00	295.03
1993							
City Of San Marcos	13.25	13.25	38.82	7.81		0.00	59.88
Hays County	9.72	9.72	28.49	5.73		0.00	43.94
San Marcos CISD	44.64	44.64	130.80	26.31		0.00	201.75
Special Road Dist	2.46	2.46	7.20	1.44		0.00	11.10

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Upper San Marcos	0.58	0.58	1.70	0.34		0.00	2.62
Totals	70.65	70.65	207.01	41.63		0.00	319.29
Totals	762.24	762.24	1,771.78	380.13		0.00	2,914.15

Balance Due if Paid By June 30, 2017: 2,914.15

Pay By	Total Due
July 31, 2017	2,922.95
August 31, 2017	2,931.66
September 30, 2017	2,940.45