



PERDUE BRANDON  
FIELDER COLLINS & MOTT LLP

*ATTORNEYS AT LAW*

By: Patrick Woods

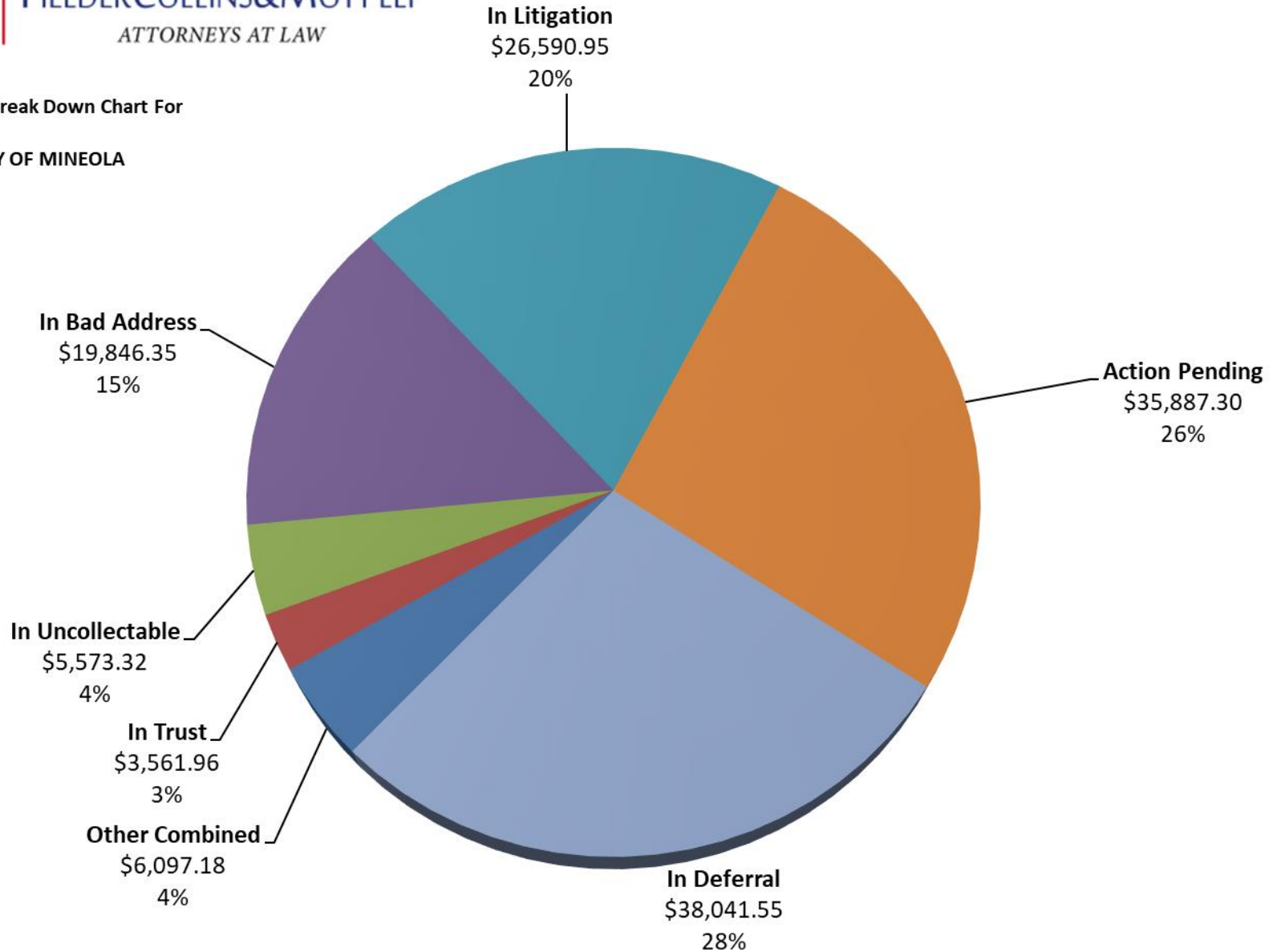


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Account Break Down Chart For

CITY OF MINEOLA

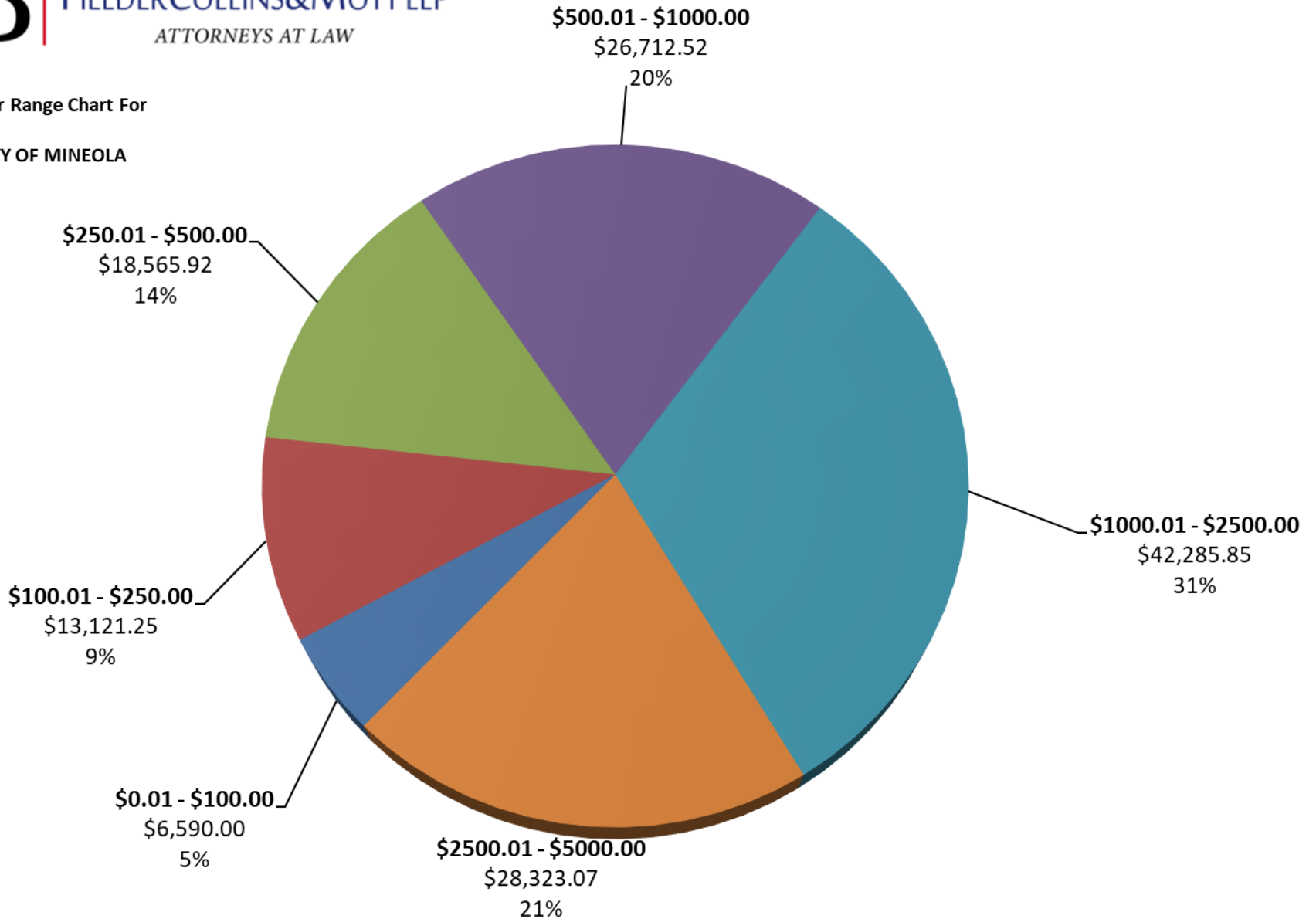




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Dollar Range Chart For

CITY OF MINEOLA

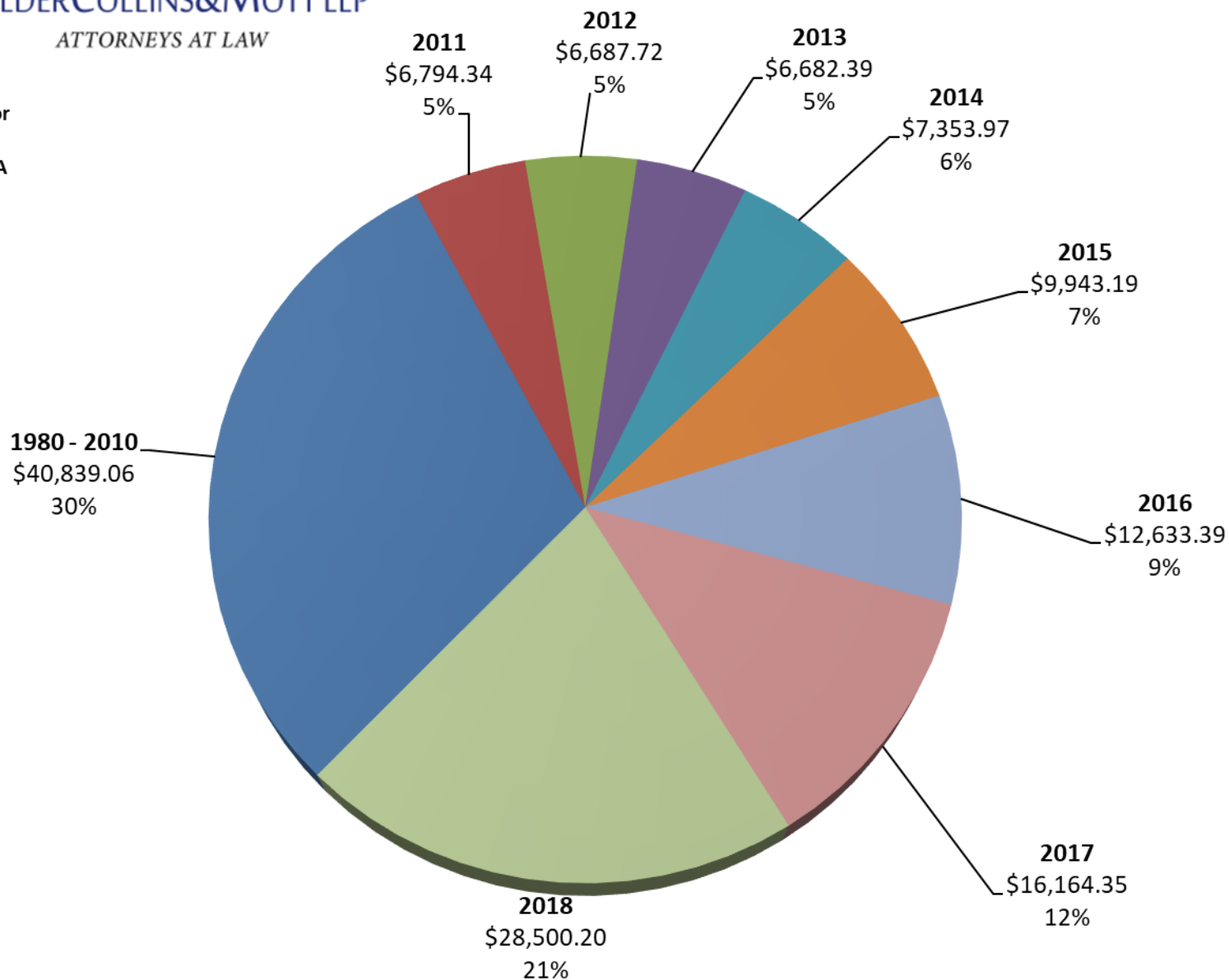




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Tax Year Chart For  
CITY OF MINEOLA





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**Texas Communities Group, LLC**

**DANNY BARRETT**

**Director**

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## **THE PROBLEM WITH PROBLEM PROPERTY**

Problem Properties

Value: **\$25,000 or less**

Taxes due: **\$ 1,500 or less**

Court Costs in a Regular Foreclosure:

**\$1,300+**



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## **TEXAS COMMUNITIES GROUP**

TAX WARRANT PROGRAM TO ADDRESS  
VACANT/ABANDONED PROBLEM PROPERTY

PHONE APP TO COMMUNICATE W/ A CITY'S CODE  
DEPARTMENT OR CITY STAFF/COUNCIL

MARKETING PROGRAM TO SELL TRUST PROPERTY



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## **TAX WARRANT PROGRAM**

5 CONSECUTIVE YEARS OF DELINQUENT TAXES  
OR 3 YEARS W/ A MUNICIPAL LIEN RECORDED

VACANT/ABANDONED FOR LAST 12 MONTHS

2-3 MONTH PROCESS

ANYWHERE FROM 10-40 PROPERTIES AT A TIME





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## **TRUST PROPERTY**

PROPERTIES NOT SOLD AT TAX SALE ARE “STRUCK-OFF” TO  
THE TAX ENTITIES

**TRUST PROPERTIES ARE EXEMPT WITH NO TAX REVENUE**

**TRUST PROPERTIES ALSO COST TO MAINTAIN**

**MAINTENANCE COSTS GENERALLY FALL TO THE CITY**



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## **MARKETING TRUST PROPERTY**

CATALOGS

SIGNAGE

ONLINE BID SYSTEM

MEDIA PRESENCE



## **COOPERATION WITH CODE DEPT**

PHONE APP TO IMPROVE COMMUNICATION

INCLUDE THE DEPARTMENT IN BID APPROVALS

RECOUP COSTS VIA INTERLOCAL AGREEMENT OR STATUTE