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August 1, 2025

ATASCOSA COUNTY, JOURDANTON INDEPENDENT SCHOOL DISTRICT AND CITY OF
JOURDANTON

Analysis of Bid Received on Trustee Property

CAUSE NO: 19-12-1100-CVA

STYLE OF CASE: ATASCOSA COUNTY, ET AL VS. COTFORD I, LTD.

LEGAL DESCRIPTION: 0.029 ACRES OF LAND, MORE OR LESS, OUT OF BLOCK 102, CITY OF JOURDANTON, ATASCOSA COUNTY, TEXAS; ACCORDING TO THE DEED RECORDED IN VOLUME 243, PAGES 886-890, DEED RECORDS ATASCOSA COUNTY, TEXAS; ACCOUNT NO. 62613

JUDGMENT DATE: JUNE 21, 2022 DATE OF ORIGINAL TAX SALE: NOVEMBER 1, 2022

MINIMUM BID: \$4,440.00 (ADJUDGED VALUE)

PROSPECTIVE BUYER: CITY OF JOURDANTON

AMOUNT OF BID: **\$500.00**

Amount Due for Post Judgment Year 2022: \$213.87 (as of August 2025)

TENTATIVE ACCOUNTING OF PROCEEDS PURSUANT TO § 34.06 & 34.02 OF THE TEXAS PROPERTY TAX CODE

Costs/ Taxing Entity	Judgment Amount/Years	Tax Percentage	Disbursement Amount
Publication Costs	\$153.00	n/a	\$0.00
District Clerk Court Costs	\$1,223.00	n/a	\$0.00
Abstract/Title Costs	\$250.00	n/a	\$0.00
Costs of Sale	\$58.00	n/a	\$0.00
Deed Fees	\$30.00	n/a	\$0.00
Sheriff	\$216.91	n/a	\$0.00
Total Costs Only	\$1,930.91	n/a	\$0.00
Atascosa County (2004-2021)	\$624.65	45.75%	\$0.00
Evergreen UWCD (2004-2021)	\$8.80	0.28%	\$0.00
Jourdanton ISD (2004-2021)	\$1,423.36	23.58%	\$0.00
City of Jourdanton (2004-2021)	\$583.84	30.39%	\$0.00
Total Taxes Only	\$2,640.65	100%	\$0.00
Total Taxes & Costs	\$4,571.56		

Suit Nbr	Account Nbr	Short Legal	Minimum Bid at Sale	Proposed Resale Bid	Adjudged Value
19-12-1100-CVA	62613	JOURDANTON BLK PT OF 102 0.029	\$4,440.00	\$500.00	\$4,440.00

EXHIBIT A

Atascosa CAD Property Search

Property ID: 62613 For Year 2024

Property Details

Account		
Property ID:	62613	Geographic ID: 02330-00-102-000101
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:		
Map ID:		Mapsco:
Legal Description:	JOURDANTON BLK PT OF 102 0.029	
Abstract/Subdivision:	S02330	
Neighborhood:	(CJO 97) CJO 97 COMM	
Owner		
Owner ID:	73061	
Name:	ATASCOSA COUNTY TRUSTEE	
Agent:		
Mailing Address:	1001 OAK ST JOURDANTON, TX 78026	
% Ownership:	100.0%	
Exemptions:	EX-XV - For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$6,420 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	
Market Value:	\$6,420 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value:	
Appraised Value:	\$6,420 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	
Assessed Value:	\$6,420
Ag Use Value:	\$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: ATASCOSA COUNTY TRUSTEE

Entity	Description	Tax Rate	Market Value	Taxable Value
CJO	CITY OF JOURDANTON	0.740000	\$6,420	\$0
GAT	ATASCOSA COUNTY	0.408738	\$6,420	\$0
WEV	EVERGREEN WATER DIST	0.004365	\$6,420	\$0
CAD	County Appraisal District	0.000000	\$6,420	\$0
FMLR	FARM TO MARKET ROAD	0.074150	\$6,420	\$0
SJO	JOURDANTON ISD	1.019800	\$6,420	\$0

Total Tax Rate: 2.247053

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
CC	COMMERCIAL LOT	0.03	1,267.00	0.00	0.00	\$6,420	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$0	\$6,420	\$0	\$6,420	\$0	\$6,420
2023	\$0	\$6,420	\$0	\$6,420	\$0	\$6,420
2022	\$0	\$5,640	\$0	\$5,640	\$0	\$5,640
2021	\$0	\$4,890	\$0	\$4,890	\$0	\$4,890
2020	\$0	\$4,440	\$0	\$4,440	\$0	\$4,440
2019	\$0	\$4,440	\$0	\$4,440	\$0	\$4,440
2018	\$0	\$4,440	\$0	\$4,440	\$0	\$4,440
2017	\$0	\$4,440	\$0	\$4,440	\$0	\$4,440
2016	\$0	\$4,440	\$0	\$4,440	\$0	\$4,440

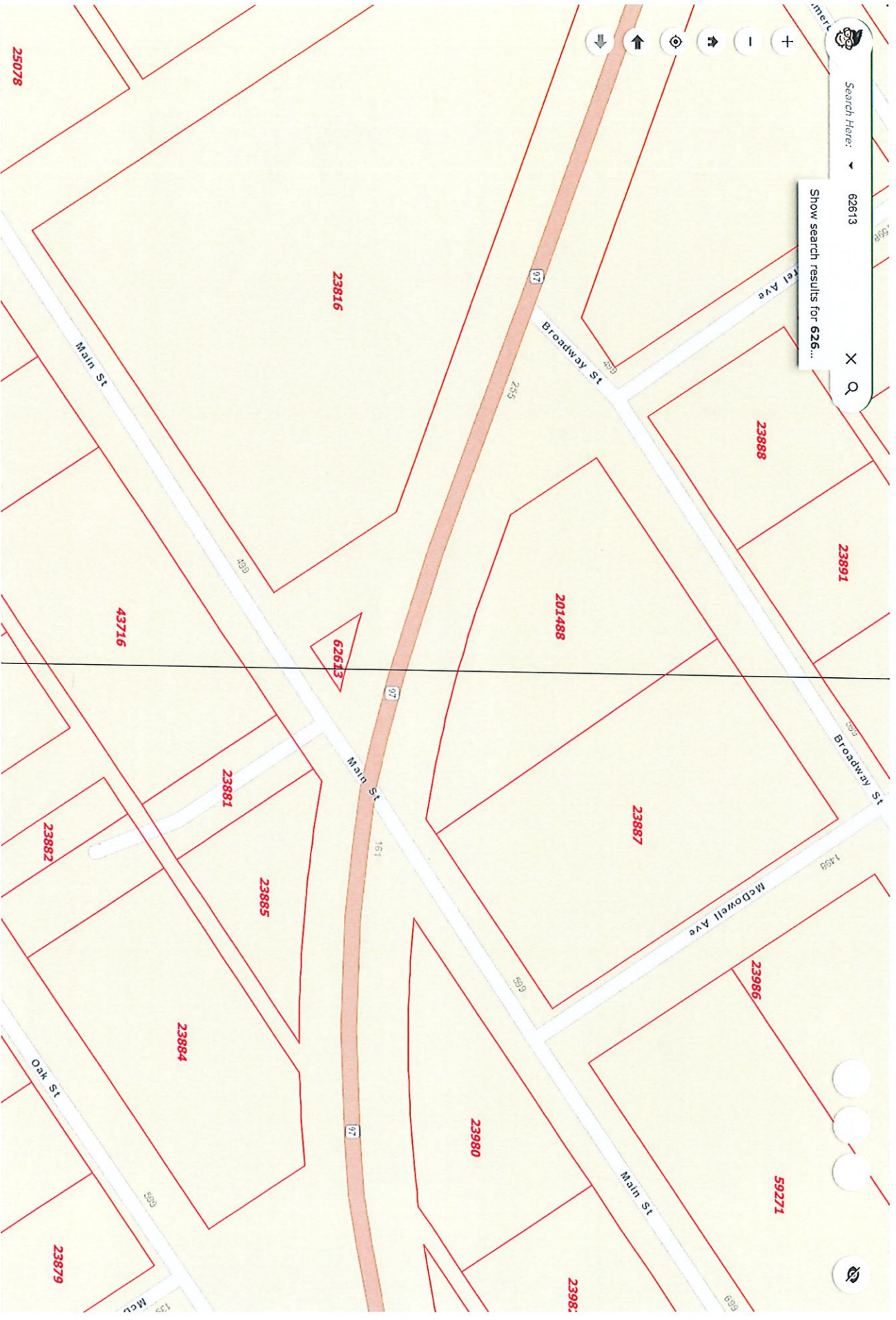
Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
8/13/2003	SWD	SPECIAL WARRANTY DEED	SIMMS A L ESTATE	COTFORD I LTD	243	886	0
11/28/2022	SD	SHERIFFS DEED	COTFORD I LTD	ATASCOSA COUNTY TRUSTEE			230122

ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Cad Value	Board's Determination Of Value	ARB Determination
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Search Here: 62613
Show search results for 626...



28°59'04"N, 98°32'58"W

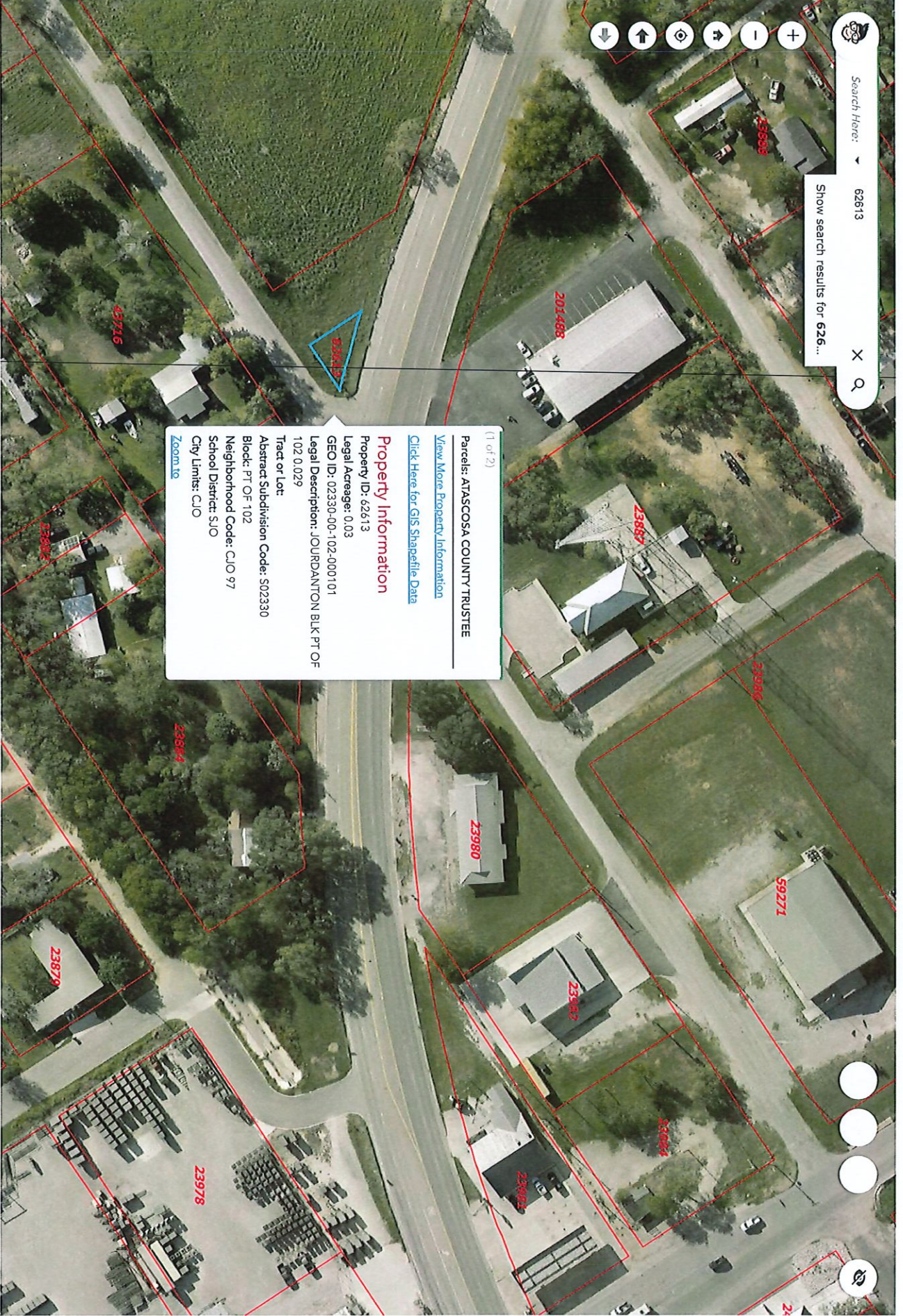
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Search Here: 62613

Show search results for 626...



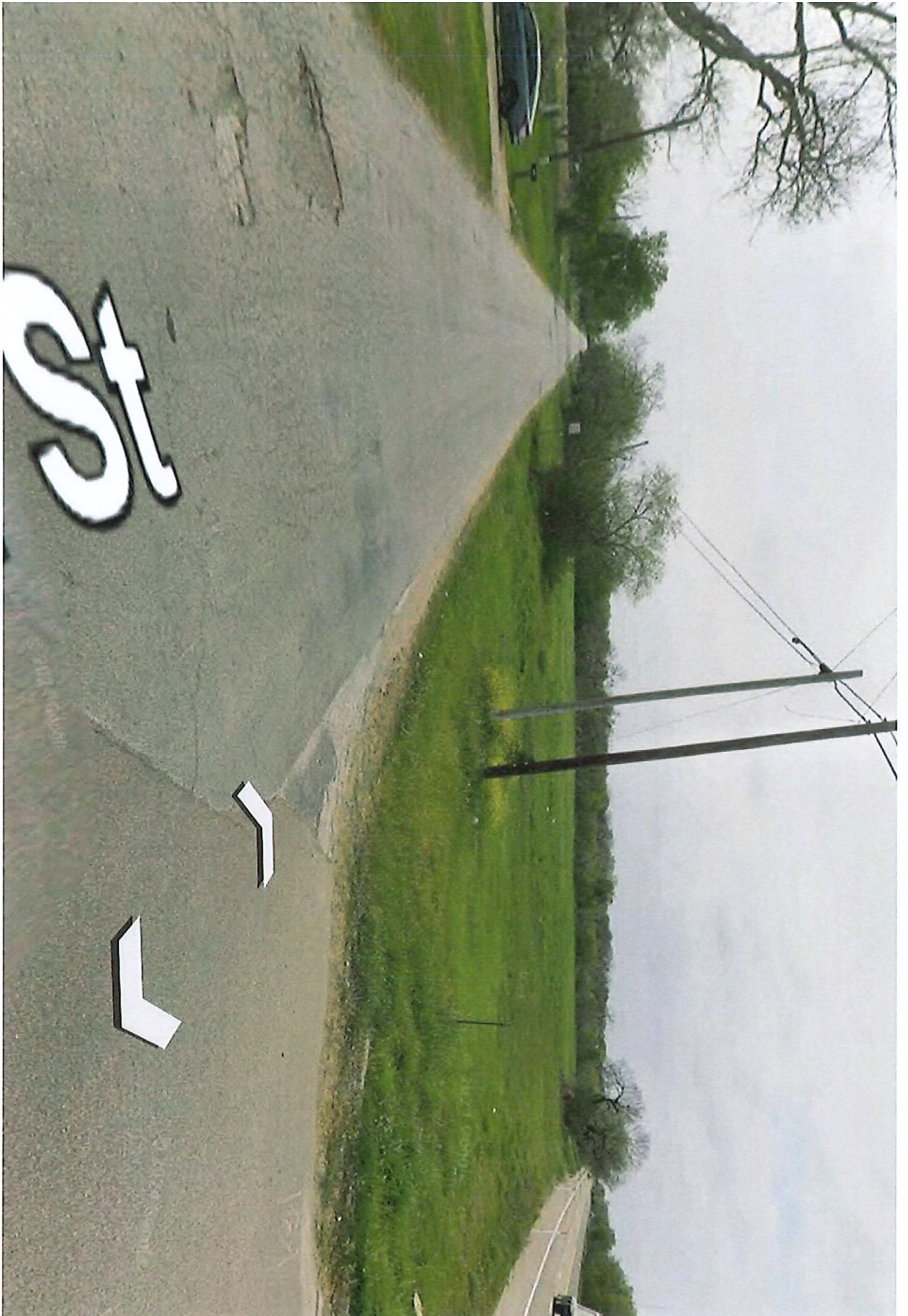
(1 of 2)
 Parcels: ATASCOSA COUNTY TRUSTEE
[View More Property Information](#)
[Click Here for GIS Shapefile Data](#)

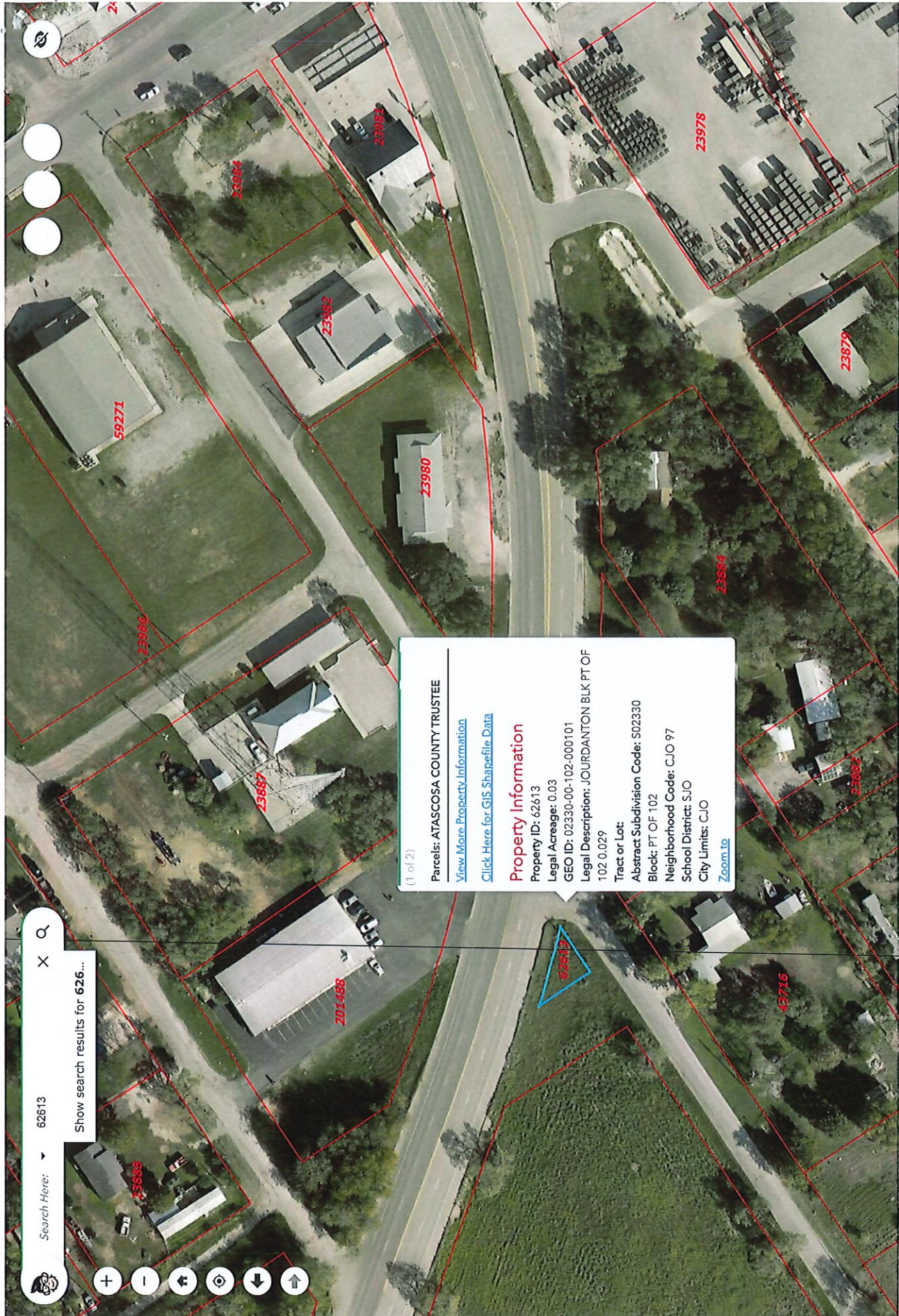
Property Information

Property ID: 62613
 Legal Acreage: 0.03
 GEO ID: 02330-00-102-000101
 Legal Description: JOURDANTON BLK PT OF 102 0.029
 Tract or Lot:
 Abstract Subdivision Code: S02330
 Block: PT OF 102
 Neighborhood Code: CJO 97
 School District: SJO
 City Limits: CJO
[Zoom to](#)

28°55'04"N 98°27'57"W







(1 of 2)

Parcels: ATASCOSA COUNTY TRUSTEE

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