

## Monica Badillo

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**From:** TJ Arredondo <tj.arredondo@hchd.org>  
**Sent:** Thursday, July 18, 2013 1:19 PM  
**To:** valde.guerra@co.hidalgo.tx.us  
**Cc:** 'Raul Sesin'; 'Monica Badillo'  
**Subject:** FW: 744791 policy  
**Attachments:** Hidalgo Appraisal District Property Detail.PDF

FYI

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**From:** Steve Crain [mailto:scrain@atlashall.com]  
**Sent:** Thursday, July 18, 2013 10:47 AM  
**To:** 'TJ Arredondo'  
**Subject:** FW: 744791 policy

TJ: Please see below re the Elkins sale to Hidalgo County. The 2006 taxes were prorated to the closing date of the sale by Elkins to Hidalgo County. The Settlement Statement shows the proration of the 2006 taxes as reducing the purchase price the County paid for the property.

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**From:** Guy Huddleston [mailto:Guy.Huddleston@edwards-titleco.com]  
**Sent:** Monday, July 15, 2013 11:48 AM  
**To:** Steve Crain  
**Subject:** RE: 744791 policy

Steve.

You inquired about Hidalgo County showing taxes due from 2006 in the amount of \$1101.41.

We performed an investigation of the taxes due and additional information you forwarded.

I reviewed the additional information you forwarded and I reviewed information we obtained from the Hidalgo Appraisal District. I did not review our file.

We offer the following:

On April 6, 2006, James C. Elkins conveyed by GENERAL WARRANTY DEED to the County of Hidalgo the North 377.50 feet of Lot Seven (7), Block Two (2), MID-VALLEY INDUSTRIAL PARK, or 2.037 acres. The GENERAL WARRANTY DEED was filed on April 13, 2006.

For the 2005 tax year, the Hidalgo Appraisal District assigned Tax Account Number M4010-00-002-0007-00 to all of Lot Seven (7), Block Two (2), MID-VALLEY INDUSTRIAL PARK. The Appraised Value of the land was \$243,957.

For the 2006 tax year, the Hidalgo Appraisal District assigned Tax Account Number M4010-00-002-0007-00 to the South 493.2 feet of Lot Seven (7), Block Two (2), MID-VALLEY INDUSTRIAL PARK. The Appraised Value of the land was \$181,758.

For the 2006 tax year, the Hidalgo Appraisal District created a new account number, Tax Account Number M4010-00-002-0007-05, and assigned it to the North 377.5 feet of Lot Seven (7), Block Two (2), MID-VALLEY INDUSTRIAL PARK. The Appraised Value of the land was \$62,099.

The 2006 tax amount without exemptions for Tax Account Number M4010-00-002-0007-05 was \$1,780.13.

Attached is a copy of the Hidalgo Appraisal District 2005 and 2006 Property Detail for Tax Account Number M4010-00-002-0007-00 and the 2006 Property Detail Tax Account Number M4010-00-002-0007-05.

The Hidalgo Appraisal District prorated the 2006 tax amount for Tax Account Number M4010-00-002-0007-05 to the date of the conveyance to the County of Hidalgo. The balance of the 2006 tax amount was exempted. The prorated 2006 tax amount was \$502.35 and is shown on the Tax Statement included with the additional information you forwarded.

The transaction closed on April 13, 2006.

Any taxes that accrued in 2006 would be the obligation of the Buyer to pay.

Item 5 of Schedule B of the Owner's Policy of Title Insurance excepts to taxes for 2005 and subsequent years. The Owner's Policy of Title Insurance does not provide coverage for 2006 taxes.

Unless you have additional information you feel we should consider, we will take no further action.

Sincerely,

**Guy Huddleston**

President

Cameron County Division

**Edwards Abstract and Title Co.**

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🌐 Please visit us on the web at <http://www.edwards-titleco.com>



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**From:** Guy Huddleston [<mailto:Guy.Huddleston@edwards-titleco.com>]

**Sent:** Thursday, July 11, 2013 11:50 AM

**To:** [scrain@atlashall.com](mailto:scrain@atlashall.com)

**Subject:** FW: 744791 policy

Good morning Steve.

Your email below has been forward to me.

We will perform an investigation of the taxes due and the additional information you forwarded in a subsequent email. I will report back to you as soon as the investigation is complete.

Thank you.

Sincerely,

Guy Huddleston

President

Cameron County Division

**Edwards Abstract and Title Co.**

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Brownsville TX, 78520-8536

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☎ Fax (956) 289-4374

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🌐 Please visit us on the web at <http://www.edwards-titleco.com>



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**From:** Steve Crain [<mailto:scrain@atlashall.com>]

**Sent:** Wednesday, July 10, 2013 3:07 PM

**To:** Shilo Ruiz

**Subject:** RE: 744791 policy

Hidalgo County is showing taxes due on this property from 2006 of \$1101.41. Please advise. Thanks.

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**From:** Shilo Ruiz [<mailto:Shilo.Ruiz@edwards-titleco.com>]

**Sent:** Wednesday, July 10, 2013 2:53 PM

**To:** 'scrain@atlashall.com'

**Subject:** 744791 policy

Shilo Ruiz

Edwards Abstract and Title Co.

Phone (956) 682-4951 | Fax (956) 289-4339

<http://www.edwards-titleco.com>

-----Original Message-----

From: Shilo Ruiz

Sent: Wednesday, July 10, 2013 9:28 AM

To: Shilo Ruiz

Subject:



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