



Honorable Andrea K. Jankoski
Bandera County
Tax Assessor-Collector
Election Official

403 12th Street
P.O. Box 368
Bandera, TX
78003-0368
Phone: (830) 796-3731
Metro: (830) 460-7570
Fax: (830) 796-8140

email: andrea.j@banderacounty.org

Purchasing Land Held in Trust Explanation

There are two ways that property ends up on the Land Held in Trust List:

1. A property owner gifts the property to the County in lieu of Taxes. These properties appear on the list as a "Gift" and can be purchased for the value of the property, when the property was gifted to the County, plus a \$30.00 deed fee.
2. The County filed suit against a property, went through the foreclosure process and took the property to auction but the property was not bid on. These properties will have a suit number on them. The sale price for these properties is the lesser of either; the total **Taxes and Court Costs** versus the **value** on the property when the County took judgement, plus a \$30.00 deed fee.

We do also accept bids for properties on the Land Held in Trust List. There is no minimum bid to guarantee purchase, but they usually only approve 50% of the value or more. The only guarantee is to pay full price for the property, as I explained above. The bid process can take some time as it has to go before the Commissioner's Court for approval and if approved it has to go before all other Taxing Entities for the Property. During this time, if someone comes into the office and pays full price (the two options above) we will sell the property, as it is on a first come first serve basis. If you want to place a bid, you will submit it to the Tax Assessor-Collector, Rebekah Dolphus, who then takes to Commissioner's Court. The Tax Assessor-Collector will not be taking bids to the Commissioner's Court between the months of October and January as this is our busy time.

Once we receive payment for the property, whether you paid full price or if you submitted a bid and it was approved, we will give you a hand-written receipt. We will then contact our Attorney to draw up a deed that our office will file with the County Clerk. This process can take some time, as we have to get the deed, get all appropriate signatures and get the deed filed. Once we have the deed, we can either mail it to you or call you to come by and pick up.

Our office does not keep track of utilities, flood zones, restrictions or Home Owner Associations for the properties. It would be the purchaser's responsibility to do this research before purchasing the land from our office.

Bandera County Tax Office
Phone # 830-796-3731
Fax # 830-796-8140



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SOLD LAND HELD IN TRUST

Date of Sale: _____

Property ID and Legal Description:

Name of Buyer (the way it will appear on deed):

Mailing address:

Phone Number: _____

Sales Price: \$ _____ Taxes \$ _____ Value \$ _____ Bid

Deed Fee: \$ _____

District Court Cost: \$ _____

(Please check box) Suit#: _____ or Gift

\$ _____ Total

Signature: _____
(Bandera Deputy Clerk)



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Date: _____

To Whom It May Concern,

I, _____, would like to place a bid on the following properties:

PID	Legal	Value	Suit#	Court Cost	Taxes Due	Bid

Sincerely,

Name: _____
Address: _____
Phone: _____
Email: _____

**The Court cost can be verified at the District Clerk's Office 830-796-4606