

Hear annual report from delinquent tax attorneys.

Deborah Hunt County Tax Assessor-Collector requested Harvey M. Allen with McCreary Veselka Bragg & Allen, P.C. give a report on the delinquent taxes.

Mr. Allen stated their office sent out over 17,000 notices, filed 263 lawsuits, obtained 130 judgments, three tax sales, etc.

Commissioner Mehevec requested they work with the City of Thrall to help with delinquent properties. Mr. Allen stated these lots are described as small acreage and a survey is needed to obtain a legal description. Also, it is necessary to obtain the name of the legal owner.

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McCREARY, VESELKA, BRAGG & ALLEN, P.C.
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GEORGETOWN, TEXAS 78626-5701

June 18, 1998

Mrs. Deborah M. Hunt
Tax Assessor-Collector
Williamson County
710 South Main, Suite 102
Georgetown, Texas 78626

RE: Delinquent Property Tax Collection Activity Report For The Period of July 1, 1997 through June 15, 1998

Dear Deborah:

The Williamson County Tax Office has collected **\$1,104,967.08 in delinquent property taxes and accrued penalties and interest** during the twelve month period from June 1, 1997 through May 31, 1998. This is a **18.83 percent increase** in the amount collected over the previous twelve month period.

The following is a Delinquent Property Tax Collection Activity Report For The Period of July 1, 1997 through June 15, 1998 for the information of the Commissioners' Court and yourself. This report details the activities undertaken to collect the delinquent taxes owed to Williamson County. This report also briefly explains the procedures we follow to insure that each property owner is notified of their tax delinquency, and the legal steps that will be taken when payment of the taxes is not voluntarily made.

TAXPAYER NOTIFICATION - Our experience has proven that the right notice to the right person at the right time results in the payment of taxes to our client. For this reason, McCreary, Veselka, Bragg & Allen sends a series of letters to property owners both before and after we have filed a delinquent tax suit against a property owner and the property. We send notices of delinquency at least three times each year.

Many delinquent accounts are collected as a result of giving the proper attention to finding the correct address of a property owner. Delinquent accounts with unknown or incorrect addresses are researched by the Firm through the use of the telephone directories, City Directories, utility records, voter registration records, assumed name files and the records of the Secretary of State. When the Firm obtains new addresses, notices are immediately sent informing the property owner of their tax delinquency and the need for prompt payment of the delinquent taxes. The Firm simultaneously notifies the Tax Office of the new address so that the tax records can be updated.

On July 18, 1997, McCreary, Veselka, Bragg & Allen mailed 6,279 notices of delinquency. We received numerous requests for payout agreements as a result of these notices as well as a significant number of payments. We were also able to identify some problem accounts as a result of the mailing which will require investigation and possible action by the Appraisal District.

On October 1, 1997 we prepared and mailed 2,757 second notices of delinquency.

On March 19, 1998, MVBA prepared and mailed 10,351 tax statements on all tax accounts including the current tax year.

On May 15, 1998, we prepared and mailed 6,850 notices of delinquency, including the current tax year, which fulfilled the requirements of Section 33.07 of the Property Tax Code.

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