

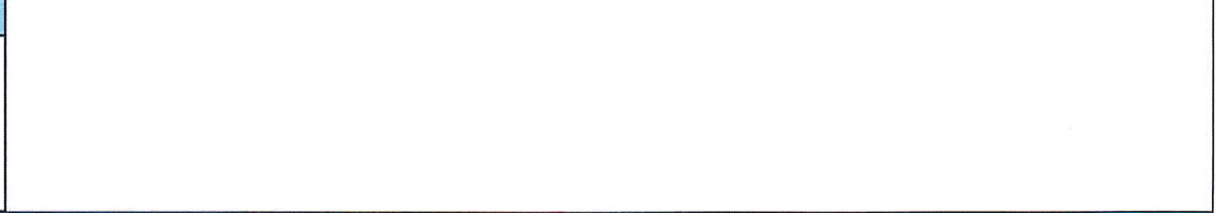
BUILDING DESCRIPTION	BUILDING SKETCH
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VALUATION METHOD:
 USE CODE:
 STYLE:
 FOUNDATION:
 EXTERIOR WALL 1:
 EXTERIOR WALL 2:
 ROOF STRUCTURE:
 ROOF COVER:
 BEDROOMS:
 FULL BATHS:
 HALF BATHS:
 ADDITIONAL FIXTURES:
 FIREPLACE TYPE/CNT/OPN/CH:
 ELEVATOR TYPE/COUNT/STOPS:
 PHYS OVERRIDE:
 ECONOMIC DEPRECIATION:
 FUNCTIONAL DEPRECIATION:
 SPECIAL CONDITION CODE:
 SPECIAL CONDITION VALUE:
 DESCRIPTION:
 REMARKS:
 HEATED SQUARE FEET:



BUILDING COMPUTATION

REPLACEMENT COST NEW
 PHYSICAL DEPRECIATION
 FUNCTIONAL DEPRECIATION
 ECONOMIC DEPRECIATION
 % COMPLETE
 REPLACEMENT COST NEW LESS DEPRECIATION



BUILDING SECTION DETAIL													
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TYPE	AREA	Wall Ht	#ST	HEAT TYPE	HEAT%	AIR%	SPK%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
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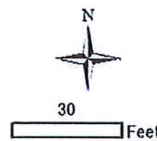
Property Report for 7592-65-6317

9/24/2024



— Centerlines

▭ Parcels



"WARNING: THIS IS NOT A SURVEY!" This map is prepared for inventory of real property within Jackson County. It is compiled from recorded deeds, plats, and public data records. Users of this map are hereby notified that the aforementioned public information sources should be consulted for verification. Jackson County or any County representative assumes no legal responsibility for the contents of this map.

<p>Parcel Information</p> <p>Parcel ID: 7592-65-6317 Parcel Address: LT 34 FLYAWAY CIR Neighborhood Name: Holly Forest Property Description: LT 34 UN 14 HOLLY FOREST Sale Date: 2023-11-03 Sale Price: \$0 Plat Reference: 4/719 Transferring Reference: 2366/533 Township: CASHIERS Assessed Acres: 0.2</p>	<p>Ownership Information</p> <p>Owner Name #1: COUNTY OF JACKSON Owner Name #2: None Mailing Address 1: 401 GRINDSTAFF COVE RD STE 207 Mailing Address 2: None City/State/Zip: SYLVA NC 28779 Owner Account: 76990</p>	<p>Tax/Value Information</p> <p>Fire District: CASHIERS 5 MI Building Value: \$0 Land Value: \$12,500 Assessed Total Value: \$0</p> <p>Zoning Information</p> <p>Zoning District: None Zoning Area: None</p>
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County Foreclosures

PIN#	Assessed Value	Previous Owner	Property Description	Total Costs	Add. Taxes	Deed Recorded	Comments
7662-23-2593	\$27,260	Bush, Bonnie	Lt 12 Hickory Ridge	\$ 9,500.00	\$ 103.59	6/2024	
7592-65-6317	\$12,500	Clark, Rennie Jr	Lt 34 Un 14 Holly Forest	\$ 3,360.00	\$ -	11/2023	
8502-42-6606	\$12,500	Clark, Rennie Jr	Lt 62 Un 6 Holly Forest	\$ 3,240.00	\$ -	11/2023	SOLD
7622-66-5196	\$22,420	Cunningham, Diane	Kittyhawk Rd of Dicks Creek Rd	\$ 8,800.00	\$ 85.20	1/2024	
7545-48-4058	\$12,000	DelVecchio, Robert	Lt 61 Ph 2 Bear Pen	\$ 10,400.00	\$ -	4/2016	SOLD
7556-74-2791	\$45,000	Heino, Olga	Lt 71 Still Woods Trl, River Rock	\$ 10,700.00	\$ -	7/2024	
7527-20-6106	\$11,480	Simmons, Brandi	Singing Ridge off Sassafrass	\$ 5,200.00	\$ -	11/2023	
7642-30-9959	\$10,290	Thomas, Hoy Heirs	Chipper Curve Rd	\$ 7,800.00	\$ 39.10	4/2024	
7559-94-6474	\$23,050	Kevlin, John	Lt 15 Bel-Aire Estates			1/2012	Must have a minimum bid of \$50,000 for all three Bel-Aire Estates lots
7559-94-6269	\$24,270	Kevlin, John	Lt 11 Bel-Aire Estates			1/2012	
7559-94-4268	\$25,490	Kevlin, John	Lt 10 Bel-Aire Estates			1/2012	

The Jackson County Board of Commissioners wishes to recoup the total costs that were incurred to the County during the foreclosure process. If Jackson County has owned the foreclosed property more than one (1) year, all offers will be submitted to the Board of Commissioners for approval.

Please contact Kerri Tucker, Executive Assistant to the County Manager, for questions regarding the purchase of these foreclosed properties. kerritucker@jacksonnc.org or (828) 631-2207



**RESOLUTION OF THE JACKSON
COUNTY COMMISSIONERS TO AUTHORIZE
THE SALE OF PROPERTY**

WHEREAS, the County of Jackson, hereinafter County, owns certain property, being all of Lot 34, Unit 14, Holly Forest, PIN #7592-65-6317 containing approximately 0.20 acres. Being located in Cashiers Township as further described in Deed Book 2366, Page 533 of the Jackson County Public Registry; and

WHEREAS, North Carolina General Statute §160A-269 permits the County to sell property by upset bid, after receipt of an offer for the property; and

WHEREAS, the County has received an offer to purchase the property described above, in the amount of \$3,360.00 as submitted by Wilson Ribeiro, Jr.; and

WHEREAS, Wilson Ribeiro, Jr. paid the required five percent (5%) deposit on the offer.

**NOW THEREFORE, THE JACKSON COUNTY BOARD OF COMMISSIONERS
RESOLVES THAT:**

1. The Jackson County Board of Commissioners authorizes the sale of the property described above through the upset bid procedure of North Carolina General Statute § 160A-269.
2. The Clerk to the Board of Commissioners shall cause a notice of the proposed sale to be published. The notice shall describe the property and the amount of the offer, and shall state the terms under which the offer may be upset.
3. Any person may submit an upset bid to the Clerk to the Board of Commissioners within 10 days after the notice of sale is published. Once a qualifying higher bid has been received, that bid will become the new offer.
4. A qualifying higher bid is one that raises the existing offer by not less than ten percent (10%) of the first \$1,000.00 of that offer and five percent (5%) of the remainder of that offer.
5. A qualifying higher bid must also be accompanied by a deposit in the amount of five percent (5%) of the bid; the deposit may be made in cash, cashier's check, or certified check. The County will return the deposit on any bid not accepted, and will return the deposit on an offer subject to upset if a qualifying higher bid is received.
6. The terms of the final sale are that the Board of County Commissioners must approve the final high offer before the sale is closed, which it will do by Motion within 30 days after the final upset bid period has passed, and the buyer must pay with cash at the time of closing.

7. The County reserves the right to withdraw the property from sale at any time before the final high bid is accepted and the right to reject at any time all bids.
8. If no qualifying upset bid is received after the initial public notice, the offer set forth above is hereby accepted. The appropriate County officials are authorized to execute the instruments necessary to convey the property to Wilson Ribeiro, Jr.

Adopted October 01, 2024.

JACKSON COUNTY BOARD OF COMMISSIONERS

By: _____
MARK A. LETSON, Chairman

Attest:

ANGELA M. WINCHESTER, Clerk to the Board