

COUNTY OF JACKSON

INITIAL BID FORM

I (we) hereby submit a bid and offer to purchase certain tax foreclosure property within the County of Jackson.

The property is identified in the tax office as:

PARCEL ID# 7575-73-3611

STREET ADDRESS/BRIEF DESCRIPTION 636 FORTIETH AND PLUM RD

BID IN THE AMOUNT OF: \$40,000.00 LT 28 HAMPTON SPRINGS

I (we) understand that the County does not offer any guarantee of title nor provide a title search or title insurance and that this property will be sold by non-warranty deed. I (we) further understand that the County is selling the property "as is" and that the County will pay no outstanding or prior dues, liens, taxes or judgements of any kind. If this offer is accepted by the County of Jackson and the bid is not upset after advertisement as by law required I (we) request the County of Jackson prepare a non-warranty deed in the following name(s) as Grantee(s):

Tyler Davis

I (we) understand that I (we) will be responsible for all expenses involved in drawing up and recording the deed.

Upon notification that my offer is accepted and there have been no upset bids following the required upset bid period, I (we) will pay the balance of the purchase price in full by cash or certified check.

NAME: TYLER DAVIS

ADDRESS: 664 RIVERBEND RD, SYLVA, NC 28779

EMAIL: tylerdpro@gmail.com

TELEPHONE: 828-507-4952

Tyler Davis 1/5/24
Signature/Date

Signature/Date

County Foreclosures

PIN#	Assessed Value	Previous Owner	Property Description	Total Costs	Add. Taxes	Deed Recorded	
7592-65-6317	\$12,500	Clark, Rennie Jr	Lt 34 Un 14 Holly Forest	\$3,360.00	\$ -	10/2023	
8502-42-6606	\$12,500	Clark, Rennie Jr	Lt 62 Un 6 Holly Forest	\$3,240.00	\$ -	10/2023	
7545-48-4058	\$12,000	DelVecchio, Robert	Lt 61 Ph 2 Bear Pen	\$10,400.00	\$ -	4/2016	
7575-73-3611	\$208,200	Markopulos, Zisimos Heirs	Lt 28 Hampton Springs	\$28,374.00	\$ -	11/2022	
7527-20-6106	\$11,480	Simmons, Brandi	Singing Ridge off Sassafrass	\$ 5,200.00	\$ -	11/2023	
7559-94-6474	\$23,050	Keylin, 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	Keylin, John	Lt 11 Bel-Aire Estates			1/2012	
7559-94-4268	\$25,490	Keylin, John	Lt 10 Bel-Aire Estates			1/2012	

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

COUNTY OF JACKSON
 401 GRINDSTAFF COVE RD STE 207
 SYLVA, NC 28779-3244
 ACCOUNT NUMBER: 76990

Jackson County, North Carolina

Parcel: 7575733611
 Tax Year: 2024
 Reval Year: 2021
 Appraised By: JEM on 10/18/2023
 Information Source: E - Estimate

Tax Districts
 General County Tax, Cashiers Fire Tax

PARCEL INFORMATION	PROPERTY DESCRIPTION	VALUE SUMMARY																				
Address: 636 FORTIETH AND PLUM RD Neighborhood: 15032 - Hampton Springs Road Type: T - Dirt Private Township: 15 - HAMBURG Utilities: S-1, W-1 View:	LT 28 HAMPTON SPRINGS 1.5400 AC <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <thead> <tr style="background-color: #e1f5fe;"> <th colspan="4">PERMIT INFORMATION</th> </tr> <tr> <th style="width: 10%;">Code</th> <th style="width: 15%;">Date</th> <th style="width: 35%;">Permit #</th> <th style="width: 40%;">Amount</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	PERMIT INFORMATION				Code	Date	Permit #	Amount													LAND: 40,000 BUILDING: 168,200 OBXF: 0 MARKET VALUE: 208,200 DEFERRED AMOUNT: 0 EXEMPT VALUE: 208,200 NET TAXABLE: 0
PERMIT INFORMATION																						
Code	Date	Permit #	Amount																			

NOTES	SALES INFORMATION												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">Date</th> <th style="width: 25%;">Sales Price</th> <th style="width: 15%;">Valid</th> <th style="width: 45%;">Book/Page</th> </tr> </thead> <tbody> <tr> <td>11/30/2022</td> <td> </td> <td style="text-align: center;">N</td> <td>2347/748</td> </tr> <tr> <td>4/30/2008</td> <td> </td> <td style="text-align: center;">N</td> <td>1742/336</td> </tr> </tbody> </table> <p>Plat Book: 00 Plat Card: 000</p>	Date	Sales Price	Valid	Book/Page	11/30/2022		N	2347/748	4/30/2008		N	1742/336
Date	Sales Price	Valid	Book/Page										
11/30/2022		N	2347/748										
4/30/2008		N	1742/336										

LAND DATA - MARKET VALUE

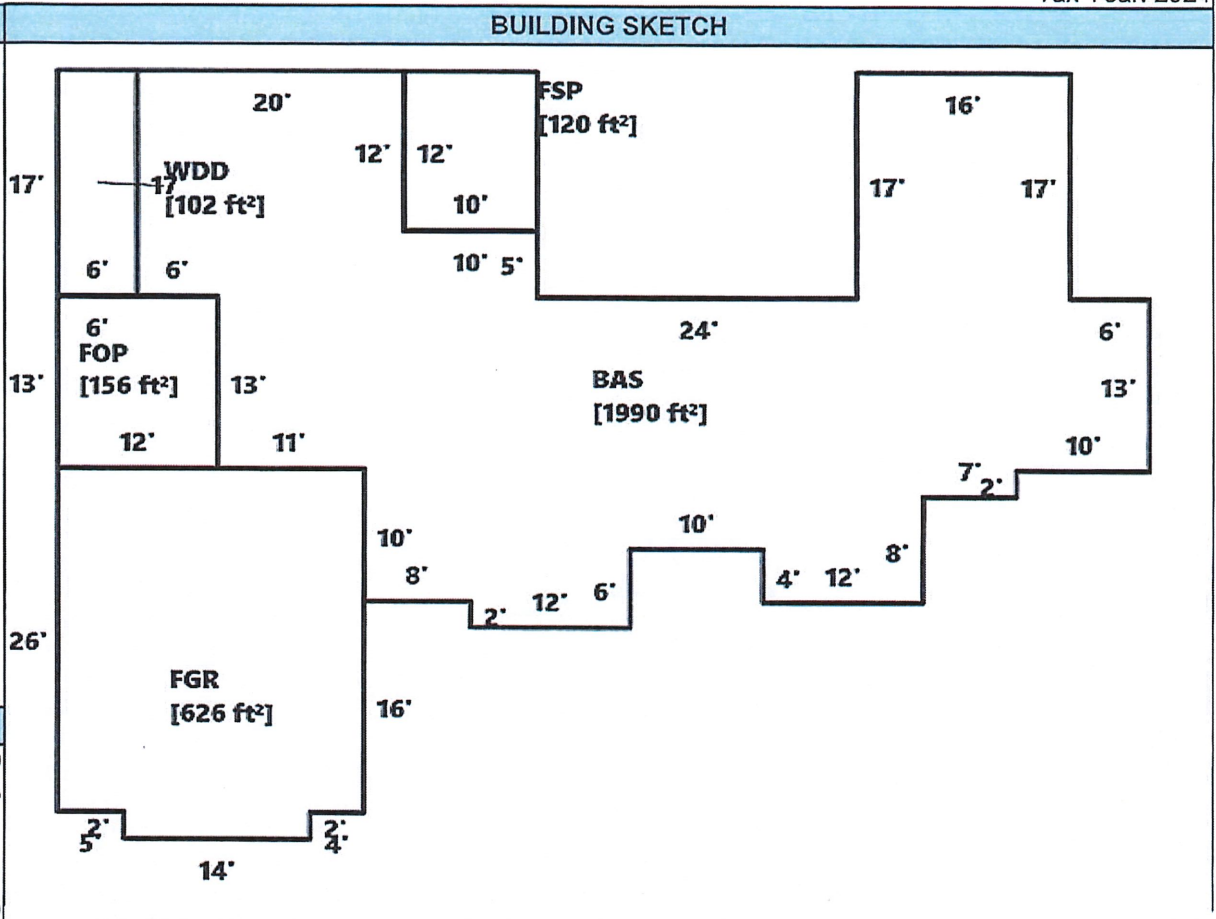
MTH	CODE	DESCRIPTION	ZONING	PRICE PER ACRE	ACRES	ADJ 1	ADJ 2	ADJ 3	UTILITIES	VALUE	NOTES
1	L	0110 Residential		40,000	1.000					40,000	

Total Acres: 1.000 Total Land Value: 40,000

OUTBUILDING DATA

CODE	DESC	CT	LN	WD	UNITS	GRADE	AYB	EYB	COND	PHYS	FUNC	ECON	% CMPLT	TAX VALUE	NOTES

BUILDING DESCRIPTION	
VALUATION METHOD:	R - Residential
USE CODE:	R01 - SINGLE FAM DWLG
STYLE:	
FOUNDATION:	C - Continuous Wall
EXTERIOR WALL 1:	CP - Conc Board
EXTERIOR WALL 2:	
ROOF STRUCTURE:	G - Gable
ROOF COVER:	AS - Asphalt Shingle
BEDROOMS:	3
FULL BATHS:	3
HALF BATHS:	1
ADDITIONAL FIXTURES:	
FIREPLACE TYPE/CNT/OPN/CH:	SD/0/3/2
ELEVATOR TYPE/COUNT/STOPS:	
PHYS OVERRIDE:	
ECONOMIC DEPRECIATION:	
FUNCTIONAL DEPRECIATION:	
SPECIAL CONDITION CODE:	UC
SPECIAL CONDITION VALUE:	0.40000
DESCRIPTION:	
REMARKS:	
HEATED SQUARE FEET:	3,206

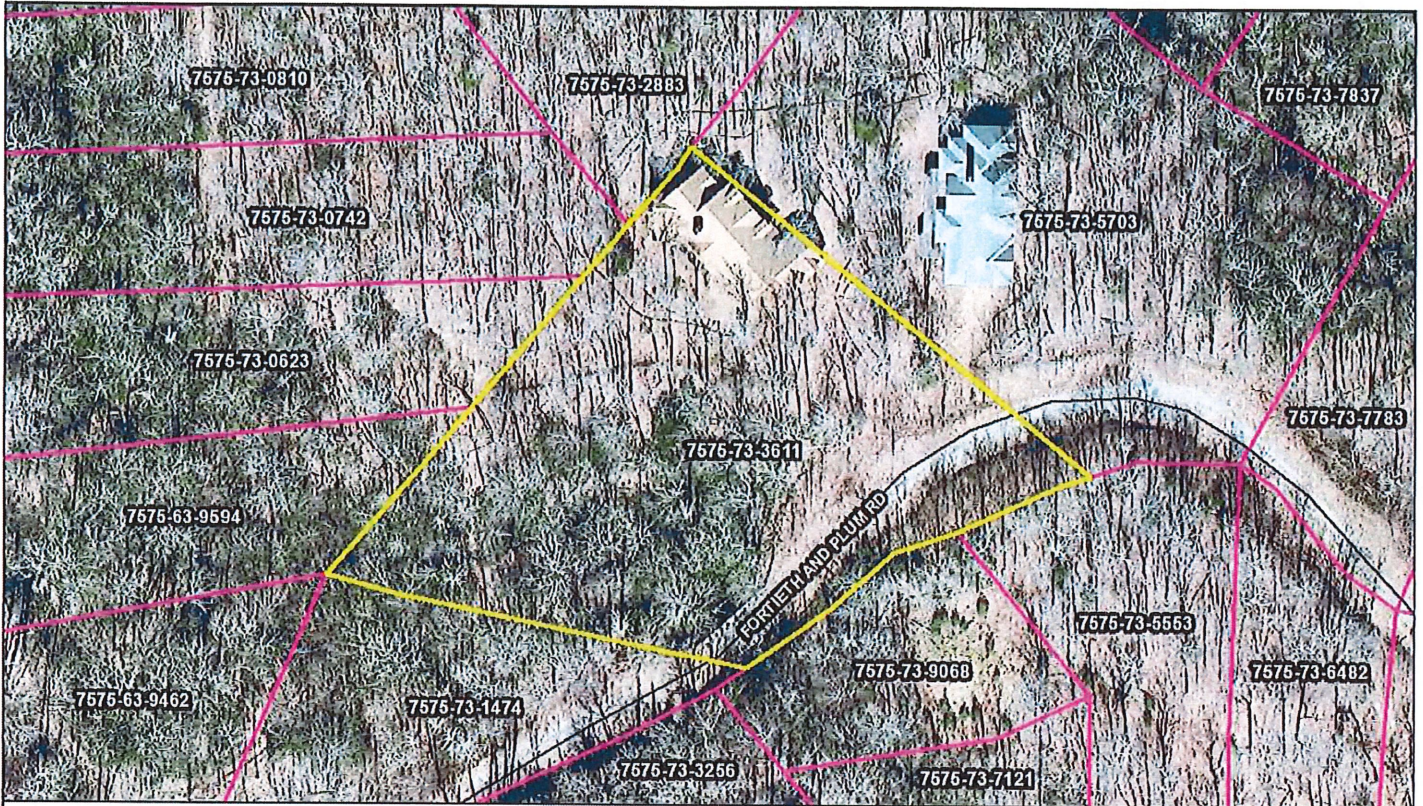


BUILDING COMPUTATION	
REPLACEMENT COST NEW	494,710
PHYSICAL DEPRECIATION	15%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	168,200

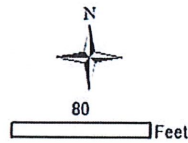
BUILDING SECTION DETAIL																
TYPE	AREA	Wall Ht	#ST	HEAT TYPE	HEAT%	AIR%	SPK%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE	
BAS	1990	9.00	1.5	NO				B	2008	2008	F	85%			100,828	
FGR	626		1.0									85%			13,696	
FOP	156		1.0									85%			2,009	
FSP	120		1.0									85%			2,145	
FUS	1216		1.0									85%			48,913	
WDD	102		1.0									85%			675	

Property Report for 7575-73-3611

1/29/2024



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: 7575-73-3611 Parcel Address: 636 FORTIETH AND PLUM RD Neighborhood Name: Hampton Springs Property Description: LT 28 HAMPTON SPRINGS Sale Date: 2022-11-30 Sale Price: \$0 Plat Reference: None Transferring Reference: 2347748 Township: HAMBURG Assessed Acres: 1.54</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: SYLVAN NC 28779 Owner Account: 76990</p>	<p>Tax/Value Information</p> <p>Fire District: CASHIERS 6 MI Building Value: \$168,200 Land Value: \$40,000 Assessed Total Value: \$0</p> <p>Zoning Information</p> <p>Zoning District: None Zoning Area: None Jurisdiction: None</p>
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**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 PIN #7575-73-3611 containing approximately 1.54 acres with an abandoned home that is approximately 40% completed. Being located in Hamburg Township as further described in Deed Book 2347, Page 748 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 \$40,000.00 as submitted by Tyler Davis; and

WHEREAS, Tyler Davis 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 Tyler Davis.

Adopted February 20, 2024.

JACKSON COUNTY BOARD OF COMMISSIONERS

By: _____
MARK A. LETSON, Chairman

Attest:

ANGELA M. WINCHESTER, Clerk to the Board