

# 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#** 8502-42-6606

**STREET ADDRESS/BRIEF DESCRIPTION** LT 62, Unit 6, Holly Forest

**BID IN THE AMOUNT OF:** 3,240.00

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):

YTHRON, LLC

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: DEVIS ULLOA

ADDRESS: 257 glendale circle, Sanford  
NC 27332

EMAIL: devisronalnc@gmail.com

TELEPHONE: 910-264-8255 / 703-943-8877

Devis Ulloa

05/25/2024

Signature/Date

Signature/Date

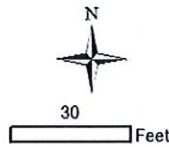
Property Report for 8502-42-6606

2/28/2024



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><b>Parcel Information</b></p> <p>Parcel ID: 8502-42-6606                  Parcel Address: LT 62 BLACK OAK DR                  Neighborhood Name: Holly Forest                  Property Description: LT 62 UN 6 HOLLY FOREST                  Sale Date: 2023-11-03                  Sale Price: \$0                  Plat Reference: 3/289                  Transferring Reference: 2366/533                  Township: CASHIERS                  Assessed Acres: 0.46</p>	<p><b>Ownership Information</b></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><b>Tax/Value Information</b></p> <p>Fire District: CASHIERS 5 MI                  Building Value: \$0                  Land Value: \$12,500                  Assessed Total Value: \$0</p> <p><b>Zoning Information</b></p> <p>Zoning District: None                  Zoning Area: None                  Jurisdiction: None</p>
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COUNTY JACKSON  
 401 GRINDS TAFF COVE RD STE 207  
 SYLVA, NC 28779-3244  
 ACCOUNT NUMBER: 76990

# Jackson County, North Carolina

Parcel 02426606  
 Tax Year: 2024  
 Reval Year: 2021  
 Appraised By: LKF on 01/13/2020  
 Information Source: E - E

Tax Districts  
 General County Tax, Cashiers Fire Tax

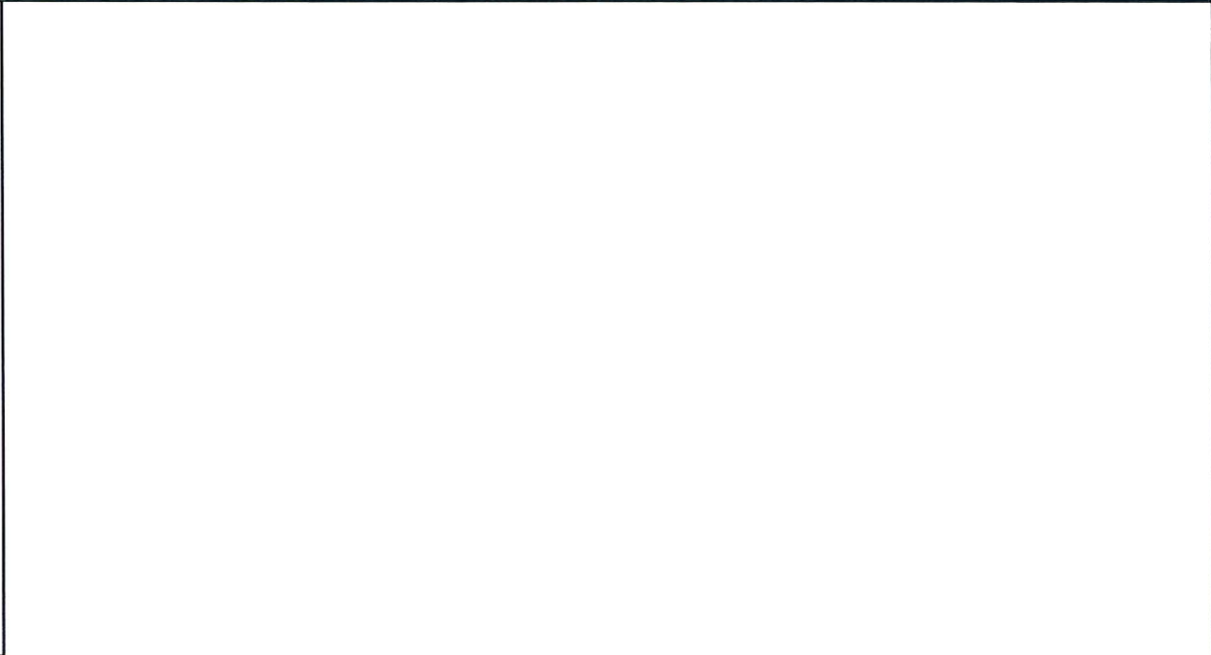
PARCEL INFORMATION		PROPERTY DESCRIPTION				VALUE SUMMARY	
Address:	LT 62 BLACK OAK DR	LT 62 UN 6 HOLLY FOREST				LAND:	12,500
Neighborhood:	07040 - Holly Forest	0.4600 AC				BUILDING:	0
Road Type:	R - Paved Private	PERMIT INFORMATION				OBXF:	0
Township:	07 - CASHIERS	Code	Date	Permit #	Amount	MARKET VALUE:	12,500
Utilities:						DEFERRED AMOUNT:	0
View:						EXEMPT VALUE:	12,500
NOTES		SALES INFORMATION				NET TAXABLE:	0
		Date	Sales Price	Valid	Book/Page		
		11/3/2023		N	2366/533		
		5/18/2004	9,000	N	1422/171		
		6/2/2003	12,500	N	1188/91		
		7/8/1999	21,000	N	1052/228		
		Plat Book: 00		Plat Card: 000			

LAND DATA - MARKET VALUE												
	MTH	CODE	DESCRIPTION	ZONING	PRICE PER ACRE	ACRES	ADJ 1	ADJ 2	ADJ 3	UTILITIES	VALUE	NOTES
1	L	0130	Resort		12,500	1.000					12,500	
<b>Total Acres:</b>					<b>1.000</b>	<b>Total Land Value:</b>					<b>12,500</b>	

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

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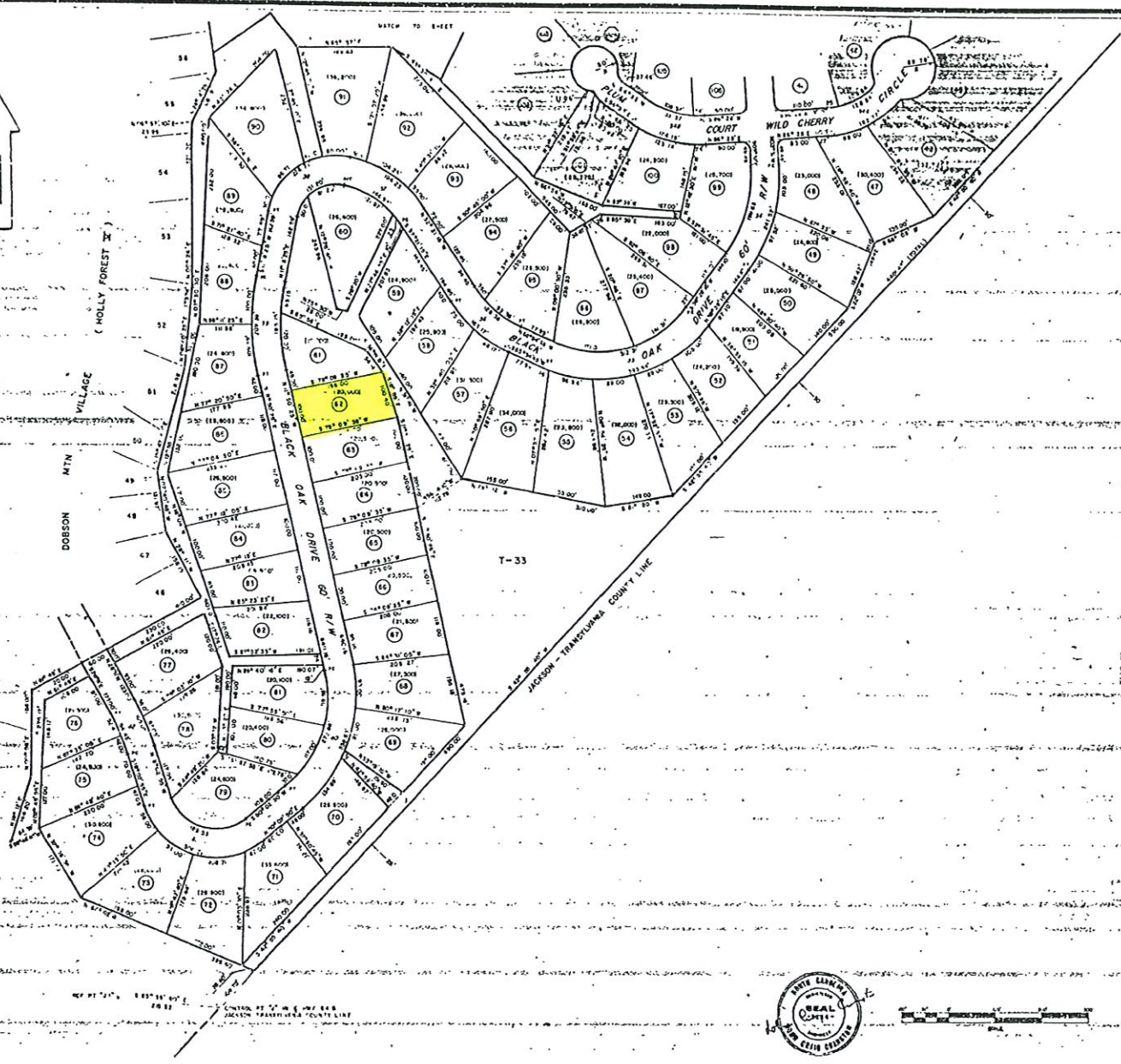
REPLACEMENT COST NEW  
 PHYSICAL DEPRECIATION  
 FUNCTIONAL DEPRECIATION  
 ECONOMIC DEPRECIATION  
 % COMPLETE  
 REPLACEMENT COST NEW LESS DEPRECIATION



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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CURVE DATA					
ST	D	R	L	T	B
11	84°00'00"	80.00'	102.94'	46.9400'	24.0000'
12	137°44'30"	424.96'	118.67'	90.00'	11.8134'
13	107°12'00"	290.77'	126.67'	60.00'	8.2137'
14	217°00'00"	304.96'	127.67'	75.00'	10.8137'
15	107°12'00"	120.97'	126.67'	120.00'	37.0000'
16	171°00'00"	440.97'	126.67'	120.00'	12.2137'
17	87°00'00"	620.96'	126.67'	120.00'	20.8137'
18	307°00'00"	310.97'	126.67'	120.00'	12.8137'
19	60°00'00"	310.97'	126.67'	110.00'	12.8137'
20	77°00'00"	230.96'	126.67'	120.00'	12.0000'
21	137°44'30"	231.97'	126.67'	75.00'	12.8137'
22	48°00'00"	210.96'	170.00'	120.00'	24.0000'
23	41°00'00"	110.47'	170.00'	114.88'	24.0000'
24	137°00'00"	420.96'	126.67'	120.00'	11.8134'
25	61°53'15"	220.96'	126.67'	170.00'	10.0000'
26	117°44'30"	127.00'	240.00'	120.00'	46.1013'
27	107°00'00"	543.07'	126.67'	120.00'	10.8137'
28	48°00'00"	120.00'	120.00'	70.00'	37.1222'
29	127°44'30"	210.96'	126.67'	120.00'	10.0000'
30	217°44'30"	307.47'	118.67'	90.00'	12.0000'
31	117°00'00"	210.47'	126.67'	90.00'	11.8134'
32	68°12'00"	130.47'	126.67'	120.00'	43.2000'
33	77°00'00"	110.96'	126.67'	120.00'	44.0000'
34	137°00'00"	137.97'	126.67'	120.00'	17.0000'
35	137°00'00"	31.97'	91.67'	60.00'	43.0000'
36	117°00'00"	126.97'	126.67'	90.00'	34.0000'
37	137°00'00"	260.00'	126.67'	60.00'	24.0000'
38	127°00'00"	30.00'	11.00'	0.00'	0.0000'
39	127°44'30"	310.96'	126.67'	78.12'	17.0000'



**DOBSON MOUNTAIN VILLAGE (HOLLY FOREST II)**  
 SHEET 3 OF 3  
 LOT 17  
 1/2 AC.  
 1/2 AC.  
 1/2 AC.

## County Foreclosures

PIN#	Assessed Value	Previous Owner	Property Description	Total Costs	Add. Taxes	Deed Recorded	Comments
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	
7622-66-5196	\$22,420	Cunningham, Diane	Kittyhawk Rd of Dicks Creek Rd	\$8,800.00	\$ -	1/2024	
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	Offer Accepted, Upset Bid Period
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	\$ -	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](mailto:kerritucker@jacksonnc.org) or (828) 631-2207