

Jackson County Legal Department

BID FORM

I (we) herby submit an upset bid and offer to purchase certain tax foreclosure property:

The property is identified in the tax office as:

PARCEL ID# **7575-73-3611**

STREET ADDRESS 636 Fortieth And Plumb Rd. Glenville, NC 28736

My (our) bid for the property is \$ 28,374.00 . A check or cash in the amount of \$ 1418.70 _____ as a deposit of not less than 5% of my bid.

I (we) understand that the county does not offer any guarantee of title nor provide a title search of 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 judgments 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):

80HD, LLC _____.

Upon notification that my offer is accepted and there have been no upset bids, I (we) will pay the balance of the purchase price in full by cash or certified check. I (we) understand that I (we) will be responsible for all expenses involved in recording the deed.

NAME: Stephen Allen Jr. _____

ADDRESS: 12821 Silvaire Farm Rd. _____

Charlotte, NC 28278 _____

EMAIL: stephenallenjrlaw@gmail.com _____

TELEPHONE: (704) 651-2568 _____

DATE: 7/18/2023 _____

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

Jackson County, North Carolina

Parcel: 7575733611

Tax Year: 2023

Reval Year: 2021

Appraised By: TKA on 12/02/2022

Information Source: O - Owner

Tax Districts
 General County Tax, Cashiers Fire Tax

PARCEL INFORMATION		PROPERTY DESCRIPTION				VALUE SUMMARY	
Address:	636 FORTIETH AND PLUM RD	LT 28 HAMPTON SPRINGS 1.5400 AC				LAND:	40,000
Neighborhood:	15032 - Hampton Springs	PERMIT INFORMATION				BUILDING:	168,200
Road Type:	T - Dirt Private	Code	Date	Permit #	Amount	OBXF:	0
Township:	15 - HAMBURG					MARKET VALUE:	208,200
Utilities:	W-1, S-1					DEFERRED AMOUNT:	0
View:						EXEMPT VALUE:	208,200
NOTES		SALES INFORMATION				NET TAXABLE:	0
		Date	Sales Price	Valid	Book/Page		
		11/30/2022		N	2347/0748		
		4/30/2008		N	1742/0336		
		Plat Book:		Plat Card:			

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	

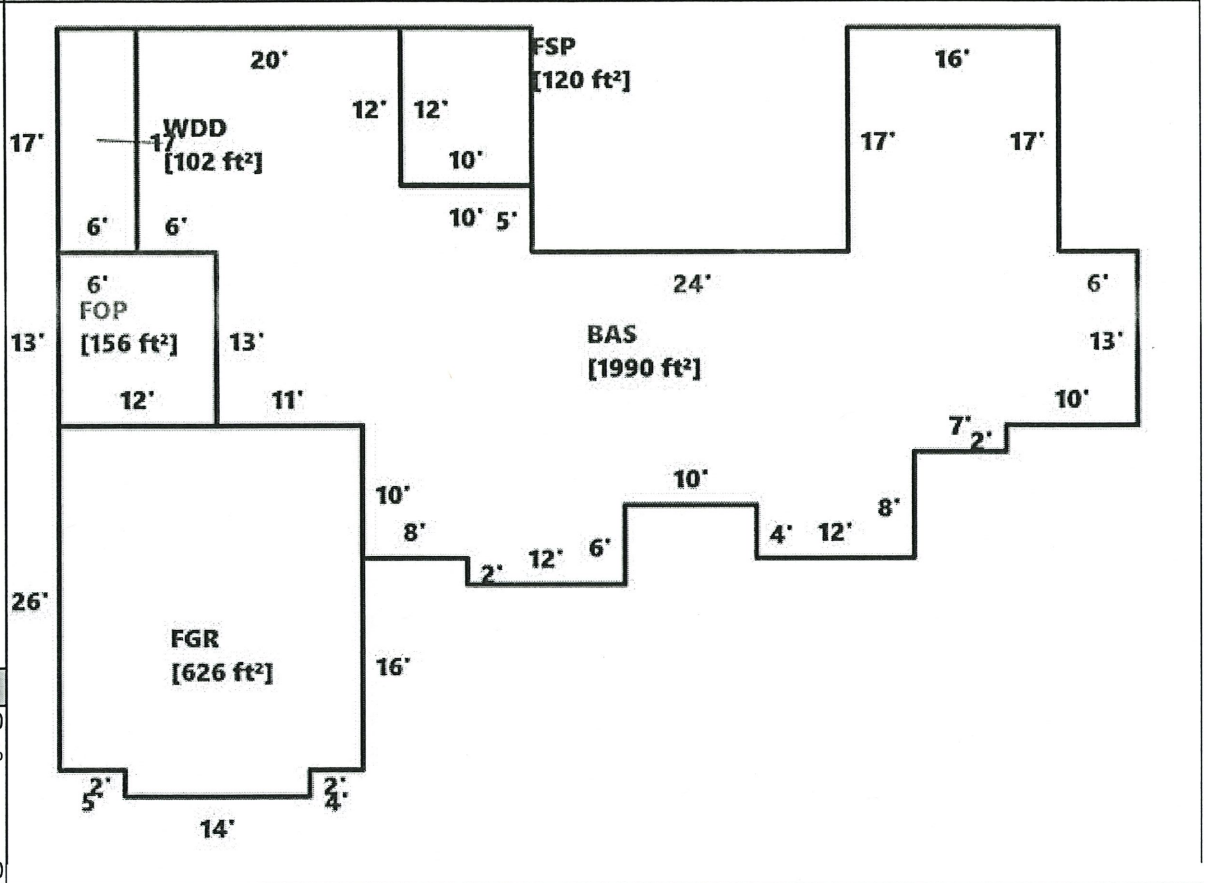
Total Acres: 1.000 **Total Land Value:** 40,000

OUTBUILDING DATA

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

BUILDING DESCRIPTION **BUILDING SKETCH**

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: 0
 FIREPLACE TYPE/CNT/OPN/CH: SD/1/3/2
 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

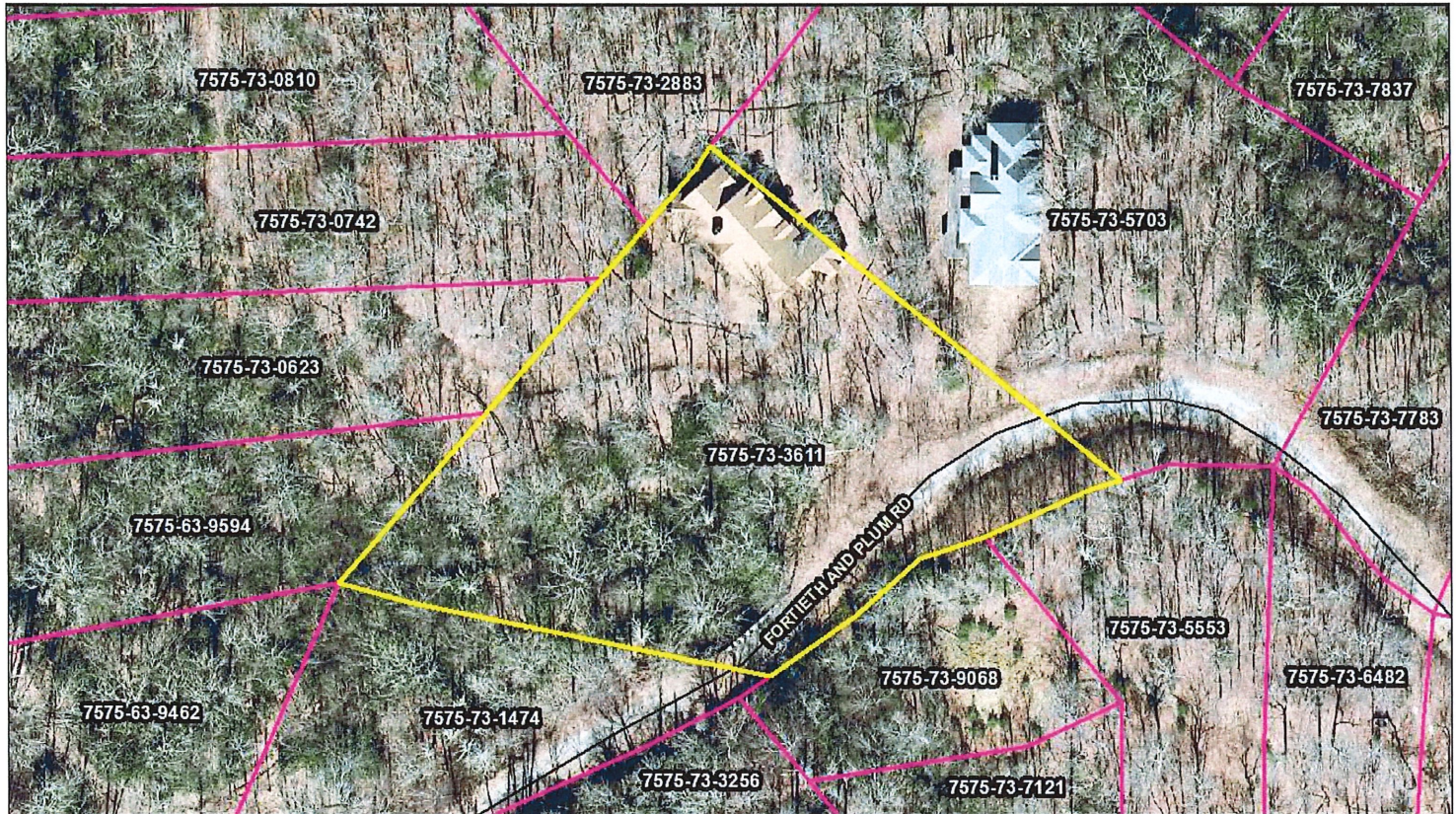
REPLACEMENT COST NEW	494,710
PHYSICAL DEPRECIATION	15%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	168,200

BUILDING SECTION DETAIL

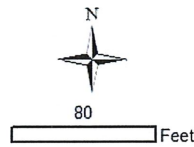
TYPE	AREA	Wall Ht	#ST	HEAT TYPE	HEAT%	AIR%	SPK%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
BAS	1990	9.00	1.5	NO		0%		B	2008	2008	F	85%			100,828
FGR	626		1.0									85%			13,696
FOP	156		1.0									85%			2,009
FSP	120		1.0									85%			2,145
FUS	1216		1.0									85%			48,913
WDD	102		1.0									85%			675

Property Report for 7575-73-3611

6/26/2023



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: 2347/0748 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: SYLVA 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>
--	--	--



7575733611 04/16/2019



7575733611 04/16/2019



7575733611 04/16/2019





Leanne Pate

GIS Mapping Specialist

Jackson County Land Records Supervisor

leannepate@jacksonnc.org



STATE OF NORTH CAROLINA
COUNTY OF JACKSON



**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 \$28,374.00 as submitted by Stephen Allen, Jr.; and

WHEREAS, Stephen Allen, 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 Stephen Allen, Jr.

JACKSON COUNTY BOARD OF COMMISSIONERS

By: _____
MARK A. LETSON, Chairman

Attest:

ANGELA M. WINCHESTER, Clerk to the Board