REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE:	October 7, 2024
SUBJECT:	Preliminary Consideration of offer (tax-foreclosed property)
ATTACHMENTS:	Offer Parcel property card Map (from GIS) of property

PRESENTER: Charles Russell Burrell

SUMMARY OF REQUEST:

Deresa Stroud and Felicia Culbreth have offered to purchase Lot 160 in the High Vista Subdivision, constituting 1.16 acres, more or less, located on Chestnut Ridge Road in near the Buncombe County line in Mills River Township, in Henderson County. This matter is on your agenda for preliminary review and, if desired, preliminary acceptance only. The offer included a total deposit of \$1,000.00, based on an offer of \$1,000.00 plus an advance of publication costs.

Henderson County obtained its interest in this property via a tax foreclosure sale in 2017. No taxes have been received on the property since that time.

If the Board agrees to provisionally accept this offer, it would be subject to newspaper advertisement, and further subject to ten-day period for upset bids.

If an upset bid is received, a new advertisement is placed, and the process continues until the bidding ends. Once done, or if no upset bids are received, the matter comes back before this board for a final decision on the sale.

County staff will be present and prepared if requested to give further information on this matter.

PROPOSED BOARD ACTION:

Provisional acceptance of this offer (purchase price \$500.00).

If the Board is so inclined, the following motion is suggested:

I move that the Board give provisional acceptance to this offer, subject to upset bids.

NORTH CAROLINA COUNTY OF HENDERSON

INITIAL OFFER TO PURCHASE TAX FORECLOSED PROPERTY

THE REAL PROPERTY DESCRIBED in Attachment A (hereafter, "the real property"), having been foreclosed and bid in by Henderson County for nonpayment of ad valorem real property taxes, the undersigned hereby offers(s) to purchase the real property from the County for the sum of \$1000.00 Dollars (\$ 1000.00) cash, plus the cost of any advertisement caused as a result of this offer, plus the execution of a Release releasing Henderson County, its officers, employees, insurers, and assigns from any liability associated with the tax collection process, the advertisement and/or sale of tax lien or tax certificate process, the foreclosure process, and the sale processes associated with the below described property, both the cash and signing of the release being in consideration of the purchase of the real property.

IT IS UNDERSTOOD AND AGREED that the County must advertise the real property for upset bid (pursuant to N.C. Gen. Stat. §160A-269), and that any quitclaim deed to the purchaser will convey only such interest, if any, as the County may have in the real property by virtue of unpaid taxes and the foreclosure for nonpayment thereof, and there will be no refund of the purchase price in the event of a failure of title. The undersigned is/are aware that there may have been procedural irregularities in the foreclosure and subsequent sale of said real property, and are aware that Henderson County has advised me to obtain legal counsel to perform a title search for the said property. The undersigned further understand(s) that there may be other irregularities not vet discovered and agree to accept the property (if this offer is approved by the Henderson County Board of Commissioners) subject to such irregularities, whether known or unknown.

The undersigned understand(s) that the Board of Commissioners may reject this Offer to Purchase at any time, even after a proposed acceptance and advertisement for upset bids.

The real property is described on Attachment A hereto, which is incorporated herein by reference. And the real property includes property foreclosed in the name of Henderson County , described in such foreclosure as PIN: 9633133168 Vacant-High Vista Lot 160.

If the Board of Commissioners offers proposed acceptance of this Offer to Purchase, the undersigned will deposit with the Clerk to the Board of Commissioners a bid deposit in the amount of \$1000.00), said bid deposit being five percent (5%) of the cash price portion of the consideration Dollars (\$1000.00 of the purchase or \$500.00, whichever is greater. The undersigned will also pay to the Clerk the sum of Two Hundred Dollars (\$200.00) as an advance to defray the cost of advertising this Offer to Purchase for upset bids in a newspaper of general circulation in Henderson County, with actual cost to be debited or credited after publication.

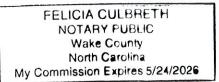
This the 20 day of September, 2024

(Seal)

Signature Print Name: Deresa Stroud

ulrth (Seal) Signature

Print Name: Felicia Gulbreth : Address: Ruligh, NC 27617



Sworn to and subscribed before me this the 20 day of September , 200 2024

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My Commission Expires: 5-24-2026 [SEAL]

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FELICIA CULBRETH NOTARY PUBLIC Wake County North Carolina My Commission Expires 5/24/2026

NORTH CAROLINA COUNTY OF HENDERSON

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This the <u>20</u> day of <u>September</u>, <u>2024</u>

(Seal) Signature

Print Name: Deresa Stroud

Signature

(Seal)

Digitatio	
Print Name:	
Address:	

Sworn to and subscribed before me this the _____ day of _____, 200____.

My Commission Expires: [SEAL]

Notary Public

_____.

STATE EMPLOYEES' CREDIT UNION 00288 Raleigh - Brier Creek	CASHIER'S CHECK	028917
PAY TO THE ORDER OF HENDERSON COUNTY		DATE: September 20, 2024 66-7704/2531
**** TWO HUNDRED DOLLA	ARS AND 00 CENTS	\$******200.00
REMITTER: DERESA M STROUD		VOID AFTER 180 DAYS
MEMO: <u>Parcel # 802707</u>		AUTHORIZED SIGNATUR
₩°02891?⊮" ।	253177049:08619928802:	
Image: Control of the second secon	CASHIER'S CHECK	028918
STATE EMPLOYEES' CREDIT UNION		028918 DATE: September 20, 2024 66-7704/2531
STATE EMPLOYEES' CREDIT UNION 00288 Raleigh - Brier Creek PAY	CASHIER'S CHECK	DATE: September 20, 2024

"O28918" :253177049:08619928802"

Henderson County Property Record Card

Property Summary

Tax Year: 2024

REID	802707	PIN	9633-13-3168	Property Owner	HENDERSON COUNTY
Location Address	0 POPLAR DR	Property Description	VACANT-HIGH VISTA LO:160 BL:2	Owner's Mailing Address	1 HISTORIC COURTHOUSE SQ SUITE 2 HENDERSONVILLE NC 28792

Administrative Data	
Plat Book & Page	
Old Map #	
Market Area	801
Township	NA
Planning Jurisdiction	MILLS RIVER
City	MILLS RIVER
Fire District	
Spec District	
Land Class	VACANT LAND
History REID 1	
History REID 2	
Acreage	1.16
Permit Date	
Permit #	

Transfer Information	
Deed Date	2/23/2017
Deed Book	003020
Deed Page	00440
Revenue Stamps	\$14
Package Sale Date	
Package Sale Price	
Land Sale Date	2/23/2017
Land Sale Price	\$7,000
Improvement Summary	

Total Buildings	0
Total Units	0
Total Living Area	0
Total Gross Leasable Area	0

Property Value	
Total Appraised Land Value	\$93,200
Total Appraised Building Value	
Total Appraised Misc Improvements Value	
Total Cost Value	\$93,200
Total Appraised Value	
Other Exemptions	\$93,200
Exemption Desc	Govern- Fed,St,Local
Use Value Deferred	
Historic Value Deferred	
Total Deferred Value	
Total Taxable Value	



Building Summary

Misc Improvements Summary

Card #	Unit Quantity	Measure	Туре	Base Price	Size Adj Factor	Eff Year	Phys Depr (% Bad)	Econ Depr (% Bad)	Funct Depr (% Bad)	Common Interest (% Good)	Value
No Data											
Total Misc Improvements Value Assessed:											

Land Summary

Land Class: VACANT LAND Deeded			Deeded Acres: 0	ded Acres: 0 Calculated Acres: 1.16					
Zoning	Soil Class	Description	Size	Rate Size Adj. Factor Land Adjustment La					
Total Land Value Assessed: \$93,200									
		500000. 400 ,200							

Zoning	Soil Class	Description	Size	Rate	Size Adj. Factor	Land Adjustment	Land Value		
MR-MU		RESIDENTIAL BUILDING	1.00 BY THE ACRE PRICE	\$90,000	1		\$90,000		
MR-MU		RESIDUAL RESIDENTIAL	0.16 BY THE ACRE PRICE	\$20,000			\$3,200		
Total Land Value Assessed: \$93,200									

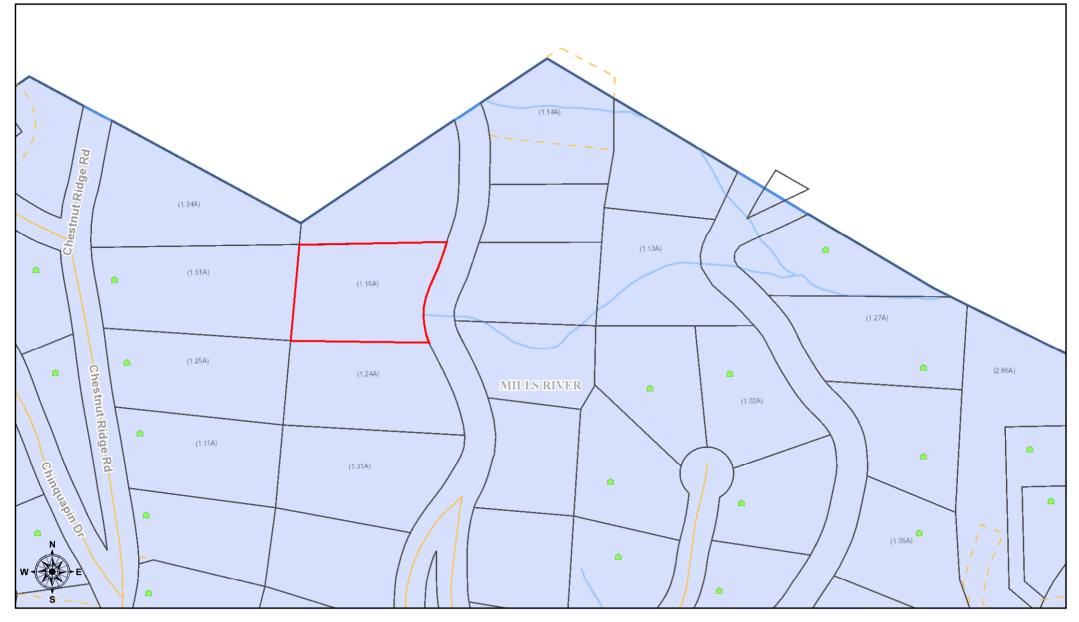
Ownership History

	Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book	Page	Deed Date
Current	HENDERSON COUNTY	COMMISSIONERS DEED	100	14	\$7,000	003020	00440	2/23/2017
1 Back	O'DONNELL, J SCOTT	GWD	100	38	\$19,000	001295	00202	10/31/2006
2 Back	SMITH, CARL JAMES/ SMITH, ETAL	GWD	100	8		000573	00739	2/15/1979
3 Back	SMITH, CARL JAMES & WIFE ETAL	GWD	100	8		000573	00739	2/15/1979

Notes Summary

Building Card	Date	Line	Notes
No Data			

Poplar Drive - Lot 160 High Vista



September 25, 2024



THIS IS NOT A SURVEY.

All information or data provided, whether subscribed, purchased or otherwise distributed, whether in hard copy or digital media, shall be at the user's own risk. Henderson County makes no warranties or guarantees, including the warranties of merchantability or of fitness for a particular purpose. Map data is not appropriate for, and is not to be used as, a geodetic, legal, or engineering base system. The data is not intended as a substitute for surveyed locations such as can be determined by a registered Public Land Surveyor, and does not meet the minimum accuracy standards of a Land Information System/Geographic Information System Survey in North Carolina (21 NCAC 56.1608).

