

# 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  
Aerial view (from GIS) of property  
Tax foreclosure deed conveying to County (August 4, 1983)

**PRESENTER:** Charles Russell Burrell

### SUMMARY OF REQUEST:

Marvin Gilmore has offered to purchase 0.67 acres, more or less, located off Oleta Road in Blue Ridge 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 \$700.00, based on an offer of \$500.00 plus publication costs.

Henderson County obtained its interest in this property via a tax foreclosure sale in 1983. 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 Five Hundred Dollars (\$ 500 ) 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 non-payment 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 yet 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: 9599720965.

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 Five Hundred Dollars (\$ 500 ), said bid deposit being five percent (5%) of the cash price portion of the consideration 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.

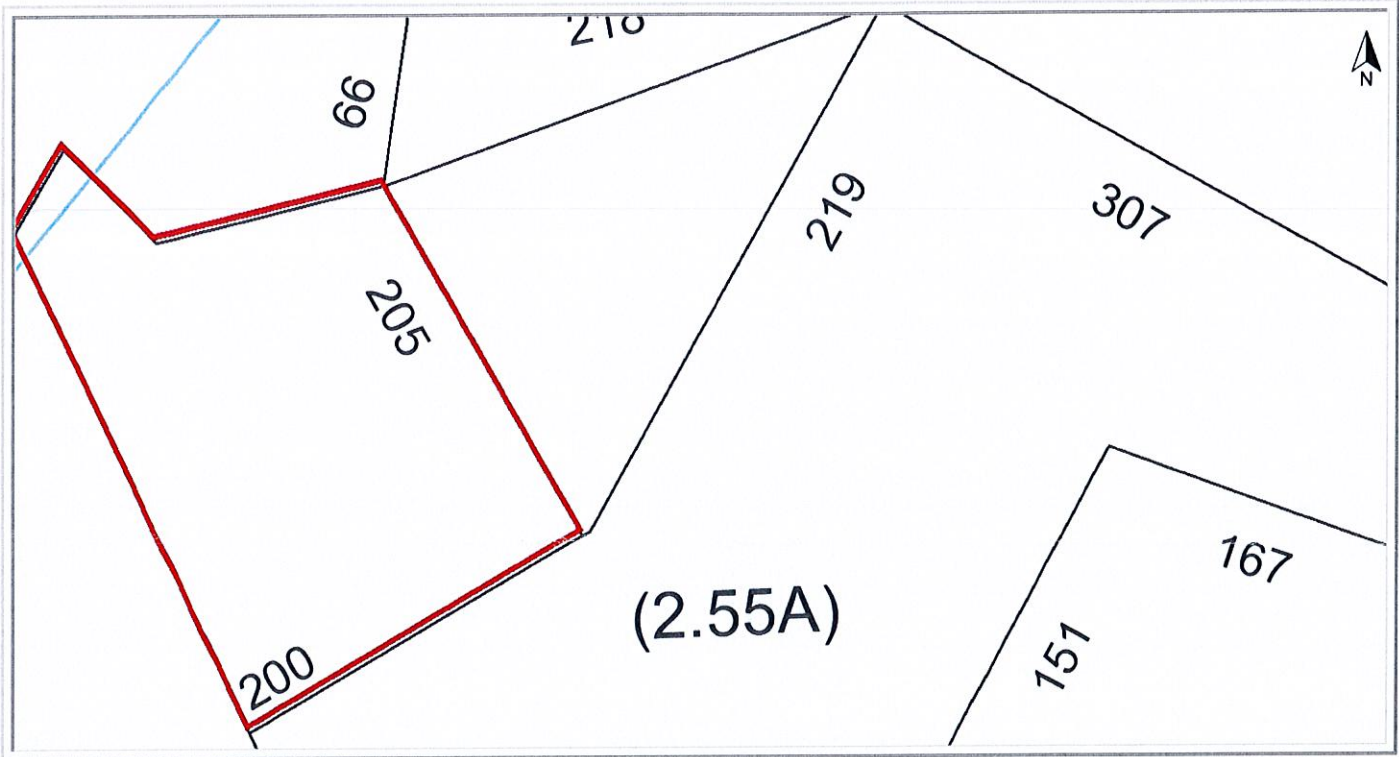
This the 27<sup>th</sup> day of August, 2024.

[Signature] (Seal)  
Signature  
Print Name: Marvin Gilmore

[Signature] (Seal)  
Signature  
Print Name: Marvin Gilmore :  
Address:  
10310 Sugarberry Court APT 201  
Raleigh, NC 27614

Sworn to and subscribed before me this the \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_\_.

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_ [SEAL]



WARNING: THIS IS NOT A SURVEY

Parcel Information

<b>REID:</b>	202571	<b>Pin:</b>	9599720965
<b>Listed to:</b>	HENDERSON COUNTY	<b>Neighborhood:</b>	DANA (E)
<b>Mailing Address:</b>	1 HISTORIC COURTHOUSE SQUARE	<b>Township:</b>	Blue Ridge
<b>Mailing City, State, Zip:</b>	HENDERSONVILLE, NC 28792	<b>Municipality:</b>	
<b>Physical Address:</b>	0 NO ADDRESS ASSIGNED	<b>Tax District:</b>	
<b>Deed:</b>	000629/00751	<b>Plat:</b>	Not Available
<b>Date Recorded:</b>	1983-08-15 00:01:00.0	<b>Elementary School District:</b>	DANA
<b>Revenue Stamps:</b>	0	<b>Middle School District:</b>	APPLE VALLEY MIDDLE
<b>County Zoning:</b>	R2R	<b>High School District:</b>	NORTH HIGH
<b>Property Description:</b>	FORECLOSED-VACANT	<b>Soil:</b>	
<b>Map Sheet:</b>	9599.00	<b>Voting Precinct:</b>	Blue Ridge South
<b>Assessed Acreage:</b>	0.67000000	<b>Commissioner District</b>	4
<b>Building Value:</b>	\$0.00	<b>Agricultural District</b>	None Found
<b>Land Value:</b>	\$31,700.00	<b>North Carolina House District</b>	117
<b>Value To Be Billed:</b>	\$0.00	<b>U.S. House District</b>	11
<b>North Carolina Senate District</b>	48	<b>Flood Zone:</b>	Zone X, Not Shaded (Areas outside of the floodplain)



Henderson County  
 Geographic Information Systems (GIS)  
 200 North Grove Street  
 Hendersonville, NC 28792  
 P: (828) 698-5124  
 F: (828) 698-5122

**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).

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO VIEW

**Western Union** **MONEY ORDER**

WESTERN UNION FINANCIAL SERVICES INC. - ISSUER - Denver, Colorado  
 Payable at Wells Fargo Bank Grand Junction - Downtown, N.A., Grand Junction, Colorado

**\*\*\*PAY EXACTLY \$500.00** 19-677732106

A 357693 D 090124  
 T 1618 50  
 196777321066 L 001358

\$ 500.00

PAY EXACTLY FIVE HUNDRED DOLLARS AND NO CENTS  
 PAY TO THE ORDER OF Henderson County PAYMENT FOR/ACCT. #

10310 Sugarberry Court Raleigh, NC PURCHASER'S ADDRESS

[Signature] PURCHASER'S SIGNATURE  
PURCHASER BY SIGNING YOU AGREE TO THE TERMS ON THE REVERSE SIDE  
**MOBILE DEPOSIT PROHIBITED**

⑆ 102100400⑆ 40196777321066⑆

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO VIEW

**Western Union** **MONEY ORDER**

WESTERN UNION FINANCIAL SERVICES INC. - ISSUER - Denver, Colorado  
 Payable at Wells Fargo Bank Grand Junction - Downtown, N.A., Grand Junction, Colorado

**\*\*\*PAY EXACTLY \$200.00** 19-677732107

A 357693 D 090124  
 T 1617 50  
 196777321075 L 001358

\$ 200.00

PAY EXACTLY TWO HUNDRED DOLLARS AND NO CENTS  
 PAY TO THE ORDER OF Henderson County Advertising PAYMENT FOR/ACCT. #

10310 Sugarberry Court Raleigh, NC 27614 PURCHASER'S ADDRESS

[Signature] PURCHASER'S SIGNATURE  
PURCHASER BY SIGNING YOU AGREE TO THE TERMS ON THE REVERSE SIDE  
**MOBILE DEPOSIT PROHIBITED**

⑆ 102100400⑆ 40196777321075⑆

# Henderson County Property Record Card

## Property Summary

Tax Year: 2024

<b>REID</b>	202571	<b>PIN</b>	9599-72-0965	<b>Property Owner</b>	HENDERSON COUNTY
<b>Location Address</b>	0 NO ADDRESS ASSIGNED	<b>Property Description</b>	FORECLOSED-VACANT	<b>Owner's Mailing Address</b>	1 HISTORIC COURTHOUSE SQUARE STE 5 HENDERSONVILLE NC 28792

Administrative Data	
<b>Plat Book &amp; Page</b>	
<b>Old Map #</b>	
<b>Market Area</b>	1009E
<b>Township</b>	NA
<b>Planning Jurisdiction</b>	COUNTY
<b>City</b>	
<b>Fire District</b>	DANA
<b>Spec District</b>	
<b>Land Class</b>	GOVERNMENTAL
<b>History REID 1</b>	
<b>History REID 2</b>	
<b>Acreage</b>	0.67
<b>Permit Date</b>	
<b>Permit #</b>	

Transfer Information	
<b>Deed Date</b>	8/15/1983
<b>Deed Book</b>	000629
<b>Deed Page</b>	00751
<b>Revenue Stamps</b>	
<b>Package Sale Date</b>	
<b>Package Sale Price</b>	
<b>Land Sale Date</b>	
<b>Land Sale Price</b>	

Improvement Summary	
<b>Total Buildings</b>	0
<b>Total Units</b>	0
<b>Total Living Area</b>	0
<b>Total Gross Leasable Area</b>	0

Property Value	
<b>Total Appraised Land Value</b>	\$31,700
<b>Total Appraised Building Value</b>	
<b>Total Appraised Misc Improvements Value</b>	
<b>Total Cost Value</b>	\$31,700
<b>Total Appraised Value</b>	
<b>Other Exemptions</b>	\$31,700
<b>Exemption Desc</b>	Govern-Fed,St,Local
<b>Use Value Deferred</b>	
<b>Historic Value Deferred</b>	
<b>Total Deferred Value</b>	
<b>Total Taxable Value</b>	

Photograph



### Building Summary

### Misc Improvements Summary

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

### Land Summary

Land Class: GOVERNMENTAL			Deeded Acres: 0			Calculated Acres: 0.67		
Zoning	Soil Class	Description	Size	Rate	Size Adj. Factor	Land Adjustment	Land Value	
R2R		RESIDENTIAL BUILDING	0.67 BY THE ACRE PRICE	\$38,500	1.23		\$31,700	
<b>Total Land Value Assessed: \$31,700</b>								

### Ownership History

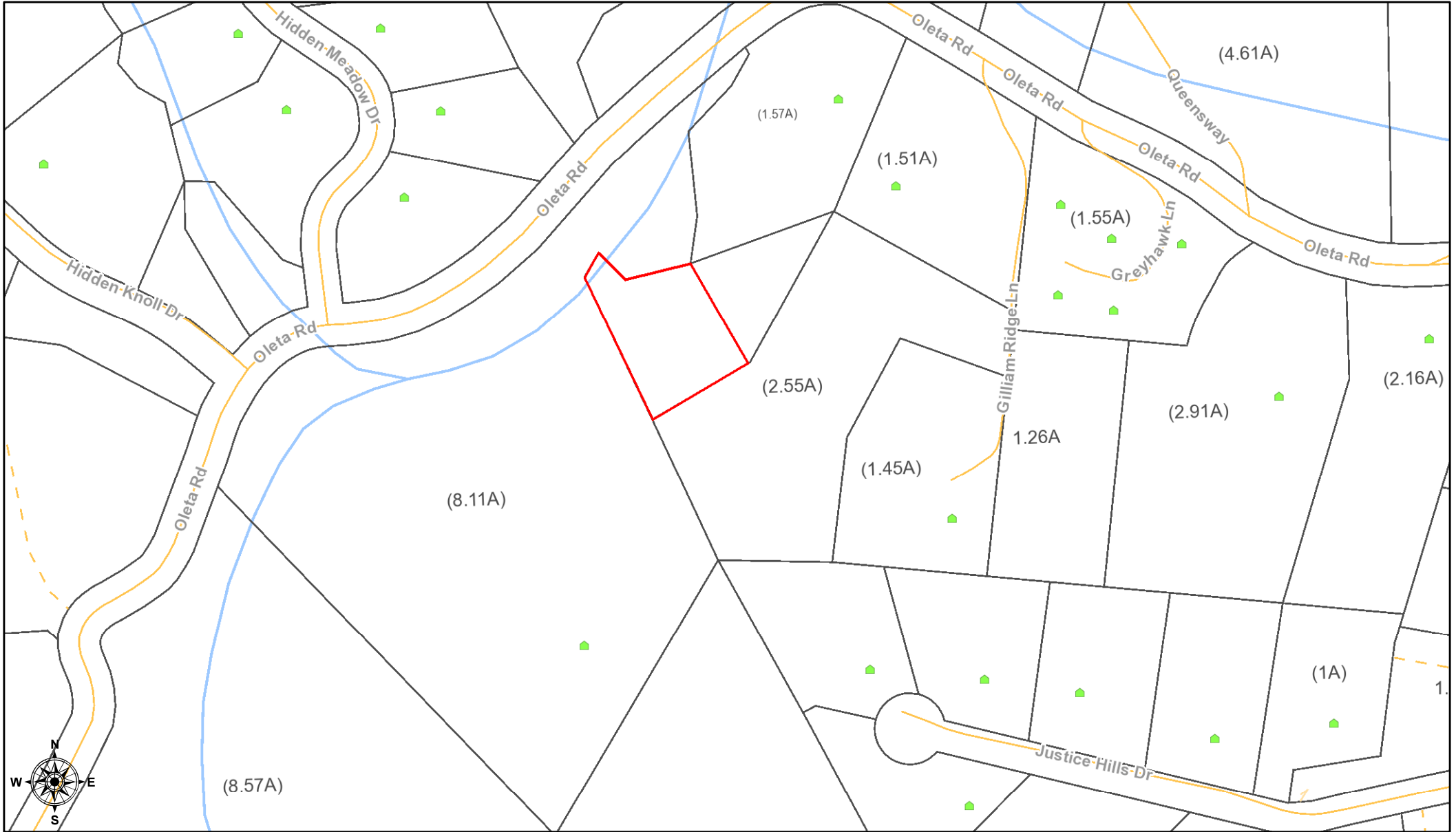
	Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book	Page	Deed Date
Current	HENDERSON COUNTY	GWD	100	0		000629	00751	8/15/1983

	Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book	Page	Deed Date
1 Back	GRANT, MINNIE FARR	GWD	100	0		000462	00075	11/22/1968

## Notes Summary

Building Card	Date	Line	Notes
No Data			

# 0.67 acres off Oleta Rd



September 11, 2024

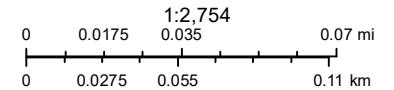
**Streets and Highways**

- FREEWAY
- INTERSTATE
- BOULEVARD

- THOROUGHFARE
- COLLECTOR
- Local Roads
- Parcels

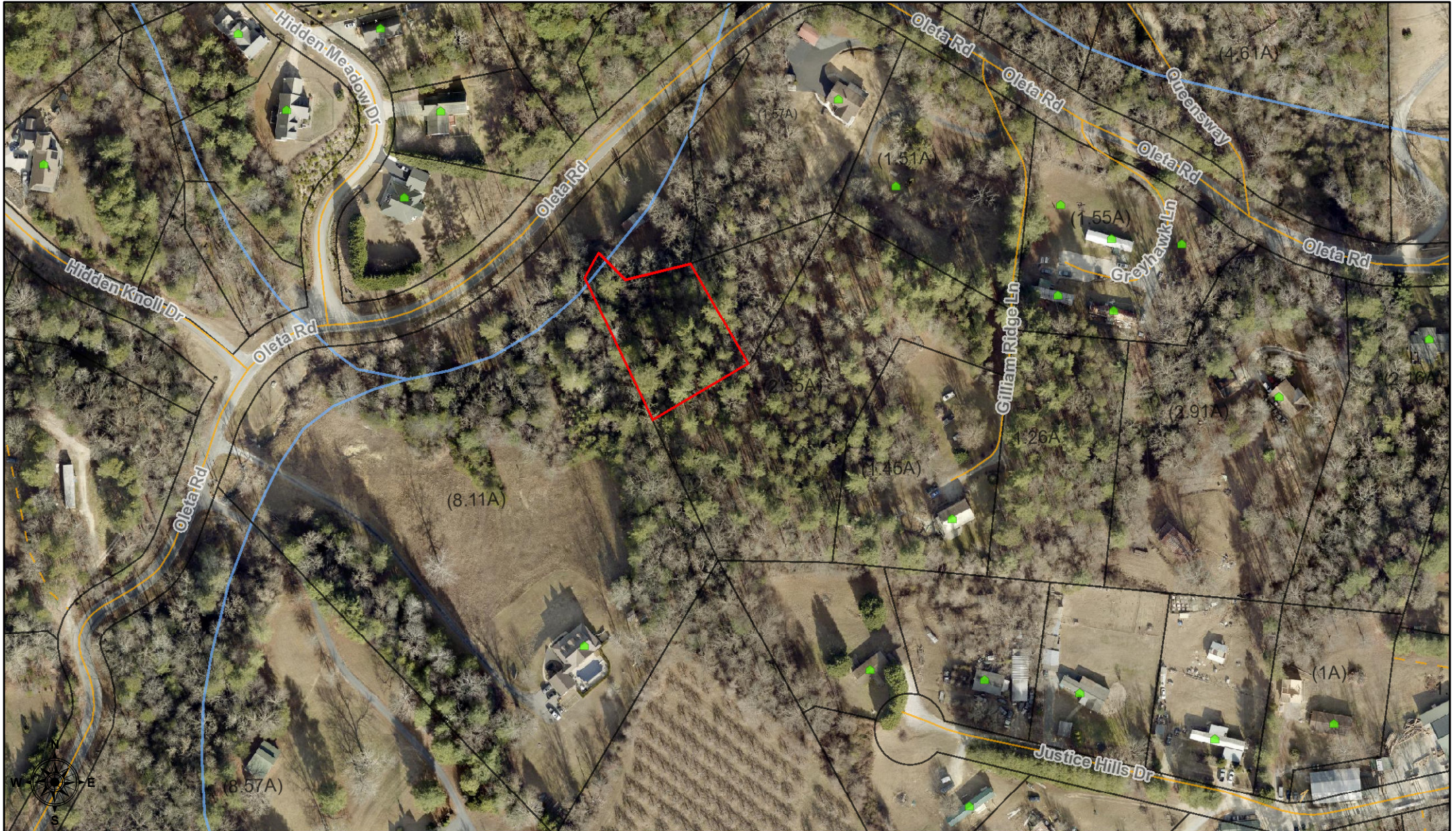
**THIS IS NOT A SURVEY.**

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).





# 0.67 acres off Oleta Rd



September 11, 2024

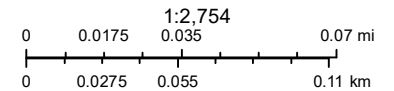
**Streets and Highways**

- FREEWAY
- INTERSTATE
- BOULEVARD

- THOROUGHFARE
- COLLECTOR
- Local Roads
- Parcels

**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).



STATE OF NORTH CAROLINA  
COUNTY OF HENDERSON

OK  
A.S.

TAX DEED

751

629

THIS DEED, made this the 4 day of August, 1983, by and between ALBERT JACKSON, Sheriff of Henderson County, party of the first part; and HENDERSON COUNTY, party of the second part;

W I T N E S S E T H :

WHEREAS, executions were issued by the Clerk of the Superior Court of Henderson County to ALBERT JACKSON, Sheriff of Henderson County, upon Tax Judgements for taxes due Henderson County for the year 1980, docketed in the Superior Court of said County in conformance with Section 105-375 of the General Statutes of North Carolina, in which Judgements Henderson County is Plaintiff and the person hereinafter named is the Defendant, said executions directing the said Sheriff to resell the parcel of real estate hereinafter described, and

WHEREAS, the said Sheriff, ALBERT JACKSON, offered said parcel of real estate separately for resale at public auction at the Courthouse Door in Henderson County in the City of Hendersonville, North Carolina, on July 11, 1983 at 11:00 A.M., after first advertising said sale as required by law, to wit: by notice published in the Hendersonville Times-News once a week for two consecutive weeks immediately preceding the day of sale, and by like notice posted at the Courthouse Door of Henderson County for fifteen (15) days immediately preceding the day of the resale, and

WHEREAS, at said sale, the party of the second part became the Purchaser, being the last and highest bid for the parcels of real estate as hereinafter described, and for the hereinafter stated sums, and

NOW, THEREFORE, the said party of the first part, for and in consideration of the premises and the amount bid and paid as above mentioned, has bargained and sold, conveyed, and confirmed, and by these presents does bargain and sell, convey, and confirm unto the said party of the second part, its successors and assigns forever, all right, title, and interest which the Defendants in said Judgement (Being parties hereinafter named), now have, or, at any time after the levying of the taxes for which said Judgements were rendered, have had, in the real estate hereinafter described following the name of said party, respectively, said real estate being in Henderson County, North Carolina, to wit:

752

Minnie Farr Grant	1 acre Tumble Bug Blue Ridge Township	\$ 30.01
The Sam Houston Land Co.	40-1/2 acres Blue Ridge Blue Ridge Township	468.61
The Sam Houston Land Co.	49-1/2 acres Crab Creek Crab Creek Township	2,799.64
S. Virginia Carrier	1 lot Gerton Edneyville Township	28.28
05-51870 Neil M. Tapp Estate ✓	Lot #16, Sec. 1, Marshall Ridge Edneyville Township	48.31
Charles G. Sprecher III and wife,	Lot #23, Sec. 2 (1-5/100 acres) Butler Mountain Green River Township	43.06
James T. Smith & wife,	1 Lot Brickton Hoopers Creek Township	30.41
Lawrence L. Cantrell & wife,	2-12/100 acres & trailer Warlick Road Mills River Township	135.95
Gwendolyn C. Collins	35/100 acre & house Boyleston Creek Mills River Township	242.89
Perry Merrill & wife,	1-1/4 acres & house Boyleston Road (Old Boyleston School Property) Mills River Township	149.02
Leonard Banks	1/2 Lot house & trailer 210 E. King Street Hendersonville Township	147.35
Leon E. Chapman & wife, Peggy	4 Lots ( 64-65-66-67 ) and house East Flat Rock Hendersonville Township.	135.08
Etta Taylor Estate	1 Lot & house First Ave. West	117.76
John E. Whitaker	2 Lots (201-202) Mountain Home Hendersonville Township	147.20

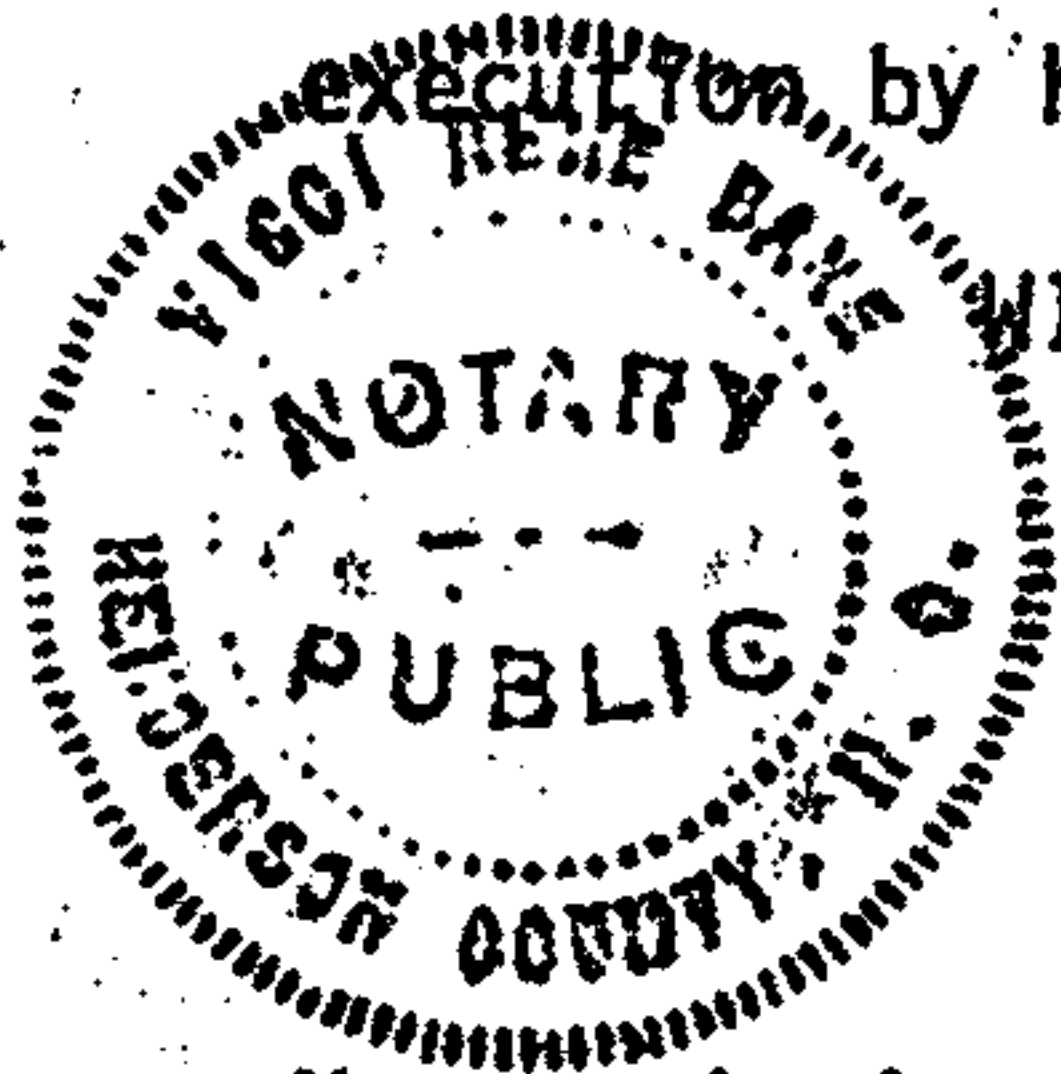
TO HAVE AND TO HOLD the same, together with all hereditaments and appurtenances thereunto in any wise appertaining, unto the said party of the second part, its successors and assigns forever, in as full and ample manner as the party of the first part, as Sheriff as aforesaid, is authorized and empowered to convey the same.

IN WITNESS WHEREOF, the party of the first part has hereunto set his hand and seal, the day and year first above written.

*Albert Jackson* Sheriff Henderson County (SEAL)  
ALBERT JACKSON, SHERIFF OF HENDERSON COUNTY

STATE OF NORTH CAROLINA  
COUNTY OF HENDERSON

I, VICCI RENE BANE, a Notary Public in and for the said County and State, do hereby certify that ALBERT JACKSON, Sheriff of Henderson County, personally appeared before me this day and acknowledged the due execution by him of the foregoing Tax Deed.



WITNESS my hand and notarial seal this the 4th day of August, 1983.

Vicci Rene Bane  
NOTARY PUBLIC

My commission expires: 8-11-85

STATE OF NORTH CAROLINA  
COUNTY OF HENDERSON

The foregoing certificate of VICCI RENE BANE, a Notary Public, is certified to be correct. This instrument presented for registration and recorded in this office this the 15 day of August, 1983, at 2:15 P.M. in Book 629, at page 751.

Ruby H. Maxwell  
REGISTER OF DEEDS

By: Sundette G. Holbert  
ASSISTANT DEPUTY