

REQUEST FOR BOARD ACTION

**HENDERSON COUNTY
BOARD OF COMMISSIONERS**

MEETING DATE: April 7, 2025

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:

Marvin Gilmore and Deresa Stroud has offered to purchase Lot 158 in the High Vista Subdivision, constituting 1.14 acres, more or less, located on Poplar Drive 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 \$150.00, based on an offer of \$1,000.00.

Henderson County obtained its interest in this property via a tax foreclosure sale in 2016. 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 \$800.00).

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

Offeror Name Marvin Gilmore Deresa Stroud	Offeror Email mgilmorejr@hotmail.com dstroud214@gmail.com
Offeror mailing address 10310 Sugarberry Court Apt. 201 Raleigh NC 27614	
Amount of Offer \$ 1,000.00	Amount Deposited \$ 150.00
Property PIN 9633137596	Property Street Address 0 Popular Drive

THE REAL PROPERTY listed above (with the Property PIN in the Henderson County Geographical Information System (the "Real Property")) was foreclosed for nonpayment of *ad valorem* real property taxes and acquired by Henderson County (the "County"). The undersigned, the "Offeror" named above, hereby offers(s) to purchase the Real Property from the County for the sum listed above as "Amount of Offer", plus the actual out-of-pocket costs to the County, on the terms stated herein.

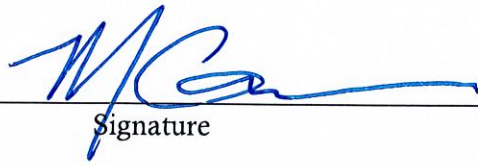
IT IS UNDERSTOOD AND AGREED that the County must advertise the real property for upset bid (pursuant to N.C. Gen. Stat. §160A-269), and that any deed to the purchaser will be a quitclaim deed, conveying only interest, if any, as the County may have in the real property by virtue of unpaid taxes and the foreclosure for non-payment thereof. **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. The undersigned further understand(s) that there may be other irregularities not yet discovered and agree(s) to accept the property (if this offer is approved by the Henderson County Board of Commissioners) subject to such irregularities, known or unknown.

The County advises any bidder to obtain legal counsel to perform a title search regarding the real property prior to making any bid.

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

If the Board of Commissioners offers provisional 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 percent (5%) of the cash price or \$150.00, whichever is greater. The undersigned will also pay to the Clerk the actual cost of advertising this Offer to Purchase for upset bids in the newspaper with which the County has awarded the right to such advertising, as estimated in advance by the Office of the County Attorney. The actual cost will be debited or credited after publication.

This the 15th day of March, 2025.



[SEAL]

Signature

Marvin Gilmore

Printed Name



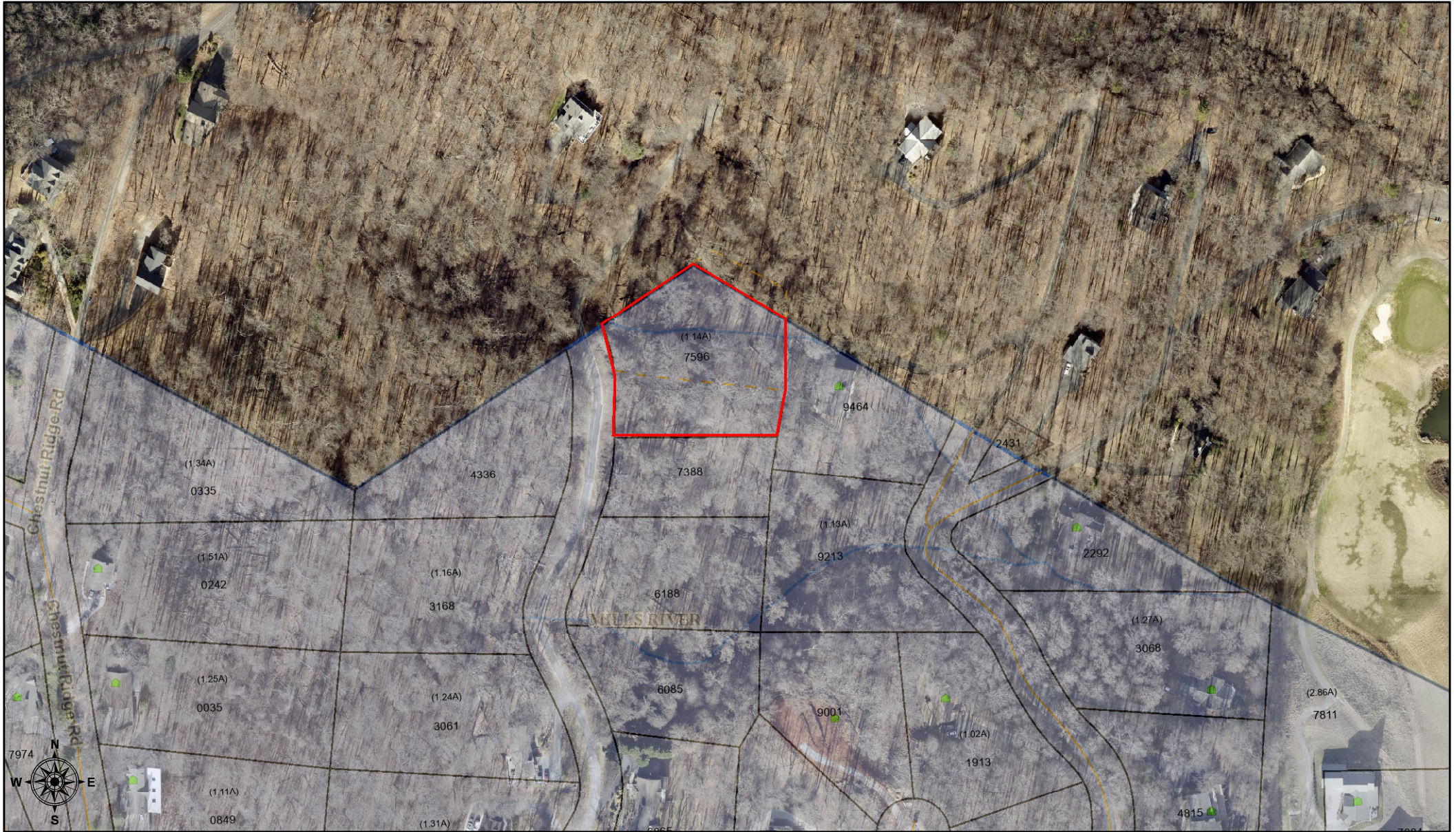
[SEAL]

Signature

Deresa Stroud

Printed Name

High Vista lot 158



March 19, 2025

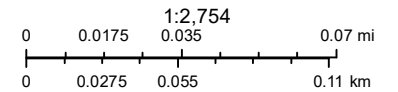
Streets and Highways

- 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).



Henderson County Property Record Card

Property Summary

Tax Year: 2025

REID	1005791	PIN	9633-13-7596	Property Owner	HENDERSON COUNTY
Location Address	0 POPLAR DR	Property Description	FORECLOSED-VACANT RECOMB 1.36 ACRES LO:158 PL:2006-6254	Owner's Mailing Address	1 HISTORIC COURTHOUSE SQUARE SUITE 2 HENDERSONVILLE NC 28792

Administrative Data	
Plat Book & Page	2006-6254
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	1.14
Permit Date	
Permit #	

Transfer Information	
Deed Date	12/29/2016
Deed Book	001692
Deed Page	00108
Revenue Stamps	\$21
Package Sale Date	
Package Sale Price	
Land Sale Date	12/29/2016
Land Sale Price	\$5,250

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

Property Value	
Total Appraised Land Value	\$92,800
Total Appraised Building Value	
Total Appraised Misc Improvements Value	
Total Cost Value	\$92,800
Total Appraised Value	
Other Exemptions	\$92,800
Exemption Desc	Govern-Fed,St,Local
Use Value Deferred	
Historic Value Deferred	
Total Deferred Value	
Total Taxable Value	

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											
Total Misc Improvements Value Assessed:											

Land Summary

Land Class: VACANT LAND			Deeded Acres: 1.36			Calculated Acres: 1.14		
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	0.14 BY THE ACRE PRICE	\$20,000			\$2,800	
Total Land Value Assessed: \$92,800								

Ownership History

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	Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book	Page	Deed Date
Current	HENDERSON COUNTY	COMMISSIONERS DEED	100	21	\$5,250	001692	00108	12/29/2016
1 Back	BRIGHT WATER LLC	GWD	100	0		001289	00489	9/15/2006
2 Back	BRIGHT WATER LLC A NC LL COMPANY	GWD	100	0		001289	00479	9/15/2006

Notes Summary

Building Card	Date	Line	Notes
No Data			