

# 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:

Brandon Khan has offered to purchase Lot 157 in the High Vista Subdivision, constituting 0.6 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 \$800.00.

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

<b>Offeror Name</b> Branden Khan	<b>Offeror Email</b> branden.khan@gmail.com
<b>Offeror mailing address</b> 5611 Berry vine Drive, Wake Forest, NC 27587	
<b>Amount of Offer</b> \$800.00	<b>Amount Deposited</b> \$150.00
<b>Property PIN</b> 9633137388	<b>Property Street Address</b> 0 Poplar Dr. Mills River

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 13th day of March, 2005.



[SFAL]

Signature

Brandon Khan

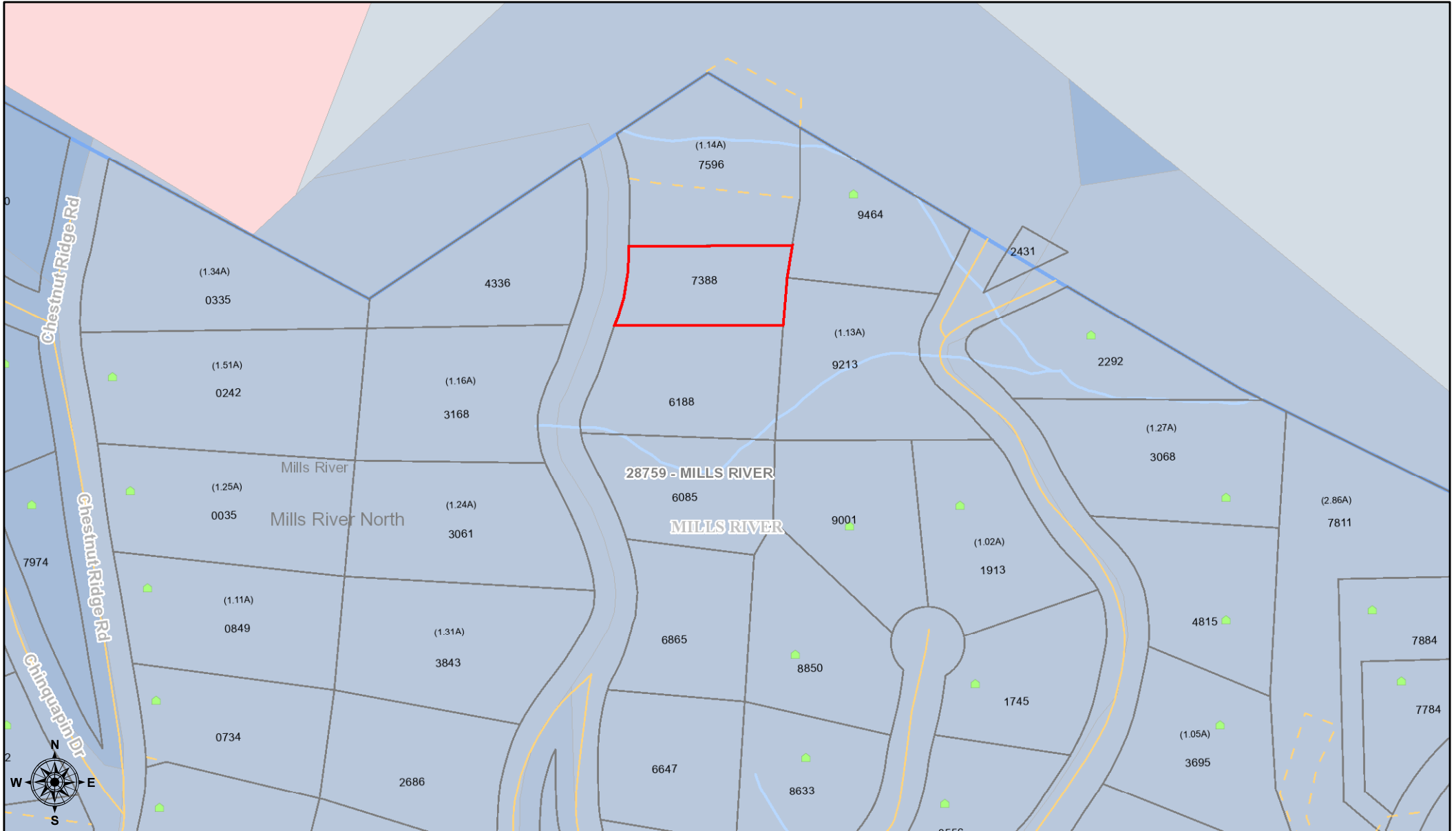
Printed Name

[SFAL]

Signature

Printed Name

# High Vista Lot 157



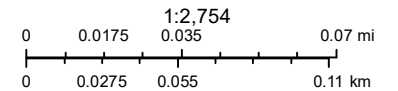
March 18, 2025

**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

<b>REID</b>	1005790	<b>PIN</b>	9633-13-7388	<b>Property Owner</b>	HENDERSON COUNTY
<b>Location Address</b>	0 POPLAR DR	<b>Property Description</b>	FORECLOSED-VACANT RECOM .68 ACRES LO:157 PL:2006-6254	<b>Owner's Mailing Address</b>	1 HISTORIC COURTHOUSE SQUARE STE 5 HENDERSONVILLE NC 28792

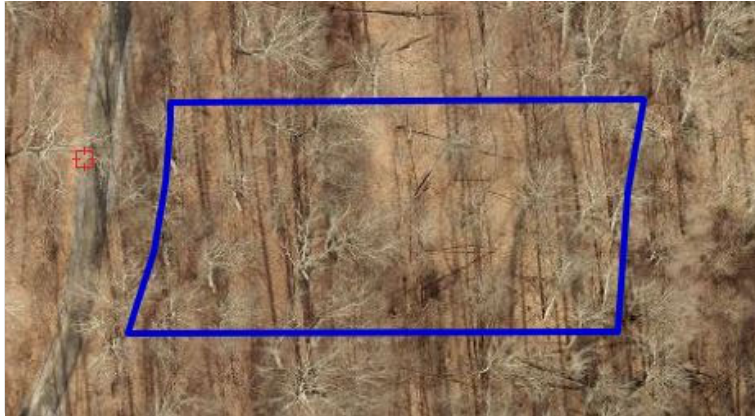
Administrative Data	
<b>Plat Book &amp; Page</b>	2006-6254
<b>Old Map #</b>	
<b>Market Area</b>	801
<b>Township</b>	NA
<b>Planning Jurisdiction</b>	MILLS RIVER
<b>City</b>	MILLS RIVER
<b>Fire District</b>	
<b>Spec District</b>	
<b>Land Class</b>	VACANT LAND
<b>History REID 1</b>	
<b>History REID 2</b>	
<b>Acreage</b>	0.6
<b>Permit Date</b>	
<b>Permit #</b>	

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

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>	\$70,200
<b>Total Appraised Building Value</b>	
<b>Total Appraised Misc Improvements Value</b>	
<b>Total Cost Value</b>	\$70,200
<b>Total Appraised Value</b>	
<b>Other Exemptions</b>	\$70,200
<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: VACANT LAND			Deeded Acres: 0.68			Calculated Acres: 0.6		
Zoning	Soil Class	Description	Size	Rate	Size Adj. Factor	Land Adjustment	Land Value	
MR-MU		RESIDENTIAL BUILDING	0.60 BY THE ACRE PRICE	\$90,000	1.3		\$70,200	
<b>Total Land Value Assessed: \$70,200</b>								

## Ownership History

	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	00491	9/15/2006

	Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book	Page	Deed Date
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			