



MEMORANDUM

TO: Mayor and City Councilors

FROM: Rich Olson, City Manager
Vivian White, City Clerk

DATE: January 7, 2016

REF: Consideration – Acceptance of Bid for Surplus Property at 809 Shannon Street

BACKGROUND:

On June 29, 2005, the City of Elizabeth City acquired property identified as Map #22-F-9 located on Shannon Street (formerly Woodland Street) by Sheriff's Deed.

On July 13, 2015, the City Council adopted a resolution declaring this property, located at 809 Shannon Street, to be surplus to the City's needs and authorizing its sale by the upset bid process once an offer of at least \$2,500 was received.

ANALYSIS:

A \$2,500 offer was received on July 15, 2015 from Laura W. Simons, who owns property adjacent to this parcel at 811 Shannon Street. An advertisement for upset bids first appeared in The Daily Advance on July 21, 2015. Since that time, eight additional upset bids were received for this property and each offer was advertised as required by state statute. The final advertisement for upset bids provided a deadline of December 21, 2015, at which time no additional offers were received.

The final offer received for this 3,320 square foot parcel was in the amount of \$4,796.22 and was submitted by Laura W. Simons. The tax value on this unimproved lot is \$6,400; however, it has been off the tax roll for ten years and the City has incurred the expense of maintenance over that period.

FINANCIAL:

The Finance Committee discussed this matter during their meeting of January 7, 2016. Upon motion made by Mayor Peel, seconded by Councilman Donnelly, the committee unanimously recommended approval by the City Council.

STAFF RECOMMENDATION:

By motion, accept the offer made by Laura W. Simons on the property located at 809 Shannon Street in the amount of \$4,796.22 and instruct the City Attorney to prepare all documents required to close the sale.

RCO/vdw

PASQUOTANK COUNTY RESIDENTIAL PROPERTY INFORMATION

<u>Tax Info</u>	<u>Maps</u>	<u>Sales</u>	<u>Election Info</u>	<u>Other</u>
Location: 00809	Acct: 22878	PIN: 892309055861	MAP: 22-F-9	Deed: 915/376
SHANNON ST				Deed Date: 20060519

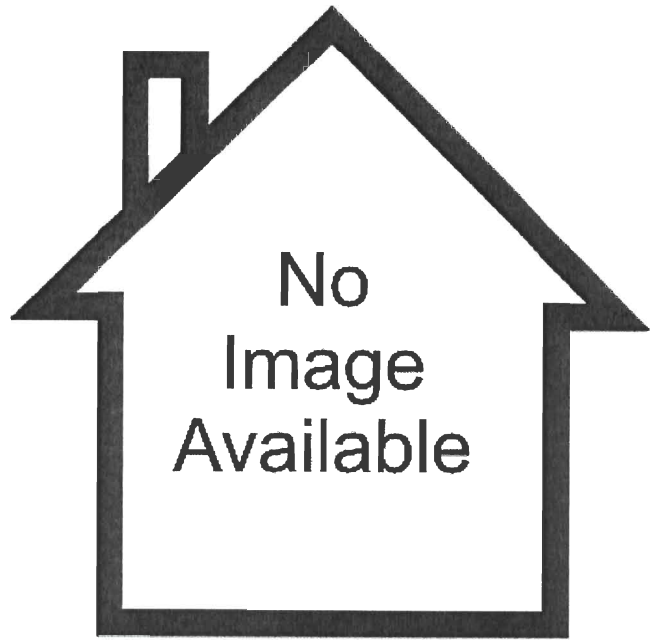
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Owner

CITY OF ELIZABETH CITY
P O BOX 347
ELIZABETH CITY, NC 27909

Assessment

Prior Land:	\$6,600.00	Current Land	\$6,400.00
Prior Bldg:	\$0.00	Current Bldg	\$0.00
Prior Total:	\$6,600.00	Current Total	\$6,400.00



Taxed Acres: 0.076

***Estimated* 2014 City Tax: \$ 40.59 : *Estimated* 2015 City Tax: \$40.96**

***Estimated* 2014 County Tax: \$50.16 : *Estimated* 2015 County Tax: \$48.64**

ELIZABETH CITY INSID

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Last Update: 20130506

DATE	SALES TYPE	SALE PRICE	SOURCE	ASSESSMENT	DEED BOOK/PAGE
20060519	LAND ONLY	\$ 0.00		\$ 6,600.00	915/376
LAND TYPE	SIZE	MKT Value			
PRIMARY	3320.0 SQ FT	\$ 6,390.00			

DWELLING DATA (SEE DISCLAIMER)

	BASE PRICE		COST DATA	
STYLE				\$ 0.00
STORY HEIGHT	0	PLUMBING ADJ		\$ 0.00
ATTIC		HEATING/AC ADJ		\$ 0.00
BEDROOMS	0	EXTERIOR TRIM		\$ 0.00
TOTAL ROOMS	0	FINISHED BASEMENT ADJ		\$ 0
FULL BATHS	0	FIREPLACES		\$ 0.00
HALF BATHS	0	ADDITIONS		\$ 0.00
YEAR BUILT	0	SUBTOTAL		\$ 0.00
YEAR REMODELED	0	GRADE FACTOR		0
GROUND FLOOR AREA	0	REPLACEMENT COST		\$ 0.00
TOTAL LIVING AREA	0	PERCENT GOOD		0%
CONDITION		RCNLD		\$ 0.00

DISCLAIMER: DWELLING DATA BASED ON OBSERVATION AND MAY NOT REFLECT ACTUAL VALUES. DWELLING DATA DOES NOT AFFECT THE VALUATION OF PROPERTY.