Item #_____

Prepared by:_____Gloria Kelly_____
Shelby County Land Bank

Approved by:_____
County Attorney

RESOLUTION APPROVING THE SALE OF THIRTEEN (13) COUNTY OWNED DELINQUENT TAX PARCELS, ACQUIRED FROM SHELBY COUNTY TRUSTEE TAX SALE NOS. 85.2, 0104, 0105, 0201, 0202, 0206, 0304, 0403, 0405, 0503, AND 0504, TO IDENTIFIED PURCHASERS AT VARIOUS PRICES COLLECTIVELY TOTALING $45,700.00, PURSUANT TO THE SALE PROVISIONS OF T.C.A. §67-5-2507 AND AUTHORIZING THE SHELBY COUNTY MAYOR TO EXECUTE QUIT CLAIM DEEDS. SPONSORED BY COMMISSIONER HENRI BROOKS.

WHEREAS, Shelby County has acquired thirteen (13) Delinquent Tax Parcels from Shelby County Trustee Tax Sale Nos**.** 85.2, 0104, 0105, 0201, 0202, 0206, 0304, 0403, 0405, 0503, and 0504, which parcels being more particularly described in the listing thereof, which is attached hereto as Exhibit "A", and incorporated herein by reference**;** and

WHEREAS, Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said Delinquent Tax Parcels to secure purchase offers for each**;** and

WHEREAS, The purchase offers received for said Delinquent Tax Parcels were publicly advertised for increased offers pursuant to T.C.A. §67-5-2507 in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit "A", as representing their highest and best sale price; and

WHEREAS, It is deemed to be in the best interest of Shelby County to sell said thirteen (13) Delinquent Tax Parcels to the identified purchasers for the sale prices as listed in said Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF SHELBY COUNTY, TENNESSEE, That the sale of the aforementioned thirteen (13) Delinquent Tax Parcels, acquired from Shelby County Trustee Tax Sale Nos. 85.2, 0104, 0105, 0201, 0202, 0206, 0304, 0403, 0405, 0503, and 0504**,** to the identified purchasers for the sale prices listed in said Exhibit "A", collectively totaling $45,700.00, be and the same is hereby approved.

BE IT FURTHER RESOLVED, That the Mayor be and is authorized to execute a Quit Claim Deeds conveying the same, along with any other documents necessary for the closing of the Delinquent Tax Parcel sales described herein.

BE IT FURTHER RESOLVED, That this Resolution shall take effect from and after the date it shall have been enacted according to due process of law, the public welfare requiring it.

_____
Shelby County Mayor

Date: _____

ATTEST:

_____
Clerk of County Commission

ADOPTED _____

SUMMARY SHEET

I. Description of Item

A Resolution approving the sale of thirteen (13) County owned Delinquent Tax Parcels acquired from Shelby County Trustee Tax Sale Nos. 85.2, 0104, 0105, 0201, 0202, 0206, 0304, 0403, 0405, 0503, and 0504. Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said parcels to secure purchase offers for each. The purchase offers received were publicly advertised for increased offers in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit "A", as representing their highest and best sale price. Base upon the above, it is hereby recommended by the Administration that the sale of these thirteen (13) Delinquent Tax Parcels be approved.

II. Source and Amount of Funding

Amount Expended/Budget Line Item

All Costs (Direct/Indirect)

Additional or Subsequent Obligations or Expenses of Shelby County

III. Contract Items

Offer to Purchase

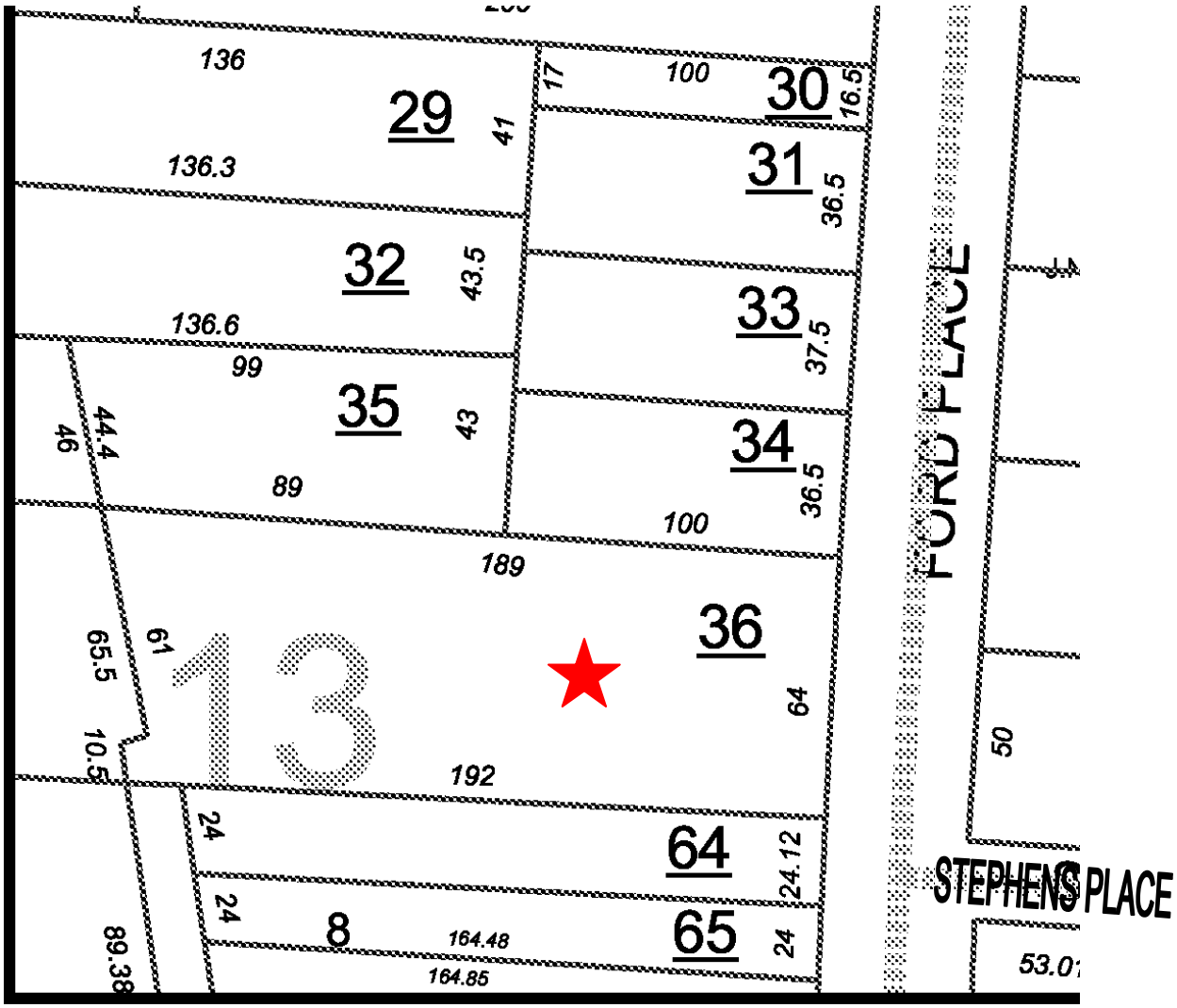
Quit Claim Deeds

IV. Additional Information Relevant to Approval of this Item

N/A

EXHIBIT "A"									
Exhibit #	TAX SALE	WBP	ADDRESS LOT SIZE	Zoning Code	Total Taxes and Fees	PURCHASER	EVALUATION	SALES PRICE	PLANNED USE
841	0503	01401300000360	971 Ford Pl 73' x 192'	RS-6	$3,820.75	Trustees Mt. Pisgah Outreach Ministry	$3,500.00	$1,500.00	Church Property
1690	0405	02202100000660	1030 N. Third St. 30' x 115'	MDR	$13,637.52	Oasis of Hope, Inc.	$1,700.00	$1,200.00	Investment
3205	0201	02700800000030	Manassas St. 44' x 124'	R-D	$46,939.57	Felicia Renee Smith	$2,000.00	$1,700.00	Expand Property Size
3234	0206	02701000000460	1026 N. Manassas St. 37' x 160'	R-D	$4,939.83	Doris Smith Lewis	$1,800.00	$1,500.00	Expand Property Size
4775	0105	02701000000470	1030 N. Manassas St. 37' x 160'	R-D	$7,984.61	Doris Smith Lewis	$1,600.00	$1,500.00	Expand Property Size
3260	0206	02701400000120	753 N. Dunlap St. 32' x 117'	R-D	$9,293.30	June Watkins	$1,500.00	$1,500.00	Expand Property Size
2908	0403	02701900000230	687 Leath St. 25' x 150'	R-D	$5,845.17	Carrine Jefferson	$1,200.00	$800.00	Expand Property Size
4927	0104	02703100000040	891 Keel St. 34' x 45'	R-D	$3,342.90	Jason Lurie	$500.00	$500.00	Investment
3173	0304	02703400000350	Pearce St. 50' x 200'	R-D	$2,790.34	Eva M. Louviere	$3,000.00	$2,500.00	Investment
3556	0405	03104000000130	1655 Lamar Ave. 32' x 158'	C-L	$176,990.80	Ira Marche & Marcie Bowden	$8,000.00	$6,000.00 Comm. Bldg	Investment
5903	0202	04000900000040	1025 Firestone Ave. 104' x 384'	I-H	$53,173.93	Ira Marche & Marcie Bowden	$25,000.00	$25,000.00	Investment
5162	85.2	04204400000100	Dawes St. 15' x 120'	R-D	$806.28	Evelyn Mason	$700.00	$200.00	Expand Property Size
8947	0504	05003400000310	118 W. Davant Ave. 50' x 100'	RS-6	$5,911.78	Lee Grandberry	$2,000.00	$1,800.00	Investment
			13 Properties			**Total**		**$45,700.00**	

Ward 14



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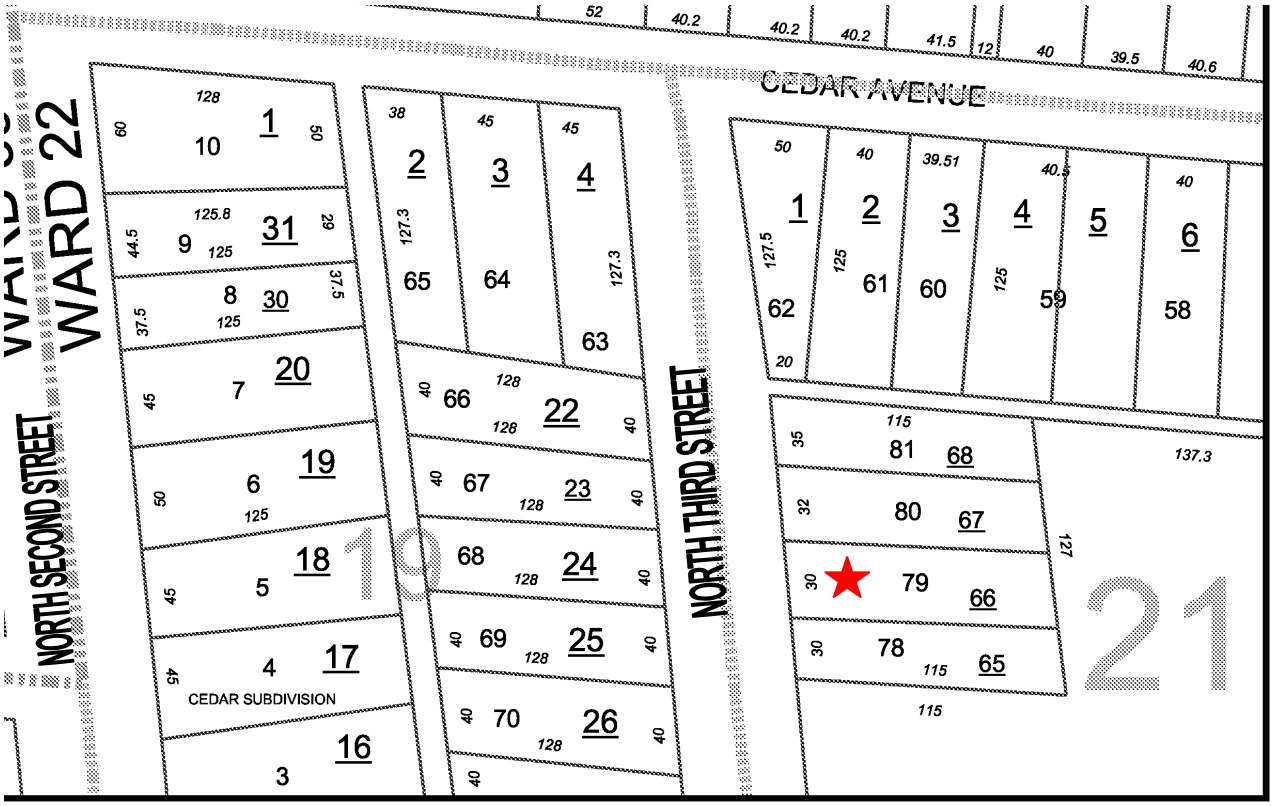
Ward 22



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Ward 27

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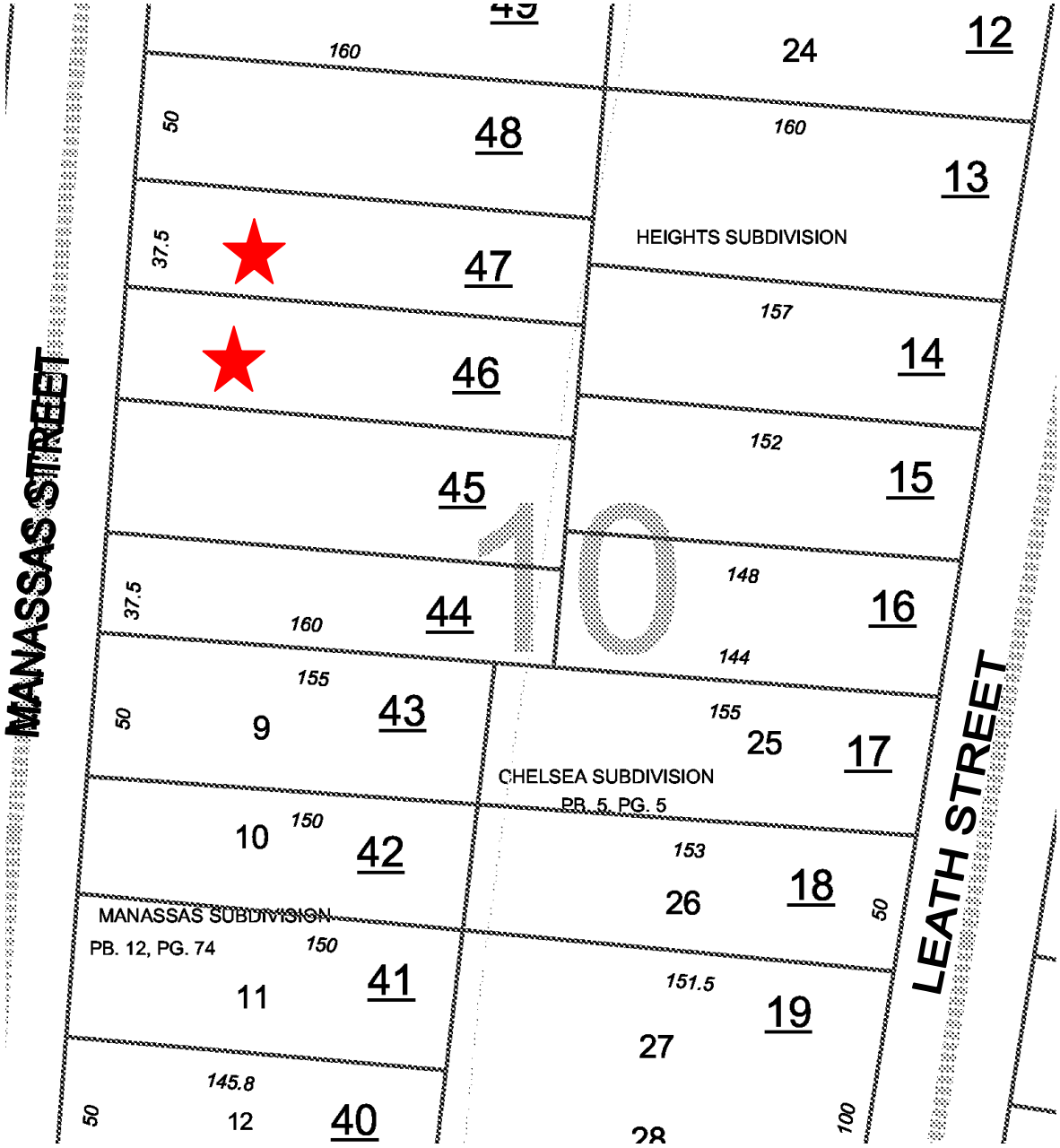
Ward 27



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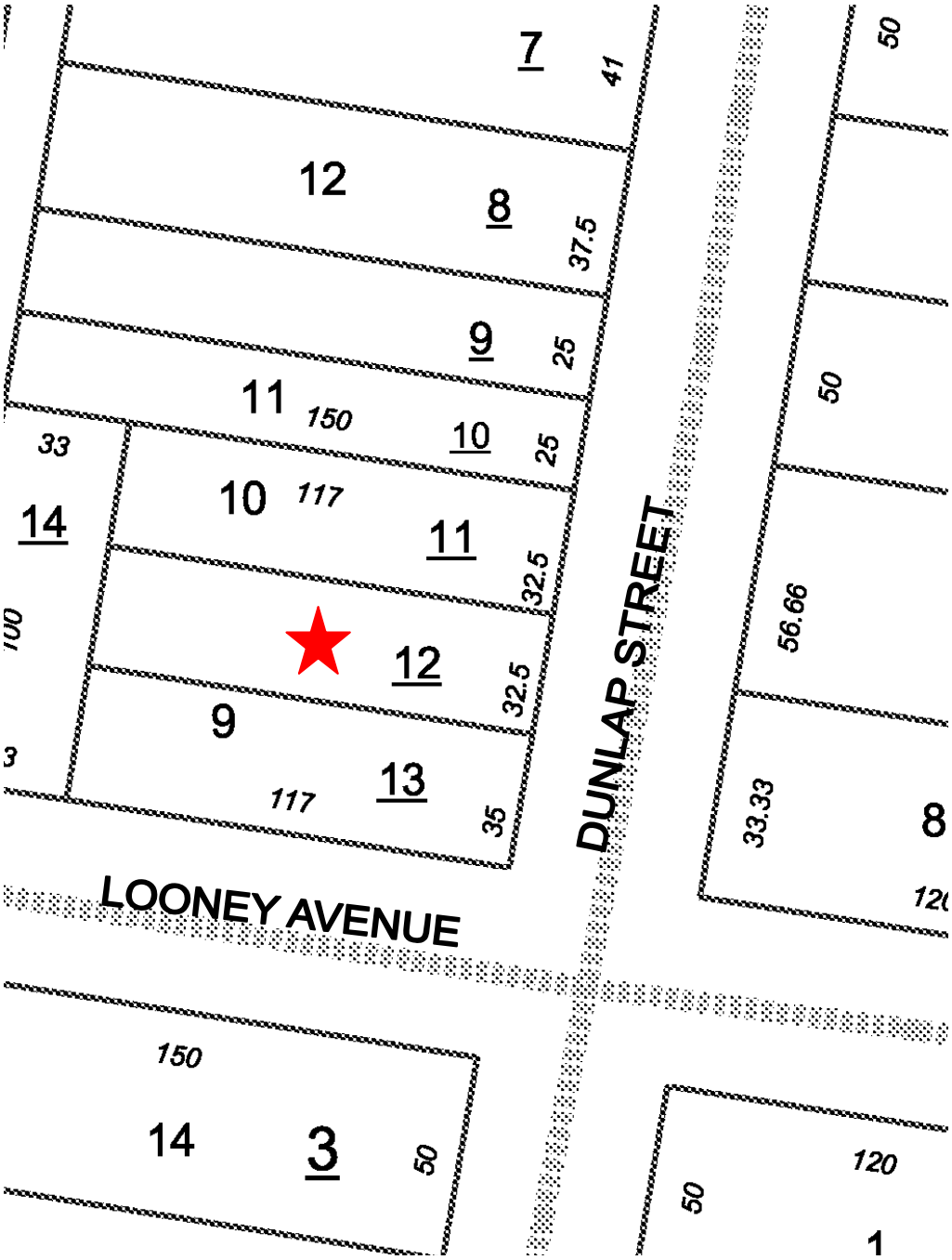

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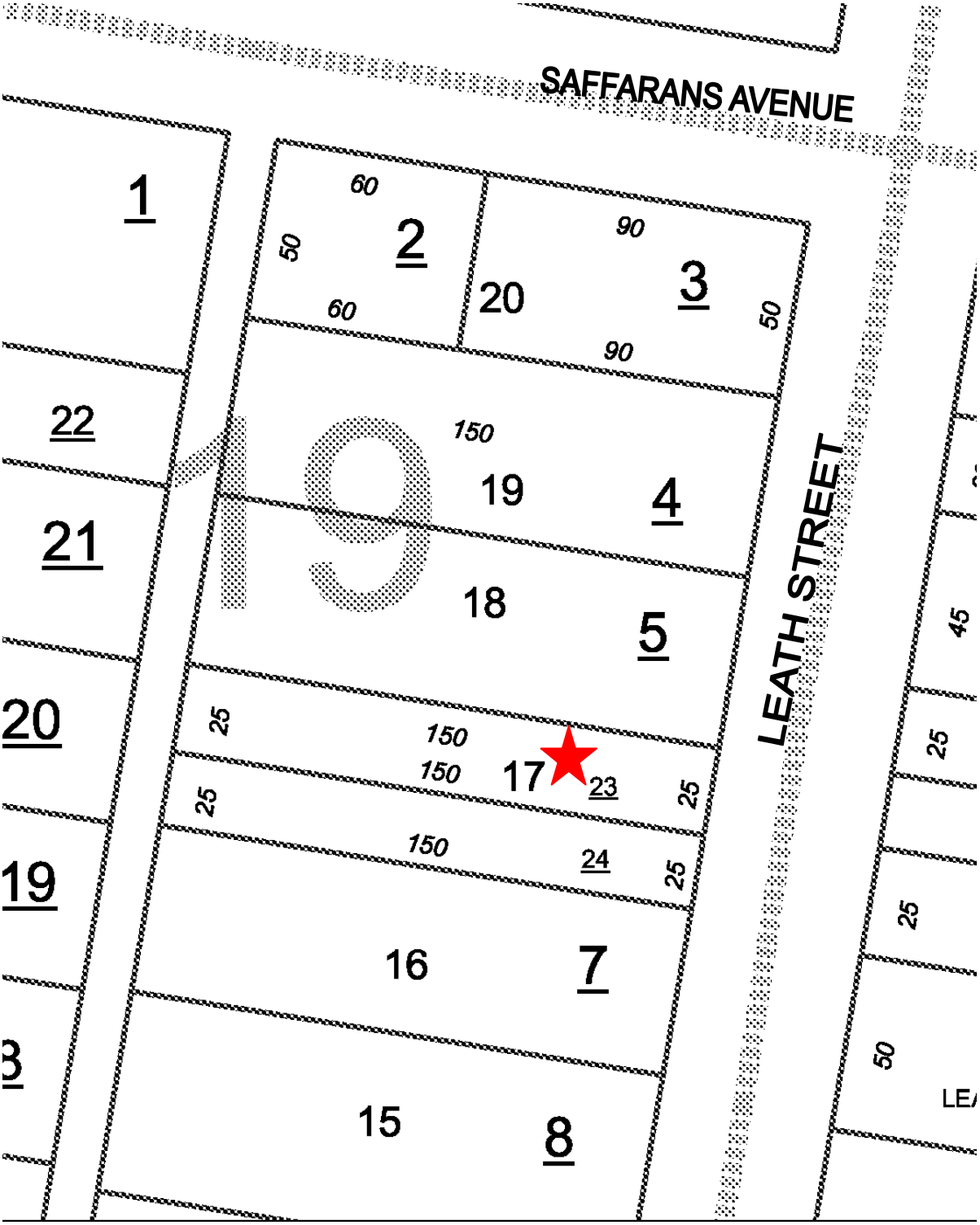

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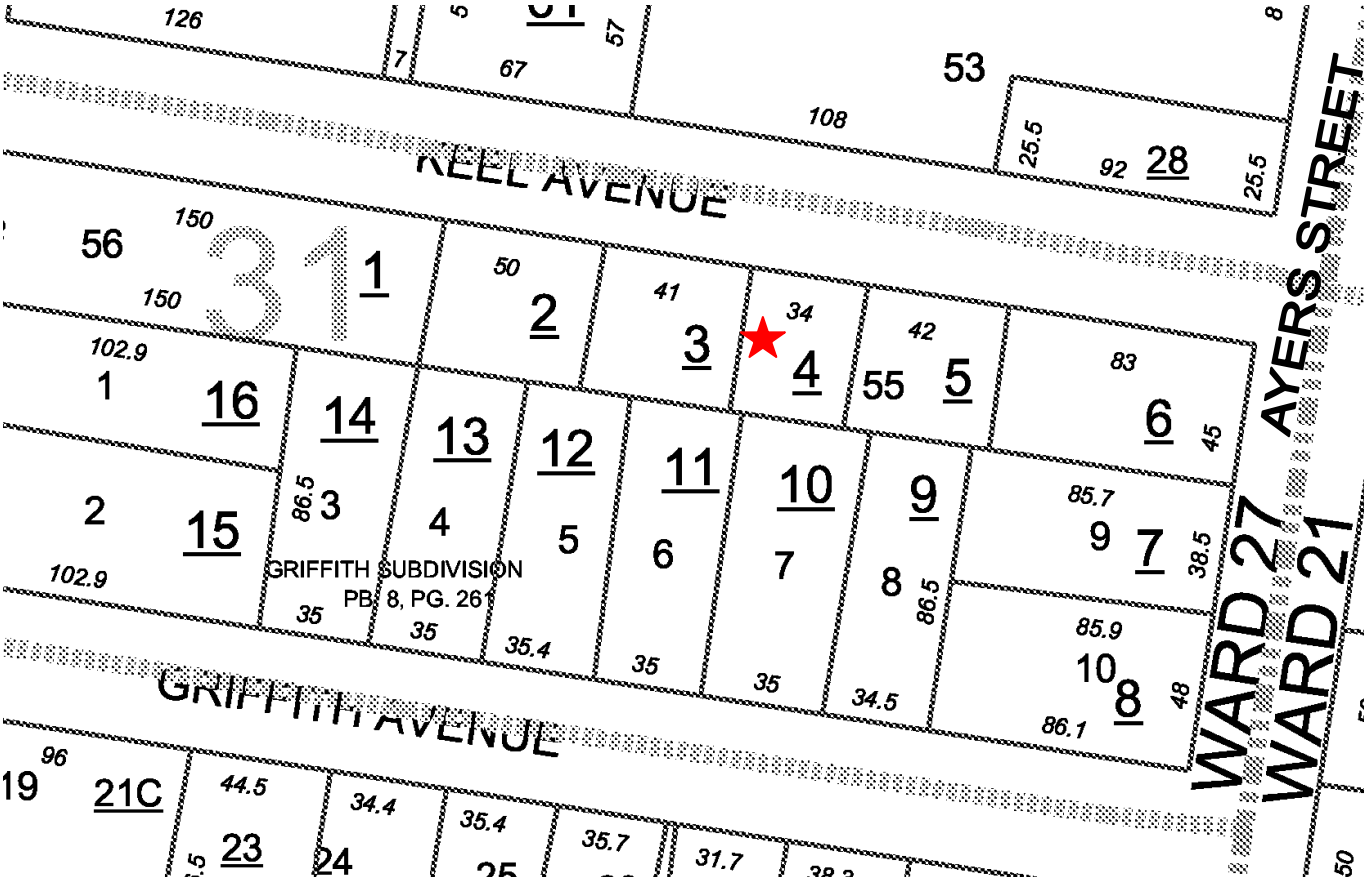

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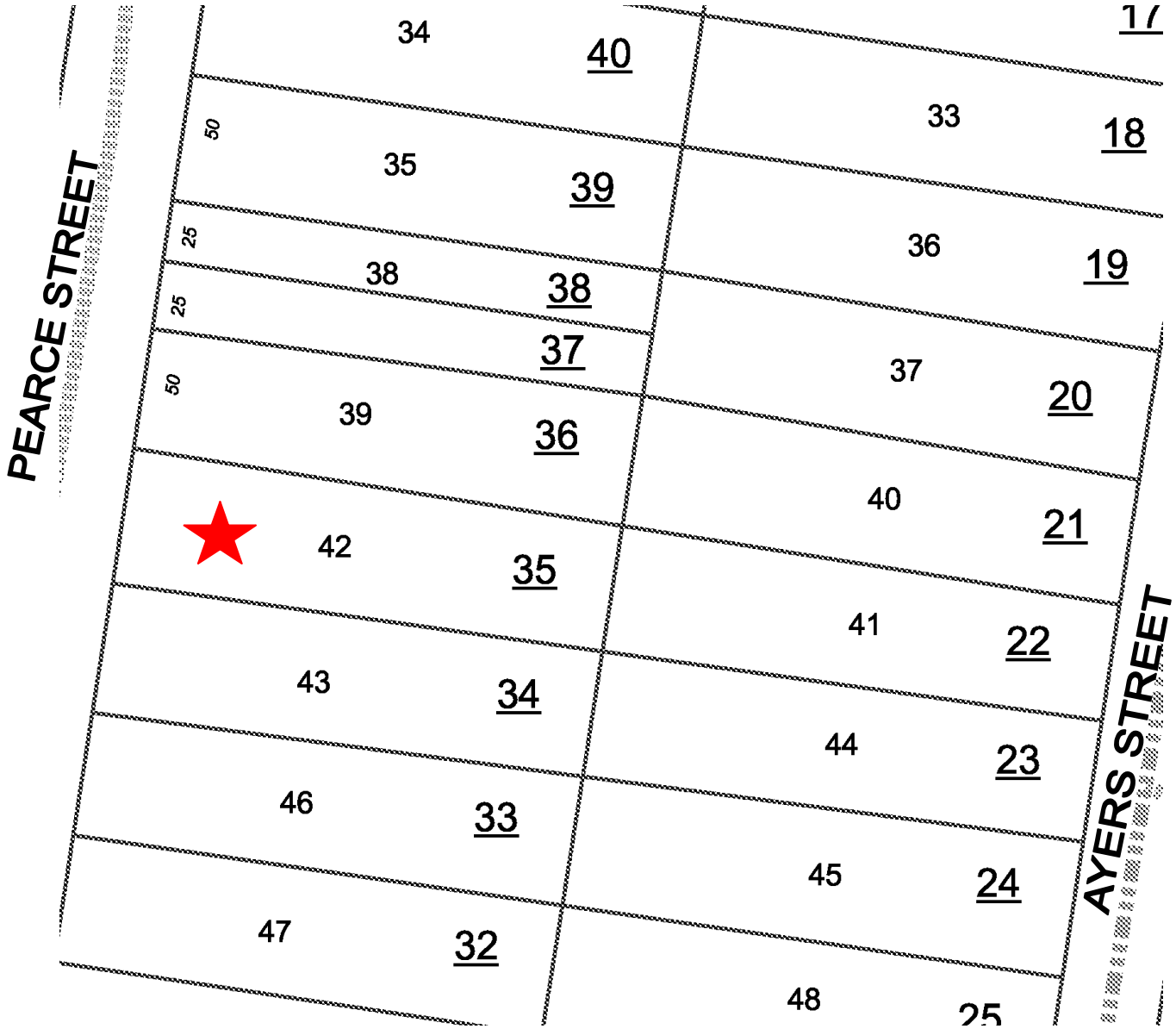
Ward 27



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Ward 31

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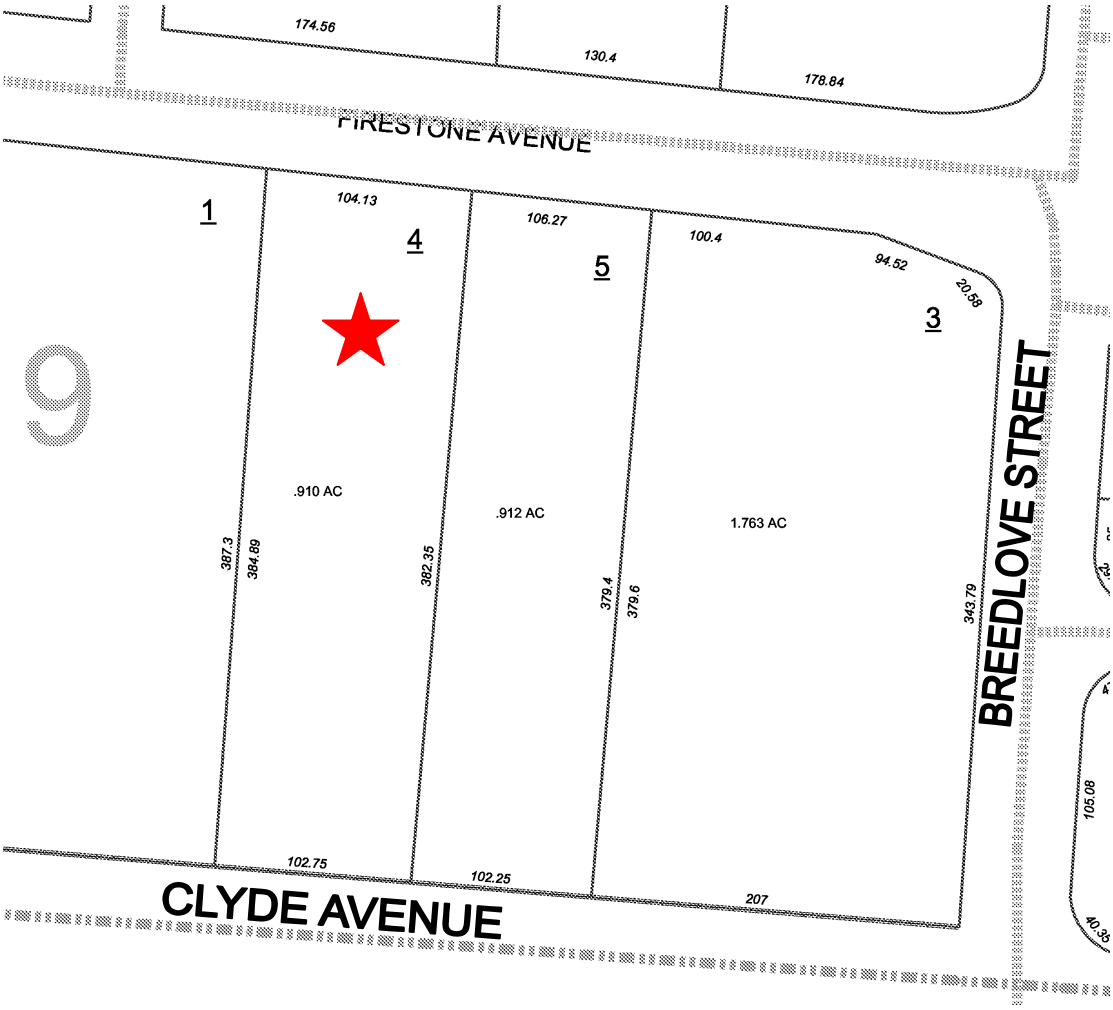
Ward 40



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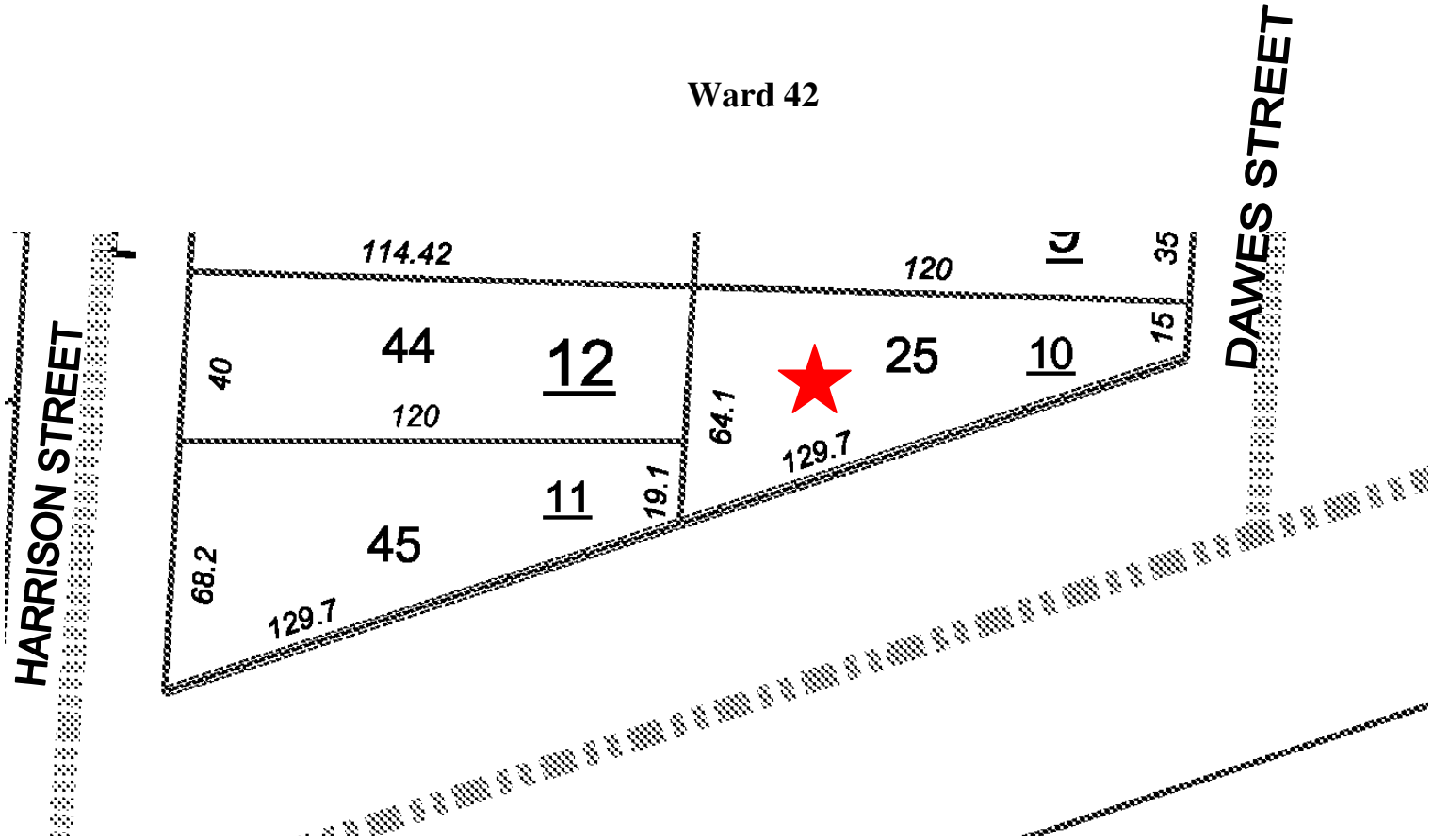

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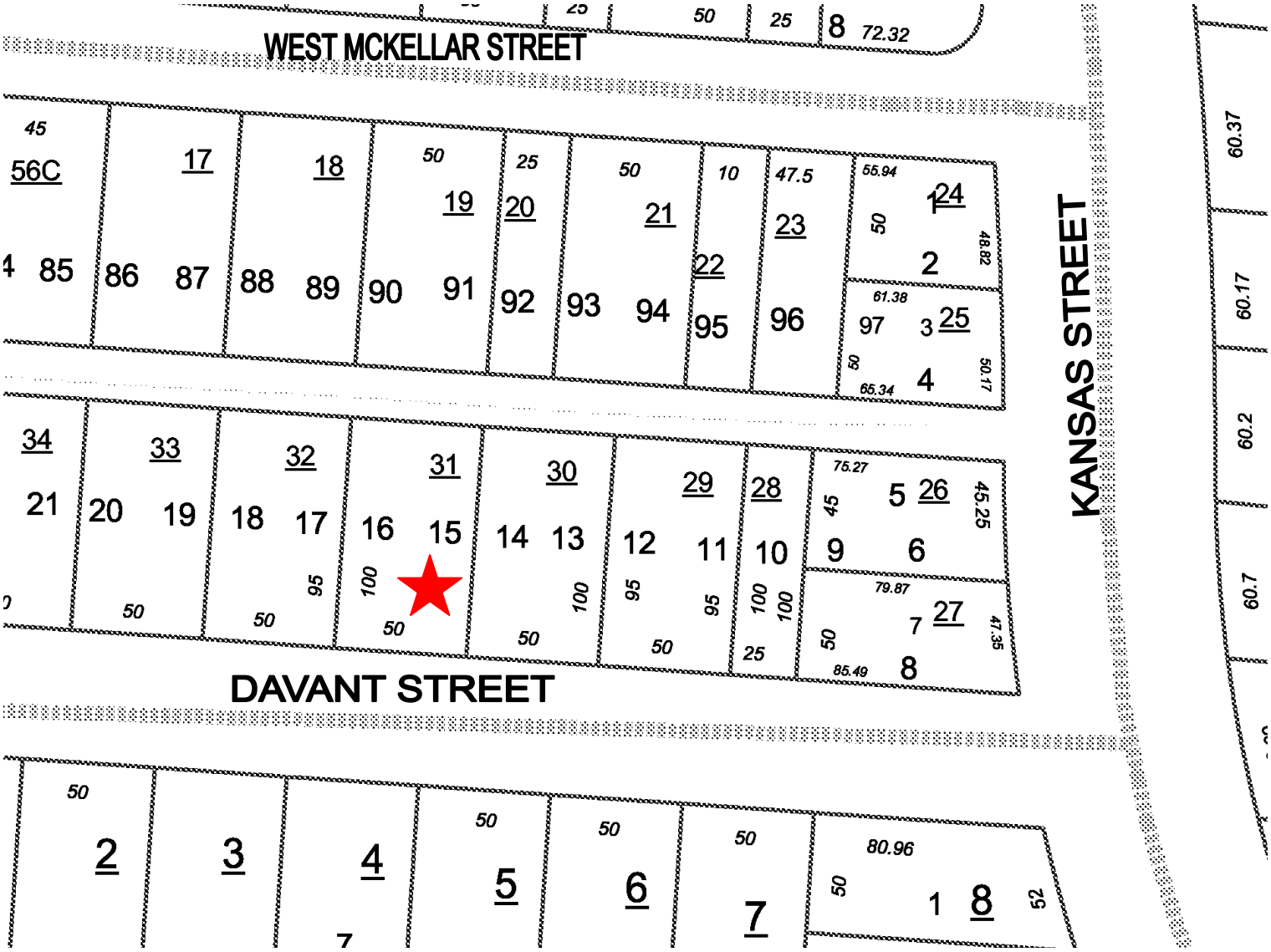

050 0340 0 00031 0

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Trustees Mt. Pisgah Outreach Ministry Date 03/17/10

Address 843 Brewer Road, Summerville, TN 38068

Phone 949-1339 {Pastor B. G. Brooks)

Company Name n/a

Company Address

Subject Property Address 971 Ford Place

Subject Property ID # 014 0130 0 00036 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes____ No ✓

Violation Date_____ Violation Address_____
Violation Date_____ Violation Address_____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes_____ No ✓

Violation Date_____ Violation Address_____
Violation Date_____ Violation Address_____

Please list any properties other than you residence or business location that you own, manage or control

Address_____
Address_____
Address_____
Address_____
Address_____

I certify that the above information I have provided is accurate and correct.

(x) B G Brooks
Signature

(x) 3/17/10
Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Oasis of Hope, Inc. Date (x)

Address 8500 Walnut Grove Rd.. 38018

Phone 755-7721 Terry Hoff

Company Name n/a

Company Address

Subject Property Address 1030 N. Third St.

Subject Property ID # 022 0210 0 00066 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes____ No X

Violation Date_____ Violation Address_____
Violation Date_____ Violation Address_____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes_____ No X

Violation Date_____ Violation Address_____
Violation Date_____ Violation Address_____

Please list any properties other than you residence or business location that you own, manage or control

Address_____
Address_____
Address_____
Address_____
Address_____

I certify that the above information I have provided is accurate and correct.

(x) Signature

(x) 3/23/10
Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Felicia Renee Smith Date 03/25/10

Address P.O. Box 281497 38168

Phone 734-8034

Company Name n/a

Company Address

Subject Property Address Manassas St..

Subject Property ID # 027 0080 0 00003 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes ____ No ✓

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No ✓

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
Address _____
Address _____
Address _____
Address _____

I certify that the above information I have provided is accurate and correct.

(x) _____ Signature

(x) 3/25/10 Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Doris Smith Lewis Date 03/23/10

Address 1858 Edward Ave. 38107

Phone 278-7735

Company Name n/a

Company Address

Subject Property Address 1026 N. Manassas St.

Subject Property ID # 027 0100 0 00046 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes____ No X

Violation Date_____ Violation Address_____
Violation Date_____ Violation Address_____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes_____ No X

Violation Date_____ Violation Address_____
Violation Date_____ Violation Address_____

Please list any properties other than you residence or business location that you own, manage or control

Address_____
Address_____
Address_____
Address_____
Address_____

I certify that the above information I have provided is accurate and correct.

(x) Doris Smith Lewis
Signature

(x) 03-23-2010
Date

027-010-047, 03-10.doc

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Doris Smith Lewis Date 03/25/10

Address 1858 Edward Ave. 38107

Phone 278-7735

Company Name n/a

Company Address

Subject Property Address 1030 N. Manassas St.

Subject Property ID # 027 0100 0 00047 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes ____ No ✓

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes ____ No ✓

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
Address _____
Address _____
Address _____
Address _____

I certify that the above information I have provided is accurate and correct.

(x) Doris Smith Lewis
Signature

(x) 3/25/2010
Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name June Watkins Date 03/24/10

Address 757 N. Dunlap St. 38107

Phone 292-7877 Gwendolyn Clemons

Company Name n/a

Company Address

Subject Property Address 753 N. Dunlap St.

Subject Property ID # 027 0140 0 00012 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes____ No ✓

Violation Date_____ Violation Address_____
Violation Date_____ Violation Address_____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes_____ No ✓

Violation Date_____ Violation Address_____
Violation Date_____ Violation Address_____

Please list any properties other than you residence or business location that you own, manage or control

Address_____
Address_____
Address_____
Address_____
Address_____

I certify that the above information I have provided is accurate and correct.

(x) Signature

(x) 3-24/10
Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Carrine Jefferson Date 03/15/10

Address 685 Leath St. 38107

Phone 526-2185 (Robert Jefferson 273-6132)

Company Name n/a

Company Address

Subject Property Address 687 Leath St.

Subject Property ID # 027 0190 0 00023 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes____ No X

Violation Date_____ Violation Address_____
Violation Date_____ Violation Address_____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes_____ No X

Violation Date_____ Violation Address_____
Violation Date_____ Violation Address_____

Please list any properties other than you residence or business location that you own, manage or control

Address_____
Address_____
Address_____
Address_____
Address_____

I certify that the above information I have provided is accurate and correct.

(x) Carrine L Jefferson
Signature

(x) 3/15/2010
Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Jason Lurie Date 03/23/10

Address 4920 Pleasant Hill Rd. 38118

Phone 362-1007.

Company Name n/a

Company Address

Subject Property Address 891 Keel St.

Subject Property ID # 027 0310 0 00004 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes ____ No X

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes ____ No X

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
Address _____
Address _____
Address _____
Address _____

I certify that the above information I have provided is accurate and correct.

(x) Jason Lurie
Signature

(x) 3-23-10
Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Eva M. Louviere Date 03/26/10

Address 824 Pearce St. 38107

Phone 525-1271.

Company Name n/a

Company Address

Subject Property Address Pearce St.

Subject Property ID # 027 0340 0 00035 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes ____ No ✓

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes ____ No ✓

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
Address _____
Address _____
Address _____
Address _____

I certify that the above information I have provided is accurate and correct.

(x) Eva M. Louviere
Signature

(x) 03/26/2010
Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Ira Marche & Marcie Bowden (H & W) Date 03/17/10

Address 1652 Madison Ave. 38104

Phone 662 753-9007

Company Name n/a

Company Address

Subject Property Address 1655 Lamar Ave.

Subject Property ID # 031 0400 0 00013 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes____ No ✓

Violation Date_____ Violation Address_____
Violation Date_____ Violation Address_____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes_____ No ✓

Violation Date_____ Violation Address_____
Violation Date_____ Violation Address_____

Please list any properties other than you residence or business location that you own, manage or control

Address_____
Address_____
Address_____
Address_____
Address_____

I certify that the above information I have provided is accurate and correct.

(x) Ira Marche
Signature

(x) 3/17/2010
Date

031-009-004, 03-10.doc

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Ira Marche & Marcie Bowden (H & W) Date 03/17/10

Address 1652 Madison Ave. 38104

Phone 662 753-9007

Company Name n/a

Company Address

Subject Property Address 1025 Firestone Ave.

Subject Property ID # 040 0090 0 00004 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes ____ No ✓

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No ✓

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
Address _____
Address _____
Address _____
Address _____

I certify that the above information I have provided is accurate and correct.

(x) Ira Marche
Signature

(x) 3/25/2010
Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Evelyn Mason Date (x) 03/17/10

Address 1488 Timothy Dr. 38116

Phone 553-0550 / 398-7852

Company Name n/a

Company Address

Subject Property Address Dawes St..

Subject Property ID # 042 0440 0 00010 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes ____ No X

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No X

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
Address _____
Address _____
Address _____
Address _____

I certify that the above information I have provided is accurate and correct.

(x) Evelyn Mason — Signature

(x) 3-17-10 — Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Lee Grandberry Date (x) 22 March 2010

Address 2105 W. Dobbins Rd. Phoenix, AR 85041

Phone 602 268-2500

Company Name n/a

Company Address

Subject Property Address 118 ~~188~~ W. Davant Ave.

Subject Property ID # 050 0340 0 00031 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes____ No ✓

Violation Date_____ Violation Address_____
Violation Date_____ Violation Address_____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes_____ No ✓

Violation Date_____ Violation Address_____
Violation Date_____ Violation Address_____

Please list any properties other than you residence or business location that you own, manage or control

Address 2917 N. 19 Ave # 125 Phoenix AZ 85017
Address 5939 W. Colter Ave Glendale AZ
Address 225 N. Martin St. Gila Bend AZ
Address 405 W. Papago St Gila Bend AZ
Address

I certify that the above information I have provided is accurate and correct.

(x) Lee Grandberry
Signature

(x) 22 March 2010
Date