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. 0005, 82.2, 0104, 0203, 0402, 0403, 0404, 0405, AND 0406, TO IDENTIFIED PURCHASERS AT VARIOUS PRICES COLLECTIVELY TOTALING $48,800.00, 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 MATT KUHN.

WHEREAS, Shelby County has acquired THIRTEEN (13) Delinquent Tax Parcels from Shelby County Trustee Tax Sale Nos**.** 0005, 82.2, 0104, 0203, 0402, 0403, 0404, 0405, and 0406, 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. 0005, 82.2, 0104, 0203, 0402, 0403, 0404, 0405, and 0406**,** to the identified purchasers for the sale prices listed in said Exhibit "A", collectively totaling $48,800.00, 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.

_____
A C Wharton, Jr., 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. 0005, 82.2, 0104, 0203, 0402, 0403, 0404, 0405, and 0406. 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

EXHIBIT "A"									
Exhibit #	**Tax Sale**	**WBP**	**Address Lot Size**	**Zoning Code**	**Total Taxes and Fees**	**Purchaser**	**Evaluation**	**Sales Price**	**Planned Use**
1496	0203	02100600000310	832 Ayers St. 50' x 100'	R-D	$10,903.76	Juan Reina	$5,000.00 Duplex	$5,000.00	Investment
1630	0405	02108800000050	779 N. Claybrook St. 37' x 100'	R-D	$9,862.30	Crystal Franklin	$4,000.00 Duplex	$4,000.00	Investment
4899	0104	02702500000130	886 Jackson Ave. 42' x 150'	C-H	$26,180.32	Alvin Lanier Williams	$1,700.00 Vacant Lot	$1,700.00	Investment
2632	0402	02703400000450	876 Pearce St. 50' x 200'	R-D	$11,613.95	Jessica Matthews	$4,000.00 House	$4,000.00	Investment
5457	0402	04002100000030	1137 Bammel Ave. 50' x 112'	R-D	$1,514.32	James Nelson Lesure	$3,000.00 House	$3,000.00	Investment
6529	0403	04206800000580	2534 Hanwood Ave. 50' x 200'	R-D	$5,391.74	Phcong Hoang Thi To	$7,000.00 House	$7,000.00	Investment
6949	0403	04400800000300	3020 McAdoo Ave. 30' x 117'	RS-6	$4,582.51	Phcong Hoang Thi To	$4,000.00 House	$4,000.00	Investment
8601	0403	05207100000050	679 Tillman St. 50' x 110'	R-D	$5,688.76	Hubert Sargeant	$4,000.00 House	$4,000.00	Investment
10042	82.2	06900100000010	Benjestown Rd. 110' x 133'	R-2	$1,508.58	James B. Jackson	$800.00 Vacant Lot	$800.00	Investment
11010	0406	07104800000090	2188 Durham Dr. 79' x 130'	RS-6	$14,698.91	Dave Pruitt	$6,000.00 Duplex	$13,200.00 Bid Off	Investment
13616	0404	07706300000120	Gilbert/ Whitehaven Lane 35' x 180'	RES-10	$2,792.22	Trustees Middle Baptist Church Whitehaven	$1,200.00 Vacant Lot	$1,200.00	Church Property
15377	0405	09200400000020	Dromedary Dr. 0.125 Acres	O-G	$1,127.96	Jack Schaffer & Irving Jack Kirsch	$100.00 Landlocked	$100.00	Expand Property Size
11489	0005	M0115M0A000410	Chambers St. 40' x 132'	RES	3,897.66	Thomas L. Bomar & Joy R. Bomar	$800.00	$800.00	Expand Property Size

13 Properties / Total $48,800.00

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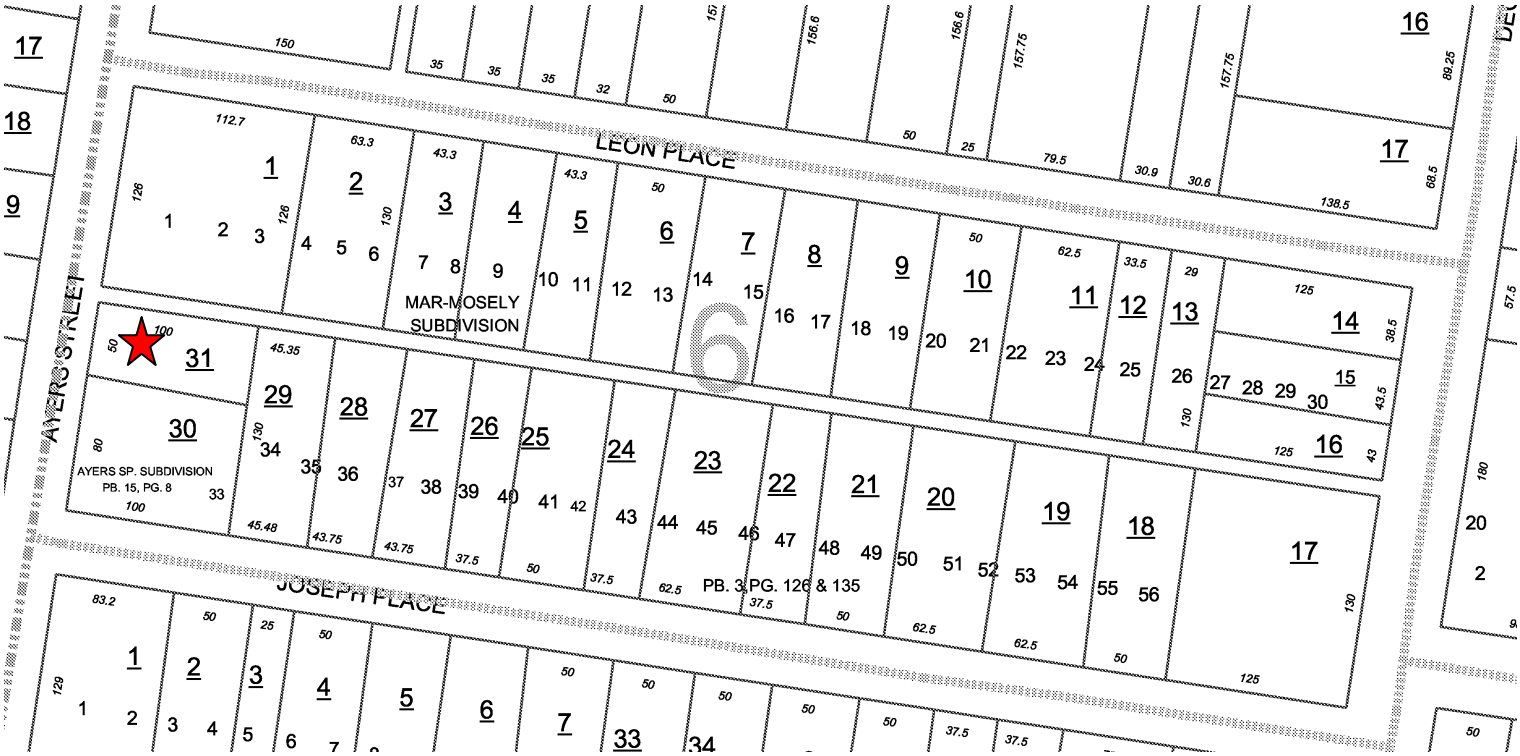

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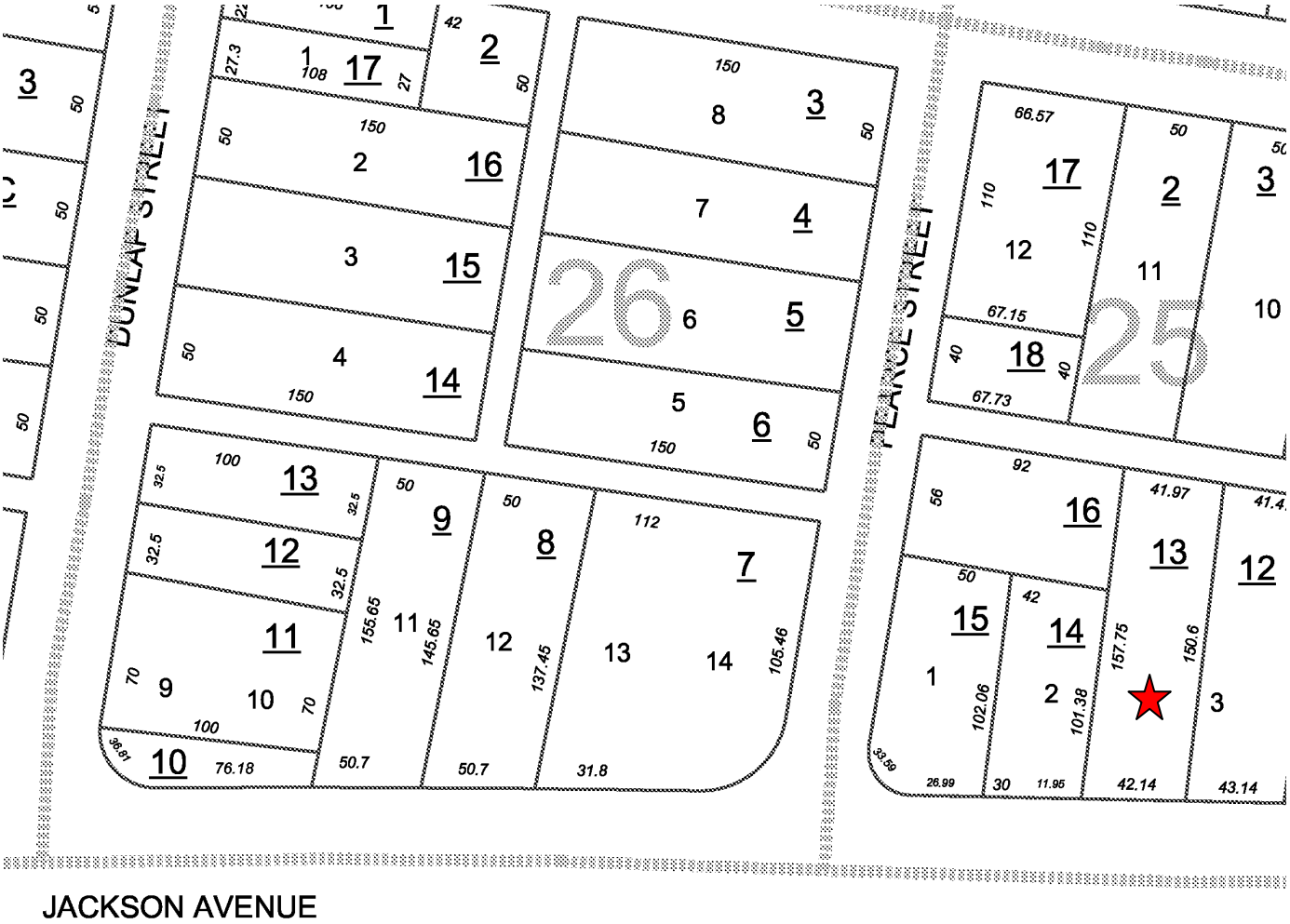

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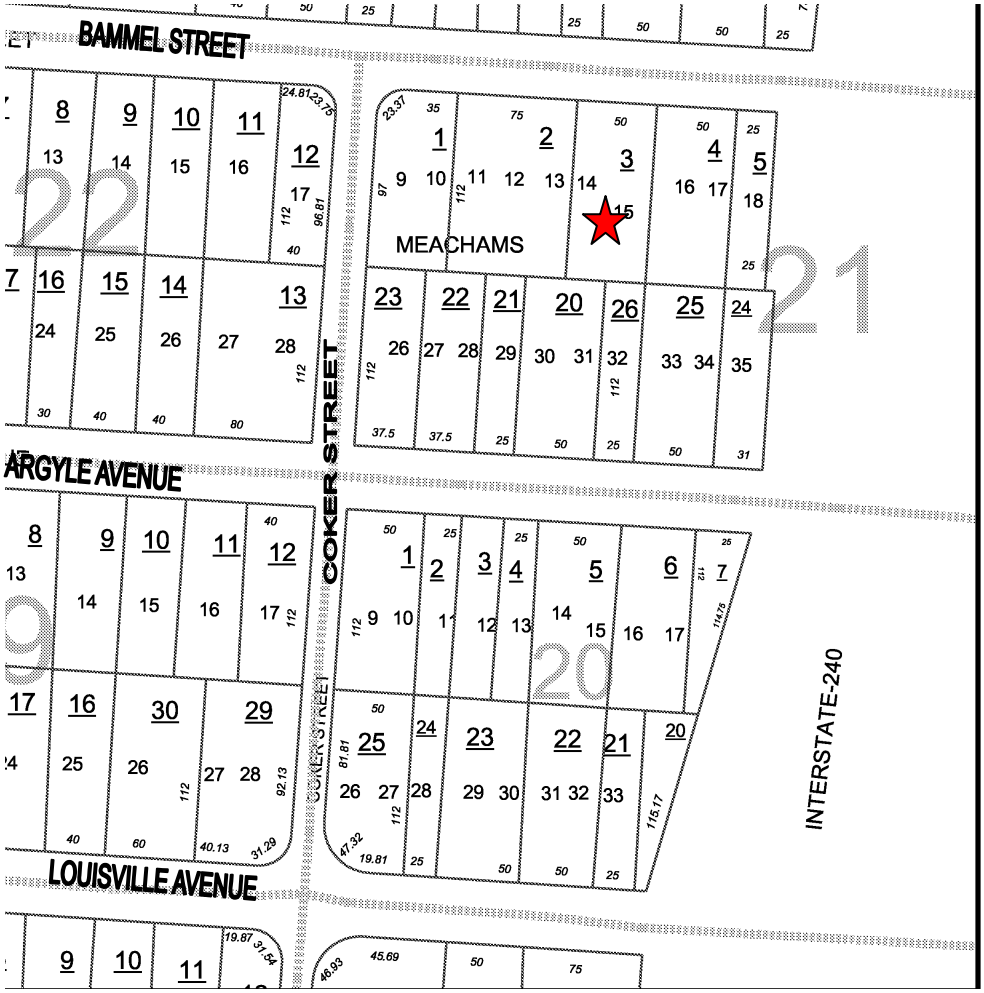

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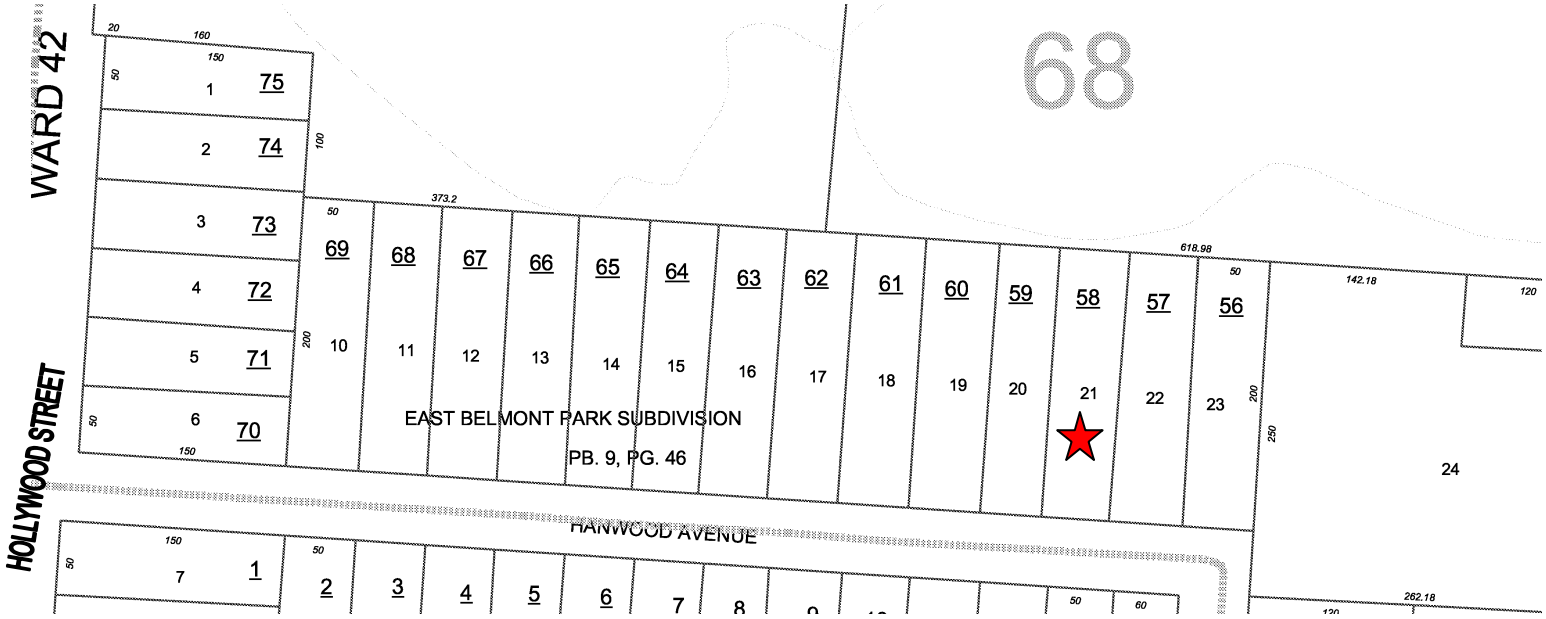

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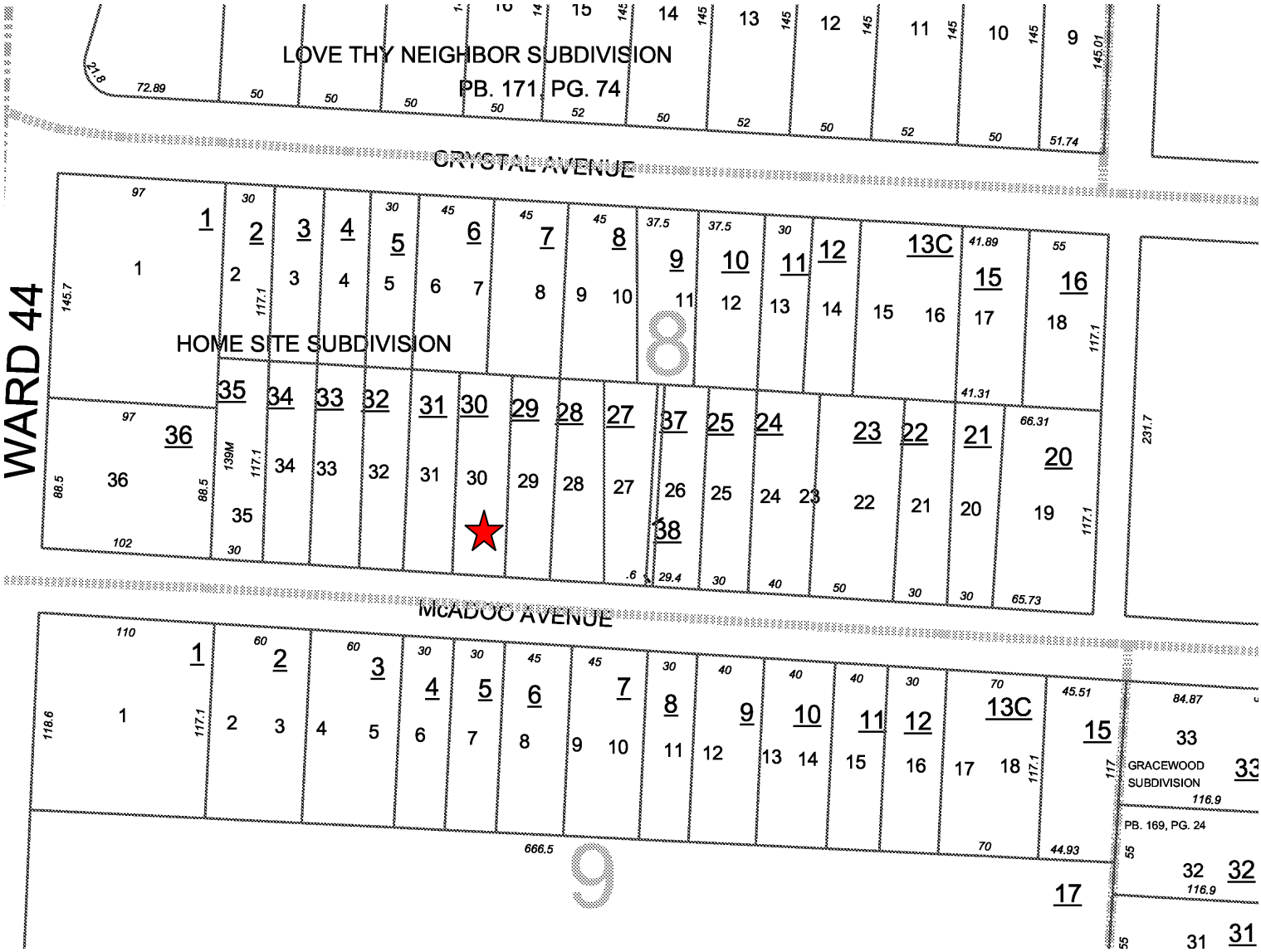

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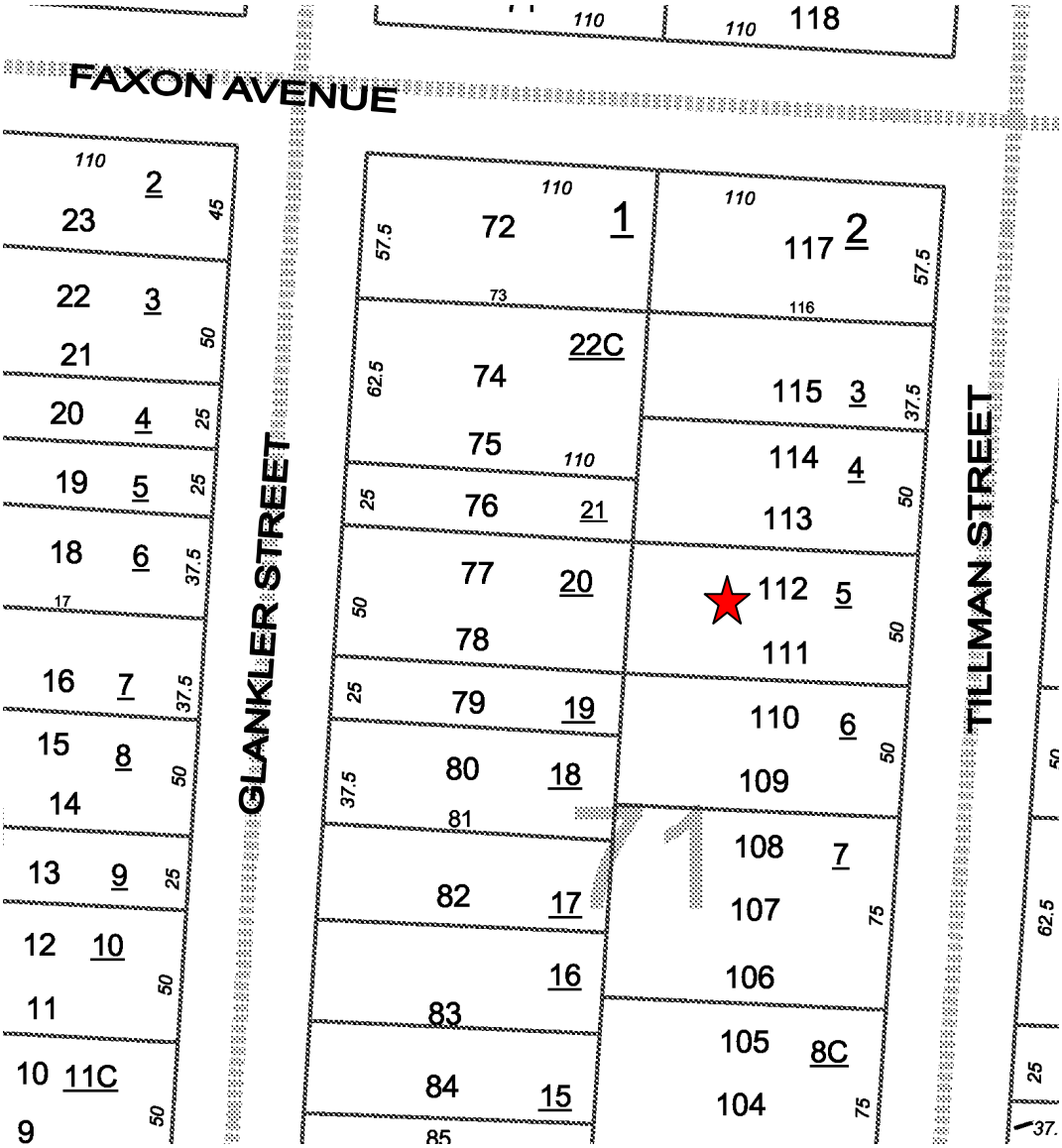

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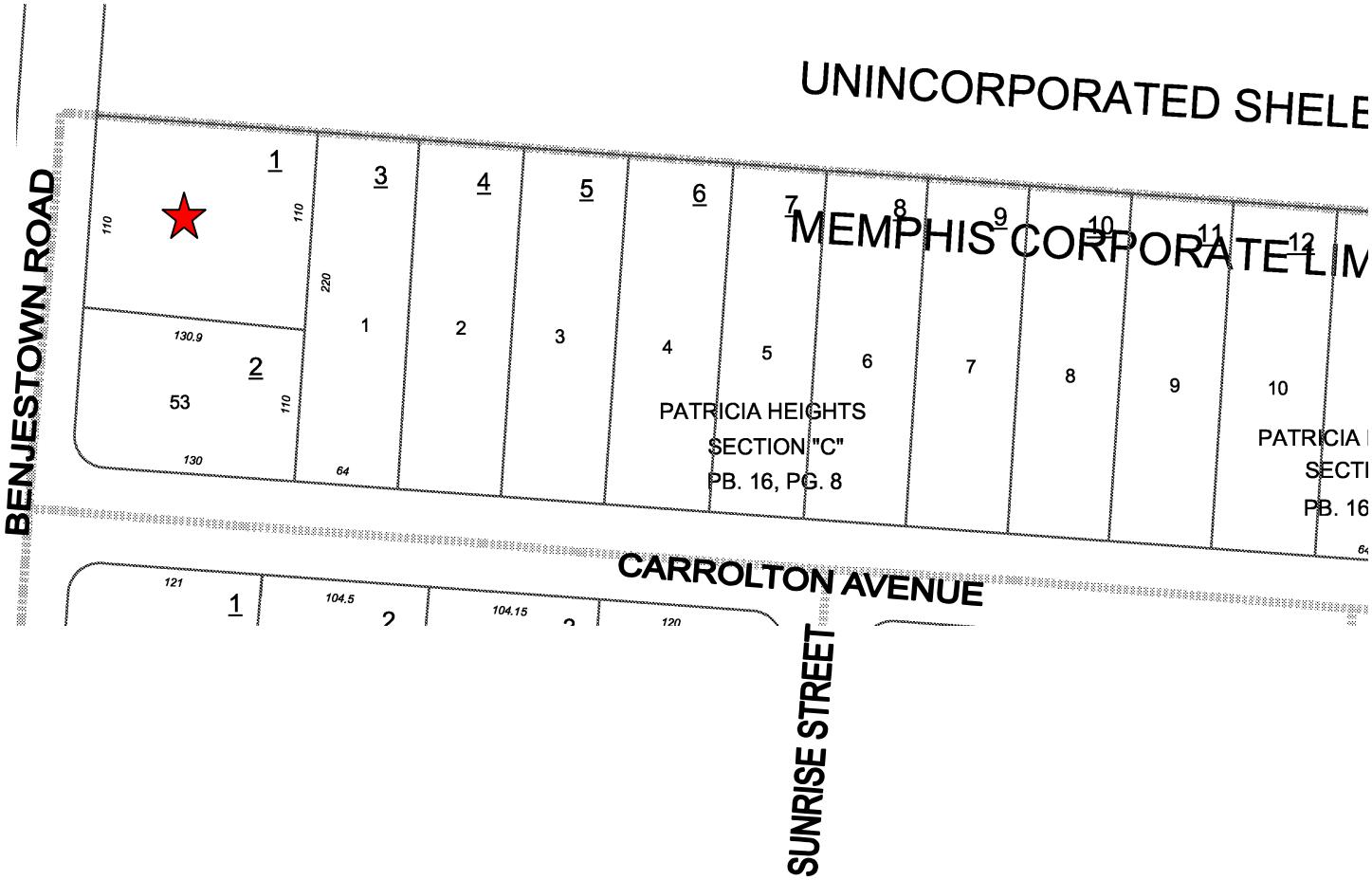

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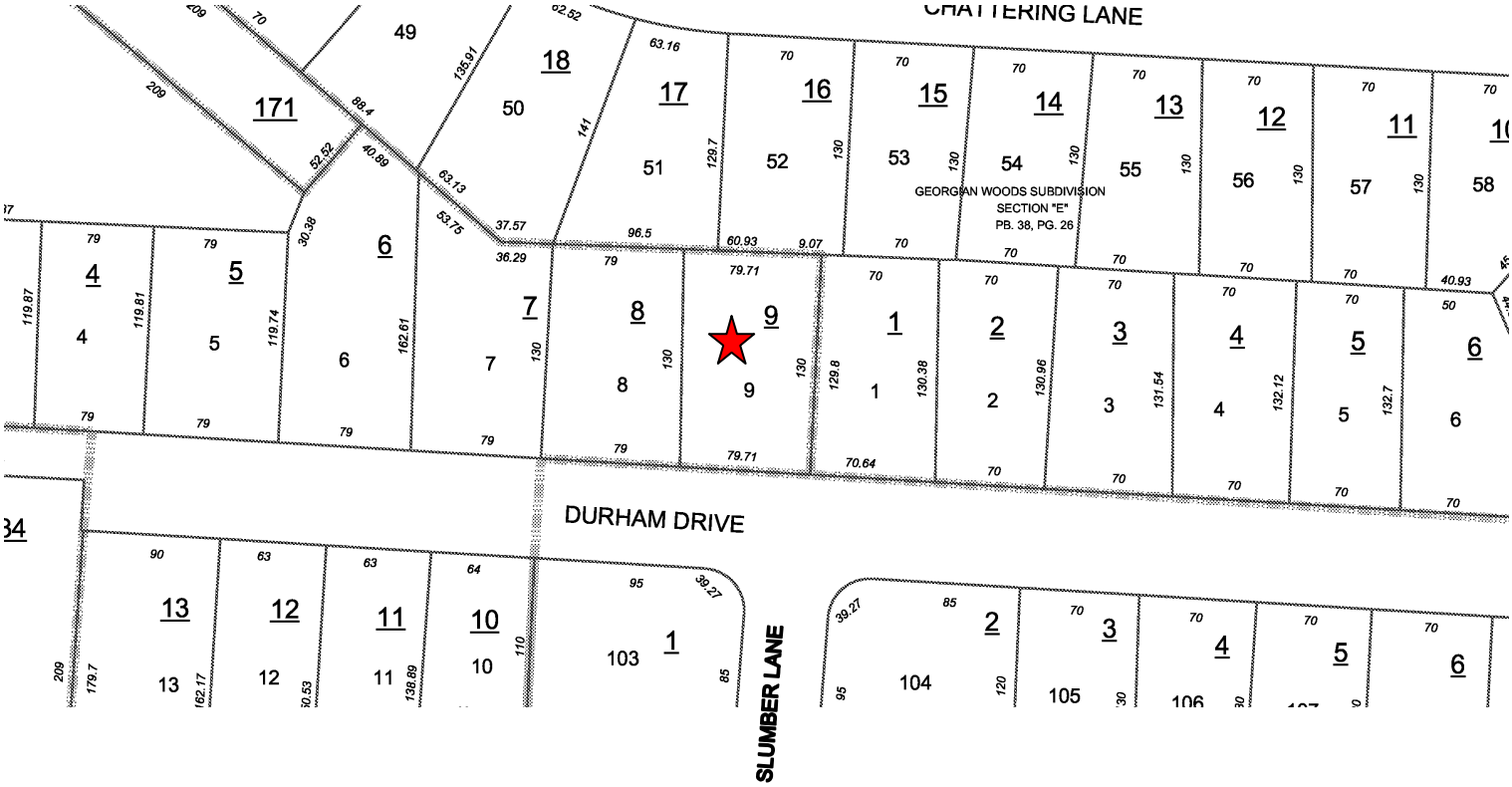

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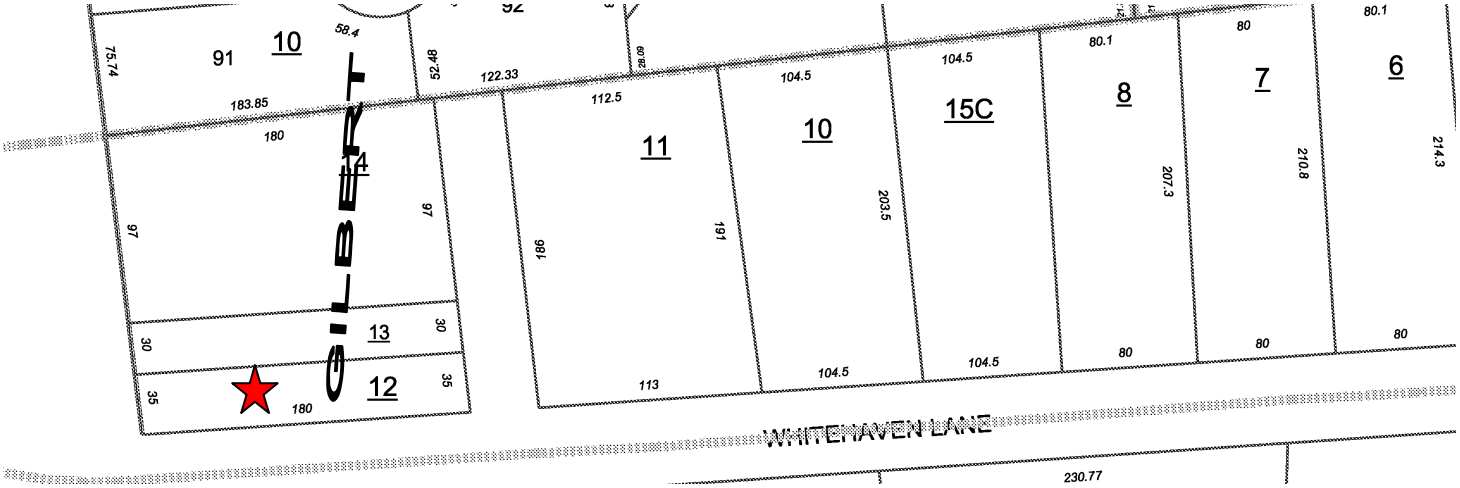

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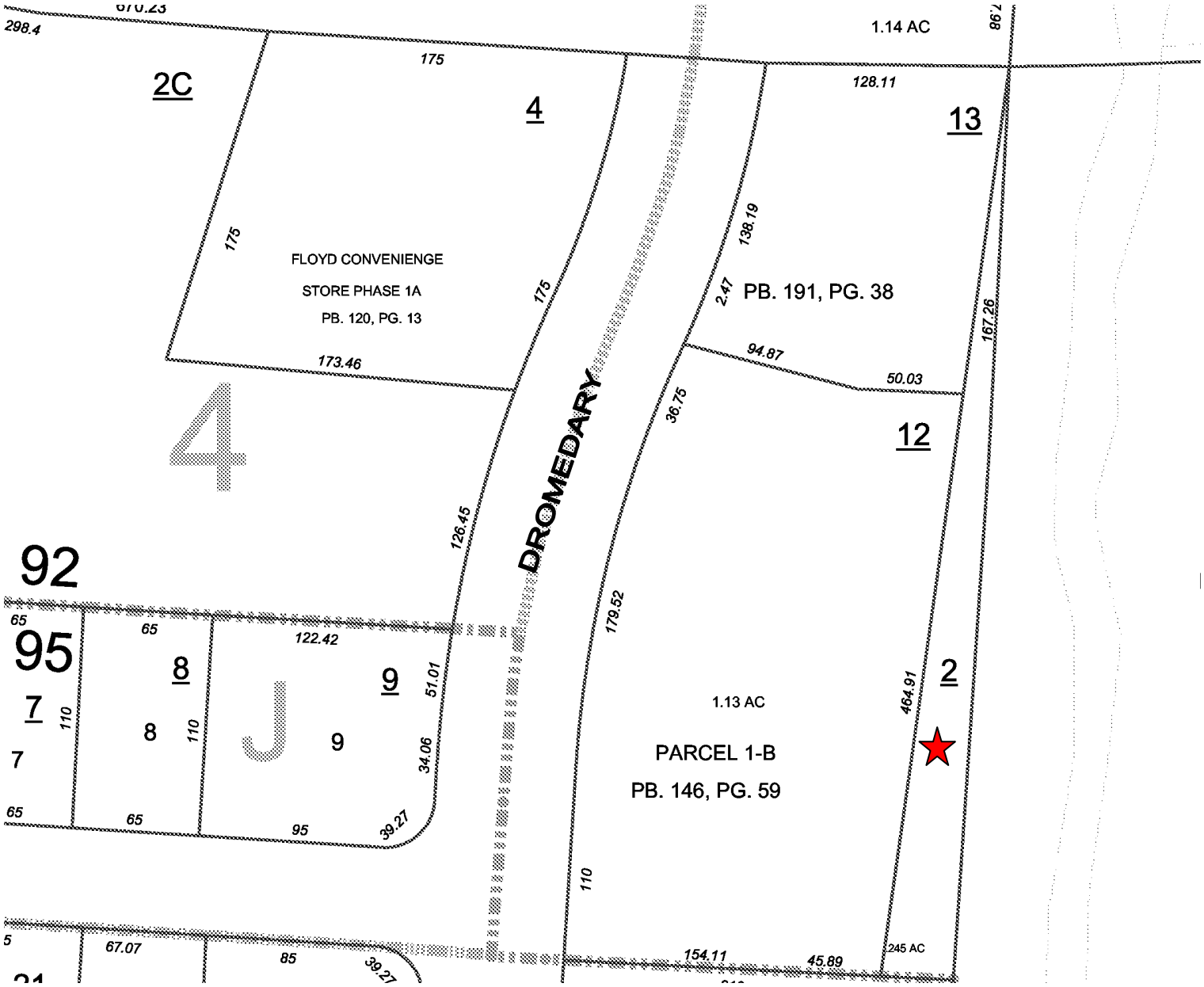

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