

Public Notice

The public will please take notice that the Town Board of the Town of Taylorsville desires to dispose of by sealed bids certain property of the Town:

1. 610 E Main Ave – consisting of house & lot
minimum bid is Tax value equal to \$132,000
2. 614 E Main Ave – consisting of house & lot
minimum bid is Tax value equal to \$116,000.

NOTE: A portion of the lots of 610 E Main Ave tax # E-7D 0096 & 614 E Main Ave tax #E-0095 will not be sold and will remain as part of the Town Cemetery. Alexander County GIS maps DO NOT reflect this at this time. A map of size intended to be sold is available in Town Hall for inspection prior to bidding.

3. 36 & 46 N Center Street – consisting of houses & lot
minimum bid is Tax value equal to \$66,000

The Town Clerk is authorized and directed to receive on behalf of the Town Council sealed bids for the purchase of the property described above. Bids will be submitted to the Town Clerk and opened on February 17, 2023 at 10:00 am in the Council Chambers of Town Hall. The terms of the sale are as follows:

- a. Bids must accompany a bid deposit of fifteen percent (15%) of the amount of the bid, either in cash or with a cashier's or certified check.
- b. The deposit will be held by the Town until the Town Council rejects the high bid for the property or, if the Town Council accepts the high bid, the closing of the sale.
- c. In addition to and without limitation of other remedies available to the Town, the deposit will be forfeited to the Town if the high bidder refuses to close the sale after the bid has been approved by the Town Council.
- d. The properties are currently occupied, but are expected to be vacant by closing. The properties are being offered and sold in their current condition, as is, with all faults, and the Town gives no warranty with respect to the condition or usability of the properties for any purpose.

The highest bid shall be reported to the Town Board and must be accepted or rejected by the Town Board within 30 days of the report subject to the upset bid process in accordance with N.C.G.S.160A-269.

Yolanda T. Prince
Town Clerk

Instructions to Bidders

1. Each bidder must submit a proposal on the attached form. The bidder must sign the proposal correctly and a proposal may be rejected if it shows any omissions, alterations of form, additions not called for, conditional bids or irregularities of any kind.
2. Each proposal must be submitted in a sealed envelope, so marked as to indicate its contents and address of property without being opened. This envelope shall be placed in another one addressed to the Town Clerk of the Town of Taylorsville, 67 Main Ave Dr, Taylorsville, North Carolina 28681. If forwarded otherwise than by mail, it must be delivered directly to the office of the Town Clerk.
3. Proposals will be opened and read at the hour and on the date set in the advertisement, in the Council Chambers, of the Town Hall, Taylorsville, North Carolina. Bidders or their authorized agents are invited to be present.
4. The property will be awarded to the highest bidder subject to a 10 day upset bid process N.C.G.S.160A-269.
5. Each bid must be accompanied by a deposit equal to 15% of the net price bid. This deposit may consist of cash, or a cashier's check issued by or a certified check drawn on a bank or a trust company authorized to do business in North Carolina or on a bank insured by the Federal Deposit Insurance Corporation, payable to the Town of Taylorsville, or 15% Bid Bond issued by any authorized to do business in North Carolina.
 - a. The deposit will be held by the Town until the Town Council rejects the high bid for the property or, if the Town Council accepts the high bid, the closing of the sale.
 - b. In addition to and without limitation of other remedies available to the Town, the deposit will be forfeited to the Town if the high bidder refuses to close the sale after the bid has been approved by the Town Council.
 - c. The property is being offered and sold in its current condition, as is, with all faults, and the Town gives no warranty with respect to the condition or usability of the property for any purpose.
6. The highest bid shall be reported to the Town Board and must be accepted or rejected by the Town Board within 30 days of the report subject to the upset bid process in accordance with N.C.G.S.160A-269.
7. Complete and full payment required within 30 days of final award of bids.

**Bid On Property
to the Town of Taylorsville, North Carolina**

The undersigned bidder has examined the form of bid instructions to bidders and hereby declares that he or she will furnish the following items in a manner prescribed in the specifications and instruction to bidders for the following property.

Property Address & Tax ID #

Total Bid Price

The undersigned bidder encloses a deposit equal to 15% of the net price bid. This deposit consists of cash or a cashier's check issued by or a certified check drawn on a bank or trust company authorized to do business in North Carolina, or on a bank insured by the Federal Deposit Insurance Corporation, payable to the Town of Taylorsville, or a 15% bid bond issued by any surety authorized to do business in North Carolina. The deposit will be retained by the Town of Taylorsville in the event that the undersigned, if he or she is the successful bidder, fails to close the sale within the 30 day's time limit subject to the upset bid process by N.C.G.S. 160A269.

BID DEPOSIT:

Cash, Cashier's Check, Certified Check, or Bid Bond

\$ _____

Name, address, phone number of Bidder

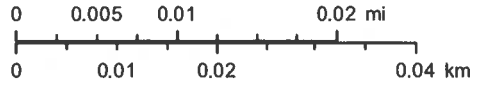
Signature of Bidder

Attach Deposit here:



January 18, 2023

1:759



ALEXANDER CO TAX OFFICE, YR 2022 REQUESTED BY DOUG RUN 7/06/22 TIME 16:17:41

E MAIN AVE TOWN OF TAYLORSVILLE TOWN OF TAYLORSVILLE NBHD: 0501I 0007904

E-7D 0096 EXEMPT 65 MAIN AVE DR EXEMPT 65 MAIN AVE DR 3759 97 0011 ROUTE#:

Plat Bk/Pg 13 247 0500348 TAYLORSVILLE NC 28681 TAYLORSVILLE NC 28681 610 E MAIN AVE

Bldg No. 1 Appraiser: RM Appr Date: 10/01/2000 APPR: RSM APPR DT: 10/15/2014 LAND VALUE 30,415 30,415

Imp Desc: 12 CONVENTIONAL Eff Yr: 1940 USE CODE: 07 EXEMPT IMPROVE MISC VALUE 0 0

Grade : D+10 FAIR QUALITY Act Yr Bt: 1940 DISTRICT: 151 CITY OF TAYLORS BLDG VALUE 54,109 54,109

1.00 Stories/ Rms/ Bed/ Bth/ HBth NBHD: 0501I MAIN AVE EAST C/I TOTAL VALUE 84,524 84,524

Finished Area: 1,326.00 ASV SqFt 63.74 Sales SqFt 2021 PRIOR YEAR 84,524

0	COMPONENT TYPE/CODE/DESC	PCT	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	CDS%	COST	%CPL
AC 06	PORCH COVERED	100	140.00	25.60			116.00				4,157	*
MA 37W	SINGLE FAMILY UNIT	100	1326.00	83.75	1.00		88.00				97,726	*
- BA 36	UNFINISHED BSMT	25	331.50	11.40			88.00				3,325	*
- FN 04	PERIMETER FOOTING	100	164.00	.00			88.00				0	*
- FP 04	ONE STORY SINGLE	100	1.00	3600.00							3,600	*
- HC 08	HEAT PUMP	100	1326.00	3.00			88.00				3,500	*
- PL 02	ADDITIONAL FIXTURES	100	3.00-	1000.00							3,000-	*

0	RCN...		PCT COMPLETE			100	x				109,308	
	RCN...		COUNTY RCN ADJ			100.00	x				109,309	
	QUAL.. QG D+10		FAIR QUALITY			90.00	x				98,378	
	DEPR.. GD		GOOD CDU			45.00	-		44,269		44,269	T
0	--FMV...										54,109	EXCD:

PROPERTY NOTES: PER AUDREY GILREATH PUT IN HER NAME - HUSBAND GLENN IS DECEASED
 PERSONAL HOME /UNOCCUPIED
 ADD PARCELS FROM SEQ 0066216 & PORTION SEQ 0007905 &

BOOK	PAGE	DT	DATE	QS	SALES PRICE
0571	2136	CMB	12/31/2013	U	
0571	2136	WD	12/31/2013	U	

PERMIT NO	TYPE	DATE	AMOUNT

0BLDG CODE	DESC	UNITS	EYB DT	PCT	ADD.DEPR PCT	QGCD	LOC%	VALUE	EXCD	%COMP					
				.00											
				.00											
				.00											
				.00											
0LND	LAND TOTAL ACRES:	3.010	VALUE PER ACRE:	10,104											
#	ZONE	TYPE/CODE	LAND QTY	LAND ACRES	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHR%	OTH%	TOT	CURRENT	EXMPT
1		SF RB	23,280.000	.500	.93		.00	.00	100.00	.00	.00	.00	.00	21,640	
2		AC RS	2.510	2.510	3,496.02		.00	.00	100.00	.00	.00	.00	.00	8,775	

- 0007904 610 E MAIN AVE

ALEXANDER CO TAX OFFICE 2022 0007904

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+	2	+	:
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1	:	:	3
2	:	:	3
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+	2	+	:
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B= AC 06 PORCH COVERED

A= MA 37W SINGLE FAMILY UNIT

ALEXANDER CO TAX OFFICE, YR 2022 REQUESTED BY DOUG RUN 7/06/22 TIME 16:17:41

E MAIN AVE TOWN OF TAYLORSVILLE TOWN OF TAYLORSVILLE NBHD: 0501I 0009609

E-7D 0095 EXEMPT 65 MAIN AVE DR EXEMPT 65 MAIN AVE DR 3759 97 0252 ROUTE#:

Plat Bk/Pg 13 247 0500348 TAYLORSVILLE NC 28681 TAYLORSVILLE NC 28681 614 E MAIN AVE

Bldg No. 1 Appraiser: RM Appr Date: 10/01/2000 APPR: RSM APPR DT: 10/15/2014 LAND VALUE 20,890 20,890

Imp Desc: 12 CONVENTIONAL Eff Yr: 1945 USE CODE: 07 EXEMPT IMPROVE MISC VALUE 1,545 1,545

Grade : D+10 FAIR QUALITY Act Yr Bt: 1945 DISTRICT: 151 CITY OF TAYLORS BLDG VALUE 50,235 50,235

1.00 Stories/ Rms/ Bed/ Bth/ HBth NBHD: 0501I MAIN AVE EAST C/I TOTAL VALUE 72,670 72,670

Finished Area: 1,177.00 ASV SqFt 61.74 Sales SqFt 2021 PRIOR YEAR 72,670 72,670

0	COMPONENT TYPE/CODE/DESC	PCT	UNITS	RATE	STR#	STR%	SI2%	HGT%	PER%	CDS%	COST	%Cmpl
AC 06	PORCH COVERED	100	217.00	25.60			110.00				6,110	*
AC 06	PORCH COVERED	100	104.00	25.60			116.00				3,088	*
MA 37W	SINGLE FAMILY UNIT	100	1177.00	83.75	1.00		92.00				90,687	*
- FN 04	PERIMETER FOOTING	100	154.00	.00			92.00				0	*
- FP 04	ONE STORY SINGLE	100	1.00	3600.00							3,600	*
- HC 05	FORCED HOT AIR	100	1177.00	.00			92.00				0	*
- PL 02	ADDITIONAL FIXTURES	100	2.00-	1000.00							2,000-	*

0	RCN...		PCT COMPLETE			100	x				101,485	
	RCN...		COUNTY RCN ADJ			100.00	x				101,485	
	QUAL.. QG	D+10	FAIR QUALITY			90.00	x				91,336	
	DEPR.. GD		GOOD CDU			45.00	-		41,101		41,101	T
0	--FMV...										50,235	EXCD:

PROPERTY NOTES: PERSONAL HOME BOOK PAGE DT DATE QS SALES PRICE

ADJ AC TO DEED 0571 2124 WD 12/31/2013 U

0000 0000 12/31/2004 C

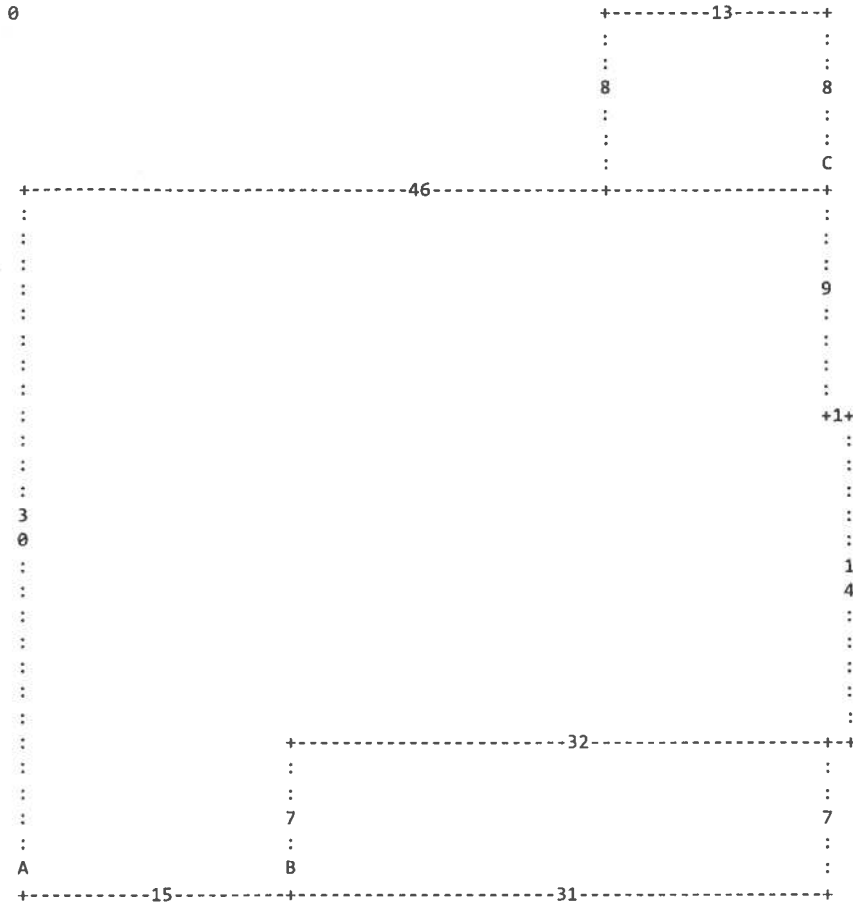
+	BLDG CODE	DESC	UNITS	EYB	DT	PCT	ADD.DEPR	PCT	QGCD	LOC%	VALUE	EXCD	%COMP
+	21 05	CPT 12X 24 POLE	288.00	1960	D3	75.00			C		936	100	
+	22 29	STG/SHED 10X 12	120.00	1960	D2	75.00			C		609	100	
+						.00							
+						.00							

0	LAND	TOTAL ACRES:	VALUE PER ACRE:	TOT	CURRENT
#	ZONE	LAND QTY	LAND ACRES	ADJ	FMV
1	SF RB	21,780.000	.500	.00	20,890

0009609 614 E MAIN AVE

1

ALEXANDER CO TAX OFFICE 2022 0009609



0 B= AC 06 PORCH COVERED
1

C= AC 06 PORCH COVERED

A= MA 37W SINGLE FAMILY UNIT

ALEXANDER CO TAX OFFICE, YR 2022 REQUESTED BY DOUG RUN 7/06/22 TIME 16:17:41
 N CENTER ST TOWN OF TAYLORSVILLE NBHD: 0501K 0009623
 EXEMPT 65 MAIN AVE DR EXEMPT 65 MAIN AVE DR 3759 58 9144 ROUTE#:
 TAYLORSVILLE NC 28681 TAYLORSVILLE NC 28681 46 N CENTER ST
 0500348 0500348 EXCD: G 3759 58 9144
 Bldg No. 2 Appraiser: RM Appr Date: 10/01/2000 APPR: RSM APPR DT: 10/07/2014 LAND VALUE 12,197 12,197
 Imp Desc: 12 CONVENTIONAL Eff Yr: 1956 USE CODE: 02 RESIDENTIAL IM MISC VALUE 0 0
 Grade : D+- FAIR QUALITY Act Yr Bt: 1956 DISTRICT: 151 CITY OF TAYLORS BLDG VALUE 25,370 25,370
 1.00 Stories/ Rms/ Bed/ Bth/ HBth NBHD: 0501K CENTRAL BUSINESS TOTAL VALUE 37,567 37,567
 Finished Area: 660.00 ASV SqFt 29.35 Sales SqFt 2021 PRIOR YEAR 37,567 37,567
 0 COMPONENT TYPE/CODE/DESC PCT UNITS RATE STR# STR% SIZ% HGT% PER% CDS% COST %CMPL

AC 06	PORCH COVERED	100	112.00	25.60		116.00						3,325	*
MA 37W	SINGLE FAMILY UNIT	100	660.00	83.75	1.00	117.80						65,113	*
- FN 04	PERIMETER FOOTING	100	660.00	.00		117.80						0	*
- HC 01	NONE	100	660.00	3.80-		117.80						2,954-	*
- PL 02	ADDITIONAL FIXTURES	100	3.00-	1000.00								3,000-	*

0	RCN...		PCT COMPLETE			100	x					62,484	
	RCN...		COUNTY RCN ADJ			100.00	x					62,484	
	QUAL.. QG	D+-	FAIR QUALITY			85.00	x					53,111	
	DEPR.. FR		FAIR CDU			55.00	-		29,210			29,210	T
0	--FMV...											23,901	EXCD:

0 PROPERTY NOTES:

BOOK	PAGE	DT	DATE	QS	SALES	PRICE
PERMIT NO		TYPE	DATE			AMOUNT

-BLDG CODE	DESC	UNITS	EYB	DT	PCT	ADD.DEPR	PCT	QGCD	LOC%	VALUE	EXCD	%COMP
						.00						
						.00						
						.00						
						.00						

0LAND	LAND TOTAL ACRES:	.280	VALUE PER ACRE:	43,560	TOT	CURRENT									
#	ZONE	TYPE/CODE	LAND QTY	LAND ACRES	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
0	0009623		46 N CENTER ST												
1															

