COUNTY OF JACKSON

INITIAL BID FORM

I (we) hereby submit a bid and offer to purchase certain tax foreclosure property within the County of Jackson.

The property is identified in the tax office as:
PARCEL ID# 1672-66-5196
STREET ADDRESS/BRIEF DESCRIPTION KITTYHAWK Rd
BID IN THE AMOUNT OF: $4 \frac{4}{100}$
I (we) understand that the County does not offer any guarantee of title nor provide a title search or title insurance and that this property will be sold by non-warranty deed. I (we) further understand that the County is selling the property "as is" and that the County will pay no outstanding or prior dues, liens, taxes or judgements of any kind. If this offer is accepted by the County of Jackson and the bid is not upset after advertisement as by law required I (we) request the County of Jackson prepare a non-warranty deed in the following name(s) as Grantee(s):
I (we) understand that I (we) will be responsible for all expenses involved in drawing up and recording the deed.
Upon notification that my offer is accepted and there have been no upset bids following the required upset bid period, I (we) will pay the balance of the purchase price in full by cash or certified check.
NAME: SMG Deddy Holding We go Prow FERENCI ADDRESS: 4411 Wilder Rd Vaples FL 34105
ADDRESS: 4411 Wilder Rd Waples FL 34105
EMAIL PAOLO FERRARI 10 bywhiL. COM
TELEPHONE: 239 244 1281
1 2/18/25
Signature/Date Signature/Date

COUNTY OF JACKSON 401 GRINDSTAFF COVE RD STE 207 SYLVA, NC 28779-3244

ACCOUNT NUMBER: 76990

Jackson County, North Carolina

Parcel: 7622665196

Tax Year: 2025 Reval Year: 2025

Appraised By: TKA on 03/14/2024 Information Source: E - Estimate

Tax Districts
General County Tax

PARCEL INFORMATIONPROPERTY DESCRIPTIONVALUE SUMMARYAddress:KITTYHAWK RDOFF DICKS CREEK RDLAND:16,810Neighborhood:01004 - Dicks Creek1.1100 ACBUILDING:0Road Type:RG - Gravel PrivatePERMIT INFORMATIONOBXF:0

Road Type:RG - Gravel PrivatePERMIT INFORMATIONOBXF:0Township:01 - BARKERS CREEKCode Date Permit # AmountMARKET VALUE:16,810Utilities:DEFERRED AMOUNT:0View:EXEMPT VALUE:16,810

Plat Book: 00 Plat Card: 000

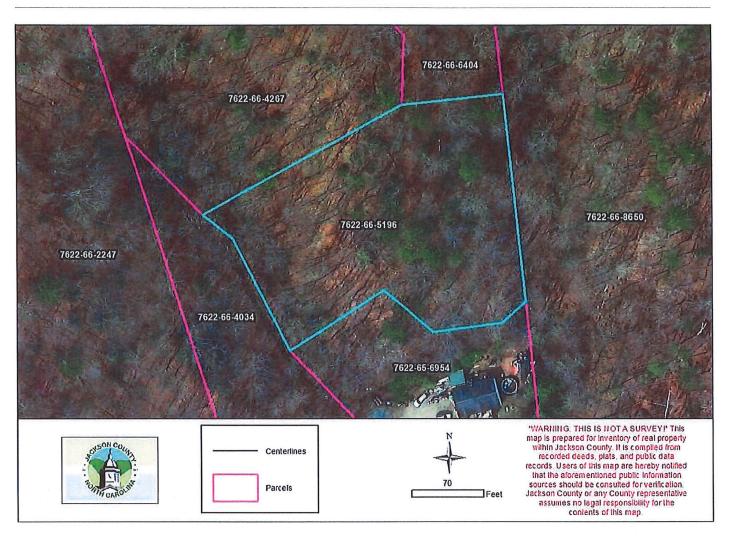
١					LA	ND DATA	- MAR	KET VA	LUE			
-	МТН	CODE	DESCRIPTION	ZONING PRICE F		ACRES	ADJ 1	ADJ 2	ADJ 3 UTILITIES	VALUE	NOTES	
	1 A	0110	Residential	15,	144	1.110				16,810		

					Total Acre	es: 1.11	0	Total	Land V	alue:	16,81	0	
						OUTBL	JILDING D	ATA					
CODE	DESC	СТ	LN	WD	UNITS	GRADE AYB	EYB CON	D PHYS	FUNC	ECON	% CMPLT	TAX VALUE	NOTES

COUNTY OF JACKSON J	ackson County, North Carolina	Parcel: 7622665196 Tax Year: 2025
BUILDING DESCRIPTION	BUILDING SKETCH	
VALUATION METHOD:		
USE CODE:		
STYLE:		
FOUNDATION:		
EXTERIOR WALL 1:	,	
EXTERIOR WALL 2:		
ROOF STRUCTURE:		r i
ROOF COVER:		
BEDROOMS:		
FULL BATHS:		
HALF BATHS:		
GENERATOR:		
FIREPLACE TYPE/CNT/OPN/CH:		(
ELEVATOR COUNT:		
PHYS OVERRIDE:		
ECONOMIC DEPRECIATION:		1.
FUNCTIONAL DEPRECIATION:		2
SPECIAL CONDITION CODE:		
SPECIAL CONDITION VALUE:		
DESCRIPTION:		
REMARKS:		
CARD NOTES:		
UNITS:		
HEATED SQUARE FEET:		
BUILDING COMPUTATION		
REPLACEMENT COST NEW		
PHYSICAL DEPRECIATION		
FUNCTIONAL DEPRECIATION		
ECONOMIC DEPRECIATION		
% COMPLETE		
REPLACEMENT COST NEW LESS DEPRECIATION		
	BUILDING SECTION DETAIL	
TYPE AREA WALL HT #ST HEAT TYPE HE	EAT% AIR% SPK% GRADE AYB EYB COND P% E%	F% VALUE
PRINTED: 4/22/2025 2:04:39 PM PRID:1341723- GROUP:0	Page 2 of 1 LAST UPDATED 6/19/	2024 3:12:31 PM BY LKF

Property Report for 7622-66-5196

8/18/2025



Parcel Information

Parcel ID: 7622-66-5196 Parcel Address: KITTYHAWK RD

Neighborhood Name: Dicks Creek Property Description: OFF DICKS CREEK

RD

Sale Date: 2024-01-23 Sale Price: \$0

Plat Reference: None

Transferring Reference: 2371/24 Township: BARKERS CREEK Assessed Acres: 1.11

Ownership Information

Owner Name #1: COUNTY OF JACKSON

Owner Name #2: None

Mailing Address 1: 401 GRINDSTAFF COVE

RD STE 207

Mailing Address 2: None City/State/Zip: SYLVA NC 28779

Owner Account: 76990

Tax/Value Information

Fire District: QUALLA 5 MI **Building Value: \$0** Land Value: \$16,810

Assessed Total Value: \$0

Zoning Information

Zoning District: None Zoning Area: None

	Assessed		Property		Total		Add.	Deed	
PIN#	Value	Previous Owner	Description		Costs	-	Taxes	Recorded	
662-23-2593	27,270	Bush, Bonnie	Lt 12 Hickory Ridge	\$	9,500.00	\$	103.59	6/2024	
592-65-6317	12,500	Clark, Rennie Jr	Lt 34 Un 14 Holly Forest	\$	3,360.00		-	11/2023	
522-66-5196	16,810	Cunningham, Diane	Kittyhawk Rd of Dicks Creek Rd	\$	8,800.00		85.20	1/2024	
556-74-2791	4,010	Heino, Olga	Lt 71 Still Woods Trl, River Rock	\$	10,700.00		-	7/2024	
592-30-1771	3,000	Jones, Charlie Heirs	Lt 54 Deer Run, Toxaway Ln	\$	9,200.00		-	12/2024	
543-84-6088	21,620	Lester, Charles	Lt 3C Yellow Mtn	\$	6,300.00		-,	3/2025	
527-20-6106	11,480	Simmons, Brandi	Singing Ridge off Sassafrass	\$	5,200.00		-	11/2023	
558-57-1467	20,220	Teel, Robert Heirs	Speedwell Acres	\$	9,300.00		-	1/2025	
559-94-6474	23,050	Kevlin, John	Lt 15 Bel-Aire Estates					1/2012	Must have a minimum bid
559-94-6269	24,270	Kevlin, John	Lt 11 Bel-Aire Estates					1/2012	of \$50,000 for all three
559-94-4268	25,490	Kevlin, John	Lt 10 Bel-Aire Estates			1		1/2012	Bel-Aire Estates lots
Th			wishes to recoup the total costs t						
		If Jackson County has owned	the foreclosed property more that			hen	all offers	will be submit	ted
			to the Board of Commissione	rs for a	approval.				
			·						

kerritucker@jacksonnc.org or (828) 631-2207



RESOLUTION OF THE JACKSON COUNTY COMMISSIONERS TO AUTHORIZE THE SALE OF PROPERTY

WHEREAS, the County of Jackson, hereinafter County, owns certain property, being all of a lot off Dicks Creek Road/Kitty Hawk Road, PIN #7622-66-5196 containing approximately 1.11 acres. Being located in Barkers Creek Township as further described in Deed Book 2371, Page 024 of the Jackson County Public Registry; and

WHEREAS, North Carolina General Statute §160A-269 permits the County to sell property by upset bid, after receipt of an offer for the property; and

WHEREAS, the County has received an offer to purchase the property described above, in the amount of \$4,000.00 as submitted by SMG Realty Holdings, LLC; and

WHEREAS, SMG Realty Holdings, LLC paid the required five percent (5%) deposit on the offer.

NOW THEREFORE, THE JACKSON COUNTY BOARD OF COMMISSIONERS RESOLVES THAT:

- 1. The Jackson County Board of Commissioners authorizes the sale of the property described above through the upset bid procedure of North Carolina General Statute § 160A-269.
- 2. The Clerk to the Board of Commissioners shall cause a notice of the proposed sale to be published. The notice shall describe the property and the amount of the offer, and shall state the terms under which the offer may be upset.
- 3. Any person may submit an upset bid to the Clerk to the Board of Commissioners within 10 days after the notice of sale is published. Once a qualifying higher bid has been received, that bid will become the new offer.
- 4. A qualifying higher bid is one that raises the existing offer by not less than ten percent (10%) of the first \$1,000.00 of that offer and five percent (5%) of the remainder of that offer.
- 5. A qualifying higher bid must also be accompanied by a deposit in the amount of five percent (5%) of the bid; the deposit may be made in cash, cashier's check, or certified check. The County will return the deposit on any bid not accepted, and will return the deposit on an offer subject to upset if a qualifying higher bid is received.
- 6. The terms of the final sale are that the Board of County Commissioners must approve the final high offer before the sale is closed, which it will do by Motion within 30 days after the final upset bid period has passed, and the buyer must pay with cash at the time of closing.

- 7. The County reserves the right to withdraw the property from sale at any time before the final high bid is accepted and the right to reject at any time all bids.
- 8. If no qualifying upset bid is received after the initial public notice, the offer set forth above is hereby accepted. The appropriate County officials are authorized to execute the instruments necessary to convey the property to SMG Realty Holdings, LLC.

Adopted September 02, 2025.

	Adopted September 02, 2023.	
	JACKSON COUNTY BOARD OF COMMISSIONERS	
	By: MARK A. LETSON, Chairman	
Attest:		
NGEI	A M. WINCHESTER, Clerk to the Board	