



MEMORANDUM

To: Mayor and Members of the City Council
From: Reginald Goodson, City Manager
Date: April 8, 2026
Re: Consideration – Accept Final Bid for 920 Southern Avenue

BACKGROUND:

In October, the City received numerous inquiries on a City-owned property at 920 Southern Avenue. The parcel, further identified as PIN #892309060587 and Map ID: 25-J-4 was acquired via Sheriff's Sale in May 2024. The property has an appraised value of \$65,100 (\$18,800 for land and \$46,300 for structure). The lot size is approximately 11,613 square feet and is zoned R-6 residential.

ANALYSIS:

During the October 27, 2025 Regular Session, the Council adopted a resolution declaring the property surplus to the City's needs and authorizing its disposal by upset bid. The property was subsequently advertised for sale with an opening bid of \$6,510. Eleven rounds of upset bids followed. Mr. Ryan Hawley submitted the final bid of \$18,000.

Mr. Hawley's offer does satisfy the recently adopted minimum floor for property sales.

STAFF RECOMMENDATION:

By motion, accept the offer submitted by Mr. Ryan Hawley of \$18,000 for the property located at 920 Southern Avenue, and direct the City Attorney to prepare all closing paperwork.

[Fire Hydrant/District](#)

[Maps](#)

[Save as PDF;](#)

Pasquotank County Property Card

as of January 1, 2024

PIN: 892309060587 PID: 0010778 MAP: 25-J-4

[Deed Book: 1514 / Deed Page: 467 / Date: 20240529](#)

Location: 00920 SOUTHERN AVE

Prior Evaluation Year: 2014

Current Evaluation Year: 2022



**CITY OF ELIZABETH CITY
306 E COLONIAL AVE**

ELIZABETH CITY, NC 27909

Acct: 146351

**Previous County Tax (.0077): \$474.32
New county rate (.0062) (for 2022):
\$403.62**

**Estimated City Tax (.0074): \$455.84
New city rate (.0059) (for 2022): \$384.09**

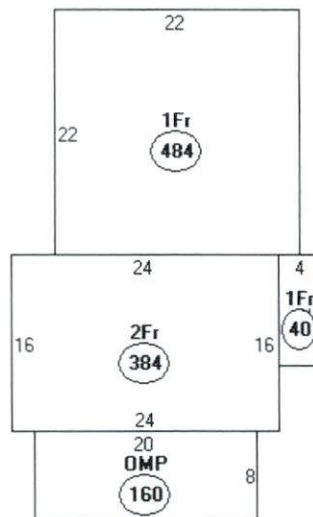
**Solid Waste Fee: \$144 (\$75 for Elderly/
Disabled with Exclusion)**

	Prior Evaluation Year: 2014	Current Evaluation Year: 2022
Land	\$18800	\$18800
Use Land	\$0	\$0
Building	\$42800	\$46300
Total	\$61600	\$65100
Assessed	\$61600	\$65100

Notes 20250312

[Click here to send us a new/better picture](#)

Dwelling Data			
Style	Old Style	Stories	2
Walls	Aluminum/ Vinyl		
Total Rooms	6	Bedrooms	3
Basement	None	Attic	None
Full Baths	1	Total Fixtures	5
Half Baths	0	Heating	Basic
System Type	Force Air	Fuel Type	Oil
Quality Grade	D+	Condition	AV
Year Built	1956		
Ground Floor Area	384	Total Living Area	1292



Descriptor/Area

- A: 2Fr
384 sqft
- B: 1Fr
484 sqft
- C: OMP
160 sqft
- D: 1Fr
40 sqft

Cost Approach

Base Price	85330	HVAC Adj	0
Plumbing	0	Fireplace	0
Additions	21000	Subtotal	106330
Unfinished Area	0	Grade Factor	.85
Basement	0	Total Rcn	90380
Attic	0	% Good	.57
		Total RCNLD	51500

Land

Primary 11613 sq ft @ \$1.62/sq ft \$18810

Total Acres: 0.267 Total Land Value: \$18800



Sales Data

Date	Type	Price	Source	Owner	Deed	Assessment
20240529	Land & Bldg	22920		WILSON, ARNOLD HEIRS	1514/467	65100

AFFIDAVITS (If applicable)

OWNER Address Sale Price Date



[Tax Ownership Book \(for research only\)](#)

[Old Tax Map \(for research only\)](#)

OUTBUILDING DATA

Type	Qty	Year	Size1	Size2	Grd	Cnd	Value
		0	0	0	0		\$00
		0	0	0	0		\$00
		0	0	0	0		\$00
		0	0	0	0		\$00
		0	0	0	0		\$00
		0	0	0	0		\$00
		0	0	0	0		\$00
		0	0	0	0		\$00
Total Outbuilding Value							\$00