



# MEMORANDUM

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**TO:** Mayor and Members of the City Council

**FROM:** Ralph Clark, Interim City Manager

**DATE:** January 21, 2022

**REF:** Consideration – Acceptance of Bid for Surplus Property at 1404 Peartree Road

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***BACKGROUND:***

In July 2021, the City of Elizabeth City received an opening offer of \$1,500 for the property located at 1404 Peartree Road. This parcel is identified as PIN #891316834641 and Map P122-1, and is a vacant lot acquired by the City in 2019. The appraised value of the lot is \$90,200.

On July 12, 2021, the City Council adopted a resolution declaring the property at 1404 Peartree Road to be surplus to the City's needs; and authorized its sale by the upset bid process.

***ANALYSIS:***

Following the Council's July 12<sup>th</sup> approval to declare the property surplus, the requisite advertisement for upset bids appeared in The Daily Advance. Qualifying upset bids were received within the advertisement period. This property went through 13 additional advertisement periods due to receipt of upset bids. The last period ended in January of 2022, with a final bid of \$15,000, which was placed by Sharlya Gibbs on behalf of One Chase Construction Company, LLC.

***STAFF RECOMMENDATION:***

By motion, accept the offer made by One Chase Construction Company, LLC on the property located at 1404 Peartree Road in the amount of \$15,000; and instruct the City Attorney to prepare all documents required to close the sale.

[Fire Hydrant/District](#)

[Maps](#)

[Save as PDF;](#)

**Pasquotank County Property Card**

as of July 1, 2021

**PIN: 891316834641**      **PID: 0008567**      **MAP: P122-1**      **Deed Book: 1336 / Deed Page: 84 / Date: 20190520**

**Location: 01404**  
**PEARTREE RD**

**Prior Evaluation Year: 2006**      **Current Evaluation Year: 2014**

<b>CITY OF ELIZ</b>	<b>Land</b>	\$77100	\$48700
<b>CITY</b>	<b>Use</b>		
<b>306 E COLONIAL</b>	<b>Land</b>	\$0	\$0
<b>AVE</b>	<b>Building</b>	\$86600	\$41500
<b>ELIZABETH CITY,</b>	<b>Total</b>	\$163700	\$90200
<b>NC 27909</b>	<b>Assessed</b>	\$163700	\$90200



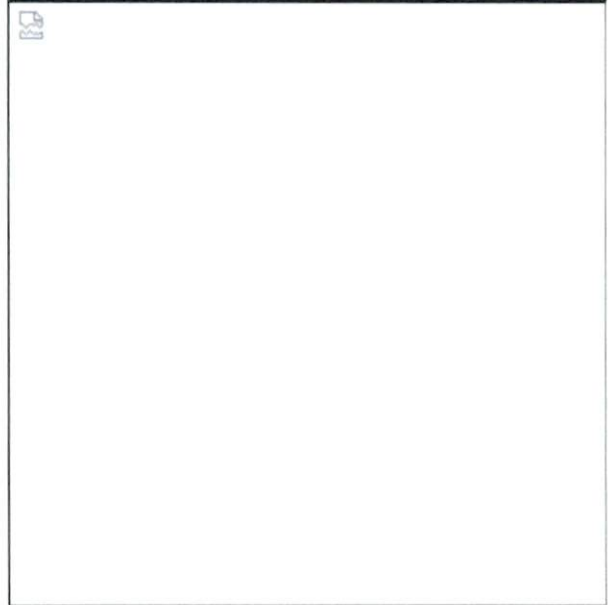
Acct: 0121847

**Estimated County Tax (.0077): \$694.54**  
**Estimated City Tax (.0074): \$667.48**

**Storm Water Fee: \$36**  
**Solid Waste Fee: \$144**  
**(\$75 for Elderly/Disabled with Exclusion)**

**Notes** 2STY FR ADDN  
HOLES IN ROOF  
1STY ADDN HAS  
HOLES IN ROOF

20200302



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	<b>Land</b>		
<b>Primary</b>	<b>1.0 acres</b>	<b>@ \$32000.0/acre</b>	<b>\$25600.0</b>
<b>Open Land</b>	<b>2.35 acre</b>	<b>@ \$9829.787/acre</b>	<b>\$23100.0</b>
<b>Total Acres:</b>	<b>3.35</b>	<b>Total Land Value:</b>	<b>\$48700</b>



891316834641      Aerial      P122-1

**Land**

**Total Acres: 3.35**      **Total Land Value: \$48700**



**Sales Data**

Date	Type	Price	Source	Owner	Deed	Assessment
20190520	Land & Bldg	0		PEARTREE DEVELOPERS	1336/84	90200
20051221	Land & Bldg	0			892/133	0

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

OUTBUILDING DATA

Type	Qty	Year	Size1	Size2	Grd	Cnd	Value
	0	0	0	0.0			\$0.00
	0	0	0	0.0			\$0.00
	0	0	0	0.0			\$0.00
	0	0	0	0.0			\$0.00
	0	0	0	0.0			\$0.00
	0	0	0	0.0			\$0.00
	0	0	0	0.0			\$0.00
	0	0	0	0.0			\$0.00
Total Outbuilding Value							\$0.00
	0	0	0	0.0			\$0.00
	0	0	0	0.0			\$0.00
	0	0	0	0.0			\$0.00
	0	0	0	0.0			\$0.00
	0	0	0	0.0			\$0.00
	0	0	0	0.0			\$0.00
	0	0	0	0.0			\$0.00
Total Outbuilding Value							\$0.00