

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION AUTHORIZING THE SALE OF PROPERTY LOCATED AT 1818 DODDS AVENUE, TAX MAP NO. 156F-G-029, IN THE AMOUNT OF FIFTEEN THOUSAND DOLLARS (\$15,000.00).

---

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That it is hereby authorizing the sale of property located at 1818 Dodds Avenue, Tax Map No. 156F-G-029, in the amount of \$15,000.00.

Being the North Thirty-six (36) feet of Lot Four (4) Higgins' Sub-division No. Two (2) of the Meredith & Damon's Sub-division to Ridgedale, said lot fronting Thirty-six (36) Feet on the East side of Dodds Avenue and extending back Eastwardly of uniform width One Hundred Thirty-two (132) Feet to an alley, as per plat of said Sub-division which is of record in the Register's Office of Hamilton County, Tennessee.

ADOPTED: \_\_\_\_\_, 2013

/mms

# City of Chattanooga



## Resolution/Ordinance Request Form

Date Prepared: April 2, 2013

Preparer: Dan L. Thornton

Department: General Services

Brief Description of Purpose for Resolution/Ordinance: Res./Ord. # \_\_\_\_\_ Council District # \_\_\_\_\_ 7

A RESOLUTION AUTHORIZING THE SALE OF PROPERTY LOCATED AT 1818 DODDS AVENUE, TAX MAP NO. 156F-G-029, IN THE AMOUNT OF FIFTEEN THOUSAND DOLLARS (\$15,000.00).

Name of Vendor/Contractor/Grant, etc. \_\_\_\_\_  
Total project cost \$ \_\_\_\_\_  
Total City of Chattanooga Portion \$ \_\_\_\_\_  
City Amount Funded \$ \_\_\_\_\_  
New City Funding Required \$ \_\_\_\_\_  
City's Match Percentage % \_\_\_\_\_

New Contract/Project? (Yes or No) N/A  
Funds Budgeted? (YES or NO) \_\_\_\_\_  
Provide Fund \_\_\_\_\_  
Provide Cost Center \_\_\_\_\_  
Proposed Funding Source if not budgeted \_\_\_\_\_  
Grant Period (if applicable) \_\_\_\_\_

### List all other funding sources and amount for each contributor.

Amount(s)	Grantor(s)
\$ _____	_____
\$ _____	_____
\$ _____	_____

Agency Grant Number \_\_\_\_\_

CFDA Number if known \_\_\_\_\_

Other comments: (Include contingency amount, contractor, and other information useful in preparing resolution)

Approved by:  DESIGNATED OFFICIAL/ADMINISTRATOR

Reviewed by: FINANCE OFFICE

Please submit completed form to @budget, City Attorney and City Finance Officer

Revised: 1/26/09

**CRS PowerTool**

Investor

*SURPLUS APPROVAL*  
*RPA AUGUST 2010*

**Property Report**

Tuesday, April 02, 2013

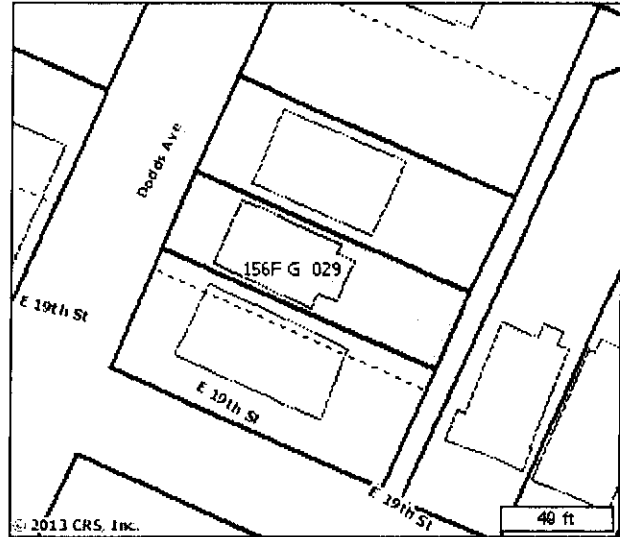
1818 Dodds Ave, Chattanooga, TN 37404-5432  
Hamilton County, TN parcel# 156F G 029

Property Report **\$15,000**

**Location**  
**Property Address** 1818 Dodds Ave  
Chattanooga, TN 37404-5432  
**Subdivision** Higgins  
**County** Hamilton County, TN

**Current Owner Name** Chatt City Of C/O Chatt Neighborhood Enterprise  
**Mailing Address** 1301 Market St Ste 100  
Chattanooga, TN 37402-4455

**Property Summary**  
**Property Type** City Exempt  
**Land Use** One Family Household Unit  
**Improvement Type** Residence  
**Square Feet** 1165 sf



**General Parcel Information**  
**Parcel/Tax ID** 156F G 029  
**Alternate Parcel ID**  
**Account Number**  
**District/Ward** 1  
**Census Tract/Block** 26.00/1

**Sales History through 03/15/2013**

Date	Amount	Buyer/Owners	Buyer/Owners 2	Instrument	Quality	Book/Page or Document#
06/20/2006	\$19,724	Chatt City Of				8137/136
12/01/1971	\$6,000					2156/681

**Tax Assessment**

Appraisals	Amount	Taxes	Amount	Jurisdiction	Rate
Tax Year	2012	City Taxes	\$0	Chattanooga	2.3090
Appraised Land	\$7,800	County Taxes	\$0	Hamilton	2.7652
Appraised Improvements	\$24,000	Total Taxes	\$0		
Total Tax Appraisal	\$31,800	Exempt Amount			
Total Assessment	\$0	Exempt Reason			

**Mortgage History**

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
4/24/1997	\$2,793	Slater Rosa M	Chattanooga Neighborhood Enterprises	4863/114

**Property Characteristics: Building**

Building #	Type	Condition	Sq Feet	Year Built	Effective Year	BRs	Baths	Rooms	Stories	Units
1	Residence		1165	1930	1930					
<b>Building Square Feet (Living Space)</b>						<b>Building Square Feet (Other)</b>				
<b>First Story (Base)</b>			1036							
<b>Construction</b>										
Quality			Roof Framing							
Shape			Roof Cover Deck							
Partitions			Cabinet Millwork							

fee

PREPARED BY:  
GRANT, KONVALINKA & HARRISON, P.C.  
909 Republic Centre, 633 Chestnut Street  
Chattanooga, Tennessee 37450

Instrument: 2006110200295  
Book and Page: 61 8137 136  
Conveyance Tax \$72.98 XMPT  
Deed Recording Fee \$15.00  
Data Processing Fee \$2.00  
Probate Fee \$1.00 XMPT  
Total Fees \$17.00

SUCCESSOR TRUSTEE'S DEED

DATE: 02-NOV-2006  
Time: 03:26:54 P  
Contact: 2006110200295  
Hamilton County Tennessee

THIS INDENTURE, dated this 20<sup>th</sup> day of June, 2006, between HARRY R.

CASH, Successor Trustee (hereinafter called "Grantor"), and the CITY OF CHATTANOOGA (hereinafter "Grantee") (the words "Grantor" and "Grantee" to include the parties named herein and their respective heirs, successors and assigns).

WITNESSETH that Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby convey to Grantee in fee simple, the following described property:

LOCATED IN THE CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE:

101199

Being the North Thirty-six (36) feet of Lot Four (4) Higgins' Sub-division No. Two (2) of the Meredith & Damon's Sub-division to Ridgedale, said lot fronting Thirty-six (36) Feet on the East side of Dodds Avenue and extending back Eastwardly of uniform width One Hundred Thirty-two (132) Feet to an alley, as per plat of said Sub-division which is of record in the Register's Office of Hamilton County, Tennessee.

FOR PRIOR TITLE see deed recorded in Book T, Volume 15, Page 169 et seq. in said Register's Office.

This Deed is executed and delivered pursuant to the terms and provisions of that certain Deed of Trust from Rosa Mae Slater, unmarried, to L. Matthew Powell, Trustee, recorded in Book 3515, Page 149, and refiled in Book 3521, Page 13, in the Register's Office of Hamilton County, Tennessee, to secure payment of a Promissory Note payable to City of Chattanooga in the principal amount of \$19,011.82 plus expenses. Harry R. Cash was designated and appointed Successor Trustee to the original trustee in the Deed of Trust named by instrument of record in said Register's Office. Default having occurred under the terms of said Note and Deed of Trust, City of Chattanooga declared the entire unpaid balance immediately due and payable, and directed said Successor Trustee to exercise the powers of sale contained in said Deed of Trust. Pursuant to the terms of said Deed of Trust and in compliance with the laws of Tennessee regarding such sales, the

<u>Grantee Address</u>	<u>Send Tax Bills To</u>	<u>Map/Parcel No.</u>
City of Chattanooga c/o Chattanooga Neighborhood Enterprise, Inc. 1301 Market Street, Suite 100 Chattanooga, TN 37402	Same	156F-G-029

↓

property was advertised for sale in the *Chattanooga Times/Free Press* on April 28, May 5 and 12, 2006. The sale of the property was adjourned from May 19, 2006 and conducted on June 16, 2006, pursuant to said advertisements and was sold to Grantee, the highest bidder, for the sum of Nineteen Thousand Seven Hundred Twenty-Four and 33/100 Dollars (\$19,724.33).

The proceeds from said sale have been distributed in payment of the expenses of the sale and the balance to the debt evidenced by said Note.

This conveyance is made for cash and without warranty of title or otherwise, but in bar of all rights and equities of redemption, homestead, dower rights and exemptions to the extent Successor Trustee is authorized to so convey under said Deed of Trust and the laws of Tennessee.

This conveyance is made without warranty of title and, by the acceptance of this Deed, Grantee releases Successor Trustee from any liability for any adverse claims to said property or any interest thereof.

IN WITNESS WHEREOF, the Grantor has executed this instrument or caused these premises to be executed on the day and year first above written.

*Harry R. Cash*  
HARRY R. CASH, Successor Trustee

STATE OF TENNESSEE:  
COUNTY OF HAMILTON:

On this 20th day of June, 2006, before me personally appeared HARRY R. CASH, Successor Trustee, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.



*Jan Bailes*  
NOTARY PUBLIC

My Commission Expires: 10/22/08

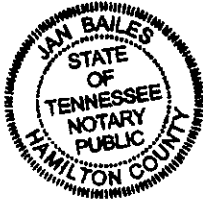
STATE OF TENNESSEE:  
COUNTY OF HAMILTON:

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is \$19,724.33, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Harry R. Cash

AFFIANT - GRANTEE

Sworn to and subscribed before me this 20<sup>th</sup> day of June, 2006.



Jan Bailes

NOTARY PUBLIC

My Commission Expires: 10/22/08

Tax Map Number	Address	Minimum bid	Description	
156L-A-006	0 Seminole Drive	\$500	Vacant residential land (50' x 278') in East Ridge	
146H-K-011	936 Mc Callie Ave	\$60,000	Vacant Land (70' x 136') C-3	Sold as
146H-K-012	938 Mc Callie Ave	\$60,000	vacant land (50' x 136') corner of Central and McCallie C-3	PKG
146H-K-013	715 Central Ave	\$40,000	vacant commercial land (100' x 136') C-3	
146H-K-013.01	Central Avenue	\$2,000	(33' x 48') old stairway across from Kanku station C-3	
	400 West 45th St	\$45,000	1.3 ac. vacant land (brownfield grant applied)M-1/R-4	Sold as
	4500 Oakland Ave	\$2,000	(61' x107') corner lot with rail access R-3	PKG
	4504 Oakland Ave	\$2,000	(47' x 110') vacant land R-3	
	4508 Oakland Ave	\$2,000	(50' x 125') vacant land R-3	
	4520 Oakland Ave	\$2,000	(50' x 125') vacant land R-3	
136N-C-001.01	0 Sholar Avenue	\$1,000	(155' x 133') vacant lot	
136N-K-003	1910 Laura Street	\$1,000	43' x 132' vacant residential lot	
147G-M-003	Shallowford Road	\$5,000	1.7 acres vacant land 415' x 167'	
147G-M-004	Shallowford Road	\$2,000	.45 acre vacant land 100' x 195'	
147G-M-005	Shallowford Road	\$5,000	1.5 acres vacant land 275' x 212'	
155N-H-017	0 Alton Park Blvd.	\$1,000	vacant land (40' x 155') R-1	
155N-F-026	901 West 39th St	\$4,000	vacant land 78' x 95' R-1	
155N-F-025	0 West Avenue	\$2,000	vacant land 40' x 95' R-1	
155N-F-007	908 West 38th St	\$7,500	vacant land 75' x 150' R-1	
155N-F-024	3816 West Avenue	\$2,000	vacant land 44' x 105' R-1	
155N-F-016	3809 Alton Blvd.	\$2,000	vacant land 47' x 100' R-1	
136N-C-001.01	0 Sholar Avenue	\$2,500	vacant land 155' x 133' R-1	
146D-E-016	810 Dotson Ave	\$30,000	2,000 SF commercial building C-2	2,000 SF
146C-A-020.01	0 Citico Avenue	\$40,000	vacant land 476' x 405' R-1	

Tax Map Number	Address	Minimum Bid	Description	
147J-A-026	822 N Germantown	\$500.00	Vacant lot	
156F-G-029	1818 Dodds Ave	\$5,000.00	House in Poor Condition	1,165 SF
128P-C-014	2103 Stuart St	\$7,500.00	House in fair-good condition	1,478 SF
167F-D-009	111 Workman Rd	\$2,500.00	House in poor condition	1,393 SF
167K-C-022	5217 Slayton	\$10,000.00	House in fair-good condition	1,080 SF
147P-K-028	3606 Perry St	\$500.00	Vacant lot	
156F-L-027	2614 E 20th	\$500.00	Vacant Lot	
147P-K-015	507 Gillespie	\$500.00	Vacant lot	
156B-U-006	2104 E 17th St	\$7,500.00	House in fair condition	1,033 SF
155C-C-021	2618 Cowart St	\$500.00	House needs to be demolished	
155N-P-007	3821 Kirkland Ave	\$1,000.00	Vacant lot	
145LDE-010	1615 Read Ave	\$30,000.00	House in fair-good condition	2,000 SF



ADDRESS	DEFAULT AMOUNT	HAMILTON COUNTY ASSESSED VALUE	ZILLOW ESTIMATE	FOR SALE PRICE
1500 Tunnel Boulevard (Vacant House)	\$5,000	\$53,700	\$56,757	<b>\$35,000</b>
[REDACTED]	\$34,000	\$20,400	\$45,188 *Before House Demo.	<b>\$15,000</b>
2618 Cowart Street (Vacant Lot)	\$66,873	\$20,400	\$45,075 *Before House Demo.	<b>\$15,000</b>
3821 Kirkland Avenue (Vacant Lot)	\$15,381	\$30,600	\$44,767 *Before House Demo.	<b>\$15,000</b>
111 Workman Road (Vacant House)	\$18,000	\$19,200	\$44,810	<b>\$15,000</b>
5217 Slayton Avenue (Vacant House)	\$28,025	\$25,300	\$45,257	<b>\$35,000</b>
[REDACTED]	\$24,633	\$9,300	Not Listed on Zillow	<b>\$15,000</b>
2502 York Street (Vacant House)	\$66,632	\$49,000	\$53,113	<b>\$65,000</b>
1101 Tunnel Boulevard (Vacant House)	\$10,500	\$43,700	\$50,198	<b>\$35,000</b>
[REDACTED]	\$32,840	\$9,100	\$47,624 *Before House Demo.	<b>\$15,000</b>
[REDACTED]	\$27,460	\$2,400	\$46,238 *Before House Demo.	<b>\$15,000</b>
1818 Dodds Avenue (Vacant House)	\$19,724	\$31,800	\$46,570	<b>\$15,000</b>
2103 Stuart Street (Vacant House)	\$19,461	\$34,700	\$47,648	<b>\$25,000</b>