

## MEMORANDUM

---

**DATE:** August 12, 2014

**TO:** Honorable Mayor and City Commission

**VIA:** Kenneth Fields, City Manager

**FROM:** James Slaton, Public/Support Services Director

**SUBJECT:** Accept Conveyance of Surplus Residential Property from the Polk County BoCC

**SYNOPSIS:** Staff is seeking approval to accept the conveyance of residential real property located at 518 Greenview Terrace, Parcel ID# 272935880010000251

### RECOMMENDATION

It is recommended that the City Commission take the following actions:

1. Accept conveyance of the real property located at 518 Greenview Terrace - Parcel ID# 272935880010000251
2. Classify the property as surplus

### BACKGROUND

The Polk County Board of County Commissioners owns the subject real property that includes an uninhabited residential structure and is located within the city limits of Lake Wales. The Polk County BoCC has declared the property as surplus and has previously attempted to auction off the property, but received no bids. The structure is in need of some repair which, along with the minimum bid price of \$40,000, may have contributed to the lack of bids on the property. The City has since been approached by an investor who has indicated interest in rehabilitating the structure and selling off the property. City staff is requesting the City Commission acceptance of the conveyance of this property with the intent to sell it as surplus.

The assessed value of the property is \$27,396.

### OTHER OPTIONS

Do not accept the conveyance of the property - Parcel ID# 272935880010000251

### FISCAL IMPACT

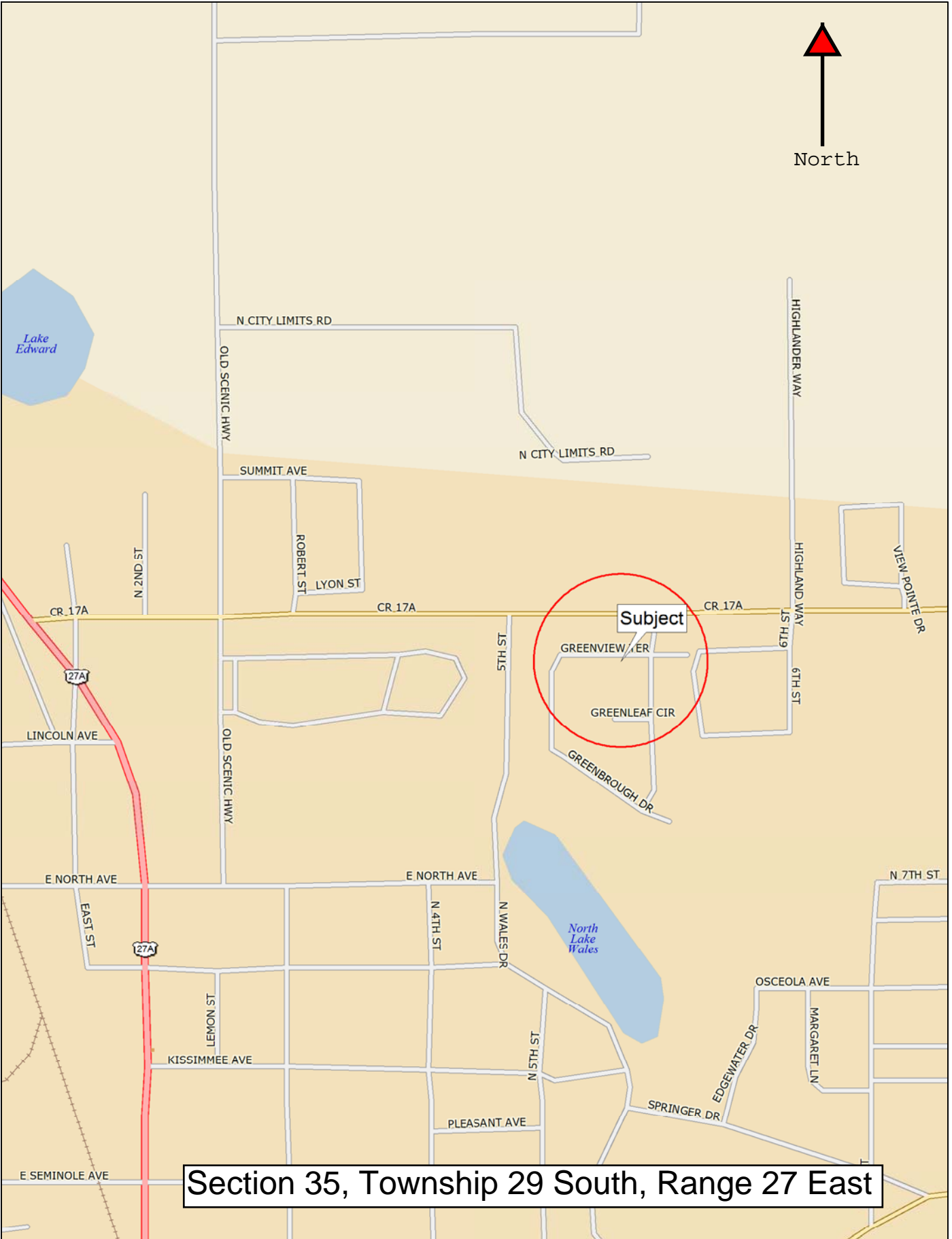
The cost to the City is \$1.00.

### ATTACHMENTS

Records from the Polk County Property Appraiser  
Tax Deed



North

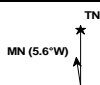


Section 35, Township 29 South, Range 27 East

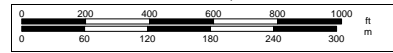
Data use subject to license.

© DeLorme. DeLorme Street Atlas USA® 2010.

www.delorme.com



Scale 1 : 7,200

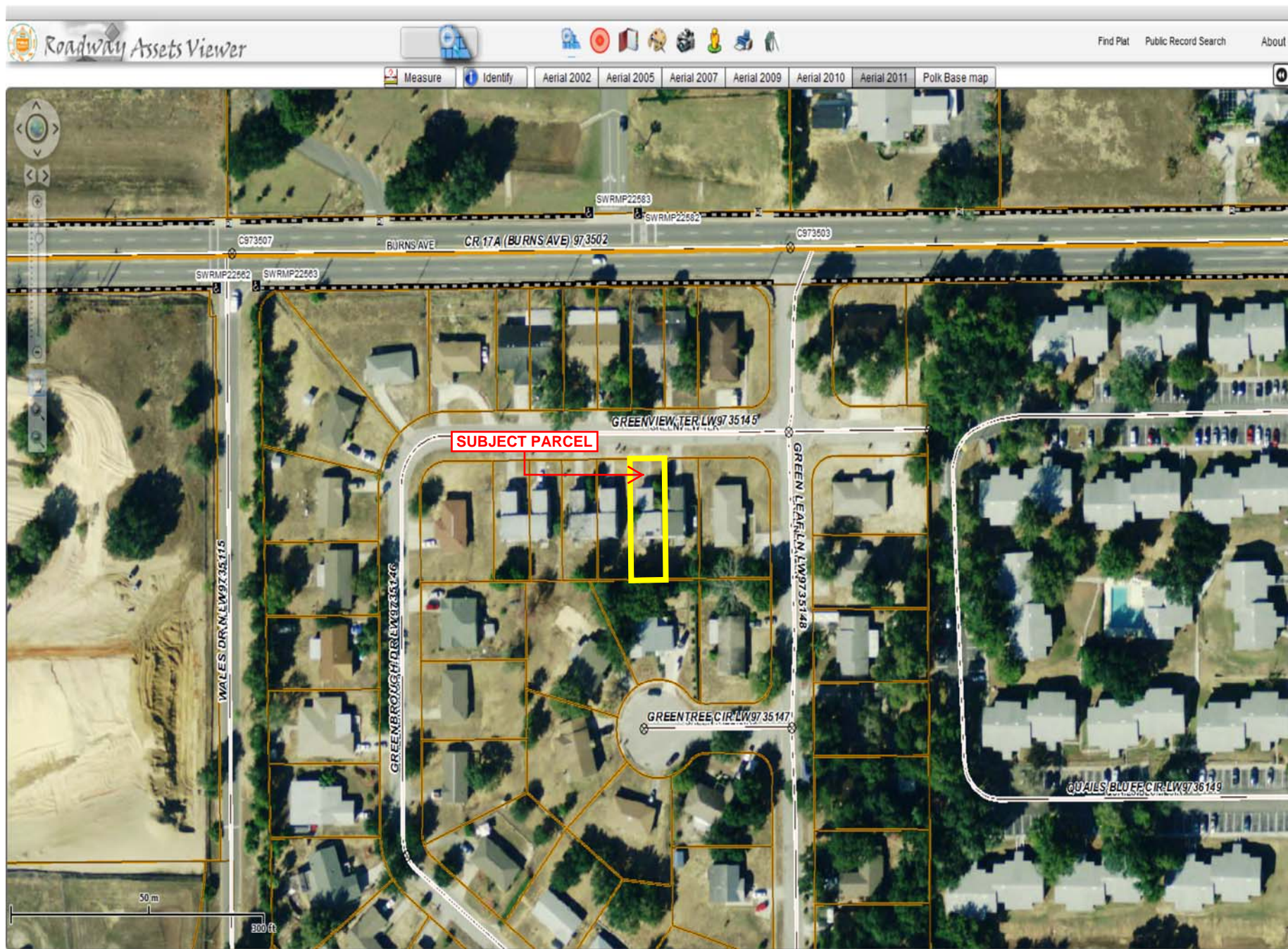


1" = 600.0 ft

Data Zoom 14-7







INSTR # 2013055623

BK 08911 PG 0963 PG(s)1

RECORDED 03/26/2013 10:02:50 AM

DR-506E  
R.12/06

STACY M. BUTTERFIELD,  
CLERK OF COURT POLK COUNTY  
RECORDING FEES 10.00  
RECORDED BY J Christmas

Tax Deed File Number: 14769 - 2007

Property Identification Number: 35-29-27-880010-000251

# Escheatment Tax Deed

STATE OF FLORIDA

COUNTY OF POLK

For Official Purposes Only

This Tax Deed is issued pursuant to Section 197.502(8), Florida Statutes, wherein three years have passed from the day the subject land was offered for public sale and placed on the list of "lands available for taxes" in accordance with Section 197.502(7), Florida Statutes, without having been purchased. As provided in Section 197.502(8), Florida Statutes, the property has escheated to the County free and clear of any and all tax certificates, tax liens or any other liens of record, including governmental liens, which liens are deemed canceled pursuant to said statute.

Now, on this 26th day of March, 2013, the undersigned Clerk conveys to POLK County through its Board of County Commissioners, whose address is: GREENBRIAR PHASE ONE PB 67 PG 25 LOT 25 W 41.58 FT

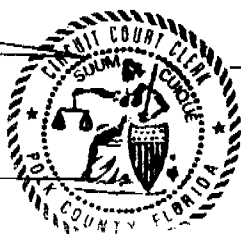
together with all hereditaments, buildings, fixtures and improvements of any kind and description, the following legally described land situate in POLK County, Florida:

Witness: \_\_\_\_\_ (Seal)  
Clerk of the Circuit Court or County Comptroller

Teresa Tierney  
TERESA TIERNEY POLK County, Florida

Judy Christmas  
JUDY CHRISTMAS  
State of Florida

County of POLK



Stacy M. Butterfield  
STACY M. BUTTERFIELD, CLERK OF COURTS  
Facsimile Signature as Authorized  
By Florida Statute Section 116.34

On this 26th day of March, 2013, before me  
REBECCA L. STOFF personally appeared STACY M. BUTTERFIELD

Clerk of the Circuit Court or County Comptroller in and for the State and this County who is known to me to be the person described herein, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be of his/her own free act and deed for the use and purposes therein mentioned.

Witness my hand and official seal on date aforesaid.  
Rebecca L. Stoff  
NOTARY PUBLIC STATE OF FLORIDA  
REBECCA L. STOFF



R- RETURN TO TAX DEED DEPT

**Polk County Property Appraiser**  
Internet Mapping

Select Language  Powered by Google Translate

**THE MAP BELOW WILL BE REPLACED IN OCTOBER 2014.**

**We encourage you to review our NEW INTERACTIVE MAP and provide feedback.**

[CLICK HERE TO BETA TEST THE NEW MAP](#)



**DISCLAIMER:** All maps are worksheets used for illustrative purposes only. They are not surveys. The information is provided "as is."

**Parcel Info**

<b>Parcel ID:</b>	<b>272935880010000251</b>
Owner 1:	POLK COUNTY
Address:	518 GREENVIEW TER LAKE WALES, FL 33853
Legal Desc:	GREENBRIAR PHASE ONE PB 67 PG 25 LOT 25 W 41.58 FT
Property (DOR) Use Code:	8600 (Counties (Other than Pub Schools,Colleg)
Acreage:	0.1174 Acres
Taxing District:	90320 (LAKE WALES/SWFWMD)

**Sales Information**

Date of Sale	Q/U	Sales Price
3/26/2013	U	\$0.00
10/22/2004	U	\$100.00
5/1/1995	U	\$100.00
2/1/1994	U	\$100.00
11/1/1993	U	\$26,000.00

**All above information is current (as of 8/12/2014 2:33:43 AM). All below information is 2013 Final.**

**Value Summary**

Value Name	Price
Building Value	\$34,299
Extra Feature Value	\$0
Land Value (Market)	\$5,114
Just Market Value	\$39,413
Assessed Value	\$27,396
Exempt Value	(\$27,396)
Taxable Value	\$0

