

Town of Blowing Rock

Request for Council Action

FROM: Town Manager – Ed Evans
SUBJECT: Land Acquisition (7855 Valley Blvd)
TO: Town Council
DATE: September 12, 2017
REQUESTED BY: Sue Sweeting

Public Hearing Yes No Not required NA
Properly Advertised Yes No Not required NA

BACKGROUND:

Council Woman Sweeting has asked to have the following parcel of land added to the agenda for discussion and possible acquisition. Ronald & Diane Cambria own 7855 Valley Blvd (parcel 2817173703000). The lot is located at the corner of Sunset and Valley Blvd and is 0.24 acre. It is currently listed at \$189,000 and is currently utilized as an automobile sales lot. The lot has a small creek flowing through close to the middle of the lot that is encased in a 30" underground pipe. It flows to the Middle Fork New River around the First Baptist Church property. There is a 2" waterline on the south side providing water to houses on Maple Road. There is a large concrete water collection box placed behind the curb (by the NCDOT) with a 60" outlet going under Valley Boulevard.

ATTACHMENTS:

- GIS Map
- Watauga County Tax Card
- Warranty Deed
- Real Estate Companies Property Listing



Query



Tasks

Results

Watauga County Parcels - Search by Nar

Number of features found: 1

Watauga County Parcels:

PIN: 2817-17-3703-000
Parcel ID: 2817-17-3703-000
Property Description: LOT K NORTHERN HALF ECHO PRK
Property Address: 7855 VALLEY BLVD
Tax Acreage: 0.24
Tax Account Name: CAMBRIA, RONALD, CAMBRIA, DIANE
Tax Address: PO BOX 3293
Tax City: MOORESVILLE, NC
Tax Zip: 28117
Tax Land Value: 104,500.00
Tax Building Value: 4,800.00
Tax Total Value: 109,300.00
Deed: 358/150

[Click here for Watauga County Register of Deed's online document search](#)



NCCGIA

PARID: 2817173703000
 CAMBRIA, RONALD, CAMBRIA, DIANE

7855 VALLEY BLVD

Parcel

ParID
 Tax Year
 SITUS Address
 City, State, Zip
 Unit #
 Unit Description
 NBHD
 Class
 Land Use Code
 Living Units
 CAMA Acres
 Zoning
 Map #

Jan 1 Values

Land Value.	104,500
Building Value	4,800
=====	=====
Appraisal Total	109,300
Exemptions or Exclusions	0
Land Deferred Value	
	=====
Taxable Total	109,300

Owner Mailing

Tax Year	2017
Sequence Number	0
Owner Number	1522083
Owner	CAMBRIA, RONALD CAMBRIA, DIANE
Mailing Address	PO BOX 3293
City, State, Zip	MOORESVILLE NC 28117

Legal Description

Township	03 - BLOWING ROCK
City Code	
Jurisdiction (Tax Code District)	C03 - BLOWING ROCK
Unit Desc	
Unit #	
Book	358
Page	150
Legal Desc 1	LOT K NORTHERN HALF ECHO PRK
Deeded Acres	0.24

Sale Date	Book	Page	Sale Price	Grantor	Grantee
16-FEB-96	358	150	80,000	CAMBRIA, RONALD	CAMBRIA, RONALD

WATAUGA COUNTY NC 02/16/96
12
160.00
STATE OF NORTH CAROLINA
Real Estate Excise Tax

96 FEB 16 PM 4:45
BY Pam W. Jensen
DEPUTY
WATAUGA COUNTY, NC

12/6/96

Excise Tax: 160.00

Recording Date, Time & Book and Page

[CAWPF60AJAN96CAMBRIA] January 21, 1996]

WARRANTY DEED

THIS DEED made this the 22nd day of January, 1996, by and between

BLOWING ROCK REALTY AND INSURANCE, INC.
A North Carolina Corporation

(hereinafter known as "Grantor")

AND

RONALD CAMBRIA and DIANE CAMBRIA
Husband and Wife

(hereinafter known as "Grantee")

As referred to herein, the terms "Grantor" and "Grantee" shall be masculine singular, but shall include the above parties, their heirs, personal representatives, successors and assigns, and each term shall include the singular, plural, masculine, feminine or neuter, and any combination thereof, as required by the context.

WITNESSETH:

that Grantor, for a valuable consideration paid by Grantee, the receipt, adequacy and sufficiency of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in the Town of Blowing Rock, Blowing Rock Township, Watauga County, North Carolina, and being more particularly described as follows:

In the Town of Blowing Rock, situated on the east margin of U.S. Highway 321 at the intersection of Sunset Drive, being on the south side of Sunset Drive, and being more fully described as follows:

BEGINNING on a stake at the intersection of U.S. Highway 321 and Sunset Drive and runs with said Sunset Drive S84-40E 123 feet, more or less, to a stake at the intersection of Sunset Drive with Maple Road; thence with Maple Road 20° East 45 feet; due South 20 feet; South 14° West 20 feet to a stake at or near the **BEGINNING** of the entrance road to the Christian Science Church property; thence a southwestward course substantially with the western margin of said entrance road right of way approximately 15 feet at or near the curve of said entrance road; thence N84-40W 123 feet to a stake in the east margin of U.S. Highway 321; thence with the east margin of U.S. Highway 321 northward 95 feet to the **BEGINNING**, and being the northern portion of Tract "K" of the Echo Park Subdivision in the Town of Blowing Rock. There is conveyed hereby all of the property acquired by J. H. Davenport and wife, Sadie Jarvis Davenport by deed from Echo Park, Inc., dated October 1, 1960 and recorded in the Watauga County Registry at Book 84, Page 292.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 232, Page 312, Watauga County Public Registry.

Title to the property hereinabove described is subject to the following exceptions:

1. Ad Valorem property taxes for the current year.
2. Restrictions, road rights-of-way and utility easements of record.
3. Any conditions, restrictions, easements, rights-of-way or other matters stated in or shown on the description of the property above.

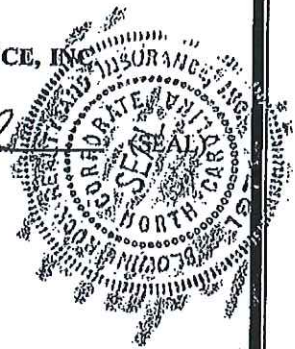
IN WITNESS WHEREOF Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name and attested by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

BLOWING ROCK REALTY AND INSURANCE, INC.

(CORPORATE SEAL)

by: John D. Broyhill

JOHN D. BROYHILL, President



Attest:

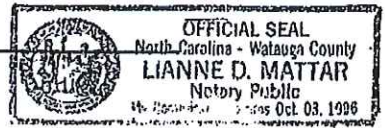
Richard E. Mattar
Asst. Secretary

STATE OF NORTH CAROLINA
COUNTY OF WATAUGA

I, a Notary Public of the County and State aforesaid, certify that Richard E. Mattar personally came before me this day and acknowledged that he is Asst. Secretary of Blowing Rock Realty and Insurance, Inc. a corporation organized and existing under the laws of the State of North Carolina and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by him as its Asst. Secretary.

Witness my hand and official stamp or seal, this the 16th day of February, 1996.

Lianne D. Mattar
Notary Public



My Commission Expires: 10/03/96

STATE OF NORTH CAROLINA	COUNTY OF Watauga
The foregoing certificate(s) of <u>Lianne D. Mattar, Notary Public,</u>	
<u>Watauga County, NC</u>	
is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.	
Wanda C. Scott Register of Deeds for Watauga County	
by: <u>Paul [Signature]</u> Deputy/Assistant Register of Deeds	

 Listing



Commercial
7855 Valley Blvd Blowing Rock NC 28605

Active

MLS#: **195717**
 County: **Watauga**
 Area: **4**
 Fire Dist: **Blowing Rock**
 School: **Blowing Rock**
 1st Flr HLA: **160**
 2nd Flr HLA: **0**
 3rd Flr HLA: **0**
 Abv Grd HLA: **160**
 Blw Grd HLA: **0**
 Total HLA: **160**

List Price: **\$189,000**
 Orig LP: **\$225,000**
 DOM: **577**
 Yr Built: **1996**
 # Acres: **0.24**
 One Level:
 Abv Grd Unfin: **0**
 Blw Grd Unfin: **0**
 Total Unfin: **0**

General/Property Information

Prop SubType: **Building & Land**
 Primary PIN: **2817173703000**
 Cnf Spec Assmnt: **No**
 Prp Spec Assmnt: **No**
 Rstr/Covn Bk/Pg:

Lot #:
 Cnf Spc Asm Amt:
 Prp Spc Asm Amt:
 Zoning: **General Business**

Taxes: **\$710.15**
 Tax Value:
 Deed Bk/Pg: **358/150**
 Plat Sect:
 Plat Bk/Pg:

Features

Type: **Office Space, Other-See Remarks**
 Heat: **None**
 Air Cond: **None**
 Amenities: **None**
 Exterior: **Other-See Remarks**
 Roof: **Other-See Remarks**
 Water: **City Available**
 Sewer: **City Available**
 Parking: **1-10 Spaces**

Miscellaneous

Financing: **Cash/New**
 Pot Short Sale: **No**
 Documents: **Survey/Plat**
 Forecls/REO: **No**

Remarks

Directions: **Intersection of Hwy 321 and Sunset Drive**
 Public Remarks: **High Traffic corner lot zoned GENERAL BUSINESS. Currently a used car lot, but possibilities are endless. Small building/office on lot. City water & sewer available (not currently connected) 2 driveways - one off Hwy 321, and one off Sunset Drive. High visibility lot in Blowing Rock. This intersection (with stoplight) is planned to be the new "gateway" entrance to Main Street Blowing Rock. Once the new hwy is complete this will be "The Corner" for a successful business. Some owner financing available for qualified buyer. Contact listing agent for more details.**
 Agent Remarks: **Building on this parcel is not hooked up to city water or sewer, but has power.**

Listing/Office Information

Listing Office: **Jenkins Realtors (11)**
Po Box 1003
Blowing Rock, NC 28605
 Listing Agent: **Pam Vines (149942)**
 Email: **pam@jenkinsrealtors.com**
 List Date: **01/21/2016**
 Marketing Date:
 Show Instr: **Call LO**
 Owner Name: **Cambria**
 Owner's Assoc: **No**
 POA Fees: **\$0**
 Sub-Agt Com: **0**
 Buy Agt Com: **3**

Phone: **(828) 295-9886**
 Fax: **(828) 295-4492**
 Firm License#: **C10985**
 Phone: **(828) 963-0939**
 License#: **149942**
 Cont Date:
 DOM: **577**

Assoc Name:
 POA Fees Pd:
 Sub-Agt Type: **Percent**
 Buy Agt Type: **Percent**

Club Mbrshp:

[If you have a concern about the information in this listing, click here to comment](#)