



# CITY OF NORTH CHARLESTON

## Invitation To Bid

Project Number:	<b>NC-29-19</b>
Date:	July 1, 2019
Procurement Official:	Denise Badillo, CPPO, CPPB
Phone:	(843) 740-5899
E-Mail Address:	dbadillo@northcharleston.org

DESCRIPTION: SALE OF REAL PROPERTY – 7697 HILLANDALE ROAD, NORTH CHARLESTON, SC

*The Term "Offer" Means Your "Bid" or "Proposal".*

SUBMIT OFFER BY: **July 30, 2019 @ 11:00 A.M** - (See "Deadline for Submission of Offer" provision)

QUESTIONS MUST BE RECEIVED BY: **July 23, 2019 by 4:00 PM** - (See "Estimated Key Dates" provision)

NUMBER OF COPIES TO BE SUBMITTED: **One (1)** - (See "Submitting Bids" provision)

Offers must be submitted in a sealed package. Solicitation Number & Opening Date must appear on package exterior.

SUBMIT YOUR SEALED OFFER TO:  
CITY OF NORTH CHARLESTON  
PROCUREMENT DEPARTMENT  
Attention: Denise Badillo, CPPO, CPPB  
PO Box 190016  
2500 City Hall Lane  
North Charleston, SC 29419  
See "Submitting Your Offer" provision

CONFERENCE TYPE: <b>Open House</b> DATE & TIME: Saturday, July 13, 2019 and Thursday, July 18, 2019 10:00 am to 1:00 pm As appropriate, see "Conferences - Pre-Bid/Proposal" & "Site Visit" provisions		LOCATION: <b>PEPPERHILL 4 SUBDIVISION,          7697 HILLANDALE ROAD,          NORTH CHARLESTON</b>	
AWARD & AMENDMENTS	The award, this solicitation, and any amendments will be posted at the following web address: <a href="http://www.northcharleston.org/Business/Do-Business-with-North-Charleston/Request-for-Qualifications.aspx">http://www.northcharleston.org/Business/Do-Business-with-North-Charleston/Request-for-Qualifications.aspx</a> <b>It is the responsibility of the offeror to check for amendments.</b>		
You must submit a signed copy of this form with Your Offer. By submitting a bid or proposal, You agree to be bound by the terms of the Solicitation. You agree to hold Your Offer open for a minimum of ninety (90) calendar days after the Opening Date.			
NAME OF OFFEROR <small>(Full legal name of business submitting the offer)</small>		OFFEROR'S TYPE OF ENTITY: <small>(Check one)</small>	
AUTHORIZED SIGNATURE <small>(Person signing must be authorized to submit binding offer to enter contract on behalf of Offeror named above.)</small>		<input type="checkbox"/> Small (15 employees of less) <input type="checkbox"/> Women <input type="checkbox"/> Minority <input type="checkbox"/> Other _____	
TITLE <small>(Business title of person signing above)</small>		(See "Signing Your Offer" provision.)	
PRINTED NAME <small>(Printed name of person signing above)</small>	DATE SIGNED		
Instructions regarding Offeror's name: Any award issued will be issued to, and the contract will be formed with, the entity identified as the offeror above. An offer may be submitted by only one legal entity. The entity named as the offeror must be a single and distinct legal entity. Do not use the name of a branch office or a division of a larger entity if the branch or division is not a separate legal entity, <i>i.e.</i> , a separate corporation, partnership, sole proprietorship, etc.			
STATE OF INCORPORATION		<small>(If offeror is a corporation, identify the state of Incorporation.)</small>	

PAGE TWO  
(Return Page Two with Your Offer)

HOME OFFICE ADDRESS (Address for offeror's home office / principal place of business)	NOTICE ADDRESS (Address to which all procurement and contract related notices should be sent.) (See "Notice" clause)			
	Area Code	Number	Extension	Facsimile
	E-mail Address			

PAYMENT ADDRESS (Address to which payments will be sent.) <b>N/A</b>	ORDER ADDRESS (Address to which purchase orders will be sent) <b>N/A</b>
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ACKNOWLEDGMENT OF AMENDMENTS	Amendment No.	Amendment Issue Date						
Offerors acknowledges receipt of amendments by indicating amendment number and its date of issue.								
See "Amendments to Solicitation" Provision								

**INVITATION-TO-BID  
RESIDENTIAL PROPERTY FOR SALE**

**PROJECT NO.: NC-29-19**

**PROJECT NAME: SALE OF REAL PROPERTY – SINGLE FAMILY HOUSE 7697  
HILLANDALE ROAD, NORTH CHARLESTON, SC**

Sealed Bids will be received by the City of North Charleston Purchasing Department, 3<sup>rd</sup> Floor Rhett Conference Room, 2500 City Hall Lane, North Charleston, SC 29406 until 11:00 a.m., Tuesday, July 30, 2019 for the sale of a seized property located at 7697 Hillandale Road, North Charleston, SC, at which time and place all Bids will be publicly opened and read aloud.

The subject property for sale was seized by the North Charleston Police Department Narcotics Division. It is a 1279 square foot, single family, one story, residential house located in the Pepperhill 4 subdivision. Pepperhill is located off Ashley Phosphate Road in North Charleston SC.

Bid documents are available on line for down-loading at [www.northcharleston.org](http://www.northcharleston.org), doing business with North Charleston, current Bids.

Bids sent by regular mail should be addressed to: City of North Charleston, Purchasing Department, P.O. Box 190016, North Charleston, SC 29419-9016.

Bids hand delivered or sent by other courier service should be addressed to: City of North Charleston, Purchasing Department, 2500 City Hall Lane, North Charleston, SC 29406.

The City of North Charleston reserves the right to reject any or all bids in response to this Invitation to Bid, and to waive any irregularities, nonconformities, or noncompliance with the terms of the Invitation to Bid.

Denise Badillo  
Purchasing Director

## GENERAL STATEMENT

The City of North Charleston is requesting bids for the purchase of City owned property, originally seized by the North Charleston Police Department, Narcotics Division, located at 7697 Hillandale Road, North Charleston, SC. For the purpose of this Invitation for Bid (IFB), the property available for sale is known as 7697 Hillandale Road, North Charleston, SC.

### 1. Estimated Key Dates

The following are the estimated dates associated with the IFB process.

IFB Notification:	July 1, 2019
Inquiry Period Begins:	July 1, 2019
Inquiry Period Ends:	July 23, 2019 at 4:00 p.m.
Bids Due and opening Time:	July 30, 2019 at 11:00 a.m.
Intent to Sale Notification Issued:	July 31, 2019
Council Approval	August 23, 2019
Purchase/Sale Contract:	August 30, 2019
Closing of Sale:	September 30, 2019

Estimated or significant dates in connection with this IFB are shown above and are subject to change. The City of North Charleston may change any one or more dates at any time, however, if the schedule changes prior to the Inquiry Period end date, vendors will be notified by Addenda via email and by postings on the City web site, [www.northcharleston.org](http://www.northcharleston.org), doing business with the city, current bids.

The City of North Charleston reserves the right to reject any or all bids in response to this Invitation to Bid, and to waive any irregularities, nonconformities, or noncompliance with the terms of the Invitation to Bid.

## **INSTRUCTION TO BIDDERS**

### **1. INTERPRETATIONS OR ADDENDA**

No oral interpretation will be made to any Bidder as to the meaning of the Contract Documents or any part thereof. Every request for such interpretation shall be made in writing to the Director of Procurement, [dbadillo@northcharleston.org](mailto:dbadillo@northcharleston.org). **Any inquiry received prior to July 23, 2019** will be given consideration. Every interpretation made to a Bidder will be in the form of an Addendum to the Contract Documents, and when issued, will be on file in the office of the Procurement Department at least five consecutive calendar days before Bids are opened. In addition, all addenda will be e-mailed or faxed to each person holding Contract Documents, but it shall be the Bidder's responsibility to make inquiry as to the Addenda issued. All such addenda shall become part of the Contract and all Bidders shall be bound by such Addenda, whether or not received by the Bidders.

### **2. INSPECTION OF SITE**

Each Bidder should visit the site and fully acquaint himself with the existing conditions relating to said property and should fully inform himself as to any issues, difficulties and restrictions regarding this property. The Bidder shall in no way be relieved of any obligation under it due to his failure to receive or examine any form or legal instrument, or to visit the site and acquaint himself with the existing conditions, and the City will be justified in rejecting any claim based on facts which he should have been on notice as a result thereof.

There will be an "open house" on Saturday, July 13, 2019 and Thursday, July 18, 2019 from 10:00 a.m. to 1:00 p.m. Bidders are welcome to visit and walk the site at their convenience during these time frames. To obtain additional information, please see and follow the instructions above under Interpretations or Addenda.

### **3. ALTERNATE BIDS**

No alternative bids will be considered unless alternative bids are specifically requested.

### **4. SUBMITTING BIDS**

- a. Bids must be submitted on the Bid Form supplied by the City and shall be subject to all requirements of the Bid Documents, including these INSTRUCTIONS TO BIDDERS. All Bids must be regular in every respect and no interlineations, excisions or special conditions shall be made or included in the Bid Form by the Bidder
- b. All Documents shall be enclosed in an envelope which shall be sealed and clearly labeled with the words "Bid Documents", bid number, name of Bidder, and date and time of Bid opening in order to guard against premature opening of the Bid.

- c. The City may consider as irregular any Bid on which there is an alteration of or departure from the Bid Form hereto attached and at its option may reject the same.
- d. A Bid submitted by an agent shall have a current power of attorney attached certifying the agent's authority to bind the party responding to the IFB.
- e. Show all Bid amounts in both words and figures. In the case where the words and figures are not identical in form or amount, the amount shown in words shall govern.
- f. Oral, telephonic, facsimile or telegraphic Bids in response to this IFB will not be accepted.
- g. Mailing and delivery **prior to opening** address is:  
City of North Charleston  
Denise Badillo, Director of Procurement  
2500 City Hall Lane  
North Charleston, SC 29406

**At time of opening**

City of North Charleston  
3<sup>rd</sup> Floor, Rhett Conference Room  
2500 City Hall Lane  
North Charleston, SC 29406

- h. Bidder shall be solely responsible for the timely delivery of their Bid in response to this IFB in the manner and time prescribed. No bid shall be considered if it arrives after the time scheduled, as determined by the Procurement Director or her designee.
- i. Bids in response to this IFB that are unsigned, improperly prepared, contain mathematical errors, alterations or irregularities of any kind may, at the Procurement Directors discretion, be declared unacceptable.
- j. In the event identical acceptable high bids are received, a "flip of a coin" will determine the successful Buyers.
- k. Acceptance of the bid and conveyance of the property is subject to the approval of City Council of North Charleston. Once approved, the property will convey by Quit Claim Deed.
- l. Forms to be submitted include:
  - i) Bid Form

## **5. BID AWARD CRITERIA AND PROCEDURES**

The City of North Charleston will award a Sale Contract for the purchase of 7697 Hillandale Road, North Charleston SC, a 1279 single family home, to the most responsive, responsible, highest bidder.

The Sale Contract will be awarded to the highest responsible bidder, as determined by the City of North Charleston.

A Minimum Bid of \$70,000.00 has been issued for this property.

The property is being sold "as is". The buyer shall consider the purchase of the property to be "as is" with no further obligation by the City for existing conditions.

Proposed use of Property – Single Family Residential, R-1.

**BID SPECIFICATIONS  
FOR THE PUBLIC SALE OF**

7679 Hillandale Road, North Charleston, SC was originally seized by the North Charleston Police Department, Narcotics Division.

7679 Hillandale Road is a 1279 square foot, one story brick veneer home located in Pepperhill Subdivision, North Charleston, SC. Pepperhill is located off Ashley Phosphate Road a central location in North Charleston with easy access to shopping centers, schools, the Interstate and Palmetto Commerce.

The house was built in 1968, and features three (3) bedrooms with one (1) full bathroom and one (1) half bathroom, a nice size living room and kitchen. There is a bonus recreation room that could be converted into a fourth bedroom. The house was built with a crawl space foundation, and has an asphalt shingled roof. Hardwood floors are in the bedrooms with ceramic tiles in the bathrooms. The back yard is fenced in and has a small covered patio. The house was built with quality materials and sound workmanship, and appears to have no structural issues. The house sits on approximately .27 acres.

An appraisal was performed in May 2019 by Sass, Herrin & Associates, Inc. A copy of which is attached for your reference.

**Property:**

**Property Fact Sheet**

<u>Location:</u>	Pepperhill 4 Subdivision, North Charleston, SC 29418
<u>Tax Map #:</u>	395-10-00-069, Charleston County
<u>Owner of Record:</u>	The City of North Charleston
<u>Land Area:</u>	0.27 acres
<u>Zoning:</u>	R-1
<u>Improvements:</u>	The home was built in 1968
<u>Flood Zone:</u>	“X”

The City will convey the property by Quit Claim Deed.

**Minimum Acceptable Bid:**

The minimum bid acceptable to the City of North Charleston for this property is Seventy Thousand Dollars (\$70,000.00)

**Bid Selection:**

The City will determine the highest bid and consider all factors related to the bid and closing cost to determine the highest net proceeds to the City.

**Bid Deposit:**

The High Bidder will be notified immediately following the Bid opening or no later than 12:00 p.m. on July 30, 2019. A cashier's check, certified check or money order made payable to The City of North Charleston, in the amount equal to 5% of the bid must be delivered to the Purchasing Department no later than 4:00 pm the following day, July 31, 2019. This amount will be applied against the purchase price of the successful Buyer. In the event of default on the part of the Buyer, the bid deposit shall be forfeited and retained by the City of North Charleston as liquidated damages.

A written certified letter of available funds/a pre-approved letter from a financial institution to guarantee that the successful bidder can consummate the purchase transaction, **No Exceptions**, must accompany your deposit.

**Purchase and sale contract date and closing date:**

Following Council approval, the successful bidder and City will enter into a purchase and sale contract, for the purchase of 7697 Hillandale Road. The Buyer will be responsible for all closing cost.

The purchase and sale contract between the parties shall be signed not more than five (5) days from the date the bidder receives notification of award, and the seller shall deposit the bid deposit of 5% into escrow. Closing shall take place within 30 days Council approval.

The title company shall provide at the bidder's request and sole cost of the bidder, title insurance in the total bid amount of the purchase. Buyer is also subject to standard closing costs including, but not limited to, payment of city's attorney fees and costs, deed stamps, recording fees and escrow.

**"AS IS" Condition:**

The property will be sold in "**AS IS**" condition. No warranty, express or implied, will be given by City and specifically disclaimed in quit claim deed No allowance or any deduction upon any grounds will be considered after bids have been opened. The purchaser shall have no claims against the City of North Charleston for any defects or other condition of property, including any and all environmental conditions or deficiencies.

The successful bidder shall indemnify and hold the City of North Charleston harmless in the event adverse environmental conditions are found on the subject property. Bidders are therefore urged to inspect the property offered for sale for themselves. Failure to do so, however, shall not impair or affect any of the terms of this agreement.

The Buyer shall comply with all applicable ordinances, laws, and regulations, for all future use of the property. The Buyer shall obtain and pay for any and all required permits and inspections if needed for occupancy and or improvements to the property.

**BID FORM  
NC-29-17  
PUBLIC SALE OF LAND**

My Bid Offer for 7697 Hillandale Road is \$ \_\_\_\_\_,  
( \_\_\_\_\_ )

Name of Bidder: \_\_\_\_\_

Address: \_\_\_\_\_

City and State \_\_\_\_\_

Signature \_\_\_\_\_

Print Name of Person  
Authorized to Sign Bid \_\_\_\_\_ Date \_\_\_\_\_

Phone Number \_\_\_\_\_

E-Mail \_\_\_\_\_

If individual signing bid represents a form of Business Entity, please check the appropriate block and complete the related section:

Partnership       Corporation       Joint Venture       Individual



**APPRAISAL REPORT**

OF THE REAL PROPERTY LOCATED AT

7697 Hillandale Rd  
N. Charleston, SC 29420

for

City of North Charleston  
2500 City Hall Ln  
N. Charleston, SC  
29406

as of

05/20/2019

by

Kelley Tant  
21 GAMECOCK AVENUE, SUITE C  
CHARLESTON, SC 29407

SASS, HERRIN & ASSOCIATES, INC.

Uniform Residential Appraisal Report

File # B905057K

The purpose of this summary appraisal report is to provide the client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address **7697 Hillandale Rd** City **N. Charleston** State **SC** Zip Code **29420**  
 Owner **City of N. Charleston** Intended User **City of N. Charleston** County **Charleston**  
 Legal Description **Lot 2, Block 33, Pepperhill 4**  
 Assessor's Parcel # **395-10-00-069** Tax Year **2017** R. E. Taxes **\$1,410.30**  
 Neighborhood Name **Pepperhill 4** Map Reference **TRW/REDI** Census Tract **31.07**  
 Occupant  Owner  Tenant  Vacant Special Assessments \$ \_\_\_\_\_ PUD HOA \$ \_\_\_\_\_ per year  per month  
 Property Rights Appraised  Fee Simple  Leasehold  Other (describe) \_\_\_\_\_  
 Intended Use: **Listing Purposes**  
 Client **City of North Charleston** Address **2500 City Hall Ln, N. Charleston, SC 29406**  
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of the appraisal?  Yes  No  
 Report data source(s) used, offering price(s), and date(s). **There is no recent history of the subject in the MLS.**

I  did  did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.  
 Contract Price \$ \_\_\_\_\_ Date of Contract \_\_\_\_\_ Is the property seller the owner of public record?  Yes  No Data Source(s) \_\_\_\_\_  
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the client?  Yes  No  
 If Yes, report the total dollar amount and describe the items to be paid: \_\_\_\_\_

**Note: Race and the racial composition of the neighborhood are not appraisal factors.**

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing		Percent Land Use %		
Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit	90.0 %	
Built-Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	%	
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths	<input type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6 mths	72	Low	47	Multi-Family	5.0 %
Neighborhood Boundaries	<b>Pepperhill is bounded North/East- Palmetto Commerce Pkwy, South- Ashley Phosphate Rd &amp; West- Windsor Hill Plantation.</b>						152	High	50+	Commercial	5.0 %	
Neighborhood Description	<b>Pepperhill is located off of Ashley Phosphate Rd in North Charleston. The neighborhood is comprised of similar styled single family homes of conforming nature. Access to schools, shopping centers and employment centers is considered good. *** See Additional Comments ***</b>											
Market Conditions (including support for the above conclusions)	<b>A MLS search of SF homes within Pepperhill subdivision indicates 4 listings averaging \$178,000 in price &amp; 52 DOM. In the past year, there have been 33 sales averaging \$152,033 in sales price &amp; indicating 25 Days Exposure Time for the subject.</b>											
Dimensions	<b>108Fx124Lx69Rx136RS</b>			Area	<b>0.27 +/- acres</b>		Shape	<b>Almost Rect</b>		View	<b>Interior/Avg</b>	
Specific Zoning Classification	<b>R-1</b>			Zoning Description	<b>Single Family Residential</b>							
Zoning Compliance	<input checked="" type="checkbox"/> Legal		<input type="checkbox"/> Legal Nonconforming (Grandfathered Use)	<input type="checkbox"/> No Zoning	<input type="checkbox"/> Illegal (describe)							
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe											
<b>*** See Additional Comments ***</b>												

Utilities **Public Other (describe)** **Public Other (describe)** **Off-site Improvements—Type Public Private**  
 Electricity   Water   Street    
 Gas   Sanitary Sewer   Alley **None**    
 FEMA Special Flood Hazard Area  Yes  No FEMA Flood Zone  FEMA Map No. **45019C0290J** FEMA Map Date **11/17/2004**  
 Are the utilities and off-site improvements typical for the market area?  Yes  No. If No, describe  
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc)?  Yes  No If Yes, describe  
**Easements are as recorded. No encroachments were noted. Lot dimensions were taken from the tax map or plat. Flood zone is taken from latest maps but final determination is from the survey.**

General Description		Foundation		Exterior Description		Interior	
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space	Foundation Walls	<b>Masonry/Gd</b>		Floors	<b>Hdwd/Vin-Avg</b>	
# of Stories <b>1</b>	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	<b>Brick Vencer/Gd</b>		Walls	<b>Drywall-Avg</b>	
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det/End Unit	Basement Area _____ sq. ft.	Roof Surface	<b>Asph. Shingle/Avg</b>		Trim/Finish	<b>Wood/Avg</b>	
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish <b>N/A %</b>	Gutters & Downspouts	<b>Overhang/Gd</b>		Bath Floor	<b>Ceramic/Avg</b>	
Design (Style) <b>Traditional</b>	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	<b>Wood D/H/Avg</b>		Bath Wainscot	<b>Fbgl/Avg</b>	
Year Built <b>1968</b>	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	<b>Storm Wdw-Gd</b>		Car Storage	<input checked="" type="checkbox"/> None	
Effective Age (Yrs) <b>10</b>	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	<b>No</b>		<input checked="" type="checkbox"/> Driveway	# of Cars <b>1</b>	
Attic	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> WoodStove(s)#		Driveway Surface	<b>Concrete</b>	
<input checked="" type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other <input type="checkbox"/> Fuel <b>Electric</b>	Fireplace(s) #	<input checked="" type="checkbox"/> Fence <b>Metal</b>		Garage	# of Cars	
Floor	Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck <b>Covered</b>		Carport	# of Cars	
Finished	Heated	Individual	Other		Pool	Other	
Appliances <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)							
Finished area above grade contains:	<b>6 Rooms</b>		<b>3 Bedrooms</b>		<b>1.1 Bath(s)</b>		<b>1,279 Square Feet of Gross Living Area Above Grade</b>
Additional features (special energy efficient items, etc.)	<b>Covered Patio and fenced back yard</b>						
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). <b>The subject was built in 1968 and had not been updated.</b>							
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe <b>The subject was built using good quality materials and sound workmanship, and appeared to have no structural issues.</b>							
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe <b>The subject is similar in style and build and fits in well in this neighborhood.</b>							

**Uniform Residential Appraisal Report**

File # B905057K

There are <b>4</b> comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ <b>164,999</b> to \$ <b>187,500</b>					
There are <b>33</b> comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ <b>72,000</b> to \$ <b>199,000</b>					
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3	
7697 Hillendale Rd		3435 Pinoca Ln	3248 Starlett Ave	3275 Vinewood Place	
Address	N. Charleston	N. Charleston, SC 29420	N. Charleston, SC 29420	N. Charleston, SC 29420	
Proximity to Subject		0.13 miles E	0.71 miles E	0.67 miles E	
Sale Price	\$	\$ 125,000	\$ 90,000	\$ 85,000	
Sale Price/Gross Liv. Area	\$ sq. ft.	\$ 78.22 sq. ft.	\$ 76.73 sq. ft.	\$ 80.80 sq. ft.	
Data Source(s)		CTMLS#18018992	CTMLS#18012869	CTMLS#18026566	
Verification Source(s)		Office Files & Deed Records	Office Files & Deed Records	Office Files & Deed Records	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment
Sale or Financing		Conventional		Cash	
Concessions		None Reported		None Reported	
Date of Sale/Time		10/09/2018		07/02/2018	
Location	Pepperhill	Pepperhill		Pepperhill	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple	
Site	0.27 +/- acres	0.22 +/- acres		0.21 +/- acres	
View	Interior/Avg	Interior/Avg		Interior/Avg	
Design (Style)	Traditional	Traditional		Traditional	
Quality of Construction	Brk/Cwl/Avg	Brk/Cwl/Avg		Brk/Slab/Avg	+5,000
Actual Age	1968	1968		1970	
Condition	Average	Average		Avg/Fair	+10,000
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	6 3 1.1	6 3 2		6 3 1.1	
Gross Living Area	1,279 sq. ft.	1,598 sq. ft.	-12,800	1,173 sq. ft.	+4,200
Basement & Finished Rooms Below Grade	None	None		None	
Functional Utility	Good	Good		Good	
Heating/Cooling	FWA/Central	FWA/Central		FWA/Central	
Energy Efficient Items	Avg	Avg		Avg	
Garage/Carport	Off Street	Off Street		Off Street	
Porch/Patio/Deck	Patio	Porch	-1,000	Patio	
					+1,000
Net Adjustment (Total)			\$ -16,800		\$ 9,200
Adjusted Sale Price of Comparables		Net Adj. 13.44 % Gross Adj. 13.44 %	\$ 108,200	Net Adj. 10.22 % Gross Adj. 10.22 %	\$ 99,200
				Net Adj. 29.53 % Gross Adj. 29.53 %	\$ 110,100
I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain <b>I researched the histories of both the subject and the comps in the courthouse records.</b>					
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.					
Data Source(s) <b>Online County Deed Transfers/MLS</b>					
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the prior year to the date of sale of the comparable sale.					
Data Source(s) <b>Online County Deed Transfers/MLS</b>					
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).					
ITEM	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3	
Date of Prior Sale/Transfer					
Price of Prior Sale/Transfer					
Data Source(s)	Deed Transfers	Deed Transfers	Deed Transfers	Deed Transfers	
Effective Date of Data Source(s)	05/20/2019	05/20/2019	05/20/2019	05/20/2019	
Analysis of prior sale or transfer history of the subject property and comparable sales <b>The subject has not been sold or transferred in the past three years. None of the comparables used had prior sales within the past one year.</b>					
Summary of Sales Comparison Approach <b>I found four closed sales and one listing to compare to the subject. Listing comp #5 was given a downward adjustment of 3% per the MLS market analysis. An upward quality of construction adjustment was made for comps 2 &amp; 3 because they were built on a slab. An upward condition adjustment was made for comp 3 because it needed all new flooring, new HVAC and kitchen doors were missing. Downward condition adjustments were made for comp 4 &amp; 5. Comp 4 recently had a new roof, new HVAC, updated bath, and freshly painted interior and exterior. Comp 5 has an updated kitchen, tile in both bathrooms and new roof in 2012. Other adjustments were based on baths, GLA and other pertinent factors. ****SEE EXTENDED COMMENTS****</b>					
Indicated Value by Sales Comparison Approach <b>\$110,000</b>					
Indicated Value by: Sales Comparison Approach <b>\$110,000</b> Cost Approach (if developed) <b>\$116,500</b> Income Approach (if developed) <b>\$</b>					
<b>Most weight was placed on the Sales Comparison Analysis because it better reflects the attitudes of the typical buyer and seller in the market place. The income approach was not used due to lack of rental data in the area.</b>					
This appraisal is made <input checked="" type="checkbox"/> "as is," <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair. <b>It is assumed that the subject is free from infestation and the mechanical systems are in operating condition.</b>					
Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is <b>\$ 110,000</b> , as of <b>05/20/2019</b> , which is the effective date of this appraisal.					

**SKETCH ADDENDUM**

Intended User	City of N. Charleston		
Property Address	7697 Hillandale Rd		
City	N. Charleston	County	Charleston
		State	SC
Zip Code	29420		
Client	City of North Charleston		



First Floor 1278.9 sf

Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY					AREA CALCULATIONS BREAKDOWN					
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area
GLA1	First Floor	1.0	1278.9	156.8	1278.9	First Floor	50.9 x	20.0	=	1018.0
OTH	Storage	1.0	57.0	31.4	57.0		40.9 x	5.7	=	233.1
P/P	Patio	1.0	96.0	40.0	96.0		15.4 x	1.8	=	27.7
	Net LIVABLE	cnt	1 (rounded)		1,279	3 total items			(rounded)	1,279

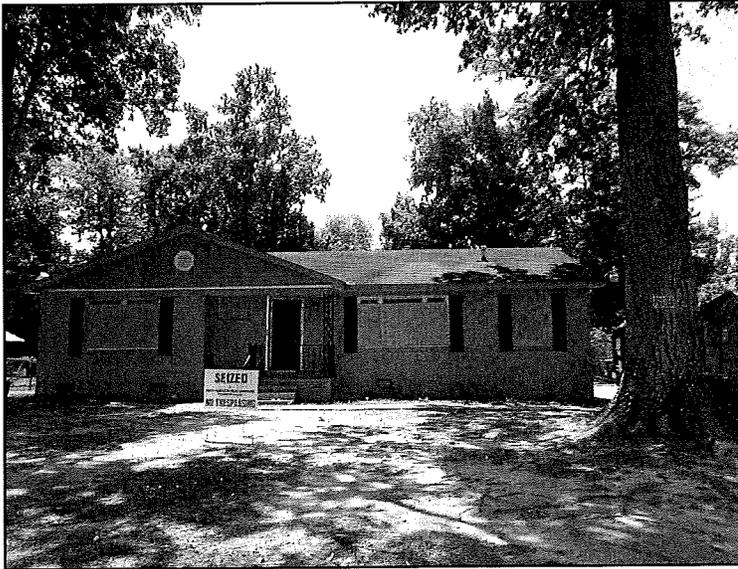
### SITE PLAN

Intended User	City of N. Charleston				
Property Address	7697 Hillandale Rd				
City	N. Charleston	County	Charleston	State	SC
Client	City of North Charleston				
				Zip Code	29420



**PHOTOGRAPH ADDENDUM**

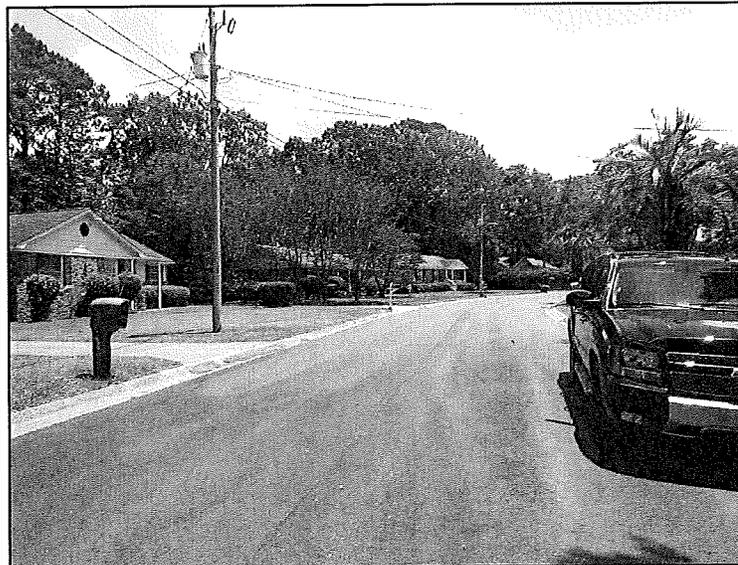
Intended User	City of N. Charleston				
Property Address	7697 Hillandale Rd				
City	N. Charleston	County	Charleston	State	SC
Client	City of North Charleston				
				Zip Code	29420



**FRONT VIEW OF  
SUBJECT PROPERTY**



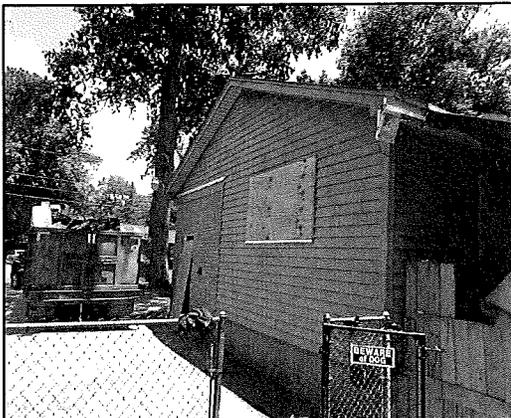
**REAR VIEW OF  
SUBJECT PROPERTY**



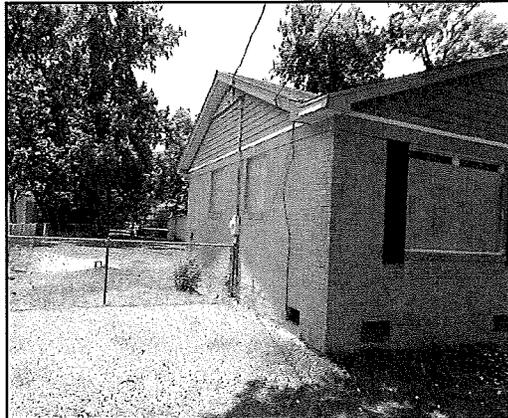
**STREET SCENE OF  
SUBJECT PROPERTY**

PHOTOGRAPH ADDENDUM

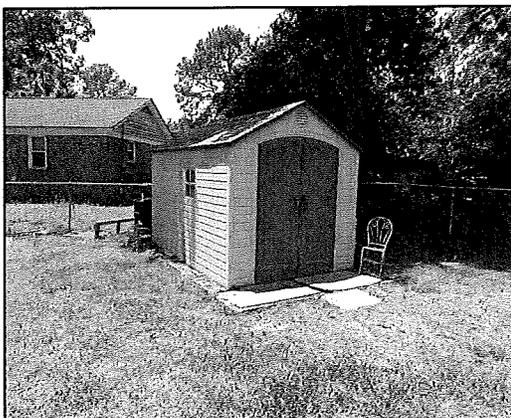
Intended User	City of N. Charleston						
Property Address	7697 Hillandale Rd						
City	N. Charleston	County	Charleston	State	SC	Zip Code	29420
Client	City of North Charleston						



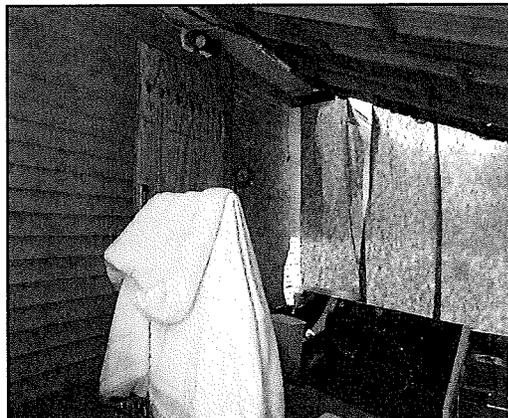
Exterior Right Side



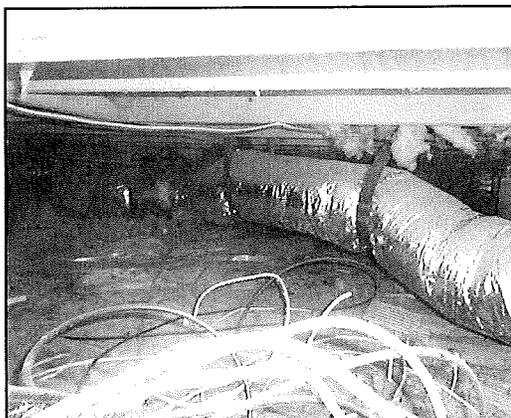
Exterior Left Side



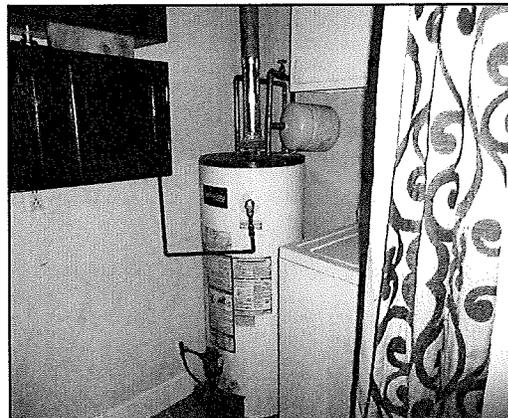
Storage Shed



Patio



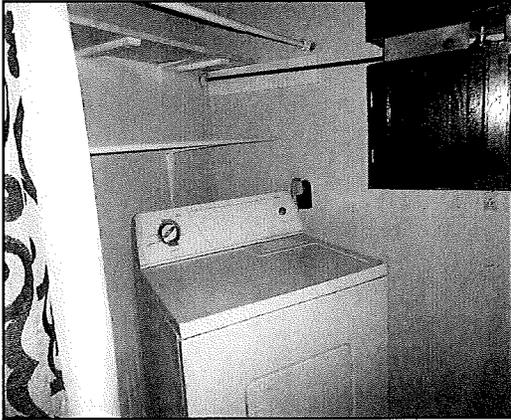
Crawl Space



Laundry Room

PHOTOGRAPH ADDENDUM

Intended User	City of N. Charleston						
Property Address	7697 Hillandale Rd						
City	N. Charleston	County	Charleston	State	SC	Zip Code	29420
Client	City of North Charleston						



Laundry Room View 2



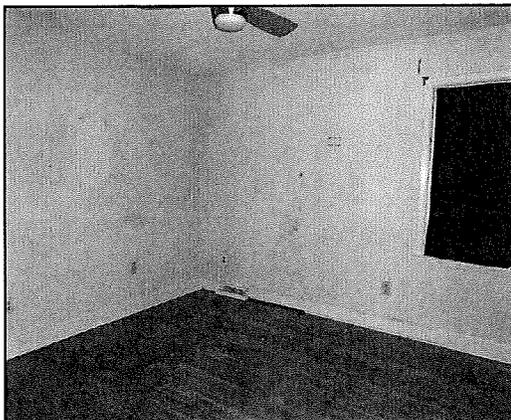
Recreation Room



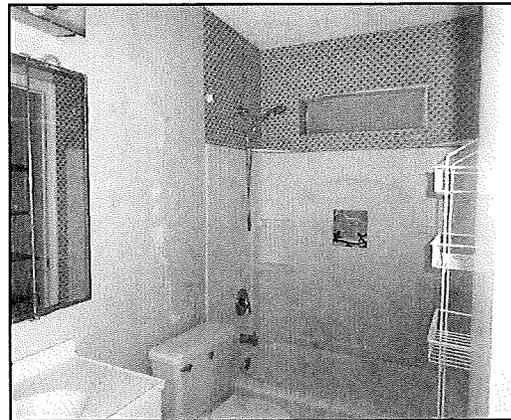
Kitchen



Kitchen



Family Room



Hall Bath

PHOTOGRAPH ADDENDUM

Intended User	City of N. Charleston						
Property Address	7697 Hillandale Rd						
City	N. Charleston	County	Charleston	State	SC	Zip Code	29420
Client	City of North Charleston						



Hall Bath View 2



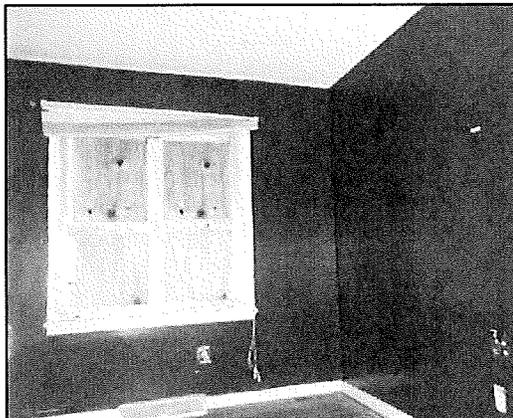
Master Bedroom



Master Half Bath



Bedroom



Bedroom

