

CITY OF KNOXVILLE INVITATION TO BID

(Surplus Property, 305 E. Woodland Ave.)

The City of Knoxville will accept sealed bids for the sale of a vacant parcel of surplus property located at 305 E. Woodland Avenue. The address of the property is 305 East Woodland Avenue, Tax ID 081LA040, lot 200 of the Mountain View Addition as originally recorded in Map Book 5, Page 296, Clerk and Masters Deed recorded in Instrument No. 200611130040830, in the Knox County Register of Deeds Office

There is a minimum bid of \$3,800 required for this invitation to bid. Any improvements must comply with the R-2 zoning requirements and any other restrictions. An information and restrictions sheet concerning the parcels is attached to this Invitation to Bid. The Invitation to Bid, in its entirety, may be viewed on the City of Knoxville's Procurement website at www.knoxvilletn.gov/purchasing by clicking on the "sealed submissions" link.

Questions may be directed to the City of Knoxville Purchasing Department, telephone number (865) 215-2070, between the hours of 8:00 AM – 4:30 PM, Monday through Friday, EST. **All sealed bids must be received in the office of the Purchasing Department prior to 11:00 AM, April 28th, 2017 at which time they will be publicly opened and read aloud.** Bids that arrive late will not be considered. The City reserves the right to reject any and all bids

CLT #	081L-A-040	Date Acquired	3/11/2005	Purchase Price	\$3,641.46
Ownership Table	City of Knoxville	Book Type		Inst. No.	200611130040830
Address	305	Acreage		Square Feet	
Street Name	E. Woodland Ave.	Comments	Acq. Through City Tax Sale # 5, on 3/11/05. Clerk & Master Deed Recorded 11/13/06. Sold by Knox County Trustee in their Tax Sale # 16, and City taxes will not be written off.		
Ownership Table	City of Knox	Restrictions			
Department Use	Knox County	Uploaded Files			
Land Use	Tax Sale				
Status	Inactive				
Leased <input type="checkbox"/> Lessee					

[Go To KGIS Map](#)

Friday, November 18, 2016

Property Report

Property Report

305 E Woodland Ave, Knoxville, TN 37917
Knox County, TN parcel# 081LA040

Location

Property Address
305 E Woodland Ave
Knoxville, TN 37917
Subdivision
Mountain View Add
County
Knox County, TN

Current Owner Name
Mailing Address

	Standard
	Condensed
	Standard B&W
	Condensed B&W

Property Summary

Property Type
City Exempt
Land Use
Knox City
Improvement Type
Square Feet

General Parcel Information

Parcel/Tax ID
081LA040
Alternate Parcel ID
139146
Account Number
CIT
District/Ward
15/1
2010 Census Trct/Blk
2014
Assessor Roll Year



Sales History through 10/31/2016

Date	Amount	Buyer/Owners	Buyer/Owners 2	Instrument	No. Parcels	Book/Page or Document#
03/27/2006		City Of Knoxville				
03/22/1978	\$12,950	Fritts Louis F				200611130040830
03/01/1978	\$12,950	Fritts Louis F				

Tax Assessment

Appraisals	Amount	Taxes	Amount	Jurisdiction	Rate
Assessment Year	2015	Tax Year	2015		
Appraised Land	\$7,600	City Taxes	\$0	Knoxville	2.7257
Appraised Improvements	\$0	County Taxes	\$0	Knox	2.32
Total Tax Appraisal	\$7,600	Total Taxes	\$0		
Total Assessment	\$0	Exempt Amount			
		Exempt Reason			

Mortgage History

No mortgages were found for this parcel.

Property Characteristics, Building

No Buildings were found for this parcel.

Property Characteristics, Extra Features

No extra features were found for this parcel.

Property Characteristics, Lot

Land Use
Knox City
Lot Dimensions
50 X 150

Block/Lot /L/UJ
Latitude/Longitude 35.986763°/-83.929931°

Lot Square Feet /,4/4
Acreage

Property Characteristics: Utilities/Area

Gas Source	Gas	Road Type	
Electric Source		Topography	
Water Source	Water	District Trend	
Sewer Source	Sewer	Special School District 1	
Zoning Code		Special School District 2	
Owner Type			

Legal Description

Subdivision Mountain View Add
Block/Lot /200
District/Ward CIT

Plat Book/Page 5/296
Description Subdivisionname Mountain View Add
 Mapplatp 5 Mapplatp 296 Dimensions 50 X
 150

Flood Zone Information

Zone Code	Flood Risk	BFE Description	FIRM Panel ID	Eff. Date	Firm Panel
X	Minimal	Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47093C0281G	08/05/2013	

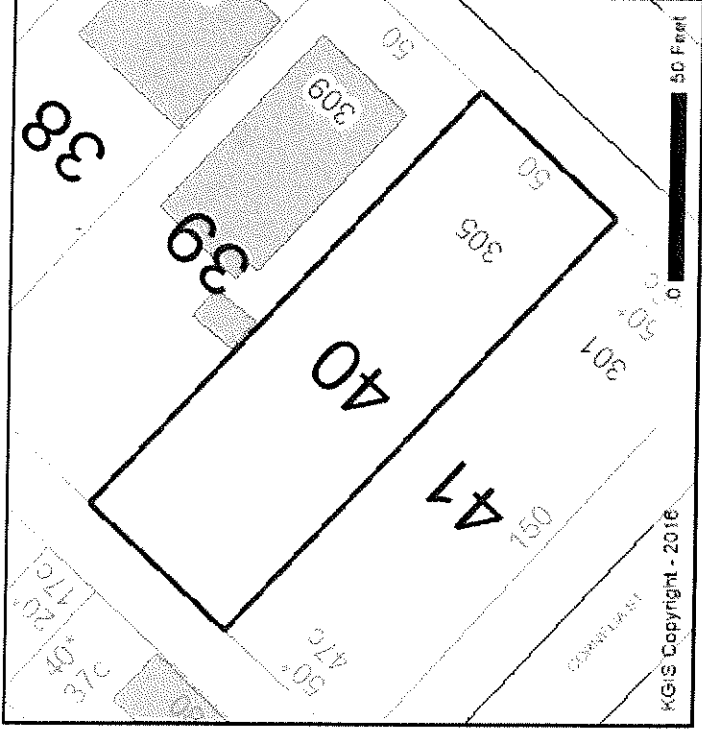
Zone Source: FEMA DFIRM Data

Friday, November 18, 2016

305 E Woodland Ave, Knoxville, TN 37917
 Knox County, TN parcel# 081LA040

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 Information Deemed Reliable But Not Guaranteed.
 Contact Us at (800) 374-7488 ext 3 for Help.

Parcel 081LA040 - Property Map and Details Report



Property Information

Location Address: 305 E WOODLAND AVE
 CLT Map: 81
 Insert: L
 Group: A
 Condo Letter:
 Parcel: 40
 Parcel ID: 081LA040
 Parcel Type:
 District: 17
 Ward: 17
 City Block: 17663
 Subdivision: MOUNTAIN VIEW ADD
 Rec. Acreage: 0
 Calc. Acreage: 0
 Recorded Plat: 5 - 296
 Recorded Deed: 20061113 - 0040830
 Deed Type: Deed:Special Wa
 Deed Date: 11/13/2006

Address Information

Site Address: 305 E WOODLAND AVE
 KNOXVILLE - 37917
 Address Type: SING FAM RESIDENTIAL
 Site Name:

Owner Information

CITY OF KNOXVILLE
 400 MAIN ST
 KNOXVILLE, TN 37902

The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

Jurisdiction Information

County: KNOX COUNTY
 City / Township: Knoxville

MPC Information

Census Tract: 15
 Planning Sector: Central City
 Please contact Knox County Metropolitan Planning Commission (MPC) at (865) 215-2500 if you have questions.

Political Districts

Voting Precinct: 17
 Voting Location: Christenberry Community Center
 931 OGLEWOOD AVE
 TN State House: 13 Eddie Smith
 TN State Senate: 7 Richard Briggs
 County Commission: 2 Michele Carringer
 Bob Thomas
 Ed Brantley
 City Council: 5 Mark Campen
 School Board: 2 Jennifer Owen
 Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

School Zones

Elementary: CHRISTENBERRY ELEMENTARY
 Intermediate:
 Middle: WHITTLE SPRINGS MIDDLE
 High: FULTON HIGH
 Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

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THIS INDENTURE made and entered into this 27th day of March, 2006, between Howard G. Hogan, Clerk and Master of the Chancery Court at Knoxville, Tennessee, of the FIRST PART, and The City of Knoxville, Tennessee, a municipal corporation, of the SECOND PART.

WITNESSETH: Whereas, on the 26th day of January, 2005, in the Chancery Court at Knoxville, Tennessee, in the case of THE CITY OF KNOXVILLE, TENNESSEE, vs DELINQUENT TAXPAYERS AND PROPERTY OWNERS, NO. 160754-1, an Order was entered directing the Clerk and Master to sell at public auction to the highest bidder for cash the following described premises, to-wit:

COUNTERSIGNED

TAX SALE INFORMATION

305 E. WOODLAND AVE

CLT#: 081LA040

NOV 13 2006

JOHN R. WHITEHEAD
KNOX COUNTY
PROPERTY ASSESSOR

BY 

LEGAL DESCRIPTION: SITUATED in District No. Seven (7) of Knox County, Tennessee, and being within the 17th Ward of the City of Knoxville, Tennessee, and being Lot #200 as shown on map of Mountain View Addition to Knoxville, Tennessee, recorded in the Register's Office of Knox County, Tennessee in Map Book 5, page 296, and being more particularly described on Exhibit A attached hereto and incorporated herein by reference:

THIS CONVEYANCE is made subject to applicable easements, restrictions and encumbrances of record, and any outstanding real estate taxes.

AND WHEREAS, the Clerk and Master, after having first complied with the provisions of said order, advertised according to law, and proceeded on the 11th day of March, 2005 in the Main Assembly Room on M-Level of the City-County Building, Knoxville, Tennessee, to sell the above described bidder, became the purchaser(s) thereof for the sum of Three Thousand Six Hundred Forty-One and Forty-Six/One Hundredths Dollars (\$3,641.46).

AND WHEREAS, said sale was duly reported to said Court and was on the 29th day of September, 2005, in Minute Book 979 at page 735 in all things confirmed, and the title to above described premises was divested out of all the parties to the said suit, and vested in SECOND PARTY and the Clerk and Master was directed to make a deed to SECOND PARTY for the same.

NOW, THEREFORE, in consideration of the premises, and the further consideration of Three Thousand Six Hundred Forty-One and Forty-Six/One Hundredths Dollars (\$3,641.46), all of which has been fully paid, the said FIRST PARTY does by these presents transfer and convey unto said SECOND PARTY all the right, title, interest and claim in and to the above described premises of all the parties to the said suit, relating to the same, TO HAVE AND TO HOLD unto the said SECOND PARTY, their heirs and assigns as an inheritance in fee simple.

hand and seal of office, at office in Knoxville, Tennessee, this 17th day of

written.

Howard G. Hogan
Howard G. Hogan, Clerk and Master

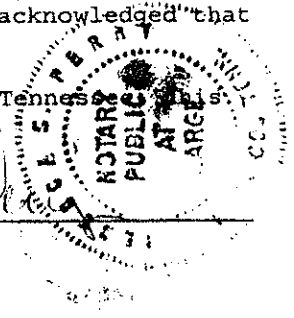
STATE OF TENNESSEE

COUNTY OF KNOX

Personally appeared before me, Rebecca S. Perry an Notary Public in and for said State and County, Howard G. Hogan, Clerk and Master, the bargainer to the foregoing instrument, with whom I am personally acquainted, who acknowledged that he executed the same for the purposes therein expressed.

17th Witness my hand and official seal at office in Knoxville, Tennessee, this 17th day of March, 2006.

Rebecca S. Perry
Notary Public



My Commission expires 11/01/06.

RESPONSIBLE TAXPAYER:

NAME

ADDRESS

305 E. Woodland Ave
OWNER & ADDRESS:

Louis Fritts
Dwayne Fritts (Heir)
1122 E. NEW ST APT#298
KNOXVILLE, TN 37915

TO Louis Fritts, Dwayne Fritts (Heir) and all known and unknown heirs and creditors of the above named persons and entities.

SITUATED in District No. Seven (7) of Knox County, Tennessee, and being within the 17th Ward of the City of Knoxville, Tennessee, and being Lot #200 as shown on map of Mountain View Addition to Knoxville, Tennessee, recorded in the Register's Office of Knox County, Tennessee in Map Book 5, page 296. Said lot fronting 50 feet on the North side of Woodland Street (formerly Morris Avenue); running back between parallel lines 150 feet to an alley; being bounded on the East by lot #199, on the South by Woodland Street, on the West by Lot #201, and on the North by an alley.

BEING the same property conveyed to Nettie Bacon by Deed dated June 6, 19612, and recorded in Register's Office of Knox County, Tennessee, in Deed Book 1175, page 307.

BEING also the same property conveyed to Leroy Housewright and wife, Shirley C. Housewright by Deed dated December 20, 1972 from Nettie Bacon, Single, of record in Book 1496, page 252 in the Register's Office for Knox County, Tennessee

BEING the same property conveyed by Warranty Deed dated March 23, 1978, from Leroy Housewright and wife, Shirley C. Housewright to Louis F. Fritts, single, recorded in Warranty Book 1637, page 611, in the Register's Office for Knox County, Tennessee.

ENCUMBRANCES:

Trust Deed for the amount of \$29,967.00 AMERICAN BANKSHARES, INC. BY SERVING ENTRUST FUNDING COMPANY of record in TB 3114 PG 687 in the Register's Office for Knox County, Tennessee.

This property is being sold to satisfy the total taxes, interest, penalty fees, costs, and liens, if any, due to the City of Knoxville, Tennessee.



Instr: 20061130040830
PAGE: 3 OF 3