

IMPORTANT DATES TO REMEMBER

Sunday	June 28	Advertise – Chattanooga Times/Free Press
Friday	August 7	SEALED BIDS DUE BY 4:00 P.M.
Tuesday	August 11	<u>BID-OPENING</u> – A schedule will be posted on our website and be available in our office. It is your responsibility to determine the time in which you must appear. A 10% deposit is required at the time each high bid is established.
<u>Bid Opening Location:</u>		Hamilton County Public Works Assembly Room 4005 Cromwell Road, Chattanooga, TN 37421
Sunday	August 23	High Bid List in Legal Notice of newspaper and our website.
Wednesday	September 2	Letter of Intent (LOI) form due by 4:00 p.m.
Thursday	September 10	Balance Due by 12:00 noon (properties without increase)
Tuesday	September 15	<u>BID-OFF</u> – A schedule will be posted on our website and will be available in our office following the LOI deadline. It is your responsibility to determine the sale time for the property you are bidding on. A written notice and schedule will <u>ONLY</u> be sent to the original high bidder by mail. A 10% deposit is required at the time each high bid is established.
<u>Bid Off Location:</u>		Hamilton County Public Works Assembly Room 4005 Cromwell Road, Chattanooga, TN 37421
Tuesday	September 22	FINAL BALANCES MUST BE PAID BY 12:00 NOON.

HAMILTON COUNTY PROPERTY SALE

STEPS TO FOLLOW BEFORE BIDDING ON PROPERTY

1. **READ BIDDING INSTRUCTIONS and Payment Procedures & Forfeit Policy.**
2. Use the **STATE TAX MAP NUMBER** to identify the property on the state tax maps. Addresses and lot sizes are approximate. Maps are available in the **REAL PROPERTY OFFICE** located at 4005 Cromwell Road, Chattanooga TN 37421, or the **ASSESSOR OF PROPERTY OFFICE**, located at 6135 Heritage Park Drive in the Bonny Oaks Industrial & Office Park.
3. Have the correct State Tax Map Number available when calling any office to obtain information regarding property.
4. Please contact the Regional Planning Agency for the most accurate zoning, subdivision and permitting information on property within the City of Chattanooga. RPA may be reached at (423) 643-5900. Zoning questions related to property in unincorporated Hamilton County can be directed to the Hamilton County Planning Department at (423) 209-7950. Bidder/Purchaser is responsible for verifying the accuracy of all information on the sale list.
5. After identifying the location, size of the property and checking any other property information, **we encourage going to the property location in person and identify the property before submitting a bid.** Personal on-site inspection of the property is strongly recommended.
6. Submit bids on the Bid Form provided by the Real Property Office.
7. **PAYMENTS: SEE PAYMENT PROCEDURE & FORFEIT POLICY (enclosed).**
8. **IMPORTANT NOTICE TO PURCHASERS OF COUNTY PROPERTY:**

Hamilton County sells property, which it has obtained when the owner fails to pay taxes. Hamilton County attempts to follow all necessary steps to comply with the State Law in the acquisition and disposition of this property. Hamilton County does not and cannot make any warranties, covenants or representations as to the status or quality of the title to this property. Each buyer must ascertain the legal status of the title to this property, including any private or City of Chattanooga and/or other municipal liens within Hamilton County. (*Please see City of Chattanooga Memorandum of Opinion attached.)

Hamilton County makes no warranties or representations of any kind regarding the previous use of any property as to hazardous waste, or whether there may be such problems as boundary disputes, limited restrictions on use of the properties for purposes of zoning classification, subdivision restrictions, building permit restrictions, easements and the like. Hamilton County makes no warranties or representations concerning the condition of the property. The property will be sold "as is" with no warranties expressed or implied as to improvements, soil conditions, environmental, or wetland issues. It is the responsibility of each buyer to determine the historical use of the property.

Announcements made at the Bid-Opening and Bid-Off will take priority over written material provided by the Real Property Office for this property sale. Prior to bidding, all interested parties should carefully check all items such as: state tax map number, location, lot size, current zoning, and future use of the property. It is the responsibility of prospective purchasers to make their own decisions to verify the accuracy of any written information.