

CITY OF CHIPLEY

STAFF REPORT

SUBJECT: 592 Main Street – Taxes Due

MEETING DATE

Tuesday, September 8, 2026

PREPARED BY

Patrice Tanner, City Administrator

SUMMARY

The property located at 592 Main Street was foreclosed on December 3, 2025. The property has taxes due in the amount of \$14,004.67 as of July 30, 2026. Attorney fees as of 08/10/2026 total \$9,349.47 which includes work done on 589 Main Street.

At the August 11, 2026 Council Meeting, Attorney Jordan explained that the matter was very complex due to multiple deceased property owners. The two parcels were included in the same complaint because they were owned by the same individuals. The parcel at 589 Main Street was sold at a tax deed sale, resulting in a surplus of approximately \$13,000. She stated that there is no way to separate the attorney fees between each parcel.

Attorney Jordan further explained that although the taxes are currently due, the City is not required to pay them at this time. A tax certificate is due to be issued, and she believes there is an applicant interested in applying for the tax certificate. She stated that it is the Council's decision whether to clean up the property or leave the property as is and then try to sell the property or auction it.

Mayor Andrews stated that she would like the City's realtor to provide an estimate of the potential value of the parcel before the Council makes a decision.

This item was tabled at the August 11, 2026, City Council meeting to allow additional information to be gathered.

Cindy Birge, Elite Realty, submitted a letter providing her professional opinion based on her experience and knowledge of the local real estate market. She stated that the home is in a deteriorated condition and estimated its potential market value to be approximately \$5,000 to \$7,000. Her opinion is that the existing structure would most likely need to be removed from the property rather than rehabilitated.

RECOMMENDATION

Discussion.

ATTACHMENTS

1. Elite Realty Letter
2. Certificate of Title
3. Attorney Fees