

HARTSVILLE/TROUSDALE COUNTY METROPOLITAN GOVERNMENT

**RESOLUTION # 2024-15-812**

**A RESOLUTION ACQUIRING THE WARD SCHOOL PROPERTY AND TRANSFER TO A 501(C)(3) NON-PROFIT UPON COMPLETION OF TENNESSEE DEPARTMENT OF ECONOMICS AND COMMUNITY DEVELOPMENT CONNECTED COMMUNITY FACILITIES GRANT FUNDING PROJECT**

**WHEREAS**, The Hartsville/Trousdale County Government pursuant to Resolution # 2024-11-808 approved a 13% local match not to exceed \$313,900.00 toward CCF Grant Funding Project for the purpose of enhancing digital access to benefit residents of Hartsville/Trousdale County with said grant purported to create or rehabilitate the existing Ward School Property located on Hall Street by renovation of the building(s) for shared community spaces for businesses, education, telehealth, and internet access; and

**WHEREAS**, it is the will of the Hartsville/Trousdale County Government to acquire the ownership of the Ward School properties (Tract #1 Map and Parcel 0190-A-012.03 and Tract #2 Map and Parcel 0190-A-012.00) in furtherance of the terms of the CCF Grant and the resolution as approved by the Hartsville/Trousdale County Commission #2024-11-808; and

**WHEREAS**, THE Ward School Community Preservation Association, Inc. desires to donate ownership of the Ward School properties including structures and fixtures to the Hartsville/Trousdale County Government for said project; and

**WHEREAS**, the Hartsville/Trousdale County Commission does not wish to own and/or maintain the subject properties upon completion of the project. Instead, it desires to transfer the properties upon completion of the project to a 501 (c)(3) non-profit organization capable of administering the CCF Grant and carrying out the purposes and intents of Resolution #2024-11-808.

**NOW, THEREFORE, BE IT RESOLVED BY THE HARTSVILLE/TROUSDALE COUNTY COMMISSION**, as follows:

**SECTION 1.** The Hartsville/Trousdale County Commission hereby authorizes Mayor Jack McCall to execute any and all instruments, deeds, closing documents, or written documents for and on behalf of the Hartsville/Trousdale County Government and to do any and all things necessary and proper for the purpose of carrying out this resolution and Resolution 2024-11-808.

**SECTION 2.** Upon completion of CCF Grant Funding Project and the purposes and intent set forth in Resolution # 2024-11-808, the Hartsville/Trousdale County Commission shall turn over the subject properties, maintenance, and all responsibility associated with the grant requirements to a capable 501 (c)(3) non-profit organization.

**SECTION 3.** This Resolution takes effect upon completion of the project and its approval, the public welfare requiring it.

**Motion** Approve Resolution 2024-15-812

Motion made by: Chris Gregory

*Electronic Voting*

Second motion: Steve Whittaker

YES 14 NO 2 ABSTAIN 2 ABSENT 1

**RESOLVED AND APPROVED AUGUST 26, 2024 IN REGULAR SESSION**

**APPROVED:**

  
Jack McCall  
Commission Chair

**ATTEST:**

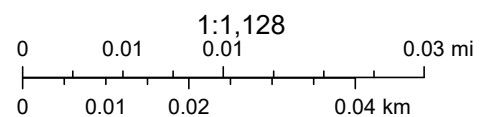
  
Rita Crowder  
County Clerk

# Trousdale County - Parcel: 0190 A 012.03



Date: September 27, 2024

County: Trousdale  
Owner: WARD SCHOOL COMMUNITY  
Address: HALL ST  
Parcel Number: 0190 A 012.03  
Deeded Acreage: 0  
Calculated Acreage: 1  
Date of TDOT Imagery: 2021  
Date of Vexcel Imagery: 2023



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The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

**Trousdale (085)**  
**Tax Year 2024 | Reappraisal 2022**

Jan 1 Owner  
 WARD SCHOOL COMMUNITY  
 PRESERVATION ASSOCIATION  
 P O BOX 438  
 HARTSVILLE TN 37074

Current Owner

**HALL ST**  
 Ctrl Map: 0190    Group: A    Parcel: 012.03    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$17,500  
**Improvement Value:** \$1,583,500  
**Total Market Appraisal:** \$1,601,000  
**Assessment Percentage:** 0%  
**Assessment:** \$0

**Subdivision Data**

**Subdivision:**  
 WARD COMM CENTER

**Plat Book:**                      **Plat Page:**                      **Block:**                      **Lot:**

**Additional Information**

**General Information**

**Class:** 05 - Religious  
**City #:** 323  
**Special Service District 1:** 000  
**District:** 07  
**Number of Buildings:** 1  
**Utilities - Water/Sewer:** 01 - PUBLIC / PUBLIC  
**Utilities - Gas/Gas Type:** 01 - PUBLIC - NATURAL GAS

**City:** HARTSVILLE  
**Special Service District 2:** 000  
**Neighborhood:** H30  
**Number of Mobile Homes:** 0  
**Utilities - Electricity:** 01 - PUBLIC  
**Zoning:** R-2

**Outbuildings & Yard Items**

Building #	Type	Description	Units
1	WDK - WOOD DECK	7X10	70
1	WDK - WOOD DECK	7X10	70

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 0                      **Calculated Acres:** 1                      **Total Land Units:** 1

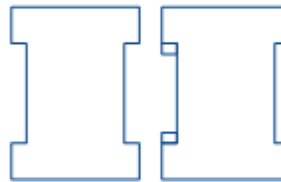
Land Code	Soil Class	Units
70 - EXEMPT		1.00

**Residential Building #: 1**

**Improvement Type:**  
 05 - SINGLE FAMILY  
**Exterior Wall:**  
 09 - CONC BLOCK.STUCCO  
**Heat and AC:**  
 7 - HEAT AND COOLING SPLIT  
**Quality:**  
 1 - AVERAGE  
**Square Feet of Living Area:**  
 8370  
**Foundation:**  
 02 - CONTINUOUS FOOTING  
**Roof Framing:**  
 02 - GABLE/HIP  
**Cabinet/Millwork:**  
 02 - BELOW AVG  
**Interior Finish:**  
 10 - PANEL-PLAST-DRYWALL  
**Bath Tiles:**  
 00 - NONE  
**Shape:**  
 04 - IRR SHAPE

**Stories:**  
 1.00  
**Actual Year Built:**  
 1947  
**Plumbing Fixtures:**  
 20  
**Condition:**  
 AV - AVERAGE  
**Floor System:**  
 04 - WOOD W/ SUB FLOOR  
**Roof Cover/Deck:**  
 03 - COMPOSITION SHINGLE  
**Floor Finish:**  
 05 - VINYL ASBESTOS TILE  
**Paint/Decor:**  
 03 - AVERAGE  
**Electrical:**  
 03 - AVERAGE  
**Structural Frame:**  
 00 - NONE

**Building Sketch**



**Building Areas**

Areas	Square Feet
BAS - BASE	8,370
BMU - BASEMENT UNFINISHED	8,370
OPU - OPEN PORCH UNFINISHED	70
OPU - OPEN PORCH UNFINISHED	70

**Sale Information**

<b>Sale Date</b>	<b>Price</b>	<b>Book</b>	<b>Page</b>	<b>Vacant/Improved</b>	<b>Type Instrument</b>	<b>Qualification</b>
12/20/2013	\$0	RB79	415		-	-
8/23/2011	\$0	RB67	241		-	-
12/18/1997	\$0	58	48		-	-
4/9/1947	\$0	U	8		-	-
4/9/1947	\$0	B	138		-	-