

**Agenda**  
**Vance County Board of Equalization & Review**  
**September 25, 2024**  
**1:00 PM**

---

**I. Taxpayer Appeals**

**II. Consent Agenda**

**III. Adjourn**

**Board of Equalization & Review**  
**September 25, 2024**

(Continued from August 19th)

1. Walker Family Real Estate Investments 0073 04021 336-338 Southall St \$159,817
2. 107 Chestnut LLC 0023 06002 Chestnut St \$46,575
3. 107 Chestnut LLC 0023 06003 Chestnut St \$27,000
4. 511 Garnett LLC 0002 05011 513 Garnett St \$15,930
5. 511 Garnett LLC 0002 05010 511 Garnett St \$25,020

6. Fogg, Juanita 0085 08003 1667 Willow Ln \$73,500
7. Humphrey, Stephanie 0054 01018 165 Southern Ave \$168,087
8. Inscoe, Rodney Jr deceased & Ann 0047 03007 302 Red Bud Cir \$113,780
9. Johnson, H A Jr 0094 01012 215 Shank St \$9,180
10. Johnson, H A Jr 0094 01013 100ft Shank St \$9,180
11. Lim Henderson LLC 0023 04006 214 & 216 Walnut St \$200,186
12. Pernel, Tommy & Cynthia 0470 03025 Kittrell Rd \$102,761 LU \$5,936
13. Ross, Paul & Others 0217 02004 Dr Martin Luther King Blvd \$110,711
14. Sidney, Hubert 0400 01015 821 Fred Royster Rd \$167,900
15. Allen, John & Charles 0113 10001 Off Epsom Rd \$13,778
16. Allen, John & Charles 0113 12001 Parker Land \$18,615
17. Allen, Charles deceased 0112 08004 Indiana Ave \$7,630
18. Allen, John & Charles 0113 20001 Off Epsom Rd \$15,699
19. Allen, John & Charles 0113 20003 Chavasse Property \$16,844
20. Greenway Investment Properties LLC 0539A01038 167 Casei Ln \$140,588
21. Greenway Investment Properties LLC 0598C01014 25 W Brunswick Ln \$155,995
22. Greenway Investment Properties LLC 0539A01039 153 Casei Ln \$156,207
23. Greenway Investment Properties LLC 0461C05043 372 Fern Ln \$152,469
24. Greenway Investment Properties LLC 0461C05020 465 Fern Ln \$149,867
25. Greenway Investment Properties LLC 0461C05019 441 Fern Ln \$179,092
26. Greenway Investment Properties LLC 0461B02035 384 Geranium Ln \$159,269
27. Greenway Investment Properties LLC 0461B02058 307 Marigold Ln \$153,514
28. Greenway Investment Properties LLC 0461B02091 426 Mum Ln \$207,618
29. Greenway Investment Properties LLC 0461C04007 144 Fern Ln \$148,821
30. Greenway Investment Properties LLC 0458A03001 170 Beaver Dam Rd \$177,057
31. Greenway Investment Properties LLC 0461A02006 97 S Lynnbank Rd \$157,429
32. Greenway Investment Properties LLC 0461A02009 1563 Briggs Rd \$159,428
33. Greenway Investment Properties LLC 0456A01004 98 Summerfield Ln \$152,183
34. Greenway Investment Properties LLC 0542 01037 419 Fawn Dr \$142,131
35. Greenway Investment Properties LLC 0539A01040 127 Casei Ln \$151,645

**Walker Family Real Estate**

**Residential Duplex**

**336 SOUTHALL ST**

**0073 04021**

Value Under Appeal: \$159,817

Owners Opinion of Value: \$100,000

Assessor recommendation: To uphold value of \$159,817

- Owner provided no evidence to support their opinion of value
- No comparable duplexes sold within the county
- County used most similar single family residential properties to analyze sale price per sqft

Tax Office Comps below

	Subject	0056 01016	0533A01026	0079 07005	0533A01034
					
Location	336 SOUTHALL ST	121 LAWNSDALE CIR	20 GRAIN LN	1013 N PINKSTON ST	126 WHEAT LN
Distance	*	1.58 miles	3.15 miles	0.5 miles	3.03 miles
Sale Date	*	12/20/22	11/3/23	8/11/22	11/17/23
Sale Price	*	\$203,000	\$225,000	\$178,000	\$203,000
Sale Price Per Foot	\$110.98 (assessed)	\$160.98	\$197.72	\$148.83	\$181.25
Year Built	2003	2006	2004	1996	2003
Sq Ft	1,440	1,261	1,138	1,196	1,120
Acres	0.450	0.290	0.830	0.260	0.810
Notes:			Rural subdivision		Rural subdivision

**107 Chestnut LLC**

**Vacant**

**Chestnut St., Henderson**



**0023 06002**

Value Under Appeal: \$78,754 lowered to \$46,575

Owners Opinion of Value: \$8,000

Assessor's recommendation: To uphold current value of \$46,575

- Owner did not submit any comparable sales in analysis
- Owner stated that the building is a shell only, county has addressed this by reducing the value of structure to \$0
- County has submitted the following comparable sales

<b>Comparable</b>	<b>Subject</b>	<b>1</b>
		
Parcel	0023 06002	0002 05003
Location	Chestnut St., Henderson	407 Garnett St., Henderson
Distance	*	.4 Miles
Sale Date	*	4/8/2022
Sale Price	\$46,575 (Assessed)	\$30,000
Acres	0.30	0.10
Sale Price Per AC	\$155,250 assessed	\$300,000.00
Notes		

107 Chestnut LLC

Vacant

Chestnut St., Henderson


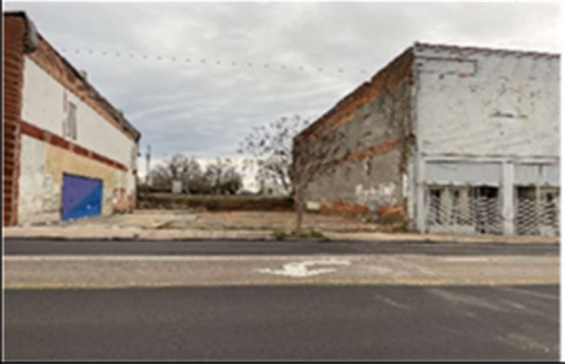
0023 06003

Value Under Appeal: \$27,000

Owners Opinion of Value: \$8,000

Assessor's recommendation: To uphold current value of \$27,000

- Owner did not submit any comparable sales for analysis
- County has submitted the following comparable sales.

Comparable	Subject	1
		
Parcel	0023 06003	0002 05003
Location	Chestnut St., Henderson	407 Garnett St., Henderson
Distance	*	.4 Miles
Sale Date	*	4/8/2022
Sale Price	\$27,000 (Assessed)	\$30,000
Acres	0.20	0.10
<b>Sale Price Per AC</b>	<b>\$135,000 assessed</b>	<b>\$300,000.00</b>

**511 GARNETT LLC**

**Vacant**

**513 Garnett St., Henderson**



**0002 05011**

Value Under Appeal: \$17,925 lowered to \$15,930

Owners Opinion of Value: \$8,000

Assessor's recommendation: To uphold current value of \$15,930

- Owner did not submit any comparable sales for analysis
- County has submitted the following comparable sales.

<b>Comparable</b>	<b>Subject</b>	<b>1</b>
		
Parcel	0002 05011	0002 05003
Location	513 Garnett St., Henderson	407 Garnett St., Henderson
Distance	*	400 Ft
Sale Date	*	4/8/2022
Sale Price	\$15,930 (Assessed)	\$30,000
Acres	0.06	0.10
<b>Sale Price Per AC</b>	<b>\$265,500 assessed</b>	<b>\$300,000.00</b>

**511 GARNETT LLC**

**Vacant**

**511 Garnett St., Henderson**



**0002 05010**

Value Under Appeal: \$27,800 lowered to \$25,020

Owners Opinion of Value: None Provided

Assessor's recommendation: To uphold current value of \$25,020

- Owner did not submit any comparable sales.
- Owner stated the only value is the land which the county deemed accurate
- Reduced the structure value to 0 based on appellants photos
- County has submitted the following comparable sales.

<b>Comparable</b>	<b>Subject</b>	<b>1</b>
		
Parcel	0002 05010	0002 05003
Location	511 Garnett St., Henderson	407 Garnett St., Henderson
Distance	*	361 Ft
Sale Date	*	4/8/2022
Sale Price	\$25,020 (Assessed)	\$30,000
Acres	0.13	0.10
<b>Sale Price Per AC</b>	<b>\$192,461 assessed</b>	<b>\$300,000.00</b>

**Fogg, Juanita**  
**Single Family House**  
**1667 Willow Ln**  
**0085 08003**





Value Under Appeal: \$99,121 reduced to \$73,500

Owners Opinion of Value: \$45,000

Assessor recommendation: To uphold updated value of \$73,500

- Owner remarked “damages are unseen from outside overview of the home”
- Owner provided no evidence of said damages
- Owner remarks in need of major repairs, provided no evidence of such
- Owner provided additional comparable within sales study, listed below
- Tax Office adjusted quality grade and condition to better represent subject due to stated repairs needed

Appellant Comps below

	Subject	0077 05023	0084 03026	0082 03010	0087 02004
					
Location	1667 WILLOW LN	118 CHERRY ST	141 N BULLOCK ST	1868 CLEARVIEW DR.	814 ALEXANDER AVE
Distance	*	0.42 miles	0.17 miles	0.77 miles	0.47 miles
Sale Date	*	9/11/23	8/18/23	2/21/22	10/10/23
Sale Price	*	\$40,000	\$50,000	\$38,000	\$50,000
Sale Price Per Foot	\$76.48 (assessed)	\$27.93	\$51.87	\$33.93	\$50.51
Year Built	1966	1961	1965	1962	1945
Sq Ft	961	1,432	964	1,120	990
Acres	0.160	0.260	0.150	0.220	0.180
Notes:		No public sale listing found	No public sale listing found	No public sale listing found	No public sale listing found



Tax Office Comps below

	Subject	0085 07008	0085 02014	0085 04009	0073 01003
					
Location	1667 WILLOW LN	215 JANE AVE	136 S ELIZABETH ST	1228 LAWRENCE ST	346 N CLARK ST
Distance	*	0.09 miles	0.18 miles	0.23 miles	0.76 miles
Sale Date	*	12/14/23	11/28/22	12/15/23	3/11/22
Sale Price	*	\$85,000	\$123,000	\$87,500	\$87,000
Sale Price Per Foot	\$76.48 (assessed)	\$88.54	\$104.24	\$91.05	\$79.16
Year Built	1966	1966	1972	1964	1960
Sq Ft	961	960	1,180	961	1,099
Acres	0.160	0.160	0.240	0.150	0.150
Notes:					

**Stephanie L. Humphrey**

**Single Family House**

**165 Southern Ave**

**0054 01018**

Value Under Appeal: \$168,087

Owners Opinion of Value: \$95,000

Assessor recommendation: To uphold assessed value of \$168,087

- Owner provided no evidence demonstrating value discrepancy, remarked on amount paid in 2017
- Tax Office made no adjustments to subject as value aligned under nearby comparable sales

Tax Office Comps below

	Subject	0056 02002B	0011 02004	0011 03020
				
Location	165 SOUTHERN AVE	170 THORPE ST	852 NELSON ST	818 SHIRLEY DR
Distance	*	0.17 miles	1.53 miles	1.52 miles
Sale Date	*	9/26/22	10/30/23	7/28/22
Sale Price	*	\$130,000	\$151,000	\$125,000
Sale Price Per Foot	\$113.70 (assessed)	\$136.55	\$132.81	\$125.50
Year Built	1975	1968	1975	1960
Sq Ft	1,408	952	1,137	996
Acres	0.290	0.160	0.200	0.210
Notes:				

**Inscoe, Rodney Jr. & Ann**

**Single Family House**

**302 Red Bud Cir**

**0047 03007**



Value Under Appeal: \$114,536 reduced to \$113,780

Owners Opinion of Value: \$90,000

Assessor recommendation: To uphold updated value of \$113,780

- Owner provided 207 Red Bud as a comparable, did not sell within sales study – sold in 2013
- Owner provided 228 Red Bud as a comparable, did not sell within sales study – sold in 2000
- Owner provided additional property within sales study, listed below
- Tax Office adjusted land to account for parcel's irregular shape

Appellant Comps below

	Subject	0047 02001B
		
Location	302 RED BUD CIR	224 RED BUD CIR
Distance	*	0.1 miles
Sale Date	*	8/26/22
Sale Price	*	\$95,000
Sale Price Per Foot	\$99.98 (assessed)	\$72.35
Year Built	1950	2022
Sq Ft	1,138	1,313
Acres	0.280	0.276
Notes:		Sold in unfinished condition, not considered comparable

Tax Office Comps below

	Subject	0011 04002	0011 02005	0011 03020
				
Location	302 RED BUD CIR	825 SHIRLEY DR	846 NELSON ST	818 SHIRLEY DR
Distance	*	1.32 miles	1.36 miles	1.34 miles
Sale Date	*	12/29/23	7/29/22	7/28/22
Sale Price	*	\$155,000	\$140,000	\$125,000
Sale Price Per Foot	\$99.98 (assessed)	\$115.33	\$123.78	\$125.50
Year Built	1950	1960	1955	1960
Sq Ft	1,138	1,344	1,131	996
Acres	0.280	0.240	0.300	0.210
Notes:				

**Johnson H. A. Jr.**

**Open Lot**

**215 Shank St**

**0094 01012**






Value Under Appeal: \$9,180

Owners Opinion of Value: \$7,500

Assessor recommendation: To uphold value of \$9,180

- Owner provided no evidence as to demonstrate a discrepancy in valuation
- Owner provided no land sales to compare against
- Tax Office has provided similar developable lots as comparable sales

Tax Office Comps below

	Subject	0008 01028	0064 01011	0084 03034A	0085 02021
					
Location	215 SHANK ST	HIGH ST	1526 NICHOLAS ST	BULLOCK ST	MONTGOMERY ST
Distance	*	2.33 miles	1.52 miles	0.55 miles	0.5 miles
Sale Date	*	10/10/23	9/6/23	3/13/22	4/21/22
Sale Price	*	\$9,000	\$2,500	\$5,000	\$8,500
Sale Price Per Acre	\$20,400 (assessed)	\$52,941	\$31,250	\$31,250	\$25,758
Acres	0.450	0.170	0.080	0.160	0.330
Notes:			Slight parcel shape, abuts railroad		Distinct parcel shape

**Johnson H. A. Jr.**

**Open Lot**

**Shank St**

**0094 01013**





Value Under Appeal: \$9,180

Owners Opinion of Value: \$7,500

Assessor recommendation: To uphold value of \$9,180

- Owner provided no evidence as to demonstrate a discrepancy in valuation
- Owner provided no land sales to compare against
- Tax Office has provided similar developable lots as comparable sales

Tax Office Comps below

	Subject	0008 01028	0064 01011	0084 03034A	0085 02021
					
Location	SHANK ST	HIGH ST	1526 NICHOLAS ST	BULLOCK ST	MONTGOMERY ST
Distance	*	2.33 miles	1.51 miles	0.55 miles	0.5 miles
Sale Date	*	10/10/23	9/6/23	3/13/22	4/21/22
Sale Price	*	\$9,000	\$2,500	\$5,000	\$8,500
Sale Price Per Acre	\$20,400 (assessed)	\$52,941	\$31,250	\$31,250	\$25,758
Acres	0.450	0.170	0.080	0.160	0.330
Notes:			Slight parcel shape, abuts railroad		Distinct parcel shape

**Lim Henderson LLC**

**Duplex**

**214 & 216 Walnut St, Henderson**

**0023 04006**

Value Under Appeal: \$168,555 raised to \$200,186

Owners Opinion of Value: \$90,000

Assessor's recommendation: To uphold current value of \$200,186

- Owner did not submit any comparable sales.
- County has submitted the following comparable sales.

Comparable	Subject	1	2	3
				
Parcel	0023 04006	0052 01004	0078 01016	0005 01004
Location	214 Walnut St, Henderson	148 Lakeview Dr, Henderson	535 Rowland St, Henderson	934 S Chestnut St, Henderson
Distance	*	2.2 Miles	.8 Miles	.5 Miles
Sale Date	*	9/29/2022	1/22/2024	10/28/2022
Sale Price	\$200,186 (Assessed)	\$250,000	\$195,000	\$259,000
Year Built	1955	1959	1916	1920
Sq Ft	3,199	3,399	2,178	2,789
Acres	0.180	0.25	0.40	0.35
Sale Price Per SF	<b>\$62.58</b> Assessed	\$73.55	\$89.53	\$92.86
Notes			Sale Pending on 12/20/23.	

**Pernell Tommy G. & Cynthia**

**Wooded/Open Rural Land**

**Kittrell Road**

**0470 03025**





Value Under Appeal: \$127,269 decreased to \$102,761

Owners Opinion of Value: \$55,200

Assessor recommendation: To uphold updated value of \$102,761

- Owner remarked about topography, easements, creeks
- Owner provided no land sales to compare against
- Tax Office adjusted land in consideration of parcel shape, powerline easement, streams
- Tax Office has provided similar parcels as comparable sales

Tax Office Comps below

	Subject	0427 02031	0374 03017	0465 01007A	0400 02024
					
Location	KITTRELL ROAD	HORSESHOE BEND RD	STAGECOACH RD	249 FISH STALLINGS LN	BARKER RD
Distance	*	6.13 miles	13.47 miles	3.46 miles	11.12 miles
Sale Date	*	8/10/22	9/5/23	4/18/23	10/26/23
Sale Price	*	\$149,500	\$85,000	\$160,500	\$95,000
Sale Price Per Acre	\$6,516 (assessed)	\$10,536	\$9,965	\$8,017	\$7,291
Acres	15.77 Wood/Open	14.189 Wood/Open	8.530 Wood	20.020 Wood	13.030 Wood
Notes:	Parcel Shape, Powerlines, Streams		Distinct parcel shape	Parcel Shape, Utility Lines	Parcel shape, Stream



**Ross, Paul R. & Others**

**Wooded Rural Land**

**Dr Martin Luther King Blvd**

**0217 02004**




Value Under Appeal: \$130,253 decreased to \$110,711

Owners Opinion of Value: \$55,200

Assessor recommendation: To uphold updated value of \$110,711

- Owner provided no evidence suggesting a valuation discrepancy
- Owner provided no land sales to compare against
- Tax Office adjusted land due to presence of Utility lines/easements, streams, and floodplains
- Tax Office has provided similar parcels as comparable sales

Tax Office Comps below

	Subject	0427 02031	0374 03017	0465 01007A	0400 02024
					
Location	DR MARTIN LUTHER KING BLVD	HORSESHOE BEND RD	STAGECOACH RD	249 FISH STALLINGS LN	BARKER RD
Distance	*	3.05 miles	8.09 miles	5.33 miles	5.91 miles
Sale Date	*	8/10/22	9/5/23	4/18/23	10/26/23
Sale Price	*	\$149,500	\$85,000	\$160,500	\$95,000
Sale Price Per Acre	\$6,759 (assessed)	\$10,536	\$9,965	\$8,017	\$7,291
Acres	16.38 Wood	14.189 Wood/Open	8.530 Wood	20.020 Wood	13.030 Wood
Notes:	Parcel Shape, Utility lines, Streams, Floodplain		Parcel Shape	Parcel Shape, Utility Lines	Parcel Shape, Stream

**Sidney, Hubert E.**

**Single Family House**

**821 Fred Royster Rd**

**0400 01015**

Value Under Appeal: \$175,874, reduced to \$167,900

Owners Opinion of Value: \$110,000

Assessor recommendation: To uphold updated value of \$167,900

- Owner provided no evidence demonstrating value discrepancy, simply stated needed work done
- Did not provide evidence of deferred maintenance
- Tax Office adjusted structure grade to C- to align with all comparable sales

Tax Office Comps below

	Subject	0532A01003	0350 02012	0526 01003	0615 01021
					
Location	821 FRED ROYSTER RD	82 BROOKHAVEN CT	516 ELLIOTT RD	1196 DANIEL HARRIS RD	2561 WARRENTON RD
Distance	*	7.99 miles	5.27 miles	9.84 miles	8.57 miles
Sale Date	*	9/01/22	7/18/22	10/27/22	12/15/22
Sale Price	*	\$185,000	\$143,500	\$155,000	\$165,000
Sale Price Per Foot	\$102.88 (assessed)	\$103.76	\$143.50	\$146.78	\$156.25
Year Built	1977	1973	1979	1975	1982
Sq Ft	1,632	1,783	1,000	1,056	1,056
Acres	0.250	0.540	1.000	0.510	0.390
Notes:					

**Allen, John T. & Charles M. & Linda J.**

**Wooded Lot**

**Off Old Epsom Rd.**

**0113 10001**

Value Under Appeal: \$11,347 increased to \$13,778

Owners Opinion of Value: Not given

Assessor recommendation: To uphold updated value of \$13,778

- Owner provided no evidence as to demonstrate a discrepancy in valuation
- Owner provided no land sales to compare against
- Tax Office adjusted to Undeveloped Build Site
- Tax Office made adjustments to account for distinct parcel shape
- Tax Office has provided similar developable lots as comparable sales

Tax Office Comps below

	Subject	0008 01028	0064 01011	0084 03034A	0085 02021
					
Location	OFF OLD EPSOM RD.	HIGH ST	1526 NICHOLAS ST	BULLOCK ST	MONTGOMERY ST
Distance	*	2.26 miles	0.71 miles	1.23 miles	1.00 mile
Sale Date	*	10/10/23	9/6/23	3/13/22	4/21/22
Sale Price	*	\$9,000	\$2,500	\$5,000	\$8,500
Sale Price Per Acre	\$17,664 (assessed)	\$52,941	\$31,250	\$31,250	\$25,758
Acres	0.780	0.170	0.080	0.160	0.330
Notes:			Slight parcel shape, abuts railroad		Distinct parcel shape

Allen, John T.

Wooded Lot

Parker Land Rd.

0113 12001



Value Under Appeal: \$18,615

Owners Opinion of Value: \$4000

Assessor recommendation: To uphold assessed value of \$18,615

- Owner provided no evidence as to demonstrate a discrepancy in valuation
- Owner provided no land sales to compare against
- Tax Office has provided similar developable lots as comparable sales

Tax Office Comps below

	Subject	0008 01028	0064 01011	0084 03034A	0085 02021
					
Location	PARKER LAND	HIGH ST	1526 NICHOLAS ST	BULLOCK ST	MONTGOMERY ST
Distance	*	2.32 miles	0.78 miles	1.24 miles	1.02 mile
Sale Date	*	10/10/23	9/6/23	3/13/22	4/21/22
Sale Price	*	\$9,000	\$2,500	\$5,000	\$8,500
Sale Price Per Acre	\$10,823 (assessed)	\$52,941	\$31,250	\$31,250	\$25,758
Acres	1.720	0.170	0.080	0.160	0.330
Notes:	Paper Road, access via Edwards St unclear		Slight parcel shape, abuts railroad		Distinct parcel shape

**Allen, Charles M.**

**Wooded Lot**

**Indiana Ave**

**0112 08004**






Value Under Appeal: \$7,630

Owners Opinion of Value: \$6,693

Assessor recommendation: To uphold assessed value of \$7,630

- Owner provided no evidence as to demonstrate a discrepancy in valuation
- Owner provided no land sales to compare against
- Tax Office has provided similar developable lots as comparable sales

Tax Office Comps below

	Subject	0008 01028	0064 01011	0084 03034A	0085 02021
					
Location	INDIANA AVE	HIGH ST	1526 NICHOLAS ST	BULLOCK ST	MONTGOMERY ST
Distance	*	2.21 miles	0.71 miles	1.13 miles	0.9 miles
Sale Date	*	10/10/23	9/6/23	3/13/22	4/21/22
Sale Price	*	\$9,000	\$2,500	\$5,000	\$8,500
Sale Price Per Acre	\$22,441 (assessed)	\$52,941	\$31,250	\$31,250	\$25,758
Acres	0.340	0.170	0.080	0.160	0.330
Notes:			Slight parcel shape, abuts railroad		Distinct parcel shape

**Allen, John T.**

**Wooded Lot**

**Off Epsom Rd.**

**0113 20001**






Value Under Appeal: \$19,330 reduced to \$15,699

Owners Opinion of Value: Not Given

Assessor recommendation: To uphold updated value of \$15,699

- Owner provided no evidence as to demonstrate a discrepancy in valuation
- Owner provided no land sales to compare against
- Tax Office made adjustments to account for distinct parcel shape, stream
- Tax Office has provided similar developable lots as comparable sales

Tax Office Comps below

	Subject	0008 01028	0064 01011	0084 03034A	0085 02021
					
Location	OFF EPSOM RD	HIGH ST	1526 NICHOLAS ST	BULLOCK ST	MONTGOMERY ST
Distance	*	2.35 miles	0.8 miles	1.28 miles	1.05 miles
Sale Date	*	10/10/23	9/6/23	3/13/22	4/21/22
Sale Price	*	\$9,000	\$2,500	\$5,000	\$8,500
Sale Price Per Acre	\$16,701 (assessed)	\$52,941	\$31,250	\$31,250	\$25,758
Acres	0.940	0.170	0.080	0.160	0.330
Notes:	Distinct Parcel Shape, Stream		Slight parcel shape, abuts railroad		Distinct parcel shape

**Allen, John T.**

**Wooded Lot**

**Chavasse Property**

**0113 20003**

Value Under Appeal: \$14,777 increased to \$16,844

Owners Opinion of Value: \$3,510

Assessor recommendation: To uphold updated value of \$16,844

- Owner provided no evidence as to demonstrate a discrepancy in valuation
- Owner provided no land sales to compare against
- Tax Office made adjustments to account for distinct parcel shape, road access
- Tax Office has provided similar developable lots as comparable sales

Tax Office Comps below

	Subject	0008 01028	0064 01011	0084 03034A	0085 02021
					
Location	CHAVASSE PROPERTY	HIGH ST	1526 NICHOLAS ST	BULLOCK ST	MONTGOMERY ST
Distance	*	2.38 miles	0.83 miles	1.3 miles	1.07 miles
Sale Date	*	10/10/23	9/6/23	3/13/22	4/21/22
Sale Price	*	\$9,000	\$2,500	\$5,000	\$8,500
Sale Price Per Acre	\$16,196 (assessed)	\$52,941	\$31,250	\$31,250	\$25,758
Acres	1.040	0.170	0.080	0.160	0.330
Notes:	Distinct Parcel Shape, Streams, Road Access		Slight parcel shape, abuts railroad		Distinct parcel shape

**Greenway Investment Prop LLC**

**Residential Doublewide**

**167 CASEI LN**

**0539A01038**

Value Under Appeal: \$15,164 increased to \$140,588

Owners Opinion of Value: Not given

Assessor recommendation: To uphold updated value of \$140,588

- Owner provided comparable sales that were in poorer condition than subject, not within sales study, or not an arm's length transaction
- Upon further review, Tax Office adjusted structure to real property to be consistent with re-evaluation process, then further aligned property against comparable sales

Owner Provided Comps Below

	Subject	0331 03036	0537A01004	0461B02061	0374 01005	0365B01014
						
Location	167 CASEI LN	71 PLUM LN	136 FOXFIRE DR	295 MARIGOLD LN	3546 STAGECOACH RD	63 NEW CIRCLE LN
Distance	*	13.04 miles	2.74 miles	9.09 miles	11.98 miles	10.62 miles
Sale Date	*	11/28/23	1/30/24	12/22/23	4/12/23	2/21/23
Sale Price	*	\$72,500	\$115,000	\$117,000	\$130,000	\$135,000
Sale Price Per Foot	\$78.89 (assessed)	\$55.94	\$78.98	\$65.66	\$100.31	\$66.96
Year Built	2000	2000	1997	1996	1999	1994
Sq Ft	1,782	1,296	1,456	1,782	1,296	2,016
Acres	0.900	0.870	0.750	1.853	2.000	2.360
Notes:		Sold in Poorer condition, not considered comparable	Not within Sales Study, supports reappraisal value	Could not verify as Arm's Length Transaction	Supports Reappraisal Value	Sold with extra 1.3k unfin sqft, not considered comparable

Tax



Office Comps Below

	Subject	0461C03001	0593C01006	0593E01006	0463 02026	0463 02027	0463 02028
							
Location	167 CASEI LN	11 FERN LN	203 ELLINGTON PATH	360 SPRING LN	464 BUFFALO CREEK LN	402 BUFFALO CREEK LN	368 BUFFALO CREEK LN
Distance	*	9.14 miles	8.19 miles	8.31 miles	7.29 miles	7.27 miles	7.25 miles
Sale Date	*	7/14/23	4/11/23	10/31/23	8/01/22	11/28/22	4/01/22
Sale Price	*	\$185,000	\$180,000	\$189,000	\$200,000	\$210,000	\$200,000
Sale Price Per Foot	\$78.89 (assessed)	\$106.57	\$87.72	\$97.22	\$123.46	\$112.66	\$115.74
Year Built	2000	2001	1998	2000	1998	1998	1998
Sq Ft	1,782	1,736	2,052	1,944	1,620	1,864	1,728
Acres	0.900	0.980	1.000	1.080	2.150	2.150	2.190
Notes:							

**Greenway Investment Prop LLC**

**Residential Doublewide**

**25 W Brunswick Ln**

**0598C01014**

Value Under Appeal: \$157,126 reduced to \$155,995

Owners Opinion of Value: Not given

Assessor recommendation: To uphold appraised value of \$155,995

- Owner provided comparable sales that were in poorer condition than subject, not within sales study, or not an arm's length transaction
- Upon further review, Tax Office made value adjustment due to powerline easement

Owner Provided Comps Below

	Subject	0331 03036	0537A01004	0461B02061	0374 01005	0365B01014
						
Location	25 W BRUNSWICK LN	71 PLUM LN	136 FOXFIRE DR	295 MARIGOLD LN	3546 STAGECOACH RD	63 NEW CIRCLE LN
Distance	*	7.6 miles	8.81 miles	14.4 miles	10.23 miles	6.38 miles
Sale Date	*	11/28/23	1/30/24	12/22/23	4/12/23	2/21/23
Sale Price	*	\$72,500	\$115,000	\$117,000	\$130,000	\$135,000
Sale Price Per Foot	\$85.52 (assessed)	\$55.94	\$78.98	\$65.66	\$100.31	\$66.96
Year Built	2000	2000	1997	1996	1999	1994
Sq Ft	1,824	1,296	1,456	1,782	1,296	2,016
Acres	1.480	0.870	0.750	1.853	2.000	2.360
Notes:		Sold in Poorer condition, not considered comparable	Not within Sales Study	Could not verify as Arm's Length Transaction	Supports Reappraisal Value	Sold with extra 1.3k unfin sqft, not considered comparable

Tax Office Comps Below

	Subject	0593C01006	0461C03001	0463 02026	0463 02027	0463 02028
						
Location	25 W BRUNSWICK LN	203 ELLINGTON PATH	11 FERN LN	464 BUFFALO CREEK LN	402 BUFFALO CREEK LN	368 BUFFALO CREEK LN
Distance	*	1.35 miles	14.35 miles	13.46 miles	13.47 miles	13.46 miles
Sale Date	*	4/11/23	7/14/23	8/01/22	11/28/22	4/01/22
Sale Price	*	\$180,000	\$185,000	\$200,000	\$210,000	\$200,000
Sale Price Per Foot	\$85.52 (assessed)	\$87.72	\$106.57	\$123.46	\$112.66	\$115.74
Year Built	2000	1998	2001	1998	1998	1998
Sq Ft	1,824	2,052	1,736	1,620	1,864	1,728
Acres	1.480	1.000	0.980	2.150	2.150	2.190
Notes:						

**Greenway Investment Prop LLC**

**Residential Doublewide**

**153 CASEI LN**

**0539A01039**



Value Under Appeal: \$14,588 increased to \$156,207

Owners Opinion of Value: Not given

Assessor recommendation: To uphold updated value of \$156,207

- Owner provided comparable sales that were in poorer condition than subject, not within sales study, or not an arm's length transaction
- Upon further review, Tax Office adjusted structure to real property to be consistent with revaluation process, then further aligned property against comparable sales

Owner Provided Comps Below

	Subject	0331 03036	0537A01004	0461B02061	0374 01005	0365B01014
						
Location	153 CASEI LN	71 PLUM LN	136 FOXFIRE DR	295 MARIGOLD LN	3546 STAGECOACH RD	63 NEW CIRCLE LN
Distance	*	13.04 miles	2.77 miles	9.11 miles	12 miles	10.62 miles
Sale Date	*	11/28/23	1/30/24	12/22/23	4/12/23	2/21/23
Sale Price	*	\$72,500	\$115,000	\$117,000	\$130,000	\$135,000
Sale Price Per Foot	\$73.41 (assessed)	\$55.94	\$78.98	\$65.66	\$100.31	\$66.96
Year Built	2000	2000	1997	1996	1999	1994
Sq Ft	2,128	1,296	1,456	1,782	1,296	2,016
Acres	0.770	0.870	0.750	1.853	2.000	2.360
Notes:		Sold in Poorer condition, not considered comparable	Not within Sales Study, supports reappraisal value	Could not verify as Arm's Length Transaction	Supports Reappraisal Value	Sold with extra 1.3k unfin sqft, not considered comparable

Tax

Office Comps Below

	Subject	0461C03001	0593C01006	0593E01006	0463 02026	0463 02027	0463 02028
							
Location	153 CASEI LN	11 FERN LN	203 ELLINGTON PATH	360 SPRING LN	464 BUFFALO CREEK LN	402 BUFFALO CREEK LN	368 BUFFALO CREEK LN
Distance	*	9.17 miles	8.19 miles	8.29 miles	7.31 miles	7.3 miles	7.27 miles
Sale Date	*	7/14/23	4/11/23	10/31/23	8/01/22	11/28/22	4/01/22
Sale Price	*	\$185,000	\$180,000	\$189,000	\$200,000	\$210,000	\$200,000
Sale Price Per Foot	\$73.41 (assessed)	\$106.57	\$87.72	\$97.22	\$123.46	\$112.66	\$115.74
Year Built	2000	2001	1998	2000	1998	1998	1998
Sq Ft	2,128	1,736	2,052	1,944	1,620	1,864	1,728
Acres	0.770	0.980	1.000	1.080	2.150	2.150	2.190
Notes:							

**Greenway Investment Prop LLC**

**Residential Doublewide**

**372 FERN LN**

**0461C05043**






Value Under Appeal: \$152,469

Owners Opinion of Value: Not given

Assessor recommendation: To uphold appraised value of \$152,469

- Owner provided comparable sales that were in poorer condition than subject, not within sales study, or not an arm's length transaction
- Upon further review, Tax Office did not make data adjustments as parcel price per square foot aligned with that of other comparable homes sold

Owner Provided Comps Below

	Subject	0331 03036	0537A01004	0461B02061	0374 01005	0365B01014
						
Location	372 FERN LN	71 PLUM LN	136 FOXFIRE DR	295 MARIGOLD LN	3546 STAGECOACH RD	63 NEW CIRCLE LN
Distance	*	15.62 miles	6.78 miles	0.35 miles	10.92 miles	13.08 miles
Sale Date	*	11/28/23	1/30/24	12/22/23	4/12/23	2/21/23
Sale Price	*	\$72,500	\$115,000	\$117,000	\$130,000	\$135,000
Sale Price Per Foot	\$90.76 (assessed)	\$55.94	\$78.98	\$65.66	\$100.31	\$66.96
Year Built	2001	2000	1997	1996	1999	1994
Sq Ft	1,680	1,296	1,456	1,782	1,296	2,016
Acres	0.870	0.870	0.750	1.853	2.000	2.360
Notes:		Sold in Poorer condition, not considered comparable	Not within Sales Study	Could not verify as Arm's Length Transaction	Supports Reappraisal Value	Sold with extra 1.3k unfin sqft, not considered comparable

Tax Office Comps Below

	Subject	0461C03001	0593C01006	0593E01006	0463 02026	0463 02027	0463 02028
							
Location	372 FERN LN	11 FERN LN	203 ELLINGTON PATH	360 SPRING LN	464 BUFFALO CREEK LN	402 BUFFALO CREEK LN	368 BUFFALO CREEK LN
Distance	*	0.33 miles	14.35 miles	14.18 miles	2.62 miles	2.66 miles	2.68 miles
Sale Date	*	7/14/23	4/11/23	10/31/23	8/01/22	11/28/22	4/01/22
Sale Price	*	\$185,000	\$180,000	\$189,000	\$200,000	\$210,000	\$200,000
Sale Price Per Foot	\$90.76 (assessed)	\$106.57	\$87.72	\$97.22	\$123.46	\$112.66	\$115.74
Year Built	2001	2001	1998	2000	1998	1998	1998
Sq Ft	1,680	1,736	2,052	1,944	1,620	1,864	1,728
Acres	0.870	0.980	1.000	1.080	2.150	2.150	2.190
Notes:							

**Greenway Investment Prop LLC**

**Residential Doublewide**

**465 FERN LN**

**0461C05020**





Value Under Appeal: \$149,867

Owners Opinion of Value: Not given

Assessor recommendation: To uphold appraised value of \$149,867

- Owner provided comparable sales that were in poorer condition than subject, not within sales study, or not an arm's length transaction
- Upon further review, Tax Office did not make data adjustments as parcel price per square foot aligned with that of other comparable homes sold

Owner Provided Comps Below

	Subject	0331 03036	0537A01004	0461B02061	0374 01005	0365B01014
						
Location	465 FERN LN	71 PLUM LN	136 FOXFIRE DR	295 MARIGOLD LN	3546 STAGECOACH RD	63 NEW CIRCLE LN
Distance	*	15.69 miles	6.76 miles	0.32 miles	11.01 miles	13.14 miles
Sale Date	*	11/28/23	1/30/24	12/22/23	4/12/23	2/21/23
Sale Price	*	\$72,500	\$115,000	\$117,000	\$130,000	\$135,000
Sale Price Per Foot	\$81.63 (assessed)	\$55.94	\$78.98	\$65.66	\$100.31	\$66.96
Year Built	2000	2000	1997	1996	1999	1994
Sq Ft	1,836	1,296	1,456	1,782	1,296	2,016
Acres	1.190	0.870	0.750	1.853	2.000	2.360
Notes:		Sold in Poorer condition, not considered comparable	Not within Sales Study	Could not verify as Arm's Length Transaction	Supports Reappraisal Value	Sold with extra 1.3k unfin sqft, not considered comparable



Tax Office Comps Below

	Subject	0461C03001	0593C01006	0593E01006	0463 02026	0463 02027	0463 02028
							
Location	465 FERN LN	11 FERN LN	203 ELLINGTON PATH	360 SPRING LN	464 BUFFALO CREEK LN	402 BUFFALO CREEK LN	368 BUFFALO CREEK LN
Distance	*	0.37 miles	14.37 miles	14.17 miles	2.54 miles	2.58 miles	2.61 miles
Sale Date	*	7/14/23	4/11/23	10/31/23	8/01/22	11/28/22	4/01/22
Sale Price	*	\$185,000	\$180,000	\$189,000	\$200,000	\$210,000	\$200,000
Sale Price Per Foot	\$81.63 (assessed)	\$106.57	\$87.72	\$97.22	\$123.46	\$112.66	\$115.74
Year Built	2000	2001	1998	2000	1998	1998	1998
Sq Ft	1,836	1,736	2,052	1,944	1,620	1,864	1,728
Acres	1.190	0.980	1.000	1.080	2.150	2.150	2.190
Notes:							

**Greenway Investment Prop LLC**

**Residential Doublewide**

**441 FERN LN**

**0461C05019**







Value Under Appeal: \$180,463 reduced to \$179,092

Owners Opinion of Value: Not given

Assessor recommendation: To uphold appraised value of \$179,092

- Owner provided comparable sales that were in poorer condition than subject, not within sales study, or not an arm's length transaction
- Upon further review, Tax Office adjusted outbuilding age to better reflect state of structures as of 1/1/24

Owner Provided Comps Below

	Subject	0331 03036	0537A01004	0461B02061	0374 01005	0365B01014
						
Location	441 FERN LN	71 PLUM LN	136 FOXFIRE DR	295 MARIGOLD LN	3546 STAGECOACH RD	63 NEW CIRCLE LN
Distance	*	15.67 miles	6.76 miles	0.32 miles	10.99 miles	13.13 miles
Sale Date	*	11/28/23	1/30/24	12/22/23	4/12/23	2/21/23
Sale Price	*	\$72,500	\$115,000	\$117,000	\$130,000	\$135,000
Sale Price Per Foot	\$84.14 (assessed)	\$55.94	\$78.98	\$65.66	\$100.31	\$66.96
Year Built	2000	2000	1997	1996	1999	1994
Sq Ft	2,128	1,296	1,456	1,782	1,296	2,016
Acres	1.19	0.870	0.750	1.853	2.000	2.360
Notes:		Sold in Poorer condition, not considered comparable	Not within Sales Study	Could not verify as Arm's Length Transaction	Supports Reappraisal Value	Sold with extra 1.3k unfin sqft, not considered comparable

Tax Office

Comps Below

	Subject	0461C03001	0593C01006	0593E01006	0463 02026	0463 02027	0463 02028
							
Location	441 FERN LN	11 FERN LN	203 ELLINGTON PATH	360 SPRING LN	464 BUFFALO CREEK LN	402 BUFFALO CREEK LN	368 BUFFALO CREEK LN
Distance	*	0.36 miles	14.37 miles	14.16 miles	2.56 miles	2.6 miles	2.63 miles
Sale Date	*	7/14/23	4/11/23	10/31/23	8/01/22	11/28/22	4/01/22
Sale Price	*	\$185,000	\$180,000	\$189,000	\$200,000	\$210,000	\$200,000
Sale Price Per Foot	\$84.14 (assessed)	\$106.57	\$87.72	\$97.22	\$123.46	\$112.66	\$115.74
Year Built	2000	2001	1998	2000	1998	1998	1998
Sq Ft	2,128	1,736	2,052	1,944	1,620	1,864	1,728
Acres	1.19	0.980	1.000	1.080	2.150	2.150	2.190
Notes:							

**Greenway Investment Prop LLC**

**Residential Doublewide**

**384 Geranium Ln**

**0461B02035**

Value Under Appeal: \$159,269

Owners Opinion of Value: Not given

Assessor recommendation: To uphold appraised value of \$159,269

- Owner provided comparable sales that were in poorer condition than subject, not within sales study, or not an arm's length transaction
- Upon further review, Tax Office did not make data adjustments as parcel price per square foot aligned with that of other comparable homes sold

Owner Provided Comps Below

	Subject	0331 03036	0537A01004	0461B02061	0374 01005	0365B01014
						
Location	384 GERANIUM LN	71 PLUM LN	136 FOXFIRE DR	295 MARIGOLD LN	3546 STAGECOACH RD	63 NEW CIRCLE LN
Distance	*	15.96 miles	6.38 miles	0.69 miles	11.47 miles	13.38 miles
Sale Date	*	11/28/23	1/30/24	12/22/23	4/12/23	2/21/23
Sale Price	*	\$72,500	\$115,000	\$117,000	\$130,000	\$135,000
Sale Price Per Foot	\$92.17 (assessed)	\$55.94	\$78.98	\$65.66	\$100.31	\$66.96
Year Built	2001	2000	1997	1996	1999	1994
Sq Ft	1,728	1,296	1,456	1,782	1,296	2,016
Acres	2.520	0.870	0.750	1.853	2.000	2.360
Notes:		Sold in Poorer condition, not considered comparable	Not within Sales Study	Could not verify as Arm's Length Transaction	Supports Reappraisal Value	Sold with extra 1.3k unfin sqft, not considered comparable

Tax Office Comps Below

	Subject	0461C03001	0593E01006	0463 02026	0463 02027	0463 02028
						
Location	384 GERANIUM LN	11 FERN LN	360 SPRING LN	464 BUFFALO CREEK LN	402 BUFFALO CREEK LN	368 BUFFALO CREEK LN
Distance	*	0.92 miles	14.16 miles	1.85 miles	1.89 miles	1.92 miles
Sale Date	*	7/14/23	10/31/23	8/01/22	11/28/22	4/01/22
Sale Price	*	\$185,000	\$189,000	\$200,000	\$210,000	\$200,000
Sale Price Per Foot	\$92.17 (assessed)	\$106.57	\$97.22	\$123.46	\$112.66	\$115.74
Year Built	2001	2001	2000	1998	1998	1998
Sq Ft	1,728	1,736	1,944	1,620	1,864	1,728
Acres	2.520	0.980	1.080	2.150	2.150	2.190
Notes:						

**Greenway Investment Prop LLC**

**Residential Doublewide**

**307 MARIGOLD LN**

**0461B02058**

Value Under Appeal: \$153,514

Owners Opinion of Value: Not given

Assessor recommendation: To uphold appraised value of \$153,514



- Owner provided comparable sales that were in poorer condition than subject, not within sales study, or not an arm's length transaction
- Upon further review, Tax Office did not make data adjustments as parcel price per square foot aligned with that of other comparable homes sold

Owner Provided Comps Below

	Subject	0331 03036	0537A01004	0461B02061	0374 01005	0365B01014
						
Location	307 MARIGOLD LN	71 PLUM LN	136 FOXFIRE DR	295 MARIGOLD LN	3546 STAGECOACH RD	63 NEW CIRCLE LN
Distance	*	15.5 miles	6.45 miles	0.03 miles	10.9 miles	12.94 miles
Sale Date	*	11/28/23	1/30/24	12/22/23	4/12/23	2/21/23
Sale Price	*	\$72,500	\$115,000	\$117,000	\$130,000	\$135,000
Sale Price Per Foot	\$97.9 (assessed)	\$55.94	\$78.98	\$65.66	\$100.31	\$66.96
Year Built	2001	2000	1997	1996	1999	1994
Sq Ft	1,568	1,296	1,456	1,782	1,296	2,016
Acres	4.000	0.870	0.750	1.853	2.000	2.360
Notes:	Larger than typical acreage vs sales	Sold in Poorer condition, not considered comparable	Not within Sales Study	Could not verify as Arm's Length Transaction	Supports Reappraisal Value	Sold with extra 1.3k unfin sqft, not considered comparable

Tax Office

Comps Below

	Subject	0461C03001	0593E01006	0463 02026	0463 02027	0463 02028
						
Location	307 MARIGOLD LN	11 FERN LN	360 SPRING LN	464 BUFFALO CREEK LN	402 BUFFALO CREEK LN	368 BUFFALO CREEK LN
Distance	*	0.25 miles	13.91 miles	2.29 miles	2.33 miles	2.36 miles
Sale Date	*	7/14/23	10/31/23	8/01/22	11/28/22	4/01/22
Sale Price	*	\$185,000	\$189,000	\$200,000	\$210,000	\$200,000
Sale Price Per Foot	\$97.9 (assessed)	\$106.57	\$97.22	\$123.46	\$112.66	\$115.74
Year Built	2001	2001	2000	1998	1998	1998
Sq Ft	1,568	1,736	1,944	1,620	1,864	1,728
Acres	4.000	0.980	1.080	2.150	2.150	2.190
Notes:	Larger than typical acreage vs sales		Slightly lower value attributed to difference in parcel size			

**Greenway Investment Prop LLC**

**Residential Doublewide**

**426 MUM LN**

**0461B02091**







Value Under Appeal: \$209,111 reduced to \$207,618

Owners Opinion of Value: Not given

Assessor recommendation: To uphold updated value of \$207,618

- Owner provided comparable sales that were in poorer condition than subject, not within sales study, or not an arm's length transaction
- Upon further review, Tax Office accounted for property drain way conditions in rear parcel





Owner Provided Comps Below

	Subject	0331 03036	0537A01004	0461B02061	0374 01005	0365B01014
						
Location	426 MUM LN	71 PLUM LN	136 FOXFIRE DR	295 MARIGOLD LN	3546 STAGECOACH RD	63 NEW CIRCLE LN
Distance	*	15.85 miles	6.53 miles	0.42 miles	11.28 miles	13.28 miles
Sale Date	*	11/28/23	1/30/24	12/22/23	4/12/23	2/21/23
Sale Price	*	\$72,500	\$115,000	\$117,000	\$130,000	\$135,000
Sale Price Per Foot	\$97.98 (assessed)	\$55.94	\$78.98	\$65.66	\$100.31	\$66.96
Year Built	2002	2000	1997	1996	1999	1994
Sq Ft	2,119	1,296	1,456	1,782	1,296	2,016
Acres	5.720	0.870	0.750	1.853	2.000	2.360
Notes:	Larger than typical acreage vs sales	Sold in Poorer condition, not considered comparable	Not within Sales Study	Could not verify as Arm's Length Transaction	Supports Reappraisal Value	Sold with extra 1.3k unfin sqft, not considered comparable

Tax



Office Comps Below

	Subject	0461C03001	0593E01006	0463 02026	0463 02027	0463 02028
						
Location	426 MUM LN	11 FERN LN	360 SPRING LN	464 BUFFALO CREEK LN	402 BUFFALO CREEK LN	368 BUFFALO CREEK LN
Distance	*	0.64 miles	14.16 miles	2.12 miles	2.16 miles	2.19 miles
Sale Date	*	7/14/23	10/31/23	8/01/22	11/28/22	4/01/22
Sale Price	*	\$185,000	\$189,000	\$200,000	\$210,000	\$200,000
Sale Price Per Foot	\$97.98 (assessed)	\$106.57	\$97.22	\$123.46	\$112.66	\$115.74
Year Built	2002	2001	2000	1998	1998	1998
Sq Ft	2,119	1,736	1,944	1,620	1,864	1,728
Acres	5.720	0.980	1.080	2.150	2.150	2.190
Notes:	Larger than typical acreage vs sales		Slightly lower price per square foot can be attributed to the difference in parcel size			

**Greenway Investment Prop LLC**

**Residential Doublewide**

**144 FERN LN**

**0461C04007**






Value Under Appeal: \$148,821

Owners Opinion of Value: Not given

Assessor recommendation: To uphold appraised value of \$148,821

- Owner provided comparable sales that were in poorer condition than subject, not within sales study, or not an arm's length transaction
- Upon further review, Tax Office did not make data adjustments as parcel price per square foot aligned with that of other comparable homes sold

Owner Provided Comps Below

	Subject	0331 03036	0537A01004	0461B02061	0374 01005	0365B01014
						
Location	144 FERN LN	71 PLUM LN	136 FOXFIRE DR	295 MARIGOLD LN	3546 STAGECOACH RD	63 NEW CIRCLE LN
Distance	*	15.39 miles	6.62 miles	0.3 miles	10.71 miles	12.85 miles
Sale Date	*	11/28/23	1/30/24	12/22/23	4/12/23	2/21/23
Sale Price	*	\$72,500	\$115,000	\$117,000	\$130,000	\$135,000
Sale Price Per Foot	\$88.58 (assessed)	\$55.94	\$78.98	\$65.66	\$100.31	\$66.96
Year Built	2001	2000	1997	1996	1999	1994
Sq Ft	1,680	1,296	1,456	1,782	1,296	2,016
Acres	0.730	0.870	0.750	1.853	2.000	2.360
Notes:		Sold in Poorer condition, not considered comparable	Not within Sales Study	Could not verify as Arm's Length Transaction	Supports Reappraisal Value	Sold with extra 1.3k unfin sqft, not considered comparable

Tax Office Comps Below

	Subject	0461C03001	0593E01006	0463 02026	0463 02027	0463 02028
						
Location	144 FERN LN	11 FERN LN	360 SPRING LN	464 BUFFALO CREEK LN	402 BUFFALO CREEK LN	368 BUFFALO CREEK LN
Distance	*	0.14 miles	13.92 miles	2.58 miles	2.63 miles	2.68 miles
Sale Date	*	7/14/23	10/31/23	8/01/22	11/28/22	4/01/22
Sale Price	*	\$185,000	\$189,000	\$200,000	\$210,000	\$200,000
Sale Price Per Foot	\$88.58 (assessed)	\$106.57	\$97.22	\$123.46	\$112.66	\$115.74
Year Built	2001	2001	2000	1998	1998	1998
Sq Ft	1,680	1,736	1,944	1,620	1,864	1,728
Acres	0.730	0.980	1.080	2.150	2.150	2.190
Notes:						

**Greenway Investment Prop LLC**

**Residential Doublewide**

**170 BEAVER DAM RD**

**0458A03001**


Value Under Appeal: \$177,057

Owners Opinion of Value: Not given






Assessor recommendation: To uphold appraised value of \$177,057

- Owner provided comparable sales that were in poorer condition than subject, not within sales study, or not an arm's length transaction
- Upon further review, Tax Office did not make data adjustments as parcel price per square foot aligned with that of other comparable homes sold

Owner Provided Comps Below

	Subject	0331 03036	0537A01004	0461B02061	0374 01005	0365B01014
						
Location	170 BEAVER DAM RD	71 PLUM LN	136 FOXFIRE DR	295 MARIGOLD LN	3546 STAGECOACH RD	63 NEW CIRCLE LN
Distance	*	14.36 miles	2.86 miles	3.86 miles	11.03 miles	11.7 miles
Sale Date	*	11/28/23	1/30/24	12/22/23	4/12/23	2/21/23
Sale Price	*	\$72,500	\$115,000	\$117,000	\$130,000	\$135,000
Sale Price Per Foot	\$99.36 (assessed)	\$55.94	\$78.98	\$65.66	\$100.31	\$66.96
Year Built	1995	2000	1997	1996	1999	1994
Sq Ft	1,782	1,296	1,456	1,782	1,296	2,016
Acres	0.830	0.870	0.750	1.853	2.000	2.360
Notes:		Sold in Poorer condition, not considered comparable	Not within Sales Study	Could not verify as Arm's Length Transaction	Supports Reappraisal Value	Sold with extra 1.3k unfin sqft, not considered comparable

Tax Office Comps Below

	Subject	0461C03001	0463 02026	0463 02027	0463 02028
					
Location	170 BEAVER DAM RD	11 FERN LN	464 BUFFALO CREEK LN	402 BUFFALO CREEK LN	368 BUFFALO CREEK LN
Distance	*	3.96 miles	2.02 miles	2.02 miles	1.99 miles
Sale Date	*	7/14/23	8/01/22	11/28/22	4/01/22
Sale Price	*	\$185,000	\$200,000	\$210,000	\$200,000
Sale Price Per Foot	\$99.36 (assessed)	\$106.57	\$123.46	\$112.66	\$115.74
Year Built	1995	2001	1998	1998	1998
Sq Ft	1,782	1,736	1,620	1,864	1,728
Acres	0.830	0.980	2.150	2.150	2.190
Notes:					

**Greenway Investment Prop LLC**

**Residential Doublewide**

**97 S LYNNBANK RD**

**0461A02006**


Value Under Appeal: \$158,937 reduced to \$157,429

Owners Opinion of Value: Not given

Assessor recommendation: To uphold appraised value of \$157,429

- Owner provided comparable sales that were in poorer condition than subject, not within sales study, or not an arm's length transaction
- Upon further review, Tax Office adjusted land for powerline easement and outbuildings age to match main home

Owner Provided Comps Below

	Subject	0331 03036	0537A01004	0461B02061	0374 01005	0365B01014
						
Location	97 S LYNNBANK RD	71 PLUM LN	136 FOXFIRE DR	295 MARIGOLD LN	3546 STAGECOACH RD	63 NEW CIRCLE LN
Distance	*	15.37 miles	6.66 miles	0.37 miles	10.67 miles	12.83 miles
Sale Date	*	11/28/23	1/30/24	12/22/23	4/12/23	2/21/23
Sale Price	*	\$72,500	\$115,000	\$117,000	\$130,000	\$135,000
Sale Price Per Foot	\$85.75 (assessed)	\$55.94	\$78.98	\$65.66	\$100.31	\$66.96
Year Built	1999	2000	1997	1996	1999	1994
Sq Ft	1,836	1,296	1,456	1,782	1,296	2,016
Acres	0.980	0.870	0.750	1.853	2.000	2.360
Notes:		Sold in Poorer condition, not considered comparable	Not within Sales Study	Could not verify as Arm's Length Transaction	Supports Reappraisal Value	Sold with extra 1.3k unfin sqft, not considered comparable

Tax Office Comps Below

	Subject	0461C03001	0593C01006	0593E01006	0463 02026	0463 02027	0463 02028
							
Location	97 S LYNNBANK RD	11 FERN LN	203 ELLINGTON PATH	360 SPRING LN	464 BUFFALO CREEK LN	402 BUFFALO CREEK LN	368 BUFFALO CREEK LN
Distance	*	0.2 miles	14.14 miles	13.93 miles	2.65 miles	2.69 miles	2.72 miles
Sale Date	*	7/14/23	4/11/23	10/31/23	8/01/22	11/28/22	4/01/22
Sale Price	*	\$185,000	\$180,000	\$189,000	\$200,000	\$210,000	\$200,000
Sale Price Per Foot	\$85.75 (assessed)	\$106.57	\$87.72	\$97.22	\$123.46	\$112.66	\$115.74
Year Built	1999	2001	1998	2000	1998	1998	1998
Sq Ft	1,836	1,736	2,052	1,944	1,620	1,864	1,728
Acres	0.980	0.980	1.000	1.080	2.150	2.150	2.190
Notes:							

**Greenway Investment Prop LLC**

**Residential Doublewide**

**1563 BRIGGS RD**

**0461A02009**

Value Under Appeal: \$160,465 reduced to \$159,428

Owners Opinion of Value: Not given

Assessor recommendation: To uphold appraised value of \$159,428




- Owner provided comparable sales that were in poorer condition than subject, not within sales study, or not an arm's length transaction
- Upon further review, Tax Office adjusted land for powerline easement and outbuildings age to match home age

Owner Provided Comps Below

	Subject	0331 03036	0537A01004	0461B02061	0374 01005	0365B01014
						
Location	1563 BRIGGS RD	71 PLUM LN	136 FOXFIRE DR	295 MARIGOLD LN	3546 STAGECOACH RD	63 NEW CIRCLE LN
Distance	*	15.3 miles	6.61 miles	0.39 miles	10.61 miles	12.76 miles
Sale Date	*	11/28/23	1/30/24	12/22/23	4/12/23	2/21/23
Sale Price	*	\$72,500	\$115,000	\$117,000	\$130,000	\$135,000
Sale Price Per Foot	\$92.91 (assessed)	\$55.94	\$78.98	\$65.66	\$100.31	\$66.96
Year Built	1999	2000	1997	1996	1999	1994
Sq Ft	1,716	1,296	1,456	1,782	1,296	2,016
Acres	1.640	0.870	0.750	1.853	2.000	2.360
Notes:		Sold in Poorer condition, not considered comparable	Not within Sales Study	Could not verify as Arm's Length Transaction	Supports Reappraisal Value	Sold with extra 1.3k unfin sqft, not considered comparable



Tax Office Comps Below

	Subject	0461C03001	0593E01006	0463 02026	0463 02027	0463 02028
						
Location	1563 BRIGGS RD	11 FERN LN	360 SPRING LN	464 BUFFALO CREEK LN	402 BUFFALO CREEK LN	368 BUFFALO CREEK LN
Distance	*	0.18 miles	13.86 miles	2.64 miles	2.69 miles	2.72 miles
Sale Date	*	7/14/23	10/31/23	8/01/22	11/28/22	4/01/22
Sale Price	*	\$185,000	\$189,000	\$200,000	\$210,000	\$200,000
Sale Price Per Foot	\$92.91 (assessed)	\$106.57	\$97.22	\$123.46	\$112.66	\$115.74
Year Built	1999	2001	2000	1998	1998	1998
Sq Ft	1,716	1,736	1,944	1,620	1,864	1,728
Acres	1.640	0.980	1.080	2.150	2.150	2.190
Notes:						

**Greenway Investment Prop LLC**

**Residential Doublewide**

**98 SUMMERFIELD LN**

**0456A01004**



Value Under Appeal: \$152,183

Owners Opinion of Value: Not given

Assessor recommendation: To uphold appraised value of \$152,183

- Owner provided comparable sales that were in poorer condition than subject, not within sales study, or not an arm's length transaction
- Upon further review, Tax Office did not make data adjustments as parcel price per square foot aligned with that of other comparable homes sold

Owner Provided Comps Below

	Subject	0331 03036	0537A01004	0461B02061	0374 01005	0365B01014
						
Location	98 SUMMERFIELD LN	71 PLUM LN	136 FOXFIRE DR	295 MARIGOLD LN	3546 STAGECOACH RD	63 NEW CIRCLE LN
Distance	*	14.58 miles	5.02 miles	1.43 miles	10.34 miles	11.97 miles
Sale Date	*	11/28/23	1/30/24	12/22/23	4/12/23	2/21/23
Sale Price	*	\$72,500	\$115,000	\$117,000	\$130,000	\$135,000
Sale Price Per Foot	\$85.40 (assessed)	\$55.94	\$78.98	\$65.66	\$100.31	\$66.96
Year Built	1996	2000	1997	1996	1999	1994
Sq Ft	1,782	1,296	1,456	1,782	1,296	2,016
Acres	0.700	0.870	0.750	1.853	2.000	2.360
Notes:		Sold in Poorer condition, not considered comparable	Not within Sales Study	Could not verify as Arm's Length Transaction	Supports Reappraisal Value	Sold with extra 1.3k unfin sqft, not considered comparable

Tax

Office Comps Below

	Subject	0461C03001	0593C01006	0593E01006	0463 02026	0463 02027	0463 02028
							
Location	98 SUMMERFIELD LN	11 FERN LN	203 ELLINGTON PATH	360 SPRING LN	464 BUFFALO CREEK LN	402 BUFFALO CREEK LN	368 BUFFALO CREEK LN
Distance	*	1.47 miles	12.81 miles	12.63 miles	1.56 miles	1.6 miles	1.63 miles
Sale Date	*	7/14/23	4/11/23	10/31/23	8/01/22	11/28/22	4/01/22
Sale Price	*	\$185,000	\$180,000	\$189,000	\$200,000	\$210,000	\$200,000
Sale Price Per Foot	\$85.40 (assessed)	\$106.57	\$87.72	\$97.22	\$123.46	\$112.66	\$115.74
Year Built	1996	2001	1998	2000	1998	1998	1998
Sq Ft	1,782	1,736	2,052	1,944	1,620	1,864	1,728
Acres	0.700	0.980	1.000	1.080	2.150	2.150	2.190
Notes:							

**Greenway Investment Prop LLC**

**Residential Doublewide**

**419 FAWN DRIVE**

**0542 01037**

Value Under Appeal: \$142,131

Owners Opinion of Value: Not given





Assessor recommendation: To uphold appraised value of \$142,131

- Owner provided comparable sales that were in poorer condition than subject, not within sales study, or not an arm's length transaction
- Upon further review, Tax Office did not make data adjustments as parcel price per square foot aligned with that of other comparable homes sold

Owner Provided Comps Below

	Subject	0331 03036	0537A01004	0461B02061	0374 01005	0365B01014
						
Location	419 FAWN DRIVE	71 PLUM LN	136 FOXFIRE DR	295 MARIGOLD LN	3546 STAGECOACH RD	63 NEW CIRCLE LN
Distance	*	13.06 miles	0.52 miles	6.49 miles	10.84 miles	10.46 miles
Sale Date	*	11/28/23	1/30/24	12/22/23	4/12/23	2/21/23
Sale Price	*	\$72,500	\$115,000	\$117,000	\$130,000	\$135,000
Sale Price Per Foot	\$101.23 (assessed)	\$55.94	\$78.98	\$65.66	\$100.31	\$66.96
Year Built	1998	2000	1997	1996	1999	1994
Sq Ft	1,404	1,296	1,456	1,782	1,296	2,016
Acres	1.000	0.870	0.750	1.853	2.000	2.360
Notes:		Sold in Poorer condition, not considered comparable	Not within Sales Study	Could not verify as Arm's Length Transaction	Supports Reappraisal Value	Sold with extra 1.3k unfin sqft, not considered comparable

Tax Office Comps Below

	Subject	0461C03001	0463 02026	0463 02027	0463 02028
					
Location	419 FAWN DRIVE	11 FERN LN	464 BUFFALO CREEK LN	402 BUFFALO CREEK LN	368 BUFFALO CREEK LN
Distance	*	6.54 miles	4.78 miles	4.77 miles	4.74 miles
Sale Date	*	7/14/23	8/01/22	11/28/22	4/01/22
Sale Price	*	\$185,000	\$200,000	\$210,000	\$200,000
Sale Price Per Foot	\$101.23 (assessed)	\$106.57	\$123.46	\$112.66	\$115.74
Year Built	1998	2001	1998	1998	1998
Sq Ft	1,404	1,736	1,620	1,864	1,728
Acres	1.000	0.980	2.150	2.150	2.190
Notes:					

**Greenway Investment Prop LLC**

**Residential Doublewide**

**127 Casei Ln**

**0539A01040**

Value Under Appeal: \$151,645

Owners Opinion of Value: Not given

Assessor recommendation: To uphold appraised value of \$151,645

- Owner provided comparable sales that were in poorer condition than subject, not within sales study, or not an arm's length transaction
- Upon further review, Tax Office did not make data adjustments as parcel price per square foot aligned with that of other comparable homes sold

Owner Provided Comps Below

	Subject	0331 03036	0537A01004	0461B02061	0374 01005	0365B01014
						
Location	127 CASEI LANE	71 PLUM LN	136 FOXFIRE DR	295 MARIGOLD LN	3546 STAGECOACH RD	63 NEW CIRCLE LN
Distance	*	13.05 miles	2.79 miles	9.13 miles	12.01 miles	10.63 miles
Sale Date	*	11/28/23	1/30/24	12/22/23	4/12/23	2/21/23
Sale Price	*	\$72,500	\$115,000	\$117,000	\$130,000	\$135,000
Sale Price Per Foot	\$76.74 (assessed)	\$55.94	\$78.98	\$65.66	\$100.31	\$66.96
Year Built	2001	2000	1997	1996	1999	1994
Sq Ft	1,976	1,296	1,456	1,782	1,296	2,016
Acres	0.740	0.870	0.750	1.853	2.000	2.360
Notes:		Sold in Poorer condition, not considered comparable	Not within Sales Study, supports reappraisal value	Could not verify as Arm's Length Transaction	Supports Reappraisal Value	Sold with extra 1.3k unfin sqft, not considered comparable

Tax Office Comps Below

	Subject	0461C03001	0593C01006	0593E01006	0463 02026	0463 02027	0463 02028
							
Location	127 CASEI LANE	11 FERN LN	203 ELLINGTON PATH	360 SPRING LN	464 BUFFALO CREEK LN	402 BUFFALO CREEK LN	368 BUFFALO CREEK LN
Distance	*	9.19 miles	8.19 miles	8.29 miles	7.33 miles	7.32 miles	7.29 miles
Sale Date	*	7/14/23	4/11/23	10/31/23	8/01/22	11/28/22	4/01/22
Sale Price	*	\$185,000	\$180,000	\$189,000	\$200,000	\$210,000	\$200,000
Sale Price Per Foot	\$76.74 (assessed)	\$106.57	\$87.72	\$97.22	\$123.46	\$112.66	\$115.74
Year Built	2001	2001	1998	2000	1998	1998	1998
Sq Ft	1,976	1,736	2,052	1,944	1,620	1,864	1,728
Acres	0.740	0.980	1.000	1.080	2.150	2.150	2.190
Notes:							

## Consent Agenda - September 25, 2024

1. 3 DRP Investments LLC 0462 01009 470 N Chavis Rd \$71,838
2. Ahmed, Mosleh 0040 01004 2106 Coleman PL \$260,228
3. Anderson, Jonathan & Karen 0354 01042A S B Harrison Ln \$8,682
4. Babiak, Cynthia 0400 01034 1130 Glover Rd \$244,897
5. Babiak, Cynthia 0400 01062 Glover Rd \$18,742
6. Baggett, Bobby & Diane 0384 03004 3195 Hicksboro Rd \$34,807
7. Baggett, Bobby & Diane 0384 03008 3207 Hicksboro Rd \$13,705
8. Barefoot, Linda 0457 01017 995 Bobbitt Rd \$165,058
9. Barnett, David & Patricia 0042 03003 105 Marsha Ave \$427,252
10. Bass, Reba 0055 01032 50ft Parker St \$7,862
11. Bass, Reba 0055 01033 100 ft Parker St \$16,200
12. Bass, Reba 0055 01041 240 ft Parker St \$7,791
13. Bobbitt, Brenda W 0429 01011 1935 Old Watkins Rd \$264,201
14. Brammer, John 0364 01058 Settlement Ln Lot 4 \$11,901
15. Brammer, John 0364 01049 286 Settlement Ln \$19,060
16. Breedlove, Robert T & Mullen, Harold B & Inez J O H Parham Ld \$13,901
17. Brown, Charles 0462 01004 N Chavis Rd \$55,559 LU \$2,529
18. Bullock, Alice 0202 01029 Floyd Land \$1,982
19. Burwell, Marshall Scott & Kyle 0433 02013 4175 Old Watkins Rd \$261,633
20. Cannady, John III & Elaine 0039 02015B 1759 Parker Ln \$361,361
21. Carolina Quality Rentals LLC 0317A01004 60 Keeton Rd \$83,836
22. Carolina Quality Rentals LLC 0365A01017A Taylor Rd \$16,180
23. Carter, James deceased 0366 03007 1200 Thomas Rd \$42,501
24. Claiborne, Amy M 0404 01021 Hicksboro Rd \$38,587
25. Covington, Janice 0013 01019 1532 Lynne Ave \$127,206
26. Crews, Betha 0429 03009 87 Lillie Harris Ln \$145,747
27. Crews, William Sr & Betha 0430 02003 2221 Horseshow Bend Rd \$426,239 LU \$178,531
28. Crocker, Russell & Cynthia 0015 04004 526 Oak St \$128,857
29. Davidson, Billy & Diane 0042A01010 3015 Fernwood Dr \$564,956
30. Dorsey, W L Jr 0401 04010 2556 Dabney Rd \$14,410
31. Evans, William 0310 01011 690 Keeton Rd \$138,993
32. Ferguson, Jack & Debra 0379 03005 2355 Barker Rd \$193,030
33. Fields, Hampton Jr 0365 01010A Courtney Russell MH \$3,330
34. Fleming, William III 0474 02004 Turner Home Place \$514,140 LU \$442,822
35. Floyd, Geanie & Jackson, Jacob 0429 01019 1898 Old Watkins Rd \$177,556
36. Floyd, Geanie 0429 01007 1979 Old Watkins Rd \$97,429
37. Ford, Jeffery & Donna Trustees 0019 01012 Cedarwood Dr \$20,171
38. Ford, Jeffery & Donna Trustees 0019 01004 2200 Oxford Rd \$805,648
39. Foster, John & Barbara 0216 04007 US #1 Bypass
40. Freeman, Michael 0216 03005A 2050 NC 39 Hwy S \$104,813
41. Freeman, Michael 0401 03022 2677 Hicksboro Rd \$164,143



42. GAMC Investments LLC 0079 07020 1032 Thurston St \$15,317
43. Gill, David & Wanda 0209 01018 1446 St Andrews Church Rd \$180,091
44. Greenway, Tracy & Dana 0049 02003 3205 Cameron Dr \$560,770
45. Greenway Investment Properties LLC 0407 01005 244 Spring Hill Ln \$113,803
46. Greenway Investment Properties LLC 0400 01073 83 Sunny Ln \$192,978
47. Greenway Investment Properties LLC 0384 01069 260 Red Maple Ln \$147,358
48. Harris, Joel 0428 02003 Matthews Rd \$59,791 LU \$26,603
49. Harris, Joel Simon & Linda 0430 02006 434 Simon Harris Rd \$140,524 LU \$27,424
50. Haynes, Charles 0203 04006A 156 Satterwhite Point Rd \$12,933
51. Hicks, Ricardo 0462 02016 Near Ellis Mill \$16,150
52. Hillard, Betty 0414 01001 5720 Hwy 158 Business \$172,044
53. Hillard, Betty 0414 01002 5676 Hwy 158 Business \$129,126
54. Henderson, Willie & Nancy 0107 11007 210 Omega Rd \$40,669
55. Johnson, H A Jr 0094 01005B Shank St \$9,439
56. Johnson, Hiram Jr & Alice 0094 01005 E Andrews Ave \$5,548
57. Johnson, H A Jr 0094 01004 1570 Andrews Ave \$6,345
58. Jones, Emory deceased & Gail 0302B01013 151 Garden Ln \$266,643 exmp \$133,322
59. Jones, Samuel & Earline 0535 02006 Martha Steed Land \$1,417
60. Keeton, Donald & Phyllis 0215 01059 20 Pine View Rd \$204,422
61. Kittrell, Ida Estate 0463 02004 2358 Bobbitt Rd \$193,514
62. Lassiter, Calvin & Vivian 0460 01020A Community House Rd \$4,500
63. Lassiter, Calvin 0456 03001 1285 Edwards Rd \$136,857
64. Martin, Tamara 0600A05016 230 Kerr Lake Rd \$278,878
65. Matthews, Lisa 0081 02009B 1055 Eastern Blvd \$108,461
66. Mills, Maria 0038 02007 1746 Parker Ln \$253,449
67. Moss, Jerry 0401 04001 1645 Hicksboro Rd \$302,346 exmp \$257,346
68. Moss, Billy c/o Anita Spangler 0084 05024 118 N Elizabeth St \$59,366
69. Myers, Kerry 0214A01044 Ross Ave \$5,895
70. Myers, Kerry 0214A01043 404 Ross Ave \$56,365
71. Nethery, Mary 0362 04023 Burnside Rd \$110,239
72. Newman, Bruce & Daniel, Debra 0490 03013 4131 Bobbitt Rd \$39,305
73. Nicholson, Helen deceased c/o Sue Nicholson 0222A01044 185 Willow Oak Dr \$151,286
74. Norwood, Robert 0379 02011 Hicksboro Rd \$78,824
75. Norwood, Angela & Abbott, James Jr 0356 03004A Hicksboro Rd \$16,637
76. Norwood, Angela & Abbott, James Jr 0356 03004 6957 Hicksboro Rd \$211,045
77. Norwood, Richard Jr & Joan L. Norwood TR 0042A01007 2020 Fernwood Way \$631,955
78. Page, Kevin & Angela 0211 02003 310 Spring Valley Rd \$98,695
79. Parham, John & Ruth deceased 0407 01005F Ridge Trail \$93,112
80. Parker, Fay & Ely, Loretta deceased 0216 04011 Old Epsom RD \$19,769
81. Pegram, Menikos Eugenia Lynn 0037A04002 503 Parham Rd \$234,593
82. Pegram, Bryant 0054 01014 135 Southern Ave \$155,208
83. Peace, Laura 0039 02015E 1747 Parker Ln \$303,820
84. Pearce, Claude Jr & Tammy 0114 01026 55 Chester Ln \$106,521

85. Pendergrass, Kelley 0454 01026 <i>Harp Home</i> \$56,886
86. Red Birds Of Henderson LLC 0216 04008 Epsom Rd #1 Bypass \$8,420
87. Reetz, Jack 0426B01008 267 Burning Tree Dr \$292,365
88. Roberson, Talton 0207 01010 <i>Spring Valley Lake Rd</i> \$5,928
89. Romes, Janice Reavis & Others 0479 01024 Chinaberry Rd \$6,621
90. Romes, Janice Reavis & Others 0479 01023 Reavis Home Land \$20,476
91. Sadler, JW Jr & Bertha 0435 01004 <i>Home Place</i> \$155,079
92. Santora, Donna 0384 02003 3170 Hicksboro Rd \$249,314
93. Slaughter, Kirk & Kelly 0427 02026 <i>Pine Ridge Rd</i> \$104,705 LU \$6,865
94. Smith, Margaret 0369D01024 <i>Jordan Ln</i> \$13,562
95. Southerland, R A 0026 01015 <i>281 Gholson Ave</i> \$205,310
96. Stainback, Grady & Phyllis 0204 01006 <i>4760 US 1 158 Hwy</i> \$134,413
97. Stanley, Robert 0006 03001 <i>1415 Parham St</i> \$68,215
98. Stockley, Carol & John 0362 01006 <i>2348 Burnside Rd</i> \$109,356 LU \$29,467
99. Stovall, Betty Jane & Jerry 0431 01001 <i>Ruin Creek</i> \$418,952 LU \$34,435
100. Stovall, Betty Jane & Jerry 0431 02003 <i>3200 Old Watkins Rd</i> \$153,293
101. Stovall, Betty Jane & Jerry 0431 01008 <i>3226 Old Watkins Rd</i> \$302,172 LU \$93,306
102. Thompson, Martes & Valetter 0414A02001 <i>370 Weybossett Rd</i> \$388,225
103. TRR Properties LLC 0484 04010 3270 Bobbitt Rd \$60,346
104. Venable, Louella & Others 0461 01002 <i>Burwell Rd</i> \$66,500
105. Wade, Irvin 0427 02002 <i>932 Pine Ridge Rd</i> \$101,586
106. Wade, Nancy Lee Trustee 0427 02001 <i>Horseshoe Bend Rd</i> \$213,858 LU \$22,942
107. Whitetail Farm Associates 0466 01003 Burwell Land \$21,262 LU \$1,365
108. Whitetail Farm Associates 0466 01005 Burwell Land \$19,237 LU \$1,300
109. Whitetail Farm Associates 0435 01009 <i>Tabbs Creek</i> \$39,043 LU \$3,169
110. Wilder, Frank Ray & Jo Ann M 0532A01004 62 Brookhaven Ct \$165,022
111. Williams, Virginia 0380 01033 <i>740 Louis Williams Rd</i> \$197,409
112. Williams, Virginia 0380 01030 <i>Louis Williams Rd</i> \$62,337
113. Williamson, Dennis 0384 01077 <i>70 N Barham Ln</i> \$97,043
114. Willstaedt, Dianna 0332 01012 <i>1314 Plum Nutty Rd</i> \$184,610
115. Wimbush, Dorothy 0374 02002 <i>110 Jones Rd</i> \$139,912 exmp \$68,098

# Tax Revaluation Appeals - August 2024

## Consent Agenda

1. Ahmed, Mosleh 0014 04020 1571 Oakdale Cir \$72,371
2. Ahmed, Mosleh 0035 02003 1285 David Ave \$135,888
3. Ayscue, Christopher Sr 0592 01075 Fleming Rd \$20,738
4. Ayscue, Christopher 0403 03006 100 Dabney Depot Ln \$3,447
5. Ball, Christopher 0467 02003 1306S Lynnbank Rd \$249,292
6. Barber, Mitchell & Nancy 0485 02011 3035 Charlie Grissom Rd \$49,741
7. Barrow, Stephen 0468 01003 School House Rd \$12,150
8. Barrow, Stephen 0468 01005 School House Rd \$10,327
9. Barrow, Stephen 0468 01004 36 School House Rd \$51,878
10. Bennerson, Adrienne & Hawkins, James Jr 0548 02006 611 Massenburg Rd \$21,998
11. Boyd, Betty & James 0405 02007 Wilkinson \$3,819 LU \$554
12. Brown, Lunsford & Deborah 0329 01006 2640 Rice Rd \$507,485 LU \$429,664
13. Brummitt, Samuel Heirs & Margie 0042A01009 Fernwood Way \$31,381
14. Brummitt, Samuel Heirs c/o Dan Brummitt 0042A01008 Fernwood Way \$25,200
15. Brummitt, R Daniel & Tonya 0459 02003 324 Dr Finch Rd \$61,001
16. Cable, Evelyn 0428 01015 123Matthews Rd \$183,657
17. Capps, J M deceased c/o Jerry Capps 0412 01013 Capps Land \$20,917
18. CM Tucker Lumber of NC LLC 0602 04001 535 Chestnut St \$1,786,650
19. Collier, Bonnie & Phillip Trustees 0461C01001 Briggs Rd \$3,374
20. Collier, Phillip & Kristina 0455 01045 3199 N Lynnbank Rd \$248,159
21. Collier, Phillip & Kristina 0455 01045A Lynnbank Rd \$16,997
22. Collins, Kevin 0478 01001 310Church St \$85,378
23. Cortez, Gildardo 0221 02021 282 Facet Rd \$120,725
24. Crews, John 0428 01016 Matthews Rd \$253,861 LU \$247,281
25. Crews, John & Cable, Evelyn 0428 01001 Matthews Rd \$190,645 LU \$27,857
26. Day, Billie & Ann 0108 01010 562 Wayview Rd \$129,398
27. Day, Danny & Sabrina 0054 01032A 134 Southern Ave \$178,169
28. Daye, George Sr & Barbara 0222A01045 187 Willow Oak Dr \$166,550
29. Elliott, Paul & Deeann 0591 02028 710 Moody Rd \$95,323
30. Evans, Victor & Bernice 0310 01016 Keeton Rd \$23,342
31. Ferri, Mark & Shereen 0005 01013 W Belle St \$124,990
32. Finch, Shelia 0546 01051 131 Gillburg Rd \$14,641

33. Fisher, Steven 0493 01033 172 Sunrise Ln \$296,978
34. Fisher, Steven 0493 01039 Sunrise Ln \$3,412
35. Fisher, Steven 0493 01032 Sunrise Ln \$10,158
36. Franklin, Anthony & Marian 0536 03011 320 Franklin Rd \$192,880
37. Freeman, Michael 0113 08005 1109 Edward St \$59,557
38. Freitag, Terry deceased & Betty 0608 02028 175 Bogey Ln \$187,039
39. Glass, Randall & Litton, Leshia 0316 02009 3360 Tungsten Mine Rd \$133,299
40. Goss, Pamela 0302A01003 N Sultans Ln \$313,731
41. Greenway Investment Prop LLC 0054 01052 133 Watson Dr \$177,073
42. Haithcock, Chadwick & Frances 0356 01021 7920 Hicksboro Rd \$381,029
43. Harris, Jo Ann 0551 04001 565 New Bethel Church Rd \$8,797
44. Hawkins, Daniel Sr, Odell & Taylor 0594 02030 John H Bullock Rd \$13,893
45. Hawkins, Daniel Sr & Others 0594 02031 42 Hawkins Memorial Ln \$35,613
46. Hawkins, Daniel Sr & Others 0594 02023 1235 John Bullock Rd \$24,700
47. Hayes, Martha 0462 01002 622 N Chavis Rd \$103,187
48. Hester, Frank Jr 0209 01027 Kelly Rd \$30,968
49. Hester, Frank Jr 0209 01028 Kelly Rd \$26,364
50. Hicks, Vicky 0591C01015 Daniel Boone Trl \$3,456
51. Holloway, Kimberly 0300 01001 Keeton Rd \$181,130
52. Holloway, Kimberly 0300 01018 Sunset Ridge Cir \$39,518
53. Holloway, Kimberly 0300 01031 Peninsula Dr Lot 15 \$32,298
54. Holloway, Kimberly 0300 01032 Peninsula Dr Lot 13 \$40,419
55. Holloway, Kimberly 0300 01033 Peninsula Dr Lot 12 \$30,292
56. Holloway, Kimberly 0300 01034 Peninsula Dr Lot 11 \$24,361
57. Holloway, Kimberly 0300 01035 Peninsula Dr Lot 7 \$44,033
58. Holloway, Kimberly 0300 01036 Peninsula Dr Lot 6 \$53,364
59. Hughes, James 0532 04003 1814 Vicksboro Rd \$117,771
60. Hughes, James 0532 04008 Hamp Falkner Rd \$41,758
61. Hughes, James 0532 04006 1856 Vicksboro Rd \$162,820 exmp \$81,409
62. Investment Management of Henderson LLC 0096 05037 57ft Monroe St \$1,597
63. Investment Management of Henderson LLC 0097 01006 498ft Witherspoon St \$4,118
64. Investment Management of Henderson LLC 0097 02001 1107ft Jefferson St \$13,552
65. Investment Management of Henderson LLC 0096 02013 100ft Daniel St \$5,068
66. Investment Management of Henderson LLC 0096 02019 Jefferson St \$6,603
67. Investment Management of Henderson LLC 0096 03020 40ft Daniel-Grant \$2,469

68.	Investment Management of Henderson LLC	0096 03021	50ft Daniel St	\$2,808
69.	Investment Management of Henderson LLC	0096 05025	50ft Monroe St	\$1,578
70.	Investment Management of Henderson LLC	0096 05026	50ft Monroe St	\$1,380
71.	Investment Management of Henderson LLC	0096 05027	50ft Monroe St	\$1,380
72.	Investment Management of Henderson LLC	0096 05028	50ft Monroe St	\$1,479
73.	Investment Management of Henderson LLC	0096 05029	50ft Monroe St	\$1,578
74.	Investment Management of Henderson LLC	0096 05030	57ft Monroe St	\$1,578
75.	Investment Management of Henderson LLC	0096 05031	10ft Monroe St	\$1,676
76.	Investment Management of Henderson LLC	0096 05032	50ft Monroe St	\$1,676
77.	Investment Management of Henderson LLC	0096 05033	50ft Monroe St	\$1,775
78.	Investment Management of Henderson LLC	0096 05034	50ft Monroe St	\$1,775
79.	Investment Management of Henderson LLC	0096 05035	53ft Monroe St	\$1,873
80.	Investment Management of Henderson LLC	0096 05036	50ft Monroe St	\$1,873
81.	Ivey, Robert Jr	0401 04010	Off Hicksboro Rd	\$4,125
82.	Johnson, Hiram & Alice	0094 01008	1540 Andrews Ave	\$15,057
83.	Johnson, H A Jr	0083 01016	226 Orville St	\$79,489
84.	Kearney, Roena Deceased C/O Foster, Velma	0096 05006	704 Daniel St	\$68,219
85.	Layton, Ben Sr & Phyliss	0488 02018	1595 Oak Ridge Church Rd	\$105,778
86.	Lewis, Angela	0451 01017	2247 Old County Home Rd	\$140,309
87.	Loving, Junius & Judy	0536 03035	164 Franklin Rd	\$175,986 exmp \$130,986
88.	Marple, Kenneth & Patricia	411	Taylor's Pointe Ln	\$346,778
89.	Matthews, Robert	0532 03010	1190 Vicksboro Rd	\$71,224
90.	Mitchell, John deceased & Bernice	0400 01007	G C Brown Land	\$99,837
91.	Mitchell SFR LLC	0091 06006	911-913 Arch St	\$126,120
92.	Morgan, William & Margaret	0352 01021	9639 NC 39 Hwy N	\$163,238
93.	Norwood, CT & Barbara c/o JW Norwood	0368 02014	18 Walter Norwood Ln	\$241,208
94.	Norwood, Clarence & Barbara	0368 02022	Hicksboro Rd	\$2,850
95.	Norwood, Judy & Robert	0008 01004	709 Roanoke Ave	\$116,095
96.	Overby, Joseph	0470A01020	26 Friar Ln	\$448,537
97.	Owen, Cindy	0412 01017	6044 Hwy 158 Business	\$192,475
98.	Parham, Ronald & Gina	0326 01030	218 Outrigger Ln	\$233,612
99.	Pearce, Allison & Claude III	3495	Old Watkins Rd	\$74,560
100.	Perkinson, Royce	0382 02006	Perkinson Land	\$12,003
101.	Perkinson, Royce	0382 02003	3995 Glebe Rd	\$113,094
102.	Pendergrass, Raymond & Jessie	0458 02001B	491 Abbott Rd	\$220,739

103.	Pendergrass, Fannie 0406 01018 2048 Poplar Creek Rd \$228,099 exmp \$116,311
104.	Pendergrass, Larry & Margie 0484 01008 278 Rocky Ford Rd \$155,853
105.	Pendergrass, Larry & Margie 0484 01009 280 Rocky Ford Rd \$344,113 LU \$62,567
106.	
107.	Perry, Cory 0011 07007 824 Rook St \$90,893
108.	Perry, Zollie 0377 01001 5812 NC 39 Hwy N \$28,000
109.	Person, Deborah 0011 05007 101Kearney St \$81,221
110.	Poffenberger, Randy & Jill 0326A01019 59 White Deer Ln \$215,770
111.	R & J Enterprises of Vance LLC 0551 02010 252 New Bethel Church Rd \$188,542
112.	Ray, James Jr & Donna 0305 01009 1013 Rev Henderson \$21,575
113.	Robinson, Betty deceased c/o Sheri Allen 0401 02008 1685 Glebe Rd
114.	Rogers, JC & Freeman, Ann 0104 02005 821 Parkway Dr \$43,669
115.	Rook, Raymond & Teresa 0312B02003 Waterstone Ln Lot 76 \$28,476
116.	Satterwhite, Dennis 0426 01013D 239 Country Acres Dr \$16,334
117.	Satterwhite, Dennis 0456 06006 1133 Edwards Rd \$85,329 expt \$42,664
118.	Satterwhite, Dennis 0426 01013B Country Acres Dr \$9,984
119.	Satterwhite, Dennis 0426 01013C Country Acres Dr \$9,974
120.	Satterwhite, Willie & Velvet 0206 03012 35 St Andrews Church Rd \$102,763
121.	Satterwhite, Willie & Velvet 0402 01015 Samuels Pl \$52,342
122.	Skipwith, Ann 0329 02001B 9571 Hicksboro Rd \$209,070 exmp \$121,468
123.	SP Master Capital LLC 0084 05001 Jane Ave \$2,916,147
124.	State Employees Credit Union 0215 02011 1795 Graham Ave \$1,763,242
125.	Strickland, Conly & Violet 0427 03004 1364 Old Watkins Rd \$355,122
126.	Sunday, Kurt 0312 01009 Scott Rd \$145,793
127.	Taylor Company Inc JP 0083 01010A 219 Wright Ave \$379,152
128.	Taylor Company Inc JP 0083 01011 215 Wright Ave \$222,475
129.	Thorpe, Joseph & Claudia 0079 03039A 606 East Ave \$60,525
130.	Tucker, Mrs. Harold Sr 0317 03005 \$285,351 LU \$53,966
131.	Washington, Clency 0550 02010 313 Foster Rd Ext \$61,240
132.	Welsh, Mark 0035 01025 2000 Coleman Pl \$447,791
133.	West, Kathy 0379 01008 3530 Hicksboro Rd \$72,486
134.	Wilkins, Chatam 0061 05010 909 David St \$48,226
135.	Williams, Daniel & Mary 0218A02005 109 West Lake Dr \$324,150
136.	Williams, Joyce & Helen 0205 01002W Willow Creek Run \$7,195

137.	Williamson, Robert & Etelbina 0479 04006 125 W Church Rd \$19,537
138.	Wilson, Kristen & Joseph 0470A02007 1881 Bobbitt Rd \$277,230
139.	Woodlief, Graham 0494 02030 152 H R Gilles Ln \$223,006

## Revaluation Appeals - July 2024

July 1, 2024 -Consent Agenda

	Taxpayer	Parcel #	Property Description	Value	Value with exemption	Value with land use
2024 Revaluation Appeal	A New Day Realty LLC	0319 02016	159 Marina Cove Ln	112,218		
2024 Revaluation Appeal	Andrzejewski John & Donna	0300 01029	1695 Peninsula Ln	435,541		
2024 Revaluation Appeal	Attia Tamer	0075 03031	803 N Garnett St	6,250		
2024 Revaluation Appeal	Attia Tamer & Kamel Nancy	0074 02018	825 John St	28,887		
2024 Revaluation Appeal	Autozone Stores Inc	0017 02005	200 Dabney Dr	943,975		
2024 Revaluation Appeal	Bailey Shelia	0586 02025	Frank Bullock Rd	22,429		
2024 Revaluation Appeal	Ball Jr Thomas & Sherry	0539 01085	1053 Southerland Mill Rd	147,089		
2024 Revaluation Appeal	Barry Patricia	0613 04034	105 Sandy Ln	171,931	85,965	
2024 Revaluation Appeal	Bean Richard & Patricia	0042 01005	3414 Cameron Dr	562,973		
2024 Revaluation Appeal	Blankenship Dean	0456A01013	718 S Lake Lodge Rd	149,382	74,690	
2024 Revaluation Appeal	Bowman Patrick & Cathy	0426B04002	391 Burning Tree Dr	503,182		
2024 Revaluation Appeal	Brandon Isiah	0489 01020	Home Place	28,880		
2024 Revaluation Appeal	Brandon Joseph & Ruby	0479 01041	George Rogers Land	28,800		
2024 Revaluation Appeal	Brandon Joseph & Ruby	0479 01042	22 W Chavis Rd	107,184		
2024 Revaluation Appeal	Brantley Karney	0218A01006	110 Westlake Dr	269,252		
2024 Revaluation Appeal	Buchanan Larry & Frances	0403 02006	4072 Dabney Rd	160,147		
2024 Revaluation Appeal	Buchanan Larry & Frances	0403 02031	Dabney Rd	13,216		
2024 Revaluation Appeal	Buchanan Larry & Frances	0450 02013	Arrowhead Ln	120,232		
2024 Revaluation Appeal	Buchanan Larry & Frances	0450 02014	Arrowhead Ln	23,409		
2024 Revaluation Appeal	Buddy L Properties LLC	0032 01003	1553 Dabney Dr	1,424,655		
2024 Revaluation Appeal	Bullock Horace	0085 02004	129 S Bullock St	75,083		
2024 Revaluation Appeal	Burnham Jr Charles	0411 01006	Red Oak Rd	103,125		
2024 Revaluation Appeal	Burnham Jr Charles	0426 01001A	Hwy 158 Business	8,010		322
2024 Revaluation Appeal	Burnham Jr Charles	0426 01028A	189 Pine Meadow Tr	180,825		11,804
2024 Revaluation Appeal	Carlock Richard heirs & Sandra heirs	0450B01008	151 Country Acres Rd	43,671		
2024 Revaluation Appeal	Cash Hammitt Jr & Nancy	0319 02013	Hibernia Rd	12,223		
2024 Revaluation Appeal	Cash Nancy	0319 02012	246 Hibernia Rd	247,809		
2024 Revaluation Appeal	Casto Elmer & Frances	0317 03008B	436 Deer Hollow Rd	93,560		
2024 Revaluation Appeal	Clayton Donna	0019 01011	222 Bellwood Dr	244,072	122,035	
2024 Revaluation Appeal	Clayton Sr James	0548 01066	896 Massenburg Rd	248,099		
2024 Revaluation Appeal	Collins Kemp & Vicki	0480 03006	120 Smith St	71,286		
2024 Revaluation Appeal	Combs David & Mary	0371A02001	422 Bullock Ln	164,286		
2024 Revaluation Appeal	Currin William Jr & Casie	0350 01024	8360 Hicksboro Rd	124,338		
2024 Revaluation Appeal	Dabney Exchange LLC	0012 01005	Exchange St Ext	51,187		
2024 Revaluation Appeal	Dailey Ronald & Cynthia Trustees	0354C01002A	B Harrison Ln N/Lot 2A	6,670		
2024 Revaluation Appeal	Dawson Scott & Kathryn	0022 10005	904 Hargrove St	251,911		
2024 Revaluation Appeal	Dunston Phyllis	0214C02027	104 Briarcliff St	107,953		
2024 Revaluation Appeal	Eatmon Everette	0539 01034	1257 Southerland Mill Rd	170,587	85,292	
2024 Revaluation Appeal	Eaton Johnson LLC	0074 01001	500 W Rockspring St	412,957		
2024 Revaluation Appeal	Edwards Curtis	0028 03009	Lehman-Wms St	5,332		
2024 Revaluation Appeal	Edwards Curtis	0028 03016	1026 Maple St	84,338	42,168	
2024 Revaluation Appeal	Felts William & Sherry	054106004	2375 Rock Mill Rd	154,358	77,179	
2024 Revaluation Appeal	Flores Julio & Jackelyn	0369A01039	66 Winona Ln	134,196		
2024 Revaluation Appeal	Foster Plummer & Sharon	0365 01021	570 Dick Faines Rd	110,096		