

Agenda
Vance County Board of Equalization & Review
November 12, 2024
1:00 PM

I. Taxpayer Appeals

II. Consent Agenda

III. Adjourn

Board of Equalization & Review
November 12, 2024

1. Allen, Gail R 0431 04010 Watkins Rd \$59,322
2. Allen, John Thomas Jr 0431 04003A 2801 Community House Rd \$254,632
3. Allen, John & Charles 0113 10001 Off Epsom Rd \$13,778
4. Allen, John & Charles 0113 12001 Parker Land \$18,615
5. Allen, Charles Heirs 0112 08004 Indiana Ave \$7,630
6. Allen, John & Charles 0113 20001 Off Epsom Rd \$15,699
7. Allen, John & Charles 0113 20003 Chavasse Property \$16,844
8. Johnson, H A Jr 0094 01012 215 Shank St \$9,180
9. Johnson, H A Jr 0094 01013 100 ft Shank St \$9,180
10. Fogg, Juanita 0085 08003 1667 Willow Ln \$73,500
11. Divine Hospitality LLC 0213 03011 400 N Cooper Dr \$2,565,603
12. Pernell, Tommy & Cynthia 0470 03017 2010 Kittrell Rd \$180,888
13. Pernell, Tommy & Cynthia 0470 03025 Kittrell Rd \$90,675 LU \$5,936
14. Pernell, Tommy & Cynthia 0470 03003 1808 & 1904 Kittrell Rd \$373,028 LU \$224,863
15. Padgett, Teresa 0028 03011 1019 Lehman St \$85,820
16. Padgett, Teresa 0088 01022 606 S Park Ave \$70,106
17. Padgett, Teresa 0099 01010 1318 Lehman St \$64,185
18. Padgett, Teresa 0088 07005 811 South Carolina Ave \$55,831
19. Padgett, Teresa 0536 02018A 624 Vicksboro Rd \$150,558
20. Padgett, Teresa 0028 03010 Lehman & William St \$4,252
21. Ross, Crystal L 0545 01024 1310 Southerland Mill Rd \$244,192
22. Littlejohn, Angela D 0542B02016 156 Big Buck Rd \$105,522
23. McCann William Jr & Others 0407 01032 Dabney Rd \$189,900
24. Clayton, Jane D Heirs 0434 01005 400 Clayton Rd \$346,450 LU \$145,226
25. Clayton, Johnny Grey 0434 01002 1621 Community House Rd \$586,426 LU \$251,338
26. Floyd, Michael & Susan Trustee 0462 02004 295 N Chavis Rd \$86,785 LU \$38,280
27. Rose, Douglas Heirs & Patricia 0532 01016 1651 Vicksboro Rd \$436,680
28. Cole, Kathryn 0609 02056 5045 US 1-158 Hwy \$1,998
29. Buchanan, Joseph T & Amy 0471A01018 630 Deerfield Run \$108,270
30. Aiken, Kirby G & Tammy P 0615 01041 176 Brookston Rd \$50,465
31. Aiken, Kirby G & Tammy P 0615 01009 1867 Warrenton Rd \$209,943 LU \$168,175
32. Aiken, Tammy P & Blanks, Cindy P 0212 02021A 1110 Murphy Rd \$43,839

Allen, Gail R.

9.74 Vacant Acres

WATKINS ROAD

0431 04010






Value Under Appeal: \$91,386 updated to \$59,322

Owners Opinion of Value: \$36,344 (\$3,731/acre)

Assessor recommendation: To uphold the updated value of **\$59,322** (\$6,091/acre)

- The Appellant indicates that this land will not perk but has not submitted any evidence to support this claim. Without documentation that the land has failed a perk test, a “no perk” adjustment cannot be made.
- The Assessor’s Office submits four comparable sales ranging from **\$5,763/acre** to **\$6,857/acre**.
- The updated assessed value at **\$6,091/acre** is well supported.

Assessor Land Comps:

	Subject	Assessor Land Comp 1	Assessor Land Comp 2	Assessor Land Comp 3	Assessor Land Comp 4
					
Location	WATKINS ROAD	CLUB POND RD	HICKSBORO RD	95 CEDAR ROCK LN	TOM HICKS LAND
Parcel	0431 04010	0537 01065	0374 03010	0455 01075	0378 01009
Distance	*	9.12 miles	9.31 miles	2.95 miles	10.57 miles
Sale Date	*	4/14/2022	4/25/2023	5/24/2023	11/16/2023
Sale Price	*	\$38,500	\$35,500	\$98,000	\$48,000
Sale Price Per Acre	\$6,091 (assessed)	\$5,763	\$6,089	\$6,137	\$6,857
Acres	9.740	6.680	5.830	15.970	7.000
Notes:	Irregular shape	Irregular shape. Steep topography.	Irregular shape. Steep topography.	Irregular shape. Steep topography. No road frontage.	Irregular shape. Moderate topo. Minimal frontage.

Allen, John Thomas Jr.
Single Family Residential
2801 COMMUNITY HOUSE ROAD
0431 04003A

Value Under Appeal: \$151,450 updated to \$254,632

Owners Opinion of Value: \$74,000 (\$26.97/SF)

Assessor recommendation: To uphold the updated value of **\$254,632** (\$92.80/SF)

- The Appellant indicated that the subject property was renovated in 2018. Based on this statement and photos of the home (provided on pages 2 and 3), the condition was raised to “Good,” resulting in an increased assessment.
- The Appellant indicated that the subject property is only 1800 SF, but photographic evidence and GIS measurement both indicate 2,744 SF.
- The Assessor’s Office submits three comparable sales ranging from **\$92.86/SF** to **\$97.91/SF**. Due to the subject’s age and large size, comps were sourced from further away than is preferred. Two of the comps were reduced for more significant renovation than is assumed for the subject. Reductions are per the adopted schedule of values.
- The updated assessed value of **\$92.80/SF** is well supported.

Assessor Comps:

	Subject	Assessor Comp 1	Assessor Comp 2	Assessor Comp 3
				
Location	2801 COMMUNITY HOUSE RD	934 S CHESTNUT ST	223 WILLOWWOOD DR	935 S CHESTNUT ST
Parcel	0431 04003A	0005 01004	0018 04023	0005 08001
Distance	*	6.62 miles	5.93 miles	6.62 miles
Sale Date	*	10/28/2022	5/3/2022	8/28/2024
Sale Price	*	\$259,000	\$311,000	\$300,000
Adjustment	*		-\$65,447	-\$66,201
Reason	*		Renovations	Renovations
ADJ Price	*		\$245,553	\$233,799
ADJ Price Per Sq Ft	\$92.80 (assessed)	\$92.86	\$93.62 (adjusted)	\$97.91 (adjusted)
Year Built	1920	1920	1920	1922
Sq Ft	2,744	2,789	2,623	2,388
Acres	0.750	0.350	0.610	0.280
Notes:	Renovated in 2018.		Adjustment per adopted schedule of values.	Adjustment per adopted schedule of values.



RESIDENTIAL APPEALS - Complete the following:

of Bedrooms 3 # of Full Baths 1 # of ½ baths 0
Elevator Y N X Year Built 1910 Year Renovated 2018
Total Heated Living Area 1000 sq ft Upstairs Heated Area 800 sq ft
Tenant Occupied Y N Rent \$ /Mo Basement Area Finished Unfinished

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

Wooded Lot

OFF OLD EPSOM RD

0113 10001

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

Owners Opinion of Value: None provided.

Assessor recommendation: To uphold updated value of **\$13,778** (\$17,664/acre)

- The Appellant previously appeared at the 9/25 meeting of the Board of Equalization & Review.
- The Board directed the Assessor’s Office to return using comparable sales from within the ETJ.
- The Assessor submits four comparable sales of vacant land within the ETJ. These range from **\$12,857/acre** to **\$23,958/acre**.
- The updated assessed value at **\$17,664/acre** falls roughly in the middle of these comparable sales.

Assessor Comps:

	Subject	Assessor Comp 1	Assessor Comp 2	Assessor Comp 3	Assessor Comp 4
					
Location	OFF OLD EPSOM RD	INDIANA AVE	KINGS RD	GUPTON LN	GUPTON LN
Parcel	0113 10001	0113 03003	0206A02021	0532B01025	0532B01024
Distance	*	0.02 miles	4.38 miles	2.42 miles	2.43 miles
Sale Date	*	7/15/2022	9/22/2022	1/31/2024	1/31/2024
Sale Price	*	\$4,500	\$7,500	\$22,500	\$23,000
Sale Price Per ACRE	\$17,664 (assessed)	\$12,857	\$15,000	\$23,196	\$23,958
Acres	0.780	0.350	0.500	0.970	0.960
Notes:	In the ETJ. Wooded lot. Triangular shape.	In the ETJ. Part wooded lot. Unlivable house.	In the ETJ. Wooded lot.	In the ETJ. Wooded lot. Private gravel road.	In the ETJ. Part wooded lot. Private gravel road.

Allen, John T.
Wooded Lot
PARKER LAND
0113 12001






Value Under Appeal: \$18,615

Owners Opinion of Value: \$4,000 (\$2,326/acre)

Assessor recommendation: To uphold the assessed value of **\$18,615** (\$10,823/acre)

- The Appellant previously appeared at the 9/25 meeting of the Board of Equalization & Review.
- The Board directed the Assessor’s Office to return using comparable sales from within the ETJ.
- The Assessor’s Office submits four comparable sales of vacant land within the ETJ. These range from **\$10,000/acre** to **\$23,958/acre**.
- The updated assessed value at **\$10,823/acre** falls near the bottom of the range.

Assessor Comps:

	Subject	Assessor Comp 1	Assessor Comp 2	Assessor Comp 3	Assessor Comp 4
					
Location	PARKER LAND	WILKINS LN	KINGS RD	GUPTON LN	GUPTON LN
Parcel	0113 12001	0111 02004	0206A02021	0532B01025	0532B01024
Distance	*	0.6 miles	4.43 miles	2.38 miles	2.4 miles
Sale Date	*	9/18/2023	9/22/2022	1/31/2024	1/31/2024
Sale Price	*	\$10,000	\$7,500	\$22,500	\$23,000
Sale Price Per ACRE	\$10,823 (assessed)	\$10,000	\$15,000	\$23,196	\$23,958
Acres	1.720	1.000	0.500	0.970	0.960
Notes:	In the ETJ. Wooded lot. Unformed legal road. (“paper road”	In the ETJ. Wooded lot.	In the ETJ. Wooded lot.	In the ETJ. Wooded lot. Private gravel road.	In the ETJ. Part wooded lot. Private gravel road.

Allen, Charles M. Heirs

Wooded Lot

INDIANA AVE

0112 08004

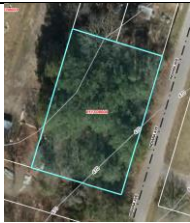



Value Under Appeal: \$7,630

Owners Opinion of Value: \$6,693 (\$19,682/acre)

Assessor recommendation: To uphold the assessed value of **\$7,630** (\$22,441/acre)

- The Appellant previously appeared at the 9/25 meeting of the Board of Equalization & Review.
- The Board directed the Assessor’s Office to return using comparable sales from within the ETJ.
- The Assessor submits four comparable sales of vacant land within the ETJ. These range from **\$12,857/acre** to **\$23,958/acre**.
- The updated assessed value at **\$22,441/acre** falls near the top of the range.

Assessor Comps:

	Subject	Assessor Comp 1	Assessor Comp 2	Assessor Comp 3	Assessor Comp 4
					
Location	INDIANA AVE	INDIANA AVE	KINGS RD	GUPTON LN	GUPTON LN
Parcel	0112 08004	0113 03003	0206A02021	0532B01025	0532B01024
Distance	*	0.05 miles	4.31 miles	2.34 miles	2.35 miles
Sale Date	*	7/15/2022	9/22/2022	1/31/2024	1/31/2024
Sale Price	*	\$4,500	\$7,500	\$22,500	\$23,000
Sale Price Per ACRE	\$22,441 (assessed)	\$12,857	\$15,000	\$23,196	\$23,958
Acres	0.340	0.350	0.500	0.970	0.960
Notes:	In the ETJ. Wooded lot.	In the ETJ. Part wooded lot. Unlivable house.	In the ETJ. Wooded lot.	In the ETJ. Wooded lot. Private gravel road.	In the ETJ. Part wooded lot. Private gravel road.

Allen, John T.
Wooded Lot
OFF EPSOM RD
0113 20001

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

Owners Opinion of Value: None provided.

Assessor recommendation: To uphold the updated value of **\$15,699** (\$16,701/acre)

- The Appellant previously appeared at the 9/25 meeting of the Board of Equalization & Review.
- The Board directed the Assessor’s Office to return using comparable sales from within the ETJ.
- The Assessor’s Office submits four comparable sales of vacant land within the ETJ. These range from **\$10,000/acre** to **\$23,958/acre**.
- The updated assessed value at **\$16,701/acre** falls in the middle of the range.

Assessor Comps:

	Subject	Assessor Comp 1	Assessor Comp 2	Assessor Comp 3	Assessor Comp 4
					
Location	OFF EPSOM RD	WILKINS LN	KINGS RD	GUPTON LN	GUPTON LN
Parcel	0113 20001	0111 02004	0206A02021	0532B01025	0532B01024
Distance	*	0.62 miles	4.46 miles	2.41 miles	2.43 miles
Sale Date	*	9/18/2023	9/22/2022	1/31/2024	1/31/2024
Sale Price	*	\$10,000	\$7,500	\$22,500	\$23,000
Sale Price Per ACRE	\$16,701 (assessed)	\$10,000	\$15,000	\$23,196	\$23,958
Acres	0.940	1.000	0.500	0.970	0.960
Notes:	In the ETJ. Wooded lot. Unformed legal road.	In the ETJ. Wooded lot.	In the ETJ. Wooded lot.	In the ETJ. Wooded lot. Private gravel road.	In the ETJ. Part wooded lot. Private gravel road.

Allen, John T.

Wooded Lot

CHAVASSE PROPERTY

0113 20003

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

Owners Opinion of Value: \$3,510 (\$3,375/acre)

Assessor recommendation: To uphold the updated value of **\$16,844** (\$16,196/acre)

- The Appellant previously appeared at the 9/25 meeting of the Board of Equalization & Review.
- The Board directed the Assessor’s Office to return using comparable sales from within the ETJ.
- The Assessor’s Office submits four comparable sales of vacant land within the ETJ. These range from **\$10,000/acre** to **\$23,958/acre**.
- The updated assessed value at **\$16,844/acre** falls in the middle of the range.

Assessor Comps:

	Subject	Assessor Comp 1	Assessor Comp 2	Assessor Comp 3	Assessor Comp 4
					
Location	CHAVASSE PROPERTY	WILKINS LN	KINGS RD	GUPTON LN	GUPTON LN
Parcel	0113 20003	0111 02004	0206A02021	0532B01025	0532B01024
Distance	*	0.65 miles	4.49 miles	2.41 miles	2.42 miles
Sale Date	*	9/18/2023	9/22/2022	1/31/2024	1/31/2024
Sale Price	*	\$10,000	\$7,500	\$22,500	\$23,000
Sale Price Per ACRE	\$16,196 (assessed)	\$10,000	\$15,000	\$23,196	\$23,958
Acres	1.040	1.000	0.500	0.970	0.960
Notes:	In the ETJ. Wooded lot. Unformed legal road.	In the ETJ. Wooded lot.	In the ETJ. Wooded lot.	In the ETJ. Wooded lot. Private gravel road.	In the ETJ. Part wooded lot. Private gravel road.

Johnson, H. A. Jr.

Open Lot

215 SHANK STREET

0094 01012






Value Under Appeal: \$9,180

Owners Opinion of Value: \$7,500 (\$16,667/acre)

Assessor recommendation: To uphold the assessed value of **\$9,180** (\$20,400/acre)

- The Appellant previously appeared at the 9/25 meeting of the Board of Equalization & Review.
- The Board invited the Appellant to return at a later meeting with additional evidence.
- The Assessor’s Office submits four comparable sales ranging from **\$25,758/acre** to **\$52,941/acre**.
- The assessed value at **\$20,400/acre** is well supported.

Assessor Comps:

	Subject	Assessor Comp 1	Assessor Comp 2	Assessor Comp 3	Assessor Comp 4
					
Location	215 SHANK ST	MONTGOMERY ST	1526 NICHOLAS ST	BULLOCK ST	HIGH ST
Parcel	0094 01012	0085 02021	0064 01011	0084 03034A	0008 01028
Distance	*	0.5 miles	1.52 miles	0.55 miles	2.33 miles
Sale Date	*	4/21/22	9/6/23	3/13/22	10/10/23
Sale Price	*	\$8,500	\$2,500	\$5,000	\$9,000
ADJ Price Per Sq Ft	\$20,400 (assessed)	\$25,758	\$31,250	\$31,250	\$52,941
Acres	0.450	0.330	0.080	0.160	0.170
Notes:		Distinct parcel shape	Slight parcel shape, abuts railroad		

Johnson, H. A. Jr.

Open Lot

SHANK STREET

0094 01013






Value Under Appeal: \$9,180

Owners Opinion of Value: \$7,500 (\$16,667/acre)

Assessor recommendation: To uphold the assessed value of **\$9,180** (\$20,400/acre)

- The Appellant previously appeared at the 9/25 meeting of the Board of Equalization & Review.
- The Board invited the Appellant to return at a later meeting with additional evidence.
- The Assessor’s Office submits four comparable sales ranging from **\$25,758/acre** to **\$52,941/acre**.
- The assessed value at **\$20,400/acre** is well supported.

Assessor Comps:

	Subject	Assessor Comp 1	Assessor Comp 2	Assessor Comp 3	Assessor Comp 4
					
Location	215 SHANK ST	MONTGOMERY ST	1526 NICHOLAS ST	BULLOCK ST	HIGH ST
Parcel	0094 01012	0085 02021	0064 01011	0084 03034A	0008 01028
Distance	*	0.5 miles	1.51 miles	0.55 miles	2.33 miles
Sale Date	*	4/21/22	9/6/23	3/13/22	10/10/23
Sale Price	*	\$8,500	\$2,500	\$5,000	\$9,000
ADJ Price Per Sq Ft	\$20,400 (assessed)	\$25,758	\$31,250	\$31,250	\$52,941
Acres	0.450	0.330	0.080	0.160	0.170
Notes:		Distinct parcel shape	Slight parcel shape, abuts railroad		

Fogg, Juanita
Single Family Residential
1667 WILLOW LANE
0085 08003

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

Owners Opinion of Value: \$45,000 (\$46.83/SF)

Assessor recommendation: To uphold the updated value of **\$73,500** (\$76.48/SF)

- The Appellant previously appeared at the 9/25 meeting of the Board of Equalization & Review.
- The Board invited the Appellant to return at a later meeting with additional evidence and allowed 30 days for the appellant to obtain an appraisal.
- The Assessor’s Office submits four comparable sales ranging from **\$79.16/SF** to **\$104.24/SF**.
- The updated assessed value at **\$76.48/SF** is well supported.

Assessor Comps:

	Subject	Assessor Comp 1	Assessor Comp 2	Assessor Comp 3	Assessor Comp 4
					
Location	1667 WILLOW LN	346 N CLARK ST	215 JANE AVE	1228 LAWRENCE ST	136 S ELIZABETH ST
Parcel	0085 08003	0073 01003	0085 07008	0085 04009	0085 02014
Distance	*	0.76 miles	0.09 miles	0.23 miles	0.18 miles
Sale Date	*	3/11/22	12/14/23	12/15/23	11/28/22
Sale Price	*	\$87,000	\$85,000	\$87,500	\$123,000
Sale Price Per Sq Ft	\$76.48 (assessed)	\$79.16	\$88.54	\$91.05	\$104.24
Year Built	1966	1960	1966	1964	1972
Sq Ft	961	1,099	960	961	1,180
Acres	0.160	0.150	0.160	0.150	0.240
Notes:					

Appellant Comps:

PARCEL	ADDRESS	NOTES
0077 05023	118 CHERRY ST	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
0084 03026	141 N BULLOCK ST	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
0082 03010	1868 CLEARVIEW DR	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
0087 02004	814 ALEXANDER AVE	Insufficient Market Exposure (Private Sale / Not Listed on MLS)

Divine Hospitality LLC

Hotel

400 N Cooper Dr., Henderson

0213 03011

Value Under Appeal: \$2,565,603

Owners Opinion of Value: \$1,747,456

Assessor’s recommendation: To uphold the current value of **\$2,565,603**

- The Owner did not submit any comparable sales.
- The Appellant states analysis that the Cap Rate for Economy/Midscale hotels is 9.68% Q4 22’
- The Tax Office has provided comparables 4 and 5 which show the Cap Rate should fall between 6% to 8%
 - Using the middle range of the cap rates (7%) and the income provided by the appellant, the value would be \$2,586,993 after subtracting out the personal property value.
- County has submitted the following comparable sales which all have similar traffic exposure and highway proximity

Comparables	Subject	1	2	3	4	5
						
Parcel	0213 03011					
Location	400 N Cooper Dr Henderson	307 Mosley Ct, Rocky Mount	405 S Church St, Kenly	1200 Benvenue Rd, Rocky Mount	205 Commercial Dr, Forest City	136 Sheraton Dr, Roanoke Rapids
Distance	*	53.9 Miles	63.2 Miles	50.2 Miles	237 Miles	53.4 Miles
Sale Date	*	3/11/2023	6/25/2023	6/14/2023	3/15/2022	6/18/2022
Sale Price	\$2,565,603 (Assessed)	\$2,200,000	\$2,430,000	\$4,140,000	\$2,930,000	\$4,500,000
Year Built	2000	1987	1990	1990	1990	1998
Units	67	57	60	100	65	80
Acres	1.051	1.15	2.00	2.16	2.67	2.61
Sale Price Per Unit	\$38,292.58 assessed	\$38,596.49	\$40,500.00	\$41,400.00	\$45,076.92	\$56,250
Notes	Baymont Inn, Gym, Pool, Midscale Flag	Colonial Inn & Suites, No pool, Economy Flag.	Quality Inn, Midscale Flag, Pool.	Quality Inn, Midscale Flag, Pool.	Quality Inn, Midscale Flag, Pool, Gym. Similar construction quality and market area with a 7.38% Cap	SureStay Plus, Pool, Gym. Slightly better Construction and more prominent market area with a 6% Cap Rate

PERNELL TOMMY G & CYNTHIA

Single Family Residential

2010 KITTRELL RD

0470 03017

Value Under Appeal: \$242,487 updated to \$180,888

Owners Opinion of Value: \$173,115 (\$110.97/SF)

Assessor recommendation: To uphold updated value of **\$180,888** (\$115.95/SF)

- The Appellant expressed concern that sales in their area would not support the assessment.
- Sales of comparable properties near the subject were sparse, necessitating the use of some sales of partly renovated homes and expanding the search radius beyond five miles.
- The Assessor’s Office submits four comparable sales ranging from **\$116.22/SF** to **\$118.16/SF**.
- The updated assessed value at **\$115.95/SF** is well supported.

Assessor Comps:

	Subject	Assessor Comp 1	Assessor Comp 2	Assessor Comp 3	Assessor Comp 4
					
Location	2010 KITTRELL RD	479 RIDGECREST TR	2511 SIMS AVE	184 WILLOW OAK ST	6033 S US 1 HWY
Parcel	0470 03017	0108 01047	0053 01001	0222A01026	0462 04005
Distance	*	5.51 miles	6.19 miles	5.65 miles	2.29 miles
Sale Date	*	9/30/22	3/29/2022	3/17/2023	2/16/2022
Sale Price	*	\$220,000	\$188,000	\$173,000	\$200,000
Adjustment	*	-\$26,617	-\$21,491		-\$27,953
Reason	*	Renovations	Renovations		Renovations
ADJ Price	*	\$193,383	\$166,509	\$173,000	\$172,047
ADJ Price Per Sq Ft	\$115.95 (assessed)	\$116.22 (adjusted)	\$116.36 (adjusted)	\$117.53 (adjusted)	\$118.16 (adjusted)
Year Built	1975	1975	1975	1974	1964
Sq Ft	1,560	1,664	1,431	1,472	1,456
Acres	0.980	0.400	0.250	0.470	0.560
Notes:		Adjustment per adopted schedule of values.	Adjustment per adopted schedule of values.		Adjustment per adopted schedule of values.

PERNELL TOMMY G & CYNTHIA

15.77 ACRES

KITTRELL ROAD

0470 03025






Value Under Appeal: \$127,269 [PUV: \$5,936] updated to \$90,675 [PUV: \$5,936]

Owners Opinion of Value: \$55,200 (\$3,500/acre)

Assessor recommendation: To uphold the updated value of **\$90,675** (\$5,750/acre) [**PUV: \$5,936**]

- The Appellant appeared previously at the 9/25 meeting of the Board of Equalization.
- The Board directed the Assessor’s Office to review the Appellant’s submitted evidence and return to discuss all of Appellant’s property under appeal at a later meeting.
- The Appellant submitted pictures of large rocks on the property in the woods and a powerline easement running along one side.
- The Assessor’s Office submits four comparable sales ranging from **\$5,082/acre** to **\$10,536/acre**.
- The updated assessed value at **\$5,750/acre** is well supported.

Assessor Land Comps:

	Subject	Assessor Land Comp 1	Assessor Land Comp 2	Assessor Land Comp 3	Assessor Land Comp 4
					
Location	KITTRELL ROAD	HIGHT LAND & KITTRELL RD	BARKER RD	249 FISH STALLINGS LN	HORSESHOE BEND RD
Parcel	0470 03025	0470 02012 & 0470 02017	0400 02024	0465 01007A	0427 02031
Distance	*	0.46 miles	11.12 miles	3.46 miles	6.13 miles
Sale Date	*	10/28/2022	10/26/23	4/18/23	8/10/22
Sale Price	*	\$172,500	\$95,000	\$160,500	\$149,500
Sale Price Per Acre	\$5,750 (assessed)	\$5,082	\$7,291	\$8,017	\$10,536
Acres	15.770 acres	33.941 acres	13.030 acres	20.020 acres	14.189 acres
Notes:	Steep topography. Stream buffer. Powerline easement.		No road frontage. Steep topography. Stream.	Minimal frontage. Irregular shape. Rolling topography. Powerline easement.	Steep topography in wooded section.

Pernell, Tommy G. & Cynthia**Single Family Residential, Manufactured Home and Acreage****1808 KITTRELL RD****0470 03003**

Value Under Appeal: \$369,129 [PUV: \$222,380] updated to \$373,028 [PUV: \$224,863]

Owners Opinion of Value: \$280,000





Assessor recommendation: To uphold updated value of **\$373,028 [PUV: \$224,863]**

- The Appellant submitted photos of the subject property that indicate a significant number of large rocks in the wooded areas. Further, the Appellant notes that the land is hilly, there is a creek buffer, and the parcel has limited road frontage. This has been addressed via a 30% topography reduction, 15% shape reduction, 15% stream buffer reduction, and 10% rocky soil reduction. *Note: These adjustments are divided across multiple land segments and do not apply to all acreage.*
- The subject property consists of a site-built home, a manufactured home and 52.81 acres of land. In order to find comparables, this has been split into three categories:
 - Site-Built House & One-Acre Homesite
 - Manufactured House & One-Acre Homesite
 - One-Acre Homesite & 51.81 Residual Acres
- The Assessor's Office submits three comparable sales for the subject Site-Built House & One-Acre Homesite ranging from **\$66.73/SF** to **\$92.05/SF**.
- The updated assessed value for the House & One-Acre Homesite at **\$77.60/SF** is well supported.
- The Assessor's Office submits three comparable sales for the subject Manufactured House & One-Acre Homesite ranging from **\$85.46/SF** to **\$110.44/SF**.
- *An updated value at \$92.59/SF was initially selected, however, as it must be assumed that both homes will transfer together, 25% functional obsolescence was applied to the "secondary home."*
- The updated assessed value for the Manufactured House & One-Acre Homesite at **\$76.39/SF** is well supported.
- The Assessor's Office submits four comparable sales for the subject One-Acre Homesite & 51.81 Residual Acres ranging from **\$3,899/acre** to **\$6,332/acre**.
- The updated assessed value for the One-Acre Homesite & 51.81 Residual Acres at **\$4,155/acre** is well supported.
- The combined value of the Site-Built House, Manufactured House, Homesite Acre and 51.81 Residual Acres of **\$373,028 [PUV: \$224,863]** is well supported.
- *NOTE: Upon review it was discovered that the manufactured house had zero value due to erroneous coding. While reductions were made to both the site-built house and the land, the overall value increased slightly due to adding the manufactured house value.*




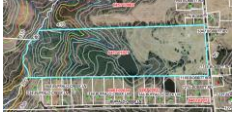

Assessor Comps: (Site-Built House & One-Acre Homesite)

	Subject	House Comp 1	House Comp 2	House Comp 3
				
Location	1808 KITTRELL RD	903 DABNEY DR	1104 S GARNETT ST	1619 SUNSET AVE
Parcel	0470 03003	0014 04009	0005 06001	0017 08003
Distance	*	7.35 miles	6.81 miles	6.81 miles
Sale Date	*	3/17/2023	4/21/2023	5/15/2023
Sale Price	*	\$149,000	\$100,000	\$160,000
Adjustment	*	-\$28,878	+\$27,099	-\$32,969
Reason	*	Renovations & Quality	Renovations & Quality	Renovations & Quality
ADJ Price	\$129,590 (assessed)	\$120,122	\$127,099	\$127,031
ADJ Price Per Sq Ft	\$77.60 (assessed)	\$66.73 (adjusted)	\$82.42 (adjusted)	\$92.05 (adjusted)
Year Built	1911	1944	1920	1946
Sq Ft	1,670	1,800	1,542	1,380
Acres	1.000	0.246	0.200	0.340
Notes:		Some renovation. Adjustment per Adopted Schedule of Values	Needs renovation. Adjustment per Adopted Schedule of Values	Some renovation. Adjustment per Adopted Schedule of Values.

Assessor Comps: (Manufactured House & One-Acre Homesite)

	Subject	Doublewide Comp 1	Doublewide Comp 2	Doublewide Comp 3
				
Location	1808 KITTRELL RD	811 BEARPOND RD	890 S LYNNBANK RD	40 PINE RIDGE RD
Parcel	0470 03003	0224 01006	0460A01001	0425 01018
Distance	*	3.83 miles	3.47 miles	7.21 miles
Sale Date	*	5/17/2022	1/23/2024	12/7/2023
Sale Price	*	\$53,500	\$90,000	\$145,000
Adjustment	*	+\$36,744		-\$25,721
Reason	*	Renovations needed.		Renovations present.
ADJ Price	\$88,002 (assessed)	\$90,224	\$90,000	\$119,279
ADJ Price Per Sq Ft	\$76.39 (assessed)	\$85.46 (adjusted)	\$98.68	\$110.44 (assessed)
Year Built	1983	1975	1987	1991
Sq Ft	1,152	1,056	912	1,080
Acres	1.000	0.540	1.040	0.690
Notes:	25% Functional Obsolescence for secondary home. W/O adjustment: \$106,668 (\$92.59/SF)	Adjustment for renovations per adopted schedule of values.		Adjustment for renovations per adopted schedule of values.

Assessor Land Comps: (One-Acre Homesite & 51.81 Residual Acres)

	Subject	Land Comp 1	Land Comp 2	Land Comp 3	Land Comp 4
					
Location	1808 KITTRELL RD	GARRETT RD	610 THOMAS RD	BOBBITT RD	WRENN LAND
Parcel	0470 03003	0536 02002	0365 04009	0457 01021	0431 02002
Distance	*	5.84 miles	13.97 miles	1.82 miles	6.17 miles
Sale Date	*	3/9/2022	6/7/2023	10/14/2022	10/13/2022
Sale Price	\$219,436 (assessed)	\$140,000	\$200,000	\$300,000	\$400,000
Sale Price Per Acre	\$4,155 (assessed)	\$3,899	\$4,473	\$5,192	\$6,332
Acres	52.810	35.910	44.711	57.778	63.180
Notes:	Irregular shape. Steep in areas.	Irregular shape. Steep. Floodplain in back.	Irregular shape. Very Steep. Creek cuts through.	Steep in back. Creek cuts through.	Irregular shape. Steep.

Assessor Reconciliation:

SITE-BUILT HOUSE & ONE-ACRE HOMESITE		COMBINED ASSESSMENT	
Site-Built House Value	\$97,590	Site-Built House Value	\$97,590
One-Acre Homesite	\$32,000	Manufactured House Value	\$56,002
Total	\$129,590	One-Acre Homesite	\$32,000
		51.81 Residual Acres	\$187,436
		Total	\$373,028
MANUFACTURED HOUSE & ONE-ACRE HOMESITE			
Manufactured House Value	\$56,002		
One-Acre Homesite	\$32,000		
Total	\$88,002		
ONE-ACRE HOMESITE AND 51.81 RESIDUAL ACRES			
One-Acre Homesite	\$32,000		
51.81 Residual Acres	\$187,436		
Total	\$219,436		

Padgett, Teresa H.
Single Family Residential
1019 LEHMAN ST
0028 03011

Value Under Appeal: \$117,341 updated to \$85,820

Owners Opinion of Value: \$65,000 (\$56.28/SF)

Assessor recommendation: To uphold updated value of **\$85,820** (\$74.30/SF)

- The Appellant submitted ten comparable sales. Eight of these sales could not be used, primarily due to being private sales (not listed on the MLS) which typically results in insufficient market exposure and a below market price. Two of these sales appear below as Appellant Comps 1 and 2. These sales range from **\$81.12/SF** to **\$133.30/SF**.
- The Assessor’s Office submits four comparable sales ranging from **\$71.37/SF** to **\$79.16/SF**.
- The updated assessed value at **\$74.30/SF** is well supported.

Appellant Comps:

	Subject	Appellant Comp 1	Appellant Comp 2
			
Location	1019 LEHMAN ST	1232 S WILLIAMS ST	517 NEATHERY ST
Parcel	0028 03011	0028 06014	0093 03011
Distance	*	0.04 miles	0.49 miles
Sale Date	*	8/24/2023	3/2/2023
Sale Price	*	\$61,000	\$120,000
Adjustment	*		-\$12,563
Reason	*		renovations
ADJ Price	*		\$107,437
ADJ Price Per Sq Ft	\$74.30 (assessed)	\$81.12	\$148.88 (adjusted)
Year Built	1968	1944	1977
Sq Ft	1,155	752	806
Acres	0.900	0.200	0.230
Notes:			Adjustment for renovations per Adopted Schedule of Values

Assessor Comps:

	Subject	Assessor Comp 1	Assessor Comp 2	Assessor Comp 3	Assessor Comp 4
					
Location	1019 LEHMAN ST	844 HIGH ST	903 SOUTH CAROLINA AVE	128 S. COLLEGE ST	346 N. CLARK ST.
Parcel	0028 03011	0020 04010	0089 01003	0025 06002	0073 01003
Distance	*	1.11 miles	0.58 miles	0.54 miles	0.88 miles
Sale Date	*	7/29/2022	12/13/2023	5/16/2022	3/11/2022
Sale Price	*	\$91,000	\$85,000	\$80,500	\$87,000
Sale Price Per Sq Ft	\$74.30 (assessed)	\$71.37	\$75.89	\$76.23	\$79.16
Year Built	1968	1968	1970	1960	1960
Sq Ft	1,155	1,275	1,120	1,056	1,099
Acres	0.900	0.210	0.180	0.130	0.150
Notes:					Some renovations evident.

Appellant Comps: (not used)

PARCEL	ADDRESS	NOTES
0086 01035	750 SOUTHERLAND	Insufficient Market Exposure (Private Sale / Not Listed on MLS) Referenced sale at \$60,000 was a changing of hands while under contract for a later sale at \$65,000 which occurred a month later. The home is in very poor condition and is not comparable.
0086 01025	714 HARRIET ST	
0093 03008	503 NEATHERY ST	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
0027 06010	920 CHAMPION ST	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
0028 06006	319 ALEXANDER AVE	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
0092 02020	716 HILLSIDE AVE	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
0028 05012A	451 ALEXANDER AVE	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
0028 05011	445 ALEXANDER AVE	Insufficient Market Exposure (Private Sale / Not Listed on MLS)

Padgett, Teresa H.
Single Family Residential
606 S. PARK AVE.
0088 01022

Value Under Appeal: \$77,253 updated to \$70,106

Owners Opinion of Value: \$38,500 (\$33.89/SF)

Assessor recommendation: To uphold updated value of **\$70,106** (\$61.71/SF)

- The Appellant submitted eight comparable sales. None of the sales could be used, primarily due to being private sales (not listed on the MLS) and therefore likely to have insufficient market exposure to generate a true market value. Additionally, one was in Very Poor condition and not comparable, while another was part of an off-market multi-parcel “bulk” sale between two investors.
- The Assessor’s Office submits four comparable sales ranging from **\$62.39/SF** to **\$97.13/SF**.
- The updated assessed value at **\$61.71/SF** is well supported.

Assessor Comps:

	Subject	Assessor Comp 1	Assessor Comp 2	Assessor Comp 3	Assessor Comp 4
					
Location	606 S PARK AVE	930 ELM ST	334 E ANDREWS AVE	122 HAMILTON ST	122 BILL SPAIN RD
Parcel	0088 01022	0087 03010	0073 03001	0098 11004	0211 04029
Distance	*	0.28 miles	1.07 miles	1.27 miles	2.93 miles
Sale Date	*	3/10/2023	8/31/2023	10/3/2022	5/30/2023
Sale Price	*	\$70,000	\$75,000	\$111,000	\$115,000
Adjustment	*			- \$14,807	
Reason	*			renovations	
ADJ Price	*			\$96,193	
ADJ Price Per Sq Ft	\$61.71 (assessed)	\$62.39	\$63.13	\$75.62 (adjusted)	\$97.13
Year Built	1942	1950	1955	1950	1948
Sq Ft	1,136	1,122	1,188	1,272	1,184
Acres	0.260	0.320	0.200	0.100	0.952
Notes:					

Appellant Comps:

PARCEL	ADDRESS	NOTES
0087 03007	961 HARRIETT	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
0100 01022	513 HICKORY	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
0087 02004	814 ALEXANDER	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
0100 02023	506 HICKORY	Very Poor Condition
0100 01023	424 OLD EPSOM	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
		Insufficient Market Exposure (Private Sale / Not Listed on MLS). Purchased as part of multi-parcel sale (four tracts) from R&O Properties LLC to Main Street Capital Investments LLC.
0088 02005	707 SOUTH CAROLINA	
0100 05015	452 CEDAR ST	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
0100 05007	541 SKENES AVE	Insufficient Market Exposure (Private Sale / Not Listed on MLS)

Padgett, Teresa H.
Single Family Residential
1318 LEHMAN STREET
0099 01010

Value Under Appeal: \$77,345 updated to \$64,185

Owners Opinion of Value: \$28,500 (\$29.44/SF)

Assessor recommendation: To uphold updated value of **\$64,185** (\$66.31/SF)

- The Appellant submitted four comparable sales. These sales could not be used as three were private sales and were not listed on the MLS. This tends to result in insufficient market exposure to generate a true market value. Additionally, one was in Very Poor condition and not comparable.
- The Assessor’s Office submits three comparable sales ranging from **\$67.71/SF** to **\$76.23/SF**.
- The updated assessed value at **\$66.31/SF** is well supported.

Assessor Comps:

	Subject	Assessor Comp 1	Assessor Comp 2	Assessor Comp 3
				
Location	1318 LEHMAN ST	1018 SOUTH ST	514 ZENE ST	128 S COLLEGE ST
Parcel	0099 01010	0093 02006	0025 05007	0025 06002
Distance	*	0.57 miles	0.69 miles	0.78 miles
Sale Date	*	4/13/2022	1/25/2023	5/16/2022
Sale Price	*	\$58,500	\$74,500	\$80,500
ADJ Price Per Sq Ft	\$66.31 (assessed)	\$67.71	\$75.40	\$76.23
Year Built	1950	1950	1960	1960
Sq Ft	968	864	988	1,056
Acres	0.190	0.220	0.150	0.130
Notes:				

Appellant Comps: (not used)

PARCEL	ADDRESS	NOTES
0100 02023	506 HICKORY	Very Poor Condition
0100 05015	452 CEDAR ST	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
0100 05007	541 SKENES AVE	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
0087 03009	934 ELM	Insufficient Market Exposure (Private Sale / Not Listed on MLS)

Padgett, Teresa H.
Single Family Residential
811 SOUTH CAROLINA AVE
0088 07005

Value Under Appeal: \$72,826 updated to \$55,831

Owners Opinion of Value: \$28,500 (\$31.99/SF)

Assessor recommendation: To uphold updated value of **\$55,831** (\$62.66/SF)

- The Appellant submitted fourteen comparable sales. None of these sales could be used due to being private sales, outside the dates of study, multi-parcel transactions and/or tax foreclosures.
- The Assessor’s Office submits four comparable sales ranging from **\$67.71/SF** to **\$75.40/SF**.
- The updated assessed value at **\$62.66/SF** is well supported.

Assessor Comps:

	Subject	Assessor Comp 1	Assessor Comp 2	Assessor Comp 3	Assessor Comp 4
					
Location	811 SOUTH CAROLINA AVE	1018 SOUTH ST	510 OWEN ST	916 GAY ST	514 ZENE ST
Parcel	0088 07005	0093 02006	0091 06050	0091 05003	0025 05007
Distance	*	0.39 miles	0.45 miles	0.38 miles	0.91 miles
Sale Date	*	4/13/2022	2/20/2023	3/10/2023	1/25/2023
Sale Price	*	\$58,500	\$53,000	\$60,000	\$74,500
ADJ Price Per Sq Ft	\$62.66 (assessed)	\$67.71	\$69.01	\$72.12	\$75.40
Year Built	1946	1950	1950	1950	1960
Sq Ft	891	964	768	832	988
Acres	0.390	0.220	0.100	0.130	0.150
Notes:					

Appellant Comparables:

PARCEL	ADDRESS	NOTES
0088 02005	707 SOUTH CAROLINA	Insufficient Market Exposure (Private Sale / Not Listed on MLS). Purchased as part of multi-parcel sale (four tracts) from R&O Properties LLC to Main Street Capital Investments LLC.
0086 02003	958 HARRIETT	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
0100 05015	452 CEDAR ST	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
0100 05007	541 SKENES AVE	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
0088 06004	808 SOUTH CAROLINA	Insufficient Market Exposure (Private Sale / Not Listed on MLS). Renovated and sold on MLS on 4/19/2024 for \$145,000.
0088 01013	1410 RESERVOIR	Insufficient Market Exposure (Private Sale / Not Listed on MLS). Also, sold outside of study period.
0100 01024	426 OLD EPSOM	Insufficient Market Exposure (Private Sale / Not Listed on MLS). Also, sold outside of study period.
0088 01021	608 PARK AVE	Outside of the dates of study.
0087 03006	959 HARRIETT ST	Insufficient Market Exposure (Private Sale / Not Listed on MLS). Also, sold outside of study period.
0087 02005	810 ALEXANDER AVE	Insufficient Market Exposure (Private Sale / Not Listed on MLS). Also, sold outside of study period.
0088 03007	721 BERRY	Insufficient Market Exposure (Private Sale / Not Listed on MLS). Also, sold outside of study period.
0088 07007	1008 ELM ST	Outside of the dates of study.
0100 02019	520 HICKORY ST	Purchased from Vance County tax foreclosure. Outside of the dates of study.
0099 02039	100 MASON ST	Insufficient Market Exposure (Private Sale / Not Listed on MLS). Also, sold outside of study period and was a multi-parcel sale.

Padgett, Teresa
Single Family House
624 Vicksboro Road
0536 02018A

Value Under Appeal: \$225,906 reduced to \$150,558

Owners Opinion of Value: \$139,500 (\$121.30/SF)

Assessor recommendation: To uphold updated value of **\$150,558** (\$130.92/SF)

- The Appellant previously appeared at the 10/28 meeting of the Board of Equalization and Review.
- The Board directed the Assessor’s Office to review the appellant’s submitted comparable sales.
- The Appellant submitted five comparable sales, but two of these were of singlewide mobile homes which are not comparable to a site-built home, and two others were of vacant land which is not comparable to improved land. Additionally, three of these were private sales and a fourth may be a private sale as no MLS listing could be located. Only one usable sale was provided, which was already included as one of the Assessor comps from the prior meeting.
- The Assessor’s Office submits four comparable sales ranging from **\$134.29/SF** to **\$141.98/SF**.
- The updated assessed value at **\$130.92/SF** is well supported.

Assessor Comps:

	Subject	Assessor Comp 1	Assessor Comp 2	Assessor Comp 3	Assessor Comp 4
					
Location	624 VICKSBORO RD	1106 PINKSTON ST	254 Vicksboro Rd	88 FRANKLIN RD	82 BROOKHAVEN CT
Parcel	0536 02018A	0214C02030	0082 01004	0536 03032	0532A01003
Distance	*	1.32 miles	0.33 miles	0.42 miles	1.09 miles
Sale Date	*	8/1/2022	2/28/2022	11/7/2023	9/1/2022
Sale Price	*	\$141,000	\$170,000	\$214,000	\$185,000
Adjustment	*			-\$61,290	
Reason	*			Renovations	
ADJ Price	*	\$141,000	\$170,000	\$152,710	\$185,000
ADJ \$/SF	\$130.92 (assessed)	\$134.29	\$134.92	\$135.38 (adjusted)	\$141.98
Year Built	1983	1981	1971	1978	1973
Sq Ft	1,150	1,050	1,260	1,128	1,303
Acres	0.460	0.240	0.640	0.460	0.540
Notes:			Same Street.	Appellant comp. Same Market Area (MKT 271)	

Appellant Comps:

PARCLE	ADDRESS	NOTES
0538 01042	573 COGHILL DICKERSON LN	Cannot locate MLS listing. This is a vacant lot. There are two parcels 0538 0142 on GIS and they appear to have gotten confused.
0536 03032	88 FRANKLIN RD	Already included as Assessor Comp 3.
0539 02031	4246 VICKSBORO RD	Insufficient Market Exposure (Private Sale / Not Listed on MLS). Singlewide is not comparable to site-built home.
0535 01011	224 STEWART RD	Insufficient Market Exposure (Private Sale / Not Listed on MLS). Singlewide is not comparable to site-built home.
0532 04005	231 CLUB RD POND	Insufficient Market Exposure (Private Sale / Not Listed on MLS). Sale of vacant acres not comparable to a house on a half-acre lot.

Padgett, Teresa H.

Open Lot

Lehman & William St.

0028 03010


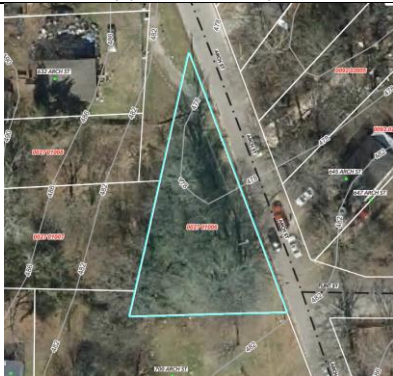

Value Under Appeal: \$4,725

Owners Opinion of Value: \$3,500 (\$14,000/acre)

Assessor recommendation: To uphold assessed value of **\$4,252** (\$17,008/acre)


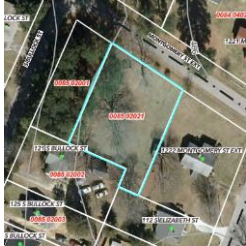


- The Appellant previously appeared at the 10/28 meeting of the Board of Equalization & Review.
- The Board directed the Assessor’s Office to review the subject property for wetness concerns and return at a later meeting.
- Per a field inspection on 10/31, the lot has large ditches on three sides to channel road run-off. While the central portion of the lot did not appear soggy or wet, and we know of no reason the lot could not be built, these ditches certainly detract from the desirability of the lot, so a 10% wetness adjustment has been made.
- The Appellant submitted two comparable sales ranging from **\$18,824/acre** to **\$18,939/acre**.
- The Assessor’s Office submits three comparable sales ranging from **\$25,758/acre** to **\$31,250/acre**.
- The current assessment at **\$17,008/acre** is well supported.

Appellant Comps:

	Subject	Appellant Comp 1	Appellant Comp 2
			
Location	LEHMAN & WILLIAM ST.	ARCH ST	743 HILLSIDE AVE
Parcel	0028 03010	0027 01006	0092 01022
Distance	*	0.3 miles	0.42 miles
Sale Date	*	6/16/23	4/10/23
Sale Price	*	\$4,000	\$3,500
Adjustment	*	+\$706	+\$477
Reason	*	Triangular Shape	Topography / Flood Plain
ADJ Price	*	\$4,706	\$3,977
ADJ Price Per Acre	\$17,008 (assessed)	\$18,824 (adjusted)	\$18,939 (adjusted)
Acres	0.250	0.250	0.210

Notes:		Foreclosure by Vance County, not a market sale. Adjustment per system value.	Sold to City of Henderson. Adjustment per system value.
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Assessor Comps:

	Subject	Assessor Comp 1	Assessor Comp 2	Assessor Comp 3
				
Location	LEHMAN & WILLIAM ST.	MONTGOMERY ST	BULLOCK ST	1526 NICHOLAS ST
Parcel	0028 03010	0085 02021	0084 03034A	0064 01011
Distance	*	0.8 miles	0.9 miles	0.51 miles
Sale Date	*	4/21/22	3/13/22	9/06/23
Sale Price	*	\$8,500	\$5,000	\$2,500
Sale Price Per Acre	\$17,008 (assessed)	\$25,758	\$31,250	\$31,250
Acres	0.250	0.330	0.160	0.080
Notes:		Irregular shape		Abuts railroad

Ross, Crystal
Manufactured Home
1310 SOUTHERLAND MILL RD
0545 01024

Value Under Appeal: \$340,161 updated to \$244,192

Owners Opinion of Value: \$185,000 (\$90.16/SF)

Assessor recommendation: To uphold the updated value of **\$244,192** (\$119.00/SF)

- The Appellant previously appeared at the 10/14 meeting of the Board of Equalization & Review.
- The Board invited the Appellant to return at a later meeting with a letter from her appraiser clarifying the effective date of the Appellant’s appraisal.
- The Appellant’s appraisal is dated 10/6/2021, which is outside the dates of study. There may be some confusion as the Appellant submitted a certification by the appraiser to the lender that certain work had been completed. This certification was dated 9/28/2023 but does not revisit the now three-year-old value. The complete original appraisal report has not been submitted.
- The Assessor’s Office submits three comparable sales ranging from **\$129.73/SF** to **\$138.39/SF**.
- The assessed value at **\$119.00/SF** is well supported.

Assessor Comps:

	Subject	Assessor Comp 1	Assessor Comp 2	Assessor Comp 3
				
Location	1310 SOUTHERLAND MILL RD	85 TULIP DR	70 VINTAGE LN	230 MELINDA LN
Parcel	0545 01024	0542E01015	0539A01004	0351C01004
Distance	*	3.27 mi W	1.23 mi N	14.02 mi NW
Sale Date	*	02/08/2023	08/11/2023	7/19/2022
Sale Price	*	\$229,000	\$192,000	\$199,000
Adjustment		+\$18,000	+\$18,000	+\$18,000
Reason	*	4-acres of land @ subject land rate	4-acres of land @ subject land rate	4-acres of land @ subject land rate
ADJ Price		\$247,000	\$210,000	\$217,000
ADJ Price Per Sq Ft	\$119.00 (assessed)	\$129.73 (adjusted)	\$134.62 (adjusted)	\$138.39 (adjusted)
Year Built	1997	2002	2000	2000
Sq Ft	2052	1904	1560	1568
Acres	5.0	0.9	0.7	1.5
Notes:				

Littlejohn, Angela D.
Single Family Manufactured Home
156 Big Buck Road
0542B02016







Value Under Appeal: \$122,242 updated to \$105,522

Owners Opinion of Value: None provided.

Assessor recommendation: To uphold updated value of **\$105,522** (\$99.17/SF)

- The Appellant submitted no evidence demonstrating a discrepancy in assessment.
- The Assessor’s Office adjusted the outbuilding characteristics to better define the property.
- The Assessor’s Office submits five comparable sales ranging from **\$100.31/SF** to **\$123.46/SF**.
- The updated assessed value of **\$99.17/SF** is well supported.

Assessor Comps:

	Subject	Assessor Comp 1	Assessor Comp 2	Assessor Comp 3	Assessor Comp 4	Assessor Comp 5
						
Location	156 BIG BUCK RD	3546 STAGECOACH RD	210 FAWN DR	402 BUFFALO CREEK LN	368 BUFFALO CREEK LN	434 BUFFALO CREEK LN
Parcel	0542B02016	0374 01005	0542B01008	0463 02027	0463 02028	0463 02026
Distance	*	10.71 miles	0.13 miles	4.83 miles	4.81 miles	4.84 miles
Sale Date	*	04/12/2023	06/10/2022	11/28/2022	04/01/2022	08/01/2022
Sale Price	*	\$130,000	\$147,000	\$210,000	\$200,000	\$200,000
Sale Price Per Sq Ft	\$99.17 (assessed)	\$100.31	\$100.96	\$112.66	\$115.74	\$123.46
Year Built	1994	1999	1995	1998	1998	1998
Sq Ft	1,064	1,296	1,456	1,864	1,728	1,620
Acres	1.000	2.000	1.000	2.150	2.190	2.150
Notes:	Gravel/Dirt Access	Paved Access	Gravel/Dirt Access	Gravel Access	Gravel Access	Gravel Access

McCann, William Jr. & Others

78.5-acre tract

DABNEY ROAD

0407 01032






Value Under Appeal: \$189,900

Owners Opinion of Value: \$96,000 (\$1,223/acre)

Assessor recommendation: To uphold the assessed value of **\$189,900** (\$2,419/acre)

- The Appellant stated that the subject “is located about ¾ of a mile off the main Dabney Road and is a dirt path with one lane travel access.”
- The Assessor’s Office submits four comparable sales ranging from **\$2,505/acre** to **\$3,748/acre**. In all cases, the comparables were selected due to access issues (private easements, driveway-wide frontage, or landlocked).
- The assessed value at **\$2,419/acre** is well supported.

Assessor Land Comps:

	Subject	Assessor Land Comp 1	Assessor Land Comp 2	Assessor Land Comp 3	Assessor Land Comp 4
					
Location	DABNEY RD	WILLIAMS LAND	446 PENINSULA LN	FAWN DR	AYSCUE LAND
Parcel	0407 01032	0540 02024	0300 01003	0542 01001	0551 03012
Distance	*	9.90 miles	12.62 miles	7.23 miles	9.08 miles
Sale Date	*	3/21/2022	9/30/2022	11/27/2023	2/21/2023
Sale Price	*	\$175,000	\$180,000	\$160,000	\$240,000
Sale Price Per Acre	\$2,419 (assessed)	\$2,505	\$2,535	\$3,008	\$3,748
Acres	78.500	69.850	71.000	53.200	64.040
Notes:	Private access. Irregular shape. Steep topography.	Private access. Irregular shape. Steep topography.	Private access. Irregular shape. Steep topography. Floodplain.	Landlocked. Steep topography. Floodplain.	Driveway-wide frontage. Irregular shape. Steep topography.

The Jane Clayton Heirs
Single-Family House and 81.02 acres
400 CLAYTON RD
0434 01005

Value Under Appeal: \$457,944 [PUV: \$149,115] updated to \$346,450 [PUV: \$145,226]

Owners Opinion of Value: \$100,000



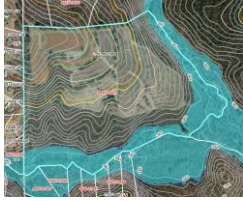


Assessor recommendation: To uphold the updated value of **\$346,450 [PUV: \$145,226]**

- The subject property consists of a single-family home and 81.02 acres of land. In order to find comparables, this has been split into two categories:
 - House & One-Acre Homesite
 - One-Acre Homesite & 80.02 Residual Acres
- The Assessor's Office submits three comparable sales for the subject House & One-Acre Homesite ranging from **\$63.00/SF** to **\$66.69/SF**.
- The updated assessed value for the House & One-Acre Homesite at **\$63.30/SF** is well supported.
- The Assessor's Office submits four comparable sales for the subject's One-Acre Homesite & 80.02 Residual Acres ranging from **\$2,505/acre** to **\$3,748/acre**.
- The updated assessed value for the One-Acre Homesite & 80.02 Residual Acres at **\$3,149/acre** is well supported.
- *An additional \$13,031 is assessed to thirteen accessory structures on site. These are per the adopted schedule of values and have not been comped on this report.*
- The combined value of the House, Accessory Structures, One-Acre Homesite and 80.02 Residual Acres of **\$346,450 [PUV: \$145,226]** is well supported.

Assessor Comps (House & One-Acre Homesite):

	Subject	Assessor Comp 1	Assessor Comp 2	Assessor Comp 3
				
Location	400 CLAYTON RD	574 N WILLIAMS ST	1104 S GARNETT ST	226 W BELLE ST
Parcel	0434 01005	0078 01003	0005 06001	0003 05003
Distance	*	7.74 miles	6.65 miles	6.89 miles
Sale Date	*	12/6/2022	4/21/2023	1/17/2024
Sale Price	\$107,105	\$95,000	\$100,000	\$117,500
Sale Price Per Sq Ft (assessed)	\$63.30	\$63.00	\$64.85	\$66.69
Year Built	1900	1955	1920	1927
Sq Ft	1692	1508	1542	1762
Acres	1.000	0.210	0.200	0.210
Notes:				

Assessor Land Comps (One-Acre Homesite & 80.02 Residual Acres):

	Subject	Assessor Land Comp 1	Assessor Land Comp 2	Assessor Land Comp 3	Assessor Land Comp 4
					
Location	400 CLAYTON RD	WILLIAMS LAND	FAWN DR	336 KELLY RD	AYSCUE LAND
Parcel	0434 01005	0540 02024	0542 01001	0205 01005	0551 03012
Distance	*	11.83	8.51 miles	8.16 miles	8.34 miles
Sale Date	*	3/21/2022	11/27/2023	2/1/2022	2/21/2023
Sale Price	\$255,114	\$175,000	\$160,000	\$300,000	\$240,000
Sale Price Per Acre (assessed)	\$3,149	\$2,505	\$3,008	\$3,143	\$3,748
Acres	81.020	69.850	53.200	95.440	64.040
Notes:	Steep topography. Public Gravel. Irregular shape. Floodplain.	Steep topography. Private gravel. Irregular shape.	Steep topography. Landlocked. Floodplain.	Steep topography. Irregular shape.	Steep topography. Driveway-wide frontage. Irregular shape.

Assessor Reconciliation:

HOUSE & ONE-ACRE HOMESITE		COMBINED ASSESSMENT	
House Value	\$78,305	House Value	\$78,305
One-Acre Homesite	\$28,800	Accessory Structures	\$13,031
Total	\$107,105	One-Acre Homesite	\$28,800
		80.02 Residual Acres	\$226,314
ONE-ACRE HOMESITE AND 80.02 RESIDUAL ACRES		Total	\$346,450
One-Acre Homesite	\$28,800		
80.02 Residual Acres	\$226,314		
Total	\$255,114		
Accessory Structures	\$13,031		

Clayton, Johnny Grey
Two Single-Family Homes & 138.559 acres
1621 COMMUNITY HOUSE RD
0434 01002

Value Under Appeal: \$593,541 [PUV: \$263,578] updated to \$586,426 [PUV: \$251,338]

Owners Opinion of Value: \$175,000

Assessor recommendation: To uphold the updated value of **\$586,426 [PUV: \$251,338]**

- The subject property consists of two houses, 1621 Community House Road and 1608 Community House Road, along with 138.559 acres of land. In order to find comparables, this has been split into three categories:
 - 1621 Community House Rd. & One-Acre Homesite
 - 1608 Community House Rd. & One-Acre Homesite
 - One-Acre Homesite & 137.559 Residual Acres

- The Assessor's Office submits four comparable sales for 1621 Community House Rd. & One-Acre Homesite ranging from **\$73.97/SF** to **\$87.32/SF**.
- *Comparables were adjusted for superior quality and condition per the adopted schedule of values.*
- The assessed value for 1621 Community House Rd. & One-Acre Homesite at **\$72.32/SF** is well supported.

- The Assessor's Office submits four comparable sales for 1608 Community House Rd. & One-Acre Homesite ranging from **\$69.95/SF** to **\$99.40/SF**.
- *Comparables were adjusted for inferior quality and condition per the adopted schedule of values.*
- The assessed value for 1608 Community House Rd. & One-Acre Homesite at **\$76.09/SF** is well supported.



- The Assessor's Office submits four comparable sales for the subject's One-Acre Homesite & 137.559 Residual Acres ranging from **\$2,458/acre** to **\$3,986/acre**.
- The updated assessed value for the One-Acre Homesite & 137.559 Residual Acres at **\$3,038/acre** is well supported.

- The combined value of 1621 Community House Rd., 1608 Community House Rd., the One-Acre Homesite and the 137.559 Residual Acres of **\$586,426 [PUV: \$251,338]** is well supported.





Assessor Comps (1621 Community House Rd. & One-Acre Homesite):

	Subject 1	Assessor Comp 1	Assessor Comp 2	Assessor Comp 3	Assessor Comp 4
					
Location	1621 COMMUNITY HOUSE RD	507 GRANITE ST	340 W ROCKSPRING ST	1516 CYPRESS DR	1611 CYPRESS DR
Parcel	0434 01002	0020 06001	0075 01004	0015 06007	0015 07008
Distance	*	6.61 miles	7.65 miles	6.26 miles	6.15 miles
Sale Date	*	8/15/2023	3/27/2023	1/31/2023	10/12/2022
Sale Price	\$145,578 (assessed)	\$250,000	\$170,000	\$243,000	\$230,000
Adjustment	*	-\$70,022	-\$36,363	-\$51,219	-\$45,582
Reason	*	Quality & Condition	Quality & Condition	Condition	Condition
ADJ Price	*	\$179,978	\$133,637	\$191,781	\$184,418
ADJ Price Per Sq Ft	\$72.32 (assessed)	\$73.97 (adjusted)	\$81.29 (adjusted)	\$85.35 (adjusted)	\$87.32 (adjusted)
Year Built	1945	1954	1957	1951	1953
Sq Ft	2013	2433	1644	2247	2112
Acres	1.000	1.240	1.360	0.460	0.650
Notes:		Adjustment per adopted schedule of values.	Adjustment per adopted schedule of values.	Adjustment per adopted schedule of values.	Adjustment per adopted schedule of values.

Assessor Comps (1608 Community House Rd. & One-Acre Homesite):

	Subject 2	Assessor Comp 5	Assessor Comp 6	Assessor Comp 7	Assessor Comp 8
					
Location	1608 COMMUNITY HOUSE RD	536 SWAIN DR	42 GHOLSON DR	1232 S WILLIAMS ST	1228 LAWRENCE ST
Parcel	0434 01002	0216A01004A	0116 02014	0028 06014	0085 04009
Distance	*	7.87 miles	5.6 miles	6.52 miles	7.08 miles
Sale Date	*	3/22/2023	9/26/2022	8/24/2023	12/15/2023
Sale Price	\$59,352 (assessed)	\$57,000	\$55,000	\$61,000	\$87,500
Adjustment	*	+\$5,951	+\$17,052	+\$5,131	+\$8,022
Reason	*	Quality	Quality & Condition	Quality & Condition	Quality
ADJ Price	*	\$62,951	\$72,052	\$66,131	\$95,522
ADJ Price Per Sq Ft	\$76.09 (assessed)	\$69.95 (adjusted)	\$87.34 (adjusted)	\$87.94 (adjusted)	\$99.40 (adjusted)
Year Built	1944	1954	1957	1944	1964
Sq Ft	780	900	825	752	961
Acres	1.000	0.220	0.310	0.200	0.150
Notes:	25% Functional Obsolescence for secondary home. W/O adjustment: \$68,468 (\$87.78/SF)	Adjustment per adopted schedule of values.	Adjustment per adopted schedule of values.	Adjustment per adopted schedule of values.	Adjustment per adopted schedule of values.

Assessor Land Comps (One-Acre Homesite & 137.559 Residual Acres)

	Subject 3	Assessor Land Comp 1	Assessor Land Comp 2	Assessor Land Comp 3
				
Location	1621 COMMUNITY HOUSE RD	NEWTON DAIRY RD	336 KELLY RD	848 PARROTT RD
Parcel	0434 01002	0214 02004	0205 01005	0413 01002
Distance	*	7.92 miles	7.93 miles	5.00 miles
Sale Date	*	1/18/2023	2/1/2022	2/7/2022
Sale Price	\$420,968 (assessed)	\$215,000	\$300,000	\$684,000
Sale Price Per Acre	\$3,038 (assessed)	\$2,458	\$3,143	\$3,986
Acres	138.559	87.46	95.44	171.612
Notes:	Irregular shape. Steep topography. Floodplain.	Irregular shape. Steep topography. Floodplain.	Irregular shape. Steep topography. Stream.	Irregular shape. Steep topography. Stream.

Assessor Reconciliation:

1621 COMMUNITY HOUSE RD & ONE-ACRE HOMESITE		COMBINED ASSESSMENT	
1621 Community House Rd	\$113,578	1621 Community House Rd	\$113,578
One-Acre Homesite	\$32,000	1608 Community House Rd	\$27,352
Total	\$145,578	Accessory Structures	\$24,528
		One-Acre Homesite	\$32,000
1608 COMMUNITY HOUSE RD & ONE-ACRE HOMESITE		137.559 Residual Acres	\$388,968
1608 Community House Rd	\$27,352	Total	\$586,426
One-Acre Homesite	\$32,000		
Total	\$59,352		
ONE-ACRE HOMESITE AND 137.559 RESIDUAL ACRES			
One-Acre Homesite	\$32,000		
137.559 Residual Acres	\$388,968		
Total	\$420,968		
Accessory Structures	\$24,528		

Floyd, Michael Preston (Trustee) and Susan Dunbar (Trustee)

38.26 acres

295 N CHAVIS RD

0462 02004






Value Under Appeal: \$103,635 [PUV: \$108,650] updated to \$86,785 [PUV: \$38,280]

Owners Opinion of Value: \$10,000

Assessor recommendation: To uphold the updated value of **\$86,785 [PUV: \$38,280]**

- The Appellant expressed concern over the adjacent county landfill convenience drop-off site and that the mobile home on site is owned by someone else and is personal property. The homesite was adjusted 25% and the residual acres were adjusted 10% for locational influences. Additionally, the mobile home is not being assessed as real property, but only the “hook up” and a shed on site (both considered to be real property).
- The Assessor’s Office submits four comparable sales ranging from **\$3,695/acre** to **\$5,894/acre**.
- The updated assessed value at **\$2,148/acre** is well supported.

Assessor Land Comps:

	Subject	Assessor Land Comp 1	Assessor Land Comp 2	Assessor Land Comp 3	Assessor Land Comp 4
					
Location	295 N CHAVIS RD	DABNEY RD	GARRETT RD	NC 39 HWY S	REAVIS TRACT
Parcel	0462 02004	0408 02025	0536 02002	0216 01002	0216 01001
Distance	*	7.25 miles	5.35 miles	5.57 miles	5.68 miles
Sale Date	*	1/19/2022	3/9/2022	1/12/2024	12/12/2023
Sale Price	*	\$94,000	\$140,000	\$168,000	\$196,500
Sale Price Per Acre	\$2,148 (assessed)	\$3,695	\$3,899	\$5,327	\$5,894
Acres	38.26	25.44	35.91	31.54	33.34
Notes:	Irregular shape. Steep topography. Proximity to dump site and railroad.	Irregular shape. Steep topography.	Irregular shape. Steep topography. Floodplain.	Driveway-wide frontage. Steep topography. Floodplain	Paper road. Steep topography. Floodplain.

Rose, Douglas R. & Patricia W.

Single Family Residential

1651 Vicksboro Road

0532 01016

Value Under Appeal: \$507,782 updated to \$436,680

Owners Opinion of Value: None provided

Assessor recommendation: To uphold updated value of **\$436,680** (\$128.36/SF)

- The Assessor’s Office submits three comparable sales ranging from **\$135.09/SF** to **\$161.35/SF**.
- The updated assessed value of **\$128.36/SF** is well supported.

Assessor Comps:

	Subject	Assessor Comp 1	Assessor Comp 2	Assessor Comp 3
				
Location	1651 VICKSBORO RD	214 S CHAUCER WAY	324 KELLY RD	145 CEDARWOOD DR
Parcel	0532 01016	0470A01014	0209 01001	0019 01007
Distance	*	6.76 miles	6.26 miles	4.14 miles
Sale Date	*	03/07/2022	09/07/2023	03/10/2022
Sale Price	*	\$375,000	\$455,000	\$450,000
ADJ Price Per Sq Ft	\$128.36 (assessed)	\$135.09	\$145.46	\$161.35
Year Built	2001	1997	2003	2002
Sq Ft	3,402	2,776	3,128	2,789
Acres	17.030	1.960	2.664	0.730
Notes:	Significantly more acreage than comps, yet lower assessed price per square foot			Closest, but within Henderson

Cole, Kathryn A.

Wooded Tract

5045 US 1-158 US HWY

0609 02056

Value Under Appeal: \$16,676 updated to \$1,998

Owners Opinion of Value: \$2,000 (\$3,190/acre)

Assessor recommendation: To uphold the updated value of **\$1,998** (\$3,187/acre)

- The subject property is wedged between a highway and a railroad with severe shape. It's highest and best use is to remain vacant as a buffer rather than develop.
- The land has been recorded as Wood acres and adjusted for both shape and locational influences.
- The updated assessed value is **\$1,998 (\$3,187/acre)**.



Buchanan Joseph
Single Family Residential
630 Deerfield Run
0471A01018

Value Under Appeal: \$116,071 updated to \$108,270

Owners Opinion of Value: None provided

Assessor recommendation: To uphold updated value of **\$108,270** (\$74.36/SF)

- The Appellant expressed concern regarding an adjoining private cemetery, access to the property via dirt road, and a comparable sale (which has not been included as it is outside of the sales study period).
- A 10% adjustment has been made to the home and the homesite for the cemetery. The land has a 25% adjustment for the dirt road.
- The Assessor’s Office submits three comparable sales ranging from **\$103.76/SF** to **\$134.92/SF**.
- The updated assessed value at **\$74.36/SF** is well supported.

Assessor Comps:

	Subject	Assessor Comp 1	Assessor Comp 2	Assessor Comp 3
				
Location	630 DEERFIELD RUN	82 BROOKHAVEN CT	184 WILLOW OAK ST	254 VICKSBORO RD
Parcel	0471A01018	0532A01003	0222A01026	0082 01004
Distance	*	6.27 miles	4.23 miles	5.22 miles
Sale Date	*	09/01/2022	03/17/2023	02/28/2023
Sale Price	*	\$185,000	\$173,000	\$170,000
Sale Price Per Sq Ft	\$74.36 (assessed)	\$103.76	\$117.53	\$134.92
Year Built	1970	1973	1974	1971
Sq Ft	1,456	1,783	1,472	1,260
Acres	3.800	0.540	0.470	0.640
Notes:				

Aiken, Kirby G. Heirs & Tammy P.

Manufactured Home

176 BROOKSTON ROAD

0615 01041

Value Under Appeal: \$143,259 updated to \$50,465

Owners Opinion of Value: None provided

Assessor recommendation: To uphold updated value of **\$50,465** (\$54.62/SF)

- The Appellant has questioned that this singlewide manufactured home may be personal property due to the existence of a title which the Appellant has not been able to locate. While this may indicate personal property for other purposes, for tax purposes the definition of personal property is set by GS 105-273(13). If it is (1) residential in nature, (2) has the hitch, wheels and axles removed, and (3) is placed on a permanent foundation on land owned by the owner of the manufactured home, it is real property for tax purposes.
- Very few singlewide manufactured homes sold as real property and were not impacted by proximity to Kerr Lake. This resulted in only two comparables being offered and significant adjustment being required for age and condition.
- The Assessor’s Office submits two comparable sales ranging from **\$54.45/SF** to **\$58.48/SF**.
- The updated assessed value of **\$54.62/SF** is well supported.

Assessor Comps:

	Subject	Assessor Comp 1	Assessor Comp 2
			
Location	176 BROOKSTON RD	117 NAN’S LN	262 LONE WOLF DR
Parcel	0615 01041	0527A01011	0537A02017
Distance	*	1.87 miles	3.48 miles
Sale Date	*	4/22/2022	8/1/2022
Sale Price	*	\$60,000	\$86,000
Adjustment	*	-\$5,111	-\$23,781
Reason	*	Age	Age & Condition
ADJ Price	*	\$54,889	\$62,219
ADJ Price Per Sq Ft	\$54.62 (assessed)	\$54.45 (adjusted)	\$58.48 (adjusted)
Year Built	1985	1997	1997
Sq Ft	924	1,008	1,064
Acres	0.860	1.000	1.100
Notes:		Adjustment per adopted schedule of values.	Adjustment per adopted schedule of values.

Aiken, Kirby G. Heirs & Tammy P.
Two Single Family Houses & 17 acres
156 BROOKSTON ROAD & 1867 WARRENTON ROAD
0615 01009

Value Under Appeal: \$259,958 [PUV: \$216,508] updated to \$209,943 [PUV: \$168,175]

Owners Opinion of Value: None provided.

Assessor recommendation: To uphold updated value of **\$209,943 [PUV: \$168,175]**

- The Appellant indicated a concern with the baseboard heating system of 1867 Warrenton Rd. We have listed the home with "Unit Heaters" which contribute no value. Otherwise, the Appellant notes that 1867 Warrenton Road was last renovated in 2014, and 156 Brookston Road was last renovated in 2021.
- The subject property consists of two houses, 156 Brookston Road and 1867 Warrenton Road, along with 17 acres of land. In order to find comparables, this has been split into three categories:
 - 156 Brookston Rd. & One-Acre Homesite
 - 1867 Warrenton Rd. & One-Acre Homesite
 - One-Acre Homesite & 16 Residual Acres
- The Assessor's Office submits four comparable sales for 156 Brookston Rd. & One-Acre Homesite ranging from **\$136.55/SF** to **\$148.88/SF**.
- *The high end of the range is favored due to the subject being valued with five times the land of the average comparable.*
- The updated assessed value for 156 Brookston Rd. & One-Acre Homesite at **\$148.03/SF** is well supported.
- The Assessor's Office submits four comparable sales for 1867 Warrenton Rd. & One-Acre Homesite ranging from **\$81.12/SF** to **\$91.05/SF**.
- *The high end of the range is favored due to the subject being valued with six times the land of the average comparable.*
- *An updated value at \$91.36/SF was initially selected, however, as it must be assumed that both homes will transfer together, 25% functional obsolescence was applied to the "secondary house."*
- The updated assessed value for 1867 Warrenton Rd. & One-Acre Homesite at **\$76.18/SF** is well supported.
- The Assessor's Office submits four comparable sales for the subject's One-Acre Homesite & 16 Residual Acres ranging from **\$6,137/acre** to **\$10,500/acre**.
- The updated assessed value for the One-Acre Homesite & 16 Residual Acres at **\$5,391/acre** is well supported.
- The combined value of 156 Brookston Rd., 1867 Warrenton Rd., the One-Acre Homesite and the 16 Residual Acres at **\$209,943 [PUV: 168,175]** is well supported.



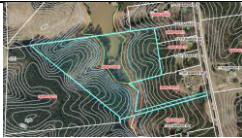


Assessor Comps for 156 Brookston Road & One-Acre Homesite:

	Subject House 1	Assessor Comp 1	Assessor Comp 2	Assessor Comp 3	Assessor Comp 4
					
Location	156 BROOKSTON RD	178 THORPE ST	235 INDUSTRY DR	1801 WILLOW LN	517 NEATHERY ST
Parcel	0615 01009	0056 02002B	0213 01011	0085 10027	0093 03011
Distance	*	5.11 miles	5.25 miles	3.53 miles	3.72 miles
Sale Date	*	9/26/2022	5/11/2023	1/19/2023	3/2/2023
Sale Price	\$106,578 (assessed)	\$130,000	\$100,000	\$135,000	\$120,000
Sale Price Per Sq Ft	\$148.03 (assessed)	\$136.55	\$137.36	\$140.48	\$148.88
Year Built	1962	1968	1980	1973	1977
Sq Ft	720	952	728	961	806
Acres	1.000	0.160	1.440	0.210	0.230
Notes:					

Assessor Comps for 1867 Warrenton Road & One-Acre Homesite:

	Subject House 2	Assessor Comp 5	Assessor Comp 6	Assessor Comp 7	Assessor Comp 8
					
Location	1867 WARRENTON RD	1232 S WILLIAMS ST	555 HIGH ST	215 JANE AVE	1228 LAWRENCE ST
Parcel	0615 01009	0028 06014	0021 01010	0085 07008	0085 04009
Distance	*	4.21 miles	4.33 miles	3.48 miles	3.65 miles
Sale Date	*	8/24/2023	5/4/2022	12/14/2023	12/15/2023
Sale Price	\$59,722	\$61,000	\$58,000	\$85,000	\$87,500
Sale Price Per Sq Ft (assessed)	\$76.18	\$81.12	\$86.31	\$88.54	\$91.05
Year Built	1960	1944	1963	1966	1964
Sq Ft	784	752	672	960	961
Acres	1.000	0.200	0.170	0.160	0.150
Notes:	25% Functional Obsolescence for secondary home. W/O adjustment: \$71,628 (\$91.36/SF)			Renovations needed.	

Assessor Land Comps (One-Acre Homesite & 16 Residual Acres):

	Subject Land	Assessor Land Comp 1	Assessor Land Comp 2	Assessor Land Comp 3	Assessor Land Comp 4
					
Location	WARRENTON RD & BROOKSTON RD	95 CEDAR ROCK LN	BARKER RD	249 FISH STALLINGS LN	NC 39 HWY N
Parcel	0615 01009	0455 01075	0400 02001	0465 01007A	0371 01014
Distance	*	8.54 miles	8.56 miles	6.98 miles	6.05 miles
Sale Date	*	5/24/2023	1/9/2024	4/18/2023	1/13/2022
Sale Price	\$91,643 (assessed)	\$98,000	\$90,000	\$160,500	\$210,000
Sale Price Per Acre	\$5,391 (assessed)	\$6,137	\$6,649	\$8,017	\$10,500
Acres	17.000	15.970	13.535	20.020	20.000
Notes:	Irregular shape. Powerline easement.	Private access. Irregular shape. Steep topography.	Minimal frontage. Irregular shape. Steep topography.	Minimal frontage. Irregular shape. Steep topography. Powerline easement.	Irregular shape. Steep topography.

Assessor Reconciliation:

156 BROOKSTON RD & ONE-ACRE HOMESITE		COMBINED ASSESSMENT	
156 Brookston Rd Value	\$82,578	1867 Warrington Rd Value	\$35,722
One-Acre Homesite	\$24,000	156 Brookston Rd Value	\$82,578
Total	\$106,578	One-Acre Homesite	\$24,000
		16 Residual Acres	\$67,643
1867 WARRENTON RD & ONE-ACRE HOMESITE		Total	\$209,943
1867 Warrington Rd Value	\$35,722		
One-Acre Homesite	\$24,000		
Total	\$59,722		
ONE-ACRE HOMESITE AND 16 RESIDUAL ACRES			
One-Acre Homesite	\$24,000		
16 Residual Acres	\$67,643		
Total	\$91,643		

Aiken, Tammy P. and Blanks, Cindy P.

9.78 Acres with Unsound Structure

1108 Murphy Road

0212 02021A



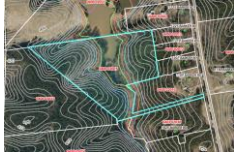


Value Under Appeal: \$138,797 updated to \$43,839

Owners Opinion of Value: \$0

Assessor recommendation: To uphold updated value of **\$43,839** (\$4,483/acre)

- The Appellant submitted photos demonstrating that the house was unsound. This was updated in our records.
- The 9.78-acre tract is being assessed as if vacant.
- The Assessor’s Office submits four comparable sales ranging from **\$6,137/acre** to **\$7,293/acre**.
- The updated value of **\$4,483/acre** is well supported.

Assessor Land Comps:

	Subject	Assessor Land Comp 1	Assessor Land Comp 2	Assessor Land Comp 3	Assessor Land Comp 4
					
Location	1108 MURPHY RD	95 CEDAR RICK LN	BARKER RD	BARKER RD	BILLIE AUSTIN LD
Parcel	0212 02021A	0455 01075	0400 02001	0400 02024	0465 01072
Distance	*	6.78 miles	7.15 miles	7.35 miles	6.05 miles
Sale Date	*	5/24/2023	1/9/2024	10/26/2023	1/22/2024
Sale Price	*	\$98,000	\$90,000	\$95,000	\$73,000
Sale Price Per Acre	\$4,483 (assessed)	\$6,137	\$6,649	\$7,291	\$7,293
Acres	9.780	15.970	13.535	13.030	10.010
Notes:	Private access. Irregular shape.	Private access. Steep topography. Irregular shape.	Minimal frontage. Steep topography. Irregular Shape.	Land-locked. Steep topography.	Land-locked. Steep topography. Irregular shape.

Tax Revaluation Appeals
November 12, 2024
Consent Agenda

1. Anderson, Jonathan & Karen 0354 01042 636 B Harrison Ln S \$670,383
2. Ashley, Richard E & Bonnie J 0352 01002 204 Rocky Ln \$222,094
3. Ayscue, Jean 0086 01024 718 Harriett St \$71,620 LU \$35,810
4. Ayscue, Bettie P 0100 05006A 531 Skenes Ave \$13,475
5. Beveridge, Arthur 0322A01002 443 Pollyanna Rd \$219,725
6. Beveridge, Arthur 0322A01003 Pollyanna Rd \$103,600
7. Buchan, R Duke III 0204 01019 77 Buchan Best Ln \$151,491 LU \$94,829
8. Butler, Harriette 0096 03010 114 Institute St \$39,984
9. Butler, Harriette H 0022 02004 542 Spring St \$160,187
10. Butler, Harriette 0096 03009 110 Institute St \$39,984
11. Butler, Harriette 0096 03011 118 Institute St \$40,264
12. Butler, Harriette 0096 03008 106 Institute St \$40,047
13. Butler, Harriette H 0022 01003 542 Horner St \$38,814
14. Butler, Harriette H 0021 01005 535 High St \$70,501
15. Butler, Harriette H 0006 10007 1214 McCoin Ave \$69,300
16. Butler, Harriette H 0025 13004 439 Arch St \$38,832
17. Butler, Harriette H 0025 13003 421 Arch St \$49,717
18. Butler, Harriette H 0025 08014 307 Zene St \$99,056
19. Butler, Harriette H 0025 08018 405 Zene St \$37,849
20. Butler, Harriette H 0025 04003 243 Arch St \$73,015
21. Butler, Harriette H 0025 04004 242 Harrell St \$68,515
22. Butler, Harriette H 0025 08001 303 Arch St \$75,738
23. Butler, Harriette H 0024 05013 119 N College St \$48,885
24. Butler, Harriette H 0025 03009 302 Zene St \$75,658
25. Butler, Harriette H 0028 01001C 1420 Maple St \$57,997
26. Butler, Harriette H 0027 06007 1121 Maple St \$23,265
27. Butler, Harriette H 0028 01001B 1011 Champion St \$53,574
28. Butler, Harriette H 0026 01020 612 College St \$59,081
29. Butler, Harriette H 0025 13020 427 S College St \$66,415
30. Butler, Harriette H 0067 04002 2014 Francis Ave \$64,060
31. Butler, Harriette H 0028 02015 1126 Maple St \$43,850
32. Butler, Harriette H 0058 04006 1305 Dorsey Ave \$54,769
33. Butler, Harriette H 0059 01001A 900 Dorsey Ave \$311,821
34. Butler, Harriette H 0104 05008A 837 Parkway Dr \$50,468
35. Butler, Harriette H 0025 14002 511 S College St \$82,219
36. Butler, Harriette H 0075 03025 852 Vaughan St \$131,159
37. Butler, Harriette H 0099 01002 1309-1319 Nicholas St \$109,879
38. Butler, Harriette H 0098 12015 139 Hamilton St \$155,343
39. Butler, Harriette H 0103 02007 420 Cross St \$116,202
40. Butler, Harriette H 0104 05002 106 First Ave \$79,062
41. Butler, Harriette H 0116 02017 28 Gholson Dr \$28,376
42. Butler, Harriette H 0027 06011 828 Champion St \$62,514
43. Butler, Harriette H 0104 05001 826 Parkway Dr \$81,462
44. Butler, Harriette H 0084 01008 228 Pinkston St \$31,682

45. Butler, Harriette H 0076 04010 503 E Montgomery St \$74,508
46. Butler, Harriette H 0025 15001 442 Arch St \$137,014
47. Butler, Harriette H 0098 02013 305 Pearl St \$57,361
48. Butler, Harriette H 0098 02012 301 Pearl St \$89,641
49. Butler, Harriette H 0103 03003 819 Orange St \$68,283
50. Butler, Harriette H 0076 04009 419 E Montgomery St \$85,678
51. Butler, Harriette H 0076 03008 202 N College St \$75,656
52. Butler, Harriette H 0076 03006 304 Charles St \$100,090
53. Butler, Harriette H 0101 04004 534 Whitten Ave \$71,588
54. Butler, Harriette H 0100 01001 1311 Lehman St \$70,216
55. Butler, Harriette H 0098 01008 234 Pearl St \$34,924
56. Butler, Harriette H 0098 07025 413 Oakhill St \$53,428
57. Butler, Harriette H 0104 02008 843 Parkway Dr \$66,218
58. Butler, Harriette H 0093 03009 507 Neathery St \$105,950
59. Butler, Harriette H 0091 05008 807 Southerland St \$36,112
60. Butler, Harriette H 0091 06014 1419 Maple St \$71,922
61. Butler, Harriette H 0091 06015 1425 Maple St \$44,040
62. Butler, Harriette H 0091 01015 412 Brick St \$31,865
63. Butler, Harriette H 0087 03012 914 Elm St \$39,829
64. Butler, Harriette H 0079 03023 644 East Ave \$23,429
65. Butler, Harriette H 0079 03019 713 N Pinkston St \$87,037
66. Butler, Harriette H 0079 03016 931 E Andrews Ave \$38,058
67. Butler, Harriette H 0078 07019 716 Water St \$34,392
68. Butler, Harriette H 0075 02005 721 Vaughan St \$67,754
69. Butler, Harriette H 0075 03019 851 N Garnett St \$61,703
70. Butler, Harriette H 0075 03020 853 N Garnett St \$70,352
71. Butler, Harriette H 0073 01034 502 Stone St \$54,704
72. Butler, Harriette H 0077 04009 808 Eastway Dr \$94,073
73. Carey Chapel Village LLC 0532 02050 179 Ashmont Ln \$64,295
74. Carey Chapel Village LLC 0532 02052 207 Ashmont Ln \$63,346
75. Carey Chapel Village LLC 0532 02053 219 Ashmont Ln \$64,115
76. Carey Chapel Village LLC 0532 02086 40 Barclay Ln \$66,095
77. Carey Chapel Village LLC 0532 02088 178 Ashmont Ln \$63,664
78. Carmel Ridge Development Co 0025 08002 309 Arch St \$81,392
79. Cash, Margaret 0082 02009 1845 S Clearview Dr \$58,610 EXMP \$29,305
80. Cloninger, Robert Brian 0035 01032 3006 Sidney Hill \$360,910
81. Colonial Rentals LLC 0028 05006 415 Alexander Ave \$56,982
82. Conaghan, Daniel & Candace Trustee 0354 01035 Diamond Point Ln \$79,786
83. Conaghan, Daniel & Candace Trustee 0354 01034 Diamond Point Ln \$79,088
84. Cramer, Shirley 0326A02016 690 Taylors Pointe Ln \$202,960
85. Crawford, Winfred & Faye 0206 01011A Highway #39 \$24,178
86. Davis, Valerie Jayne 0026 02017 296 Gholson Ave \$162,566
87. Dingman, Conner & Chelsea 0354 01047 4583 Thomas Rd \$193,056
88. Falkner, Joseph & Julia 0051 11002 1246 Hight St \$48,809
89. Falkner, Joseph & Julia 0096 03016 552 Grant St \$46,372
90. Falkner, Joseph & Julia 0096 03012 568 Grant St \$45,988
91. Falkner, Joseph & Julia 0100 05019 444Cedar St \$52,371
92. Faucette, Thomas Jr 0530 01062 Storage Bldg. \$13,977
93. Fisher, Terry & Donna 0305 02008 Rev Henderson Rd \$46,441
94. Freeman, Maggie Heirs 0206 01011 Townsville Rd \$54,936

95. Gregory, Edwin D Jr & Sharon 0578B01002 Shore Ln \$13,961
96. Gregory, Edwin D Jr & Sharon 0578B01003 86 Shore Ln \$7,183
97. Grissom, Wayne & Claudia 0547 02019 338 Gillburg Ln \$86,690
98. Hall, Joseph & Ashlyn 0581 02059 123 Bent Tree Ln \$327,216
99. Henderson Storage Co LLC 0026 03008 Young Ave Factory \$52,137
100. Hester, Ralph & Betty 0045 02006A Woodland Rd \$49,375
101. Hyman, Kenneth 0529 02022 543 Vincent Hoyle Rd \$84,739
102. Jenkins, Abram & Gail 0361A01014 44 & 45 Peeble Hill \$406,634
103. Jones, Winfred & Sandra 0326B01013 Lakeside Estates MH \$47,341
104. Jordan, Delores M 0076 02002 428 Charles St \$100,810 Exmp \$50,405
105. Langley, George Jr & Cindy 0541 01025 2109 Rock Mill Rd \$313,506
106. Mills, Anthony W & Leslie H 0005 04007 1304 S Garnett St \$168,113
107. Moody, Stephen & Ellen 0301 01003 16970 NC 39 HWY N \$296,696
108. Moody, Allen Ray, Moody, Randolph & Pernell, Sherry & Others 0527 01014 2206 S Cokesbury Rd \$306,166 LU \$176,917
109. NEWCAP Inc 0541E01035 178 Freedom Ln \$15,209
110. NEWCAP INC 0541E01030 102 N Oakwood Ln \$14,620
111. NEWCAP INC 0541D01035 189 Freedom Ln \$18,221
112. NEWCAP INC 0541D01022 77 N Oakwood Ln \$16,0008
113. NEWCAP INC 0541D01011 4143 NC39 HWY S \$22,818
114. Newman, Bryce 0490 03014 Bobbitt Rd \$21,852
115. Newman, Russell & Shelia 0541 02024 Rock Mill Rd \$45,190
116. Oak River Homes Inc 0001 03001 101 S Garnett St \$155,515
117. Oak River Homes Inc 0003 03012 225 Horner St \$106,686
118. Overby, Robin & Dawn 0354 01002 179 Diamond Point \$509,182
119. Parham, Robert Jr & Bess 0035 01031 3008 Sidney Hill \$390,826
120. Pearce, Claude R Jr 0221 02035 Mobile \$28,248
121. Pearce, Claude Jr & Tammy 0113 26001 426 Welcome Ave \$66,326
122. Pendergrass, David L Jr 0545 02010 378 Cross Creek Rd \$247,995
123. Perkinson, Laura 0068 03002 2010 Raleigh Rd \$70,749
124. Ramsey, Charles 0539 01006A 21 Pinewood Dr \$116,274
125. Robertson, Jerry & Betty 0546 04004 132 Gillburg Rd \$65,206 LU \$32,603
126. Sanford, Tony & Tammy 0532 01034 Carey Chapel Rd \$179,037
127. Stegall, Kenneth & Deanna 0356 02001 8033Hicksboro Rd \$191,119
128. The Clark Family Trust Clark & Sue Trustee 0332B02002 1512 Plum Nutty Rd \$117,169
129. The Law Building INC 0004 02002 116 Young St \$228,297
130. RJB Of Henderson LLC 0056 02002A 180 Thorpe St \$98,211
131. RJB Of Henderson LLC 0054 01004A Oxford Rd \$192,095
132. Sanford, Tony & Tammy 0063 01007 415 Raleigh Rd \$822,759
133. Southern Vance Properties LLC HWY 39 South \$8,875
134. Vulcan Lands INC 0204 01003 Greystone \$724,187
135. Vulcan Lands INC 0204 01010 US 1-158 HWY \$342,562
136. Vulcan Materials Company 0204 01015 Best Land \$100,406
137. Wal-Mart Stores East LP 0222 04012 680 Vanco Mill Rd \$18,579,918
138. Williamson, Mark 0377 02010 244 Flanagan Rd \$43,966
139. Williamson, Mark 0377A01017 338 Flanagan Rd \$154,622
140. Zaft, Russell & Laureen 0355 01023 Queens Ln \$549,370
141. Zolliham LLC 0028 02007 1020 Lehman St \$69,558
142. Zolliham LLC 0024 04004 270 Charles St \$334,294