

**Agenda**  
**Vance County Board of Equalization & Review**  
**December 16, 2024**  
**1:00 PM**

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**I. Taxpayer Appeals**

**II. Consent Agenda**

**III. Adjourn**

**Board of Equalization & Review**  
**December 16, 2024**

1. Garrett, Marty & Shelia 0497 02005 1727 Egypt Mountain Rd \$164,599
2. Underwood, Stephanie & Debbie 0583 01070 451 Johnnie Evans Rd \$114,301
3. Brame, Kim D 0460 01002 1086 S Lynnbank Rd \$112,523
4. Edwards, Billy & Betty 0543 01003 1881 Weldons Mill Rd \$141,373
5. Burroughs, Robert Irvin Jr 0404 02002 3204 Glebe Rd \$23,424
6. Ayscue, Christopher Ray 0224 02005 Raleigh Rd \$365,665
7. Ayscue, Christopher Ray 0073 04015 217 Clark St \$94,300
8. Ayscue, Christopher R Sr 0020 04014 810 High St \$64,439
9. Hilliard, Norman 0469 01004 46 Hilliard Ln \$140,262
10. Hilliard, Norman 0469 01017 Hicks Land \$6,500
11. Hilliard, Norman 0469 01023 Strickland Land \$4,052
12. Hilliard, Norman 0469 01022 Strickland Land \$4,263
13. Hilliard, Norman II 0469 01015 Hilliard Ln \$10,338
14. Woodlief, Mark T 0483 01004 Woodlief Land \$85,203 LU \$11,714
15. Woodlief, Mark T 0483 01001 Garner Home \$42,278 LU \$3,180
16. Woodlief, Mark T 0483 01003 Dickerson Land \$64,740 LU \$5,120
17. Woodlief, Mark T 0482 05010 Overton Land \$54,000 LU \$3,000
18. Woodlief, Mark T 0482 05007A Woodlief Land \$49,238 LU \$3,960
19. Woodlief, Mark 0483 01002 Garner Land \$18,463 LU \$1,200
20. Woodlief, Mark 0482 05008 Yarborough Land \$4,358 LU \$300
21. Wilson, Tanya D 0369 01013 Stagecoach Rd \$147,246 exmp \$74,260
22. Taylor, Horace 0408A01006 225 Dabney Heights Ln \$135,570 EXMP \$77,930
23. Pernell, Christopher Scott 0489 01005 319 Timothy Ln \$274,856
24. Pernell, Christopher Scott 0489 01005B 376 Cherry Ln \$22,019
25. Harp, Steven Wade 0099 01011 1316 Lehman St \$41,093
26. Harp, Steven Wade 0088 01011A 1422 Reservoir St \$47,784
27. Harp, Steven Wade 0025 01004 217 Turner Ave \$46,216
28. Harp, Steven Wade 0088 01010 615 Mason St \$39,568
29. Harp, Steven Wade 0112 09004 1500 Old Epsom Rd \$59,367
30. Harp, Steven Wade 0100 04017 508 Mason St \$35,084
31. Harp, Steven Wade 0100 02020 518 Hickory St \$41,698
32. Harp, Steven Wade 0100 02019 520 Hickory St \$47,257
33. Harp, Steven Wade 0099 01012 1314 Lehman St \$32,445
34. Harp, Steven Wade 0091 07008 1008 Standish St \$25,304
35. Harp, Steven Wade 0091 06029 737 Southerland St \$46,891
36. Harp, Steven Wade 0088 01017 616 S Park Ave \$56,515
37. Harp, Steven 0044 03005A 205 Craig Ave \$43,331
38. Harp, Steven 0025 01005 223 Turner Ave \$62,520

**Marty Garrett**  
**Residential Manufactured Home**  
**1727 Egypt Mountain Rd**  
**0497 02005**

Value Under Appeal: \$245,695

Owners Opinion of Value: \$140,000

**Assessor Recommended Value: \$164,599**

**Appellant Concerns:**

- The Appellant did not expressed concern with the condition of the home.
  - The condition was reduced from Average (MAV) to Fair (MFR).

**Changes Made:**

- The year built was changed from 1992 to 1987 per appellant information.
- A -25% Topography adjustment was applied to the Wooded Acres.
- A -25% Shape adjustment was applied to the Open and Wooded Acres.
- Removed the-15% Shape adjustment from the Homesite.
- Changed the condition from Average (MAV) to Fair (MFR)
- A -20% Economic Obsolescence was applied to align with comparable sales.


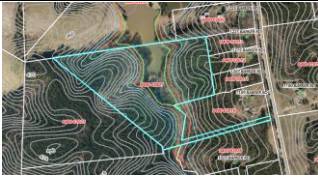


**Evidence of Value:**

- The Assessor's Office submits four comparable sales ranging from **\$50.66/SQFT** to **\$89.29/SQFT**.
  - The subject is assessed at **\$67.58/SQFT**. (House & Homesite Value Only)
- The Assessor's Office submits three comparable land sales ranging from **\$6,649/acre** to **\$10,991/acre**.
  - The subject is assessed at **\$6,618/acre**. (Land Value Only)

**Assessor Comps (House & Homesite Only):**

	Subject	Comp 1	Comp 2	Comp 3	Comp 4
Photo					
Map					
Location	1727 EGYPT MOUNTAIN RD	811 BEARPOND RD	422 MELINDA LN	BARKER ROAD	131 CONE LN
Parcel	0497 02005	0224 01006	0351C01010	0400 02011	0400A01002
Distance	*	33.05 miles	22.98 miles	28.41 miles	27.53 miles
SQFT	1,232	1,056	1,080	1,120	1,288
Beds	3	3	3	2	3
Baths	2.0	2.0	2.0	2.0	2.0
Year Built	1987	1975	1998	1994	1998
Acres	1.000	0.540	3.000	1.420	0.840
Sale Date	*	05/17/2022	05/13/2022	02/22/2023	02/10/2023
Sale Price	<b>\$83,264</b> (assessed) (house & homesite value only)	<b>\$53,500</b>	<b>\$75,000</b>	<b>\$100,000</b>	<b>\$115,000</b>
Sale Price per SQFT	<b>\$67.58</b> (assessed) (house & homesite value only)	<b>\$50.66</b>	<b>\$69.44</b>	<b>\$89.29</b>	<b>\$89.29</b>
Notes:					

**Assessor Land Comps (Land Value Only):**

	Subject	Comp 1	Comp 2	Comp 3
Map				
Location	1727 EGYPT MOUNTAIN RD	BARKER RD	249 FISH STALLINGS LN	372 ROCK SPRING CHURCH RD
Parcel	0497 02005	0400 02001	0465 01007A	0312 01008
Distance	*	12.94 miles	7.72 miles	23.65 miles
Road	Public, Paved	Minimal	Minimal	Public, Paved
Topo	Severe	Severe	Moderate	Severe
Shape	Severe	Flag	Cut-Out	Severe
Acres	16.860	13.535	20.020	10.008
Sale Date	*	01/09/2024	04/18/2023	04/06/2022
Sale Price	<b>\$111,583</b> (assessed) (land value only)	<b>\$90,000</b>	<b>\$160,500</b>	<b>\$110,000</b>
Sale Price per Acre	<b>\$6,618</b> (assessed) (land value only)	<b>\$6,649</b>	<b>\$8,016</b>	<b>\$10,991</b>
Notes:		Parcel split by creek and pond.	Powerline easement	

**Underwood, Stephane & Debbie****10.067 Acres Wooded Land****372 ROCK SPRING CHURCH RD****0583 01070**

Value Under Appeal: \$135,452

Owners Opinion of Value: \$65,000

**Assessor Recommended Value: \$114,301****Appellant Concerns:**

- The Appellant notes that this property is undeveloped.
  - The subject property is being assessed as land value only.
- The Appellant expresses concern about the percentage of increase from the prior year.
  - The percentage of increase is not, in and of itself, grounds for appeal. Markets can vary and certain reappraisals may have very low (or even negative) percentages, while others may be very high. What matters is that the value assessed is in accordance with the market as of the date of assessment. Valid market evidence would include, for example, the sales of comparable properties.
- The Appellant notes that his house is a 2000 SQFT home on two-acres and only assessed at \$159,000.
  - The appellant's home at 2896 Old Grantham Road is in Wayne County NC. While it is assessed at \$158,830, this is for revaluation year 2019 and does not reflect current values. When Wayne County conducts its next reappraisal, this value would presumably increase significantly. Additionally, the subject property has frontage onto Kerr Lake, while the appellant's home is in a rural area of Wayne County and not lakefront property.

**Changes Made:**

- A -25% Shape adjustment was applied to the Residual Acreage.
- A -30% Topography adjustment was applied to the Residual Acreage.

**Evidence of Value:**

- The Assessor's Office submits four comparable land sales ranging from **\$10,991/acre** to **\$14,900/acre**.
  - The subject is assessed at **\$11,354/acre**.

**Assessor Land Comps:**

	Subject	Comp 1	Comp 2	Comp 3	Comp 4
Map					
Location	451 JOHNNIE EVANS RD	372 ROCK SPRING CHURCH RD	2828 BULLOCKSVILLE PK RD	BULLOCKSVILLE PK RD	BULLOCKSVILLE PK RD
Parcel	0583 01070	0312 01008	0585 01001	0585 01003	0585 01002
Distance	*	4.85 miles	0.91 miles	0.87 miles	0.85 miles
Road	Public, Paved	Public, Paved	Public, Paved	Public, Paved	Public, Paved
Topo	Moderate	Severe	Slight	Slight	Slight
Shape	Deep	Severe	Slight	Rectangular	Rectangular
Acres	10.067	10.008	11.000	10.010	10.000
Sale Date	*	04/06/2022	11/04/2022	05/18/2023	03/31/2023
Sale Price	<b>\$114,301 (assessed)</b>	<b>\$110,000</b>	<b>\$152,000</b>	<b>\$149,000</b>	<b>\$149,000</b>
Sale Price per Acre	<b>\$11,354 (assessed)</b>	<b>\$10,991</b>	<b>\$13,818</b>	<b>\$14,885</b>	<b>\$14,900</b>
Notes:	Kerr Lake	Kerr Lake	Kerr Lake	Kerr Lake	Kerr Lake

**Brame, Kim D. & Christine L.**

**Clubhouse on 2.316 Acres**

**1086 S. LYNNBANK RD.**

**0460 01002**

Value Under Appeal: \$335,509

Owners Opinion of Value: None provided.

**Assessor Recommended Value: \$112,523**

**Appellant Concerns:**

- The Appellant notes that the primary improvement is not a house. It is a metal building for family cookouts, etc.
  - The improvement has been re-coded as a Frat/Club House, R.S.F. Construction (MA 21R).
- The Appellant notes that the total cost of construction in 2009 was \$90,000.
  - This most closely resembles a “barndominium.” Costs for these sorts of structures can be remarkably low. A similar structure today could be estimated to cost \$100,000 +/-.
- The Appellant notes that there is a discrepancy in the Tax Department’s records regarding the property’s square footage.
  - The square footage has been corrected.

**Changes Made:**

- The improvement was re-coded as a Frat/Club House, R.S.F. Construction (MA 21R).
- The square footage was corrected.
- The unfinished attic area was removed from the listing.
- A -58% Functional Obsolescence adjustment was applied to conform with “Barndominium” costs.
- A -15% Economic Obsolescence adjustment was applied to further align with a “Barndominium” design.
- A -5% Topography adjustment was applied to the Building Site.
- A -20% Topography adjustment was applied to the Wooded Acreage.
- A -10% Shape adjustment was applied to the Wooded Acreage.
- A -15% Easement adjustment to the land was already in place.

**Evidence of Value:**

- Due to the unique nature of the property, it is difficult to locate comparable sales or determine an income basis. This suggests that a cost approach should be used.
- Current rates for “Barndominium” construction were sourced from thespruce.com here:

<https://www.thespruce.com/how-much-does-it-cost-to-build-a-barndominium-5216518>



**Cost Approach:**

<b>COMPONENT</b>	<b>SQFT</b>	<b>\$/SF</b>	<b>COST</b>
Building Shell	1694	\$16.15	\$27,351
Foundation	1694	\$20.49	\$34,703
Interior Structure	1694	\$1.56	\$2,647
Electrical	1694	\$1.74	\$2,941
Insulation	1694	\$2.60	\$4,411
Kitchen	1694	\$2.26	\$3,823
Doors	1694	\$0.87	\$1,470
HVAC	1694	\$2.60	\$4,411
Flooring	1694	\$1.22	\$2,059
Plumbing Under Slab	1694	\$1.74	\$2,941
Drywall	1694	\$1.74	\$2,941
Inner Structure	1694	\$1.74	\$2,941
Water Treatment	1694	\$0.87	\$1,470
Bathrooms	1694	\$1.56	\$2,647
Plumbing Materials	1694	\$0.87	\$1,470
Lighting	1694	\$0.52	\$882

**ESTIMATED COST NEW      \$99,111**

Depreciation @ 15 years      15%

\$14,867

**DEPRECIATED COST      \$84,244**

**ASSESSED VALUE      \$83,640**

MISC STRUCTURES      \$8,707

LAND      \$20,176

**TOTAL VALUE      \$112,523**

**Edwards, Billy C. & Betty**  
**Single Family Home & 1.000 Acres**  
**1881 WELDONS MILL RD**  
**0543 01003**

Value Under Appeal: \$217,775

Owners Opinion of Value: \$115,000

**Assessor Recommended Value: \$141,373**

**Appellant Concerns:**

- No concerns were noted other than that the value was too high.

**Changes Made:**

- Changed the quality from C to C-.
- Changed the condition from Average to Fair per internal photos and appellant remarks.
- Adjusted the age of the outbuildings to match the house.
- A -15% Economic Obsolescence adjustment was applied to align with comparable sales.

**Evidence of Value:**

- The Assessor's Office submits three comparable sales ranging from **\$84.37/SQFT** to **\$106.01/SQFT**.
  - The subject is assessed at **\$88.03/SQFT**.

**Assessor Comps:**

	Subject	Comp 1	Comp 2	Comp 3
Photo				
Map				
Location	1881 WELDONS MILL RD	489 DANIEL HARRIS RD	1895 SATTERWHITE POINT RD	933 DANIEL HARRIS RD
Parcel	0543 01003	0529 02010	0608 02005A	0526 02003
Distance	*	2.71 miles	6.4 miles	3.12 miles
SQFT	1606	1876	1975	1686
Beds	3	4	3	3
Baths	2.0	2.0	1.1	1.1
Year Built	1951	1967	1966	1956
Acres	1	3.518	2	2
Sale Date	*	02/10/2023	07/14/2023	05/18/2023
Sale Price	\$141,373 (assessed)	\$209,000	\$250,000	\$220,000
Adjustment	*	\$(50,720.00)	\$(42,594.00)	\$(41,271.00)
Reason	*	Condition	Condition	Condition
<b>ADJ Price</b>	<b>\$141,373</b> <b>(assessed)</b>	<b>\$158,280</b> <b>(adjusted)</b>	<b>\$207,406</b> <b>(adjusted)</b>	<b>\$178,729</b> <b>(adjusted)</b>
<b>ADJ Price per SQFT</b>	<b>\$88.03</b> <b>(assessed)</b>	<b>\$84.37</b> <b>(adjusted)</b>	<b>\$105.02</b> <b>(adjusted)</b>	<b>\$106.01</b> <b>(adjusted)</b>
Notes:		Adjustment per Adopted Schedule of Values	Adjustment per Adopted Schedule of Values	Adjustment per Adopted Schedule of Values

**Burroughs, R. I. Jr.**

**1.960 Acre Lot**

**3204 DABNEY RD**

**0404 02002**

Value Under Appeal: \$34,515

Owners Opinion of Value: None provided

**Assessor Recommended Value: \$23,424**

**Appellant Concerns:**

- The Appellant notes that there is a personal property mobile home on site, and that this is under separate ownership.
  - We are assessing this mobile home as personal property. It is not included in the real property value.
- The Appellant notes that there is no well on the property
  - We are assessing this property with an Undeveloped Building Site to allow for the costs of digging a well.






**Changes Made:**

- The land was re-coded from Building Site to Undeveloped Building Site due to the lack of a well.
- A shed and two decks were removed as personal property.
- A -20% Other adjustment was applied to align with comparable sales.

**Evidence of Value:**

- The Assessor's Office submits four comparable land sales ranging from **\$22,000** to **\$25,000**.
  - The subject is assessed at **\$23,424**.

**Assessor Land Comps:**

	Subject	Comp 1	Comp 2	Comp 3	Comp 4
Map					
Location	3204 DABNEY RD	FERN LN	SUNSET CIR	ISLAND CREEK ESTATES RD	567 DABNEY WOODS LN
Parcel	0404 02002	0461C05018	0052 01022	0351A03001	0407C02013
Distance	*	7.50 miles	4.35 miles	7.61 miles	1.00 mile
Road	Public, Paved	Public, Paved	Public, Paved	Public, Paved	Public, Paved
Topo	Level	Moderate	Moderate	Slight	Moderate
Shape	Rectangular	Slight	Irregular	Rectangular	Rectangular
Acres	1.960	0.860	2.010	2.000	1.630
Sale Date	*	08/25/2023	05/31/2023	02/27/2023	10/25/2023
Sale Price	<b>\$23,424</b> (assessed)	<b>\$22,000</b>	<b>\$25,000</b>	<b>\$25,000</b>	<b>\$25,000</b>
Sale Price per Acre	\$11,951 (assessed)	\$25,581	\$12,438	\$12,500	\$15,337
Notes:					

**Ascue, Christopher Ray****Triplex & Two Single Family Homes on 2.29 Acres****3613 RALEIGH RD, 3701 RALEIGH RD, & 3697 RALEIGH RD UNITS 1-3****0224 02005**

Value Under Appeal: \$562,844

Owners Opinion of Value: \$338,164

**Assessor Recommended Value: \$365,665****Appellant Concerns:**

- The Appellant did not express any specific concerns other than the value of the property.

**Changes Made:**











- A -25% Functional adjustment was applied to 3701 Raliegh Rd and 3697 Raleigh Rd for being secondary improvements.
- A -30% Economic adjustment was applied to 3701 Raleigh Rd to align with sales.
- A -40% Economic adjustment was applied to 3697 Raliegh Rd to align with sales.

**Evidence of Value:**










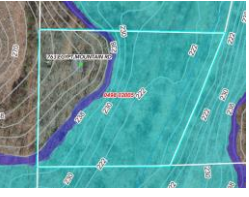
- The Assessor's Office submits four comparable sales for 3613 Raleigh Rd ranging from **\$161.82/SQFT** to **\$169.44/SQFT**.
  - The subject is assessed at **\$135.44/SQFT**. (House & Homesite Value Only)
- The Assessor's Office submits four comparable sales for 3701 Raleigh Rd ranging from **\$103.68/SQFT** to **\$187.50/SQFT**.
  - The subject is assessed at **\$116.43/SQFT**. (House & Homesite Value Only)
- The Assessor's Office submits four comparable sales for 3697 Raleigh Rd ranging from **\$30.31/SQFT** to **\$52.38/SQFT**.
  - The subject is assessed at **\$37.66/SQFT**. (House & Homesite Value Only)

*NOTE: Single family homes were selected to better match the age, size and condition of the subject. As reference, a second set of three duplex/triplex comparable sales is provided, but these reflect a slightly higher price-per-square-foot due to these differences. My value is based on the lower and more similar single-family sales.*

**Assessor Comps – 3613 Raleigh Rd (House & Homesite Acre Value Only)**





	Subject	Comp 1	Comp 2	Comp 3	Comp 4
Photo					
Map					
Location	3613 RALEIGH RD	448 SUNNYVIEW RD	166 WILLOW OAK ST.	1355 ROCK MILL RD	49 S COBBLE CREEK DR
Parcel	0224 02005	0214C01001	0222A01035	0541B01011	0452A01012
Distance	*	3.64 miles	1.82 miles	2.41 miles	1.35 miles
SQFT	1344	1188	1404	1296	1322
Beds	3	3	3	2	3
Baths	1.1	2.0	2.0	2.0	2.1
Year Built	1987	1977	1978	1993	1995
Acres	1.00	0.41	1.17	1.49	0.76
Sale Date	*	09/29/2022	12/30/2022	08/16/2023	01/19/2023
Sale Price	\$182,029	\$215,000	\$255,000	\$240,000	\$224,000
Adjustment	*	\$(22,762)	\$(22,332)	\$(22,643)	
Reason	*	Condition	Condition	Condition	
ADJ Price	<b>\$182,029</b> (assessed) (house & homesite value only)	<b>\$192,238</b> (adjusted)	<b>\$232,668</b> (adjusted)	<b>\$217,357</b> (adjusted)	<b>\$224,000</b> (adjusted)
ADJ Price per SQFT	<b>\$135.44</b> (assessed) (house & homesite value only)	<b>\$161.82</b> (adjusted)	<b>\$165.72</b> (adjusted)	<b>\$167.71</b> (adjusted)	<b>\$169.44</b> (adjusted)
Notes:		Adjustment per Adopted Schedule of Values	Adjustment per Adopted Schedule of Values	Adjustment per Adopted Schedule of Values	

**Assessor Comps – 3701 Raleigh Rd (House & Homesite Acre Value Only)**

	Subject	Comp 1	Comp 2	Comp 3	Comp 4
Photo					
Map					
Location	3701 Raleigh Rd	622 WATER ST	235 INDUSTRY DR	517 NEATHERY ST	763 EGYPT MOUNTAIN RD
Parcel	0224 02005	0078 07031	0213 01011	0093 03011	0498 02005
Distance	*	3.34 miles	4.55 miles	2.58 miles	7.65 miles
SQFT	672	693	728	806	800
Beds	3	2	1	3	2
Baths	1.0	1.0	1.0	1.1	1.0
Year Built	1989	1985	1980	1977	1991
Acres	1.000	0.260	1.440	0.230	4.333
Sale Date	*	08/26/2022	05/11/2023	03/02/2023	04/20/2022
Sale Price	\$78,243 (assessed) (house & homesite value only)	\$58,000	\$100,000	\$120,000	\$150,000
Adjustment	*	\$13,849			
Reason	*	Condition			
<b>ADJ Price</b>	<b>\$78,243</b> (assessed) (house & homesite value only)	<b>\$71,849</b> (adjusted)	<b>\$100,000</b>	<b>\$120,000</b>	<b>\$150,000</b>
<b>ADJ Price per SQFT</b>	<b>\$116.43</b> (assessed) (house & homesite value only)	<b>\$103.68</b> (adjusted)	<b>\$137.36</b>	<b>\$148.88</b>	<b>\$187.50</b>
Notes:		Adjustment per Adopted Schedule of Values			Floodplain (not lake)



**Assessor Comps – 3697 Raleigh Rd, Units 1-3 (House & Homesite Acre Value Only)**

	Subject	Comp 1	Comp 2	Comp 3	Comp 4
Photo					
Map					
Location	3697 RALEIGH RD	1450 PARKER LN	1630 OAKDALE CIR	330 W BELLE ST	1412 PEACE ST
Parcel	0224 02005	0014 06010	0013 03030	0022 09003	0014 05006
Distance	*	3.28 miles	3.58 miles	3.14 miles	3.39 miles
SQFT	4206	4124	3738	4504	5082
Beds	5	3	3	4	4
Baths	3.0	1.1	2.0	2.1	2.1
Year Built	1946	1947	1953	1957	1966
Acres	1.00	0.42	0.36	0.46	0.56
Sale Date	*	09/29/2023	11/28/2022	04/21/2022	01/06/2023
Sale Price	\$158,389 (assessed) (house & homesite value only)	\$125,000	\$195,000	\$230,000	\$304,000
Adjustment	*		\$(33,062)		\$(37,826)
Reason	*		Condition		Condition
ADJ Price	<b>\$158,389</b> (assessed) (house & homesite value only)	<b>\$125,000</b>	<b>\$161,938</b> (adjusted)	<b>\$230,000</b>	<b>\$266,174</b> (adjusted)
ADJ Price per SQFT	<b>\$37.66</b> (assessed) (house & homesite value only)	<b>\$30.31</b>	<b>\$43.32</b> (adjusted)	<b>\$51.07</b>	<b>\$52.38</b> (adjusted)
Notes:			Adjustment per Adopted Schedule of Values		Adjustment per Adopted Schedule of Values

**Assessor Comps – Duplex/Triplex Reference Sales (House & Homesite Acre Value Only)**

	Subject	Comp 1	Comp 2	Comp 3
Photo				
Map				
Location	3697 RALEIGH RD	1348 NICHOLAS ST	265 GHOLSON AVE	101 CARTER ST
Parcel	0224 02005	0064 01002	0026 01013	0027 01012
Distance	*	2.11 miles	2.8 miles	2.68 miles
SQFT	4,206	1,344	2,528	1,344
Beds	5	4	4	4
Baths	3.0	2.0	2.0	2.0
Year Built	1946	1991	1955	1990
Acres	1.000	0.340	0.380	0.370
Sale Date	*	07/05/2022	06/10/2022	02/23/2022
Sale Price	\$158,389 (assessed) (house & homesite value only)	\$78,000	\$148,000	\$85,000
Sale Price per SQFT	<b>\$37.66</b> (assessed) (house & homesite value only)	<b>\$58.04</b>	<b>\$58.54</b>	<b>\$63.24</b>
Notes:				

**Ayscue, Christopher Ray**  
**Single Family Home on 0.12 Acres**  
**217 CLARK ST**  
**0073 04015**

Value Under Appeal: \$98,109

Owners Opinion of Value: \$55,520

**Assessor Recommended Value: \$94,300**

**Appellant Concerns:**

- The Appellant notes that the home is in poor shape.
  - Available exterior photos are most indicative of “Fair” (FR) condition, so it was requested that the appellant provide some examples of the deterioration present, or repairs needed. No response was given, so no further adjustment was made.

**Changes Made:**

- Removed two fireplaces on the presumption that they would have been rendered inoperable prior to renting the house.

**Evidence of Value:**

- The Assessor’s Office submits three comparable sales ranging from **\$65.80/SQFT** to **\$69.24/SQFT**.
  - The subject is assessed at **\$55.34/SQFT**.

**Assessor Comps:**

	Subject	Comp 1	Comp 2	Comp 3
Photo				
Map				
Location	217 CLARK ST	728 EAST AVE	1024 ROANOKE AVE	2994 RALEIGH RD
Parcel	0073 04015	0081 02018	0011 06009	0221 03013
Distance	*	0.43 miles	1.67 miles	2.37 miles
SQFT	1704	1455	1537	1372
Beds	3	3	3	2
Baths	1.0	1.0	1.0	1.1
Year Built	1950	1960	1967	1965
Acres	0.12	0.23	0.33	0.46
Sale Date	*	06/08/2022	10/12/2023	03/17/2023
Sale Price	\$94,300 (assessed)	\$120,000	\$151,500	\$95,000
Adjustment	*	\$(24,256)	\$(45,507)	
Reason	*	Condition	Condition	
<b>ADJ Price</b>	<b>\$94,300</b> <b>(assessed)</b>	<b>\$95,744</b> <b>(adjusted)</b>	<b>\$105,993</b> <b>(adjusted)</b>	<b>\$95,000</b>
<b>ADJ Price per SQFT</b>	<b>\$55.34</b> <b>(assessed)</b>	<b>\$65.80</b> <b>(adjusted)</b>	<b>\$68.96</b> <b>(adjusted)</b>	<b>\$69.24</b>
Notes:		Adjustment per Adopted Schedule of Values	Adjustment per Adopted Schedule of Values	

**Ayscue, Christopher R. Sr.**  
**Single Family Home on 0.42 Acres**  
**810 HIGH ST**  
**0020 04014**

Value Under Appeal: \$71,680

Owners Opinion of Value: \$54,210

**Assessor Recommended Value: \$64,439**

**Appellant Concerns:**

- The Appellant notes that there is no fireplace.
  - The fireplace has been removed from the tax listing.
- The Appellant notes that the shed belongs to the tenant.
  - The shed has been removed from the tax listing.
- The Appellant references 555 High Street as a comparable property.
  - 555 High St is listed with no heat (-\$3,091) compared to the subject's floor/wall furnace (+\$780).
  - 555 High St is listed with 0.17 acres valued at \$8,835 compared to the subject at 0.42 acres for \$15,120.
  - 555 High St is listed with 672 SQFT (\$86.22/SQFT) compared to the subject at 780 SQFT (\$82.61).
  - When differences between the properties are accounted for, they are assessed in a comparable fashion.
  - 555 High St sold for \$58,000 and is valued accurately at \$57,938.
  - Presumably, the subject is likewise valued accurately at \$64,439 since they are assessed comparably.

*NOTE: 555 High Street is included as Comp 2.*

**Changes Made:**

- A fireplace was removed from the tax listing.
- A shed was removed from the tax listing.
- A -10% Economic Obsolescence adjustment was applied to align with comparable sales.

**Evidence of Value:**

- The Assessor's Office submits four comparable sales ranging from **\$81.12/SQFT** to **\$91.05/SQFT**.
  - The subject is assessed at **\$82.61/SQFT**.

**Assessor Comps:**

	Subject	Comp 1	Comp 2	Comp 3	Comp 4
Photo					
Map					
Location	810 HIGH ST	1232 S WILLIAMS ST	555 HIGH ST	215 JANE AVE	1228 LAWRENCE ST
Parcel	0020 04014	0028 06014	0021 01010	0085 07008	0085 04009
Distance	*	1.16 miles	0.14 miles	1.93 miles	1.81 miles
SQFT	780	752	672	960	961
Beds	2	2	2	2	2
Baths	1.0	1.0	1.0	1.0	1.0
Year Built	1956	1944	1963	1966	1964
Acres	0.420	0.200	0.170	0.160	0.150
Sale Date	*	08/24/2023	05/04/2022	12/14/2023	12/15/2023
Sale Price	<b>\$64,439</b> (assessed)	<b>\$61,000</b>	<b>\$58,000</b>	<b>\$85,000</b>	<b>\$87,500</b>
Sale Price per SQFT	<b>\$82.61</b> (assessed)	<b>\$81.12</b>	<b>\$86.31</b>	<b>\$88.54</b>	<b>\$91.05</b>
Notes:			Appellant Submitted Comparable		

**Hilliard, Norman M.**

**Manufactured Home on 1 Acre**

**46 HILLIARD LN**

**0469 01004**

Value Under Appeal: \$145,664

Owners Opinion of Value: \$45,000

**Assessor Recommended Value: \$140,262**

**Appellant Concerns:**

- The Appellant notes that the parcel is not 1-acre, but only a 50x50 tract.
  - Per DB 1311 PG 857 the lot contains “one acre more or less.”
  - There is a 50x60 lot cut out of the corner of this property in the ownership of the Heirs of Annie H. Dickens (see DB 445 PG 528). It is possible this is the parcel being referenced, but that is parcel 0469 01004 and has not been appealed.
- The Appellant notes that he purchased the home six years ago for \$40,000.
  - This is presumed to be the purchase of the manufactured home. Manufactured homes purchased separate from land tend to sell for significantly less than when combined with land. Also, the last six years have seen a dramatic increase in the market for manufactured housing.
- The Appellant notes that the home is unfinished on the inside. It has water damage on the ceiling in several rooms. Needs new flooring in some rooms.
  - No documentation is available to substantiate. If documentation could be provided, a reduction could be made.
- The Appellant notes that the property has no road frontage.
  - This property is accessed via Hilliard Ln, a privately maintained gravel road. The value has been adjusted by -25% for Private Access.
- The Appellant notes that the land was listed at auction twice and was not sold. He indicates that this was a sale by the county.
  - This parcel was purchased from Vance County following a foreclosure. Records indicate that the purchase price was \$1,200. This does not appear to have been listed on MLS and exposed to the open market, and would not be typical of market transactions.
- The Appellant notes that the land had two unlivable homes on it that were torn down.
  - The presence of unlivable homes likely reduced the value of the land at purchase. Removing these and replacing them with a livable home would dramatically increase value.

**Changes Made:**

- A -5% Easement adjustment was applied to the land.
- A -10% Shape adjustment was applied to the land.
- A -25% Private Access adjustment was applied to the land.

**Evidence of Value:**






- The Assessor's Office submits four comparable sales ranging from **\$83.33/SQFT** to **\$88.31/SQFT**.
  - The subject is assessed at **\$68.35/SQFT**.
- The Assessor's Office further submits two reference sales of similar property on gravel roads. These range from **\$74.78/SQFT** to **\$78.26/SQFT**.
  - *This suggests that the impact of being located on a gravel road may be approximately \$10.00/SQFT.*



**Assessor Comps:**

	Subject	Comp 1	Comp 2	Comp 3	Comp 4
Photo					
Map					
Location	46 HILLIARD LN	23 AVERY LN	402 BUFFALO CREEK LN	294 D Y HOYLE LN	368 BUFFALO CREEK LN
Parcel	0469 01004	0457A01006	0463 02027	0547C02001	0463 02028
Distance	*	3.43 miles	1.65 miles	5.07 miles	1.67 miles
SQFT	2052	1680	1864	1917	1728
Beds	3	3	3	4	3
Baths	2.0	2.0	2.0	2.0	2.0
Year Built	2004	2001	1998	1991	1998
Acres	1.00	1.13	2.15	1.00	2.19
Sale Date	*	10/28/2022	11/28/2022	02/25/2022	04/01/2022
Sale Price	\$140,262 (assessed)	\$140,000	\$210,000	\$167,000	\$200,000
Adjustment	*		\$(52,545.00)		\$(47,397.00)
Reason	*		Condition		Condition
ADJ Price	<b>\$140,262</b> (assessed)	<b>\$140,000</b>	<b>\$157,455</b> (adjusted)	<b>\$167,000</b>	<b>\$152,603</b> (adjusted)
ADJ Price per SQFT	<b>\$68.35</b> (assessed)	<b>\$83.33</b>	<b>\$84.47</b> (adjusted)	<b>\$87.12</b>	<b>\$88.31</b> (adjusted)
Notes:	Private Gravel Road				

**Reference Sales – Gravel Road:**

	Subject	Comp 4 (Reference Only)	Comp 5 (Reference Only)
Photo			
Map			
Location	46 HILLIARD LN	210 FAWN DR	132 RIDGE CIRCLE RD
Parcel	0469 01004	0542b01008	0536B02004
Distance	*	6.36 miles	6.40 miles
SQFT	2052	1456	1904
Beds	3	2	3
Baths	2.0	2.0	2.0
Year Built	2004	1995	1996
Acres	1.00	1.00	1.04
Sale Date	*	06/10/2022	07/21/2023
Sale Price	\$140,262 (assessed)	\$147,000	\$149,000
Adjustment	*	\$(38,126)	
Reason	*	Condition	
ADJ Price	<b>\$140,262</b> (assessed)	<b>\$108,874</b> (adjusted)	<b>\$149,000</b>
ADJ Price per SQFT	<b>\$68.35</b> (assessed)	<b>\$74.78</b> (adjusted)	<b>\$78.26</b>
Notes:	<b>Private Gravel Road</b>	<b>Public Gravel Road</b> (reference only)	<b>Private Gravel Road</b> <b>Private Sale</b> (reference only)

**Hilliard, Norman M.**  
**4.000 Acres Vacant Land**  
**HICKS LAND**  
**0469 01017**

Value Under Appeal: \$7,400

Owners Opinion of Value: \$4,000

**Assessor Recommended Value: \$6,500**

**Appellant Concerns:**

- The Appellant notes that the property is farmland, but only partly farmed due to a creek.
  - A -15% Stream adjustment has been applied, along with a -20% Topography adjustment.
- The Appellant notes that the property has a cemetery on site.
  - A -25% Cemetery adjustment has been applied.
- The Appellant notes that the property is land locked.
  - A -25% Private Access adjustment has been applied. Hilliard Lane (a private gravel road) can be accessed via implied easement across adjoining 04669 01020 (also owned by Mr. Hilliard).






**Changes Made:**

- Multiple land lines were combined into a single line for "Wooded Acres."
- A -15% Stream adjustment was applied.
- A -15% Topography adjustment was applied.
- A -25% Private Access adjustment was applied.
- A -25% Cemetery adjustment was applied.

**Evidence of Value:**

- The Assessor's Office submits four comparable land sales ranging from **\$5,327/acre** to **\$6,623/acre**.
  - The subject is assessed at **\$1,625/acre**.

**Assessor Land Comps:**

	Subject	Comp 1	Comp 2	Comp 3	Comp 4
Map					
Location	HICKS LAND	NC 39 HWY. S.	REAVIS TRACT	95 CEDAR ROCK LN	OFF OLD COUNTY HOME RD
Parcel	0469 01017	0216 01002	0216 01001	0455 01075	0451 01013
Distance	*	6.48 miles	6.59 miles	2.23 miles	3.6 miles
Road	Private Access	Paper Road	Paper Road	Private, Gravel	Paper Road
Topo	Moderate	Moderate	Moderate	Moderate	Moderate
Shape	Rectangular	Slight	Slight	Slight	Slight
Acres	4.000	31.540	33.340	15.970	1.510
Sale Date	*	01/12/2024	12/12/2023	05/24/2023	05/11/2023
Sale Price	\$6,500 (assessed)	\$168,000	\$196,500	\$98,000	\$10,000
<b>Sale Price per Acre</b>	<b>\$1,625 (assessed)</b>	<b>\$5,327</b>	<b>\$5,894</b>	<b>\$6,137</b>	<b>\$6,623</b>
Notes:	Cemetary on site.				

**Hilliard, Norman M.**  
**2.200 Acres Vacant Land**  
**STRICKLAND LAND**  
**0469 01023**

Value Under Appeal: \$4,180

Owners Opinion of Value: \$2,000

**Assessor Recommended Value: \$4,052**

**Appellant Concerns:**

- The Appellant notes that the property was used for farmland.
  - The valuation of the land is consistent with agricultural land, but it is not currently enrolled in the present use value program.
- The Appellant notes that the property is wet land.
  - A -15% Wet adjustment has been applied.






**Changes Made:**

- A -15% Shape adjustment has been applied.
- A -15% Low/Wet adjustment has been applied.
- The Access adjustment has been reduced from -50% (Land Locked) to -25% (Private Access)
- A -15% Other adjustment has been applied due to the roundabout way that this parcel would need to be accessed across the other Hilliard parcels.

**Evidence of Value:**

- The Assessor's Office submits four comparable land sales ranging from **\$5,327/acre** to **\$6,623/acre**.
  - The subject is assessed at **\$1,842/acre**.

**Assessor Land Comps:**

	Subject	Comp 1	Comp 2	Comp 3	Comp 4
Map					
Location	STRICKLAND LAND	NC 39 HWY. S.	REAVIS TRACT	95 CEDAR ROCK LN	OFF OLD COUNTY HOME RD
Parcel	0469 01023	0216 01002	0216 01001	0455 01075	0451 01013
Distance	*	6.4 miles	6.52 miles	2.11 miles	3.49 miles
Road	Private Access	Paper Road	Paper Road	Private, Gravel	Paper Road
Topo	Low/Wet	Slight	Moderate	Moderate	Moderate
Shape	Triangular	Slight	Slight	Slight	Slight
Acres	2.200	31.540	33.340	15.970	1.510
Sale Date	*	01/12/2024	12/12/2023	05/24/2023	05/11/2023
Sale Price	\$4,052 (assessed)	\$168,000	\$196,500	\$98,000	\$10,000
<b>Sale Price per Acre</b>	<b>\$1,842 (assessed)</b>	<b>\$5,327</b>	<b>\$5,894</b>	<b>\$6,137</b>	<b>\$6,623</b>
Notes:					

**Hilliard, Norman M.**  
**2.200 Acres Vacant Land**  
**STRICKLAND LAND**  
**0469 01022**

Value Under Appeal: \$4,400

Owners Opinion of Value: \$2,000

**Assessor Recommended Value: \$4,263**

**Appellant Concerns:**

- The Appellant notes that the property was used for farmland.
  - The valuation of the land is consistent with agricultural land, but it is not currently enrolled in the present use value program.
- The Appellant notes that the property is wet land.
  - A -15% Wet adjustment has been applied.
- The Appellant notes that the value is almost as much as the 4-acre parcel 0469 01017.
  - The 4-acre parcel is valued at \$6,500 (\$1,625/acre) compared to the subject at \$4,263 (\$1,938/acre), however, the subject has superior topography and does not have a cemetery on site.
- The Appellant notes that the subject is the same size as parcel 0469 01023 but valued at a higher price. Both parcels are wet land.
  - Both parcels are 2.2-acres with the subject valued at \$4,263 compared to 0469 01023 at \$4,052, but the other parcel is triangular while the subject has a more desirable rectangular shape.




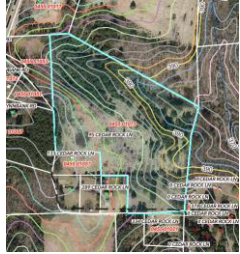

**Changes Made:**

- A -15% Shape adjustment has been applied.
- A -20% Low/Wet adjustment has been applied.
- The Access adjustment has been reduced from -50% (Land Locked) to -25% (Private Access)
- A -15% Other adjustment has been applied due to the roundabout way that this parcel would need to be accessed across the other Hilliard parcels.

**Evidence of Value:**

- The Assessor's Office submits four comparable land sales ranging from **\$5,327/acre** to **\$6,623/acre**.
  - The subject is assessed at **\$1,938/acre**.

**Assessor Land Comps:**

	Subject	Comp 1	Comp 2	Comp 3	Comp 4
Map					
Location	STRICKLAND LAND	NC 39 HWY. S.	REAVIS TRACT	95 CEDAR ROCK LN	OFF OLD COUNTY HOME RD
Parcel	0469 01022	0216 01002	0216 01001	0455 01075	0451 01013
Distance	*	6.4 miles	6.52 miles	2.11 miles	3.49 miles
Road	Private Access	Paper Road	Paper Road	Private, Gravel	Paper Road
Topo	Low/Wet	Slight	Moderate	Moderate	Moderate
Shape	Slight	Slight	Slight	Slight	Slight
Acres	2.200	31.540	33.340	15.970	1.510
Sale Date	*	01/12/2024	12/12/2023	05/24/2023	05/11/2023
Sale Price	\$4,263 (assessed)	\$168,000	\$196,500	\$98,000	\$10,000
<b>Sale Price per Acre</b>	<b>\$1,938</b> <b>(assessed)</b>	<b>\$5,327</b>	<b>\$5,894</b>	<b>\$6,137</b>	<b>\$6,623</b>
Notes:					



**Hilliard, Norman M.**  
**2.000 Acres Vacant Land**  
**HILLIARD LANE**  
**0469 01015**

Value Under Appeal: \$26,167

Owners Opinion of Value: \$2,000

**Assessor Recommended Value: \$10,338**

**Appellant Concerns:**

- The Appellant notes that he was contacted by contractors and offered \$1,500 an acre if the land met their criteria.
  - Unsolicited offers to purchase land are common. These offers are typically below-market and are part of a strategy of making a large number of low-value offers and profiting from the few that accept. These are not indicative of market value.
- The Appellant notes that the property does not have road frontage.
  - This parcel fronts onto Hilliard Lane, a privately maintained gravel road. A -25% Private Access adjustment has been made to account for this.
- The Appellant notes that the property is undeveloped.
  - The only improvement on the property is a 400 SQFT Storage Building. No house is assessed to this property.
- The Appellant notes that the property has a creek running through it and is wet land.
  - A -5% Stream adjustment and -20% Low/Wet adjustment have been applied to account for this.






**Changes Made:**

- A -5% Stream adjustment has been applied.
- A -5% Easement adjustment has been applied.
- A -20% Low/Wet adjustment has been applied.
- A -15% Undeveloped adjustment has been applied to the Building Site to account for the cost of clearing trees.
- A -25% Private Access adjustment has been applied.
- A -35% Other adjustment was applied to align with comparable sales.

**Evidence of Value:**

- The Assessor's Office submits four comparable land sales ranging from **\$5,327/acre** to **\$6,623/acre**.
  - The subject is assessed at **\$5,169/acre**.

**Assessor Land Comps:**

	Subject	Comp 1	Comp 2	Comp 3	Comp 4
Map					
Location	HILLIARD LANE	NC 39 HWY. S.	REAVIS TRACT	95 CEDAR ROCK LN	OFF OLD COUNTY HOME RD
Parcel	0469 01015	0216 01002	0216 01001	0455 01075	0451 01013
Distance	*	6.4 miles	6.52 miles	2.11 miles	3.49 miles
Road	Private, Gravel	Paper Road	Paper Road	Private, Gravel	Paper Road
Topo	Low/Wet	Slight	Moderate	Moderate	Moderate
Shape	Rectangular	Slight	Slight	Slight	Slight
Acres	2.000	31.540	33.340	15.970	1.510
Sale Date	*	01/12/2024	12/12/2023	05/24/2023	05/11/2023
Sale Price	\$10,338 (assessed)	\$168,000	\$196,500	\$98,000	\$10,000
<b>Sale Price per Acre</b>	<b>\$5,169</b> <b>(assessed)</b>	<b>\$5,327</b>	<b>\$5,894</b>	<b>\$6,137</b>	<b>\$6,623</b>
Notes:					

**Woodlief, Mark T.**

**48.44 Acres**

**WOODLIEF LAND**

**0483 01004**

Value Under Appeal: \$93,434

Owners Opinion of Value: None provided.

**Assessor Recommended Value: \$85,203 (PUV: 11,714)**

**Appellant Concerns:**

- The Appellant notes concerns regarding access, wasteland, and other factors omitted from appraisal.
  - Having spoken with the appellant, we discussed the nature of land locked property and implied easements. Accordingly, we value this parcel as Private Access rather than Land Locked.
  - This parcel has 4 acres in the Present-Use Value Wasteland coding.
  - I do not recall other factors being discussed.






**Changes Made:**

- Recoded Market Side of PUV Waste Acres as Market Wooded Acres.
- A -50% Other adjustment was made to the 4 Wooded Acres tied to the PUV Wasteland to correct for the normal size adjustment had the land lines not been split.
- Applied a -40% Topography adjustment to the Wooded Acres.
- A -25% Private Access adjustment was already in place.
- A -10% Stream adjustment was already in place.
- Increased Shape adjustment from -5% to -10%.

**Evidence of Value:**

- The Assessor's Office submits four comparable land sales ranging from **\$2,436/acre to \$3,483/acre**.
  - The subject is assessed at **\$1,759/acre**.

**Assessor Land Comps:**

	Subject	Comp 1	Comp 2	Comp 3	Comp 4
Map					
Location	WOODLIEF LAND	AYSCUE LAND	BOBBITT RD	FAWN DR	WRENN LAND
Parcel	0483 01004	0551 03012	0457 01021	0542 01001	0431 02002
Distance	*	5.74 miles	2.5 miles	7.06 miles	5.81 miles
Road	Private Access	Minimal	Public, Paved	Land Locked	Public, Paved
Topo	Severe	Moderate	Moderate	Severe	Moderate
Shape	Irregular, Slight	Pie	Rectangular	Slight	Cut-Out
Acres	48.440	64.040	57.778	53.200	63.170
Sale Date	*	02/21/2023	10/14/2022	11/27/2023	10/13/2022
Sale Price	\$85,203 (assessed)	\$240,000	\$300,000	\$160,000	\$400,000
Adjustment	*	(\$84,000)	(\$135,000)		(\$180,000)
Reason	*	Access & Topography	Access & Topography		Access & Topography
<b>ADJ Price</b>	<b>\$85,203</b> <b>(assessed)</b>	<b>\$156,000</b> <b>(adjusted)</b>	<b>\$165,000</b> <b>(adjusted)</b>	<b>\$160,000</b>	<b>\$220,000</b> <b>(adjusted)</b>
<b>ADJ Price per Acre</b>	<b>\$1,759</b> <b>(assessed)</b>	<b>\$2,436</b> <b>(adjusted)</b>	<b>\$2,856</b> <b>(adjusted)</b>	<b>\$3,008</b>	<b>\$3,483</b> <b>(adjusted)</b>
Notes:		-15% access, -20% topo Adjustments per the Adopted Schedule of Values	-25% access, -20% topo Adjustments per the Adopted Schedule of Values		-25% access, -20% topo Adjustments per the Adopted Schedule of Values

**Woodlief, Mark T.**

**19 Acres**

**GARNER HOME**

**0483 01001**

Value Under Appeal: \$73,188

Owners Opinion of Value: None provided.

**Assessor Recommended Value: \$42,278 (PUV: \$3,180)**

**Appellant Concerns:**

- The Appellant notes concerns regarding access, wasteland, and other factors omitted from appraisal.
  - Having spoken with the appellant, we discussed the nature of land locked property and implied easements. Accordingly, we value this parcel as Private Access rather than Land Locked.
  - This parcel has 8 acres in the Present-Use Value Wasteland coding.
  - I do not recall other factors being discussed.


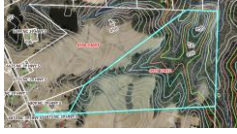



**Changes Made:**

- Recoded Market Side of PUV Waste Acres as Market Wooded Acres.
- A -50% Other adjustment was made to the 8 Wooded Acres tied to the PUV Wasteland to correct for the normal size adjustment had the land lines not been split.
- Applied a -40% Topography adjustment to the Wooded Acres.
- A -25% Private Access adjustment was already in place.
- A -10% Stream adjustment was already in place.
- Increased Shape adjustment from -5% to -10%.

**Evidence of Value:**

- The Assessor's Office submits four comparable land sales ranging from **\$2,436/acre to \$3,483/acre**.
  - The subject is assessed at **\$2,225/acre**.

**Assessor Land Comps:**

	Subject	Comp 1	Comp 2	Comp 3	Comp 4
Map					
Location	GARNER HOME	AYSCUE LAND	BOBBITT RD	FAWN DR	WRENN LAND
Parcel	0483 01001	0551 03012	0457 01021	0542 01001	0431 02002
Distance	*	5.74 miles	2.5 miles	7.06 miles	5.81 miles
Road	Private Access	Minimal	Public, Paved	Land Locked	Public, Paved
Topo	Severe	Moderate	Moderate	Severe	Moderate
Shape	Irregular, Slight	Pie	Rectangular	Slight	Cut-Out
Acres	19.000	64.040	57.778	53.200	63.170
Sale Date	*	02/21/2023	10/14/2022	11/27/2023	10/13/2022
Sale Price	\$42,278 (assessed)	\$240,000	\$300,000	\$160,000	\$400,000
Adjustment	*	(\$84,000)	(\$135,000)		(\$180,000)
Reason	*	Access & Topography	Access & Topography		Access & Topography
<b>ADJ Price</b>	<b>\$42,278</b> <b>(assessed)</b>	<b>\$156,000</b> <b>(adjusted)</b>	<b>\$165,000</b> <b>(adjusted)</b>	<b>\$160,000</b>	<b>\$220,000</b> <b>(adjusted)</b>
<b>ADJ Price per Acre</b>	<b>\$2,225</b> <b>(assessed)</b>	<b>\$2,436</b> <b>(adjusted)</b>	<b>\$2,856</b> <b>(adjusted)</b>	<b>\$3,008</b>	<b>\$3,483</b> <b>(adjusted)</b>
Notes:		-15% access, -20% topo Adjustments per the Adopted Schedule of Values	-25% access, -20% topo Adjustments per the Adopted Schedule of Values		-25% access, -20% topo Adjustments per the Adopted Schedule of Values

**Woodlief, Mark T.**

**40 Acres**

**DICKERSON LAND**

**0483 01003**

Value Under Appeal: \$83,232

Owners Opinion of Value: None provided.

**Assessor Recommended Value: \$64,740 (PUV: \$5,120)**

**Appellant Concerns:**

- The Appellant notes concerns regarding access, wasteland, and other factors omitted from appraisal.
  - Having spoken with the appellant, we discussed the nature of land locked property and implied easements. Accordingly, we value this parcel as Private Access rather than Land Locked.
  - This parcel has 24 acres in the Present-Use Value Wasteland coding.
  - I do not recall other factors being discussed.

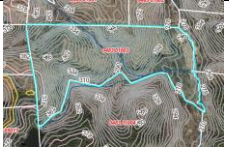




**Changes Made:**

- Recoded Market Side of PUV Waste Acres as Market Wooded Acres.
- A -50% Other adjustment was made to the 16 Wooded Acres tied to the PUV Forestry to correct for the normal size adjustment had the land lines not been split.
- Applied a -40% Topography adjustment to the Wooded Acres.
- A -25% Private Access adjustment was already in place.
- A -15% Stream adjustment was already in place.
- Increased Shape adjustment from -10% to -15%.

**Evidence of Value:**

- The Assessor's Office submits four comparable land sales ranging from **\$2,436/acre to \$3,483/acre**.
  - The subject is assessed at **\$1,619/acre**.

**Assessor Land Comps:**

	Subject	Comp 1	Comp 2	Comp 3	Comp 4
Map					
Location	DICKERSON LAND	AYSCUE LAND	BOBBITT RD	FAWN DR	WRENN LAND
Parcel	0483 01003	0551 03012	0457 01021	0542 01001	0431 02002
Distance	*	5.74 miles	2.5 miles	7.06 miles	5.81 miles
Road	Private Access	Minimal	Public, Paved	Land Locked	Public, Paved
Topo	Severe	Moderate	Moderate	Severe	Moderate
Shape	Irregular, Moderate	Pie	Rectangular	Slight	Cut-Out
Acres	40.000	64.040	57.778	53.200	63.170
Sale Date	*	02/21/2023	10/14/2022	11/27/2023	10/13/2022
Sale Price	\$64,740 (assessed)	\$240,000	\$300,000	\$160,000	\$400,000
Adjustment	*	(\$84,000)	(\$135,000)		(\$180,000)
Reason	*	Access & Topography	Access & Topography		Access & Topography
<b>ADJ Price</b>	<b>\$64,740</b> <b>(assessed)</b>	<b>\$156,000</b> <b>(adjusted)</b>	<b>\$165,000</b> <b>(adjusted)</b>	<b>\$160,000</b>	<b>\$220,000</b> <b>(adjusted)</b>
<b>ADJ Price per Acre</b>	<b>\$1,619</b> <b>(assessed)</b>	<b>\$2,436</b> <b>(adjusted)</b>	<b>\$2,856</b> <b>(adjusted)</b>	<b>\$3,008</b>	<b>\$3,483</b> <b>(adjusted)</b>
Notes:		-15% access, - 20% topo Adjustments per the Adopted Schedule of Values	-25% access, - 20% topo Adjustments per the Adopted Schedule of Values		-25% access, - 20% topo Adjustments per the Adopted Schedule of Values



**Woodlief, Mark T.**

**20 Acres**

**OVERTON LAND**

**0482 05010**

Value Under Appeal: \$82,000

Owners Opinion of Value: None provided.

**Assessor Recommended Value: \$54,000 (PUV: \$3,000)**

**Appellant Concerns:**

- The Appellant notes concerns regarding access, wasteland, and other factors omitted from appraisal.
  - Having spoken with the appellant, we discussed the nature of land locked property and implied easements. Accordingly, we value this parcel as Private Access rather than Land Locked.
  - This parcel has 10 acres in the Present-Use Value Wasteland coding.
  - I do not recall other factors being discussed.

**Changes Made:**

- Recoded Market Side of PUV Waste Acres as Market Wooded Acres.
- A -50% Other adjustment was made to the 10 Wooded Acres tied to the PUV Wasteland to correct for the normal size adjustment had the land lines not been split.
- Applied a -40% Topography adjustment to the Wooded Acres.
- A -25% Private Access adjustment was already in place.

**Evidence of Value:**

- The Assessor's Office submits four comparable land sales ranging from **\$2,436/acre** to **\$3,483/acre**.
  - The subject is assessed at **\$2,700/acre**.

**Assessor Land Comps:**

	Subject	Comp 1	Comp 2	Comp 3	Comp 4
Map					
Location	OVERTON LAND	AYSCUE LAND	BOBBITT RD	FAWN DR	WRENN LAND
Parcel	0482 05010	0551 03012	0457 01021	0542 01001	0431 02002
Distance	*	5.74 miles	2.5 miles	7.06 miles	5.81 miles
Road	Private Access	Minimal	Public, Paved	Land Locked	Public, Paved
Topo	Severe	Moderate	Moderate	Severe	Moderate
Shape	Rectangular	Pie	Rectangular	Slight	Cut-Out
Acres	20.000	64.040	57.778	53.200	63.170
Sale Date	*	02/21/2023	10/14/2022	11/27/2023	10/13/2022
Sale Price	\$54,000 (assessed)	\$240,000	\$300,000	\$160,000	\$400,000
Adjustment	*	(\$84,000)	(\$135,000)		(\$180,000)
Reason	*	Access & Topography	Access & Topography		Access & Topography
ADJ Price	<b>\$54,000</b> (assessed)	<b>\$156,000</b> (adjusted)	<b>\$165,000</b> (adjusted)	<b>\$160,000</b>	<b>\$220,000</b> (adjusted)
ADJ Price per Acre	<b>\$2,700</b> (assessed)	<b>\$2,436</b> (adjusted)	<b>\$2,856</b> (adjusted)	<b>\$3,008</b>	<b>\$3,483</b> (adjusted)
Notes:		-15% access, -20% topo Adjustments per the Adopted Schedule of Values	-25% access, -20% topo Adjustments per the Adopted Schedule of Values		-25% access, -20% topo Adjustments per the Adopted Schedule of Values

**Woodlief, Mark T.**

**22 Acres**

**WOODLIEF LAND**

**0482 05007A**

Value Under Appeal: \$87,840

Owners Opinion of Value: None provided.

**Assessor Recommended Value: \$49,238 (PUV: \$3,960)**

**Appellant Concerns:**

- The Appellant notes concerns regarding access, wasteland, and other factors omitted from appraisal.
  - Having spoken with the appellant, we discussed the nature of land locked property and implied easements. Accordingly, we value this parcel as Private Access rather than Land Locked.
  - This parcel has 8 acres in the Present-Use Value Wasteland coding.
  - I do not recall other factors being discussed.


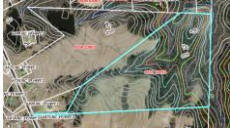
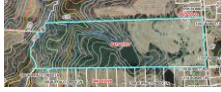


**Changes Made:**

- Recoded Market Side of PUV Waste Acres as Market Wooded Acres.
- A -50% Other adjustment was made to the 8 Wooded Acres tied to the PUV Wasteland to correct for the normal size adjustment had the land lines not been split.
- Applied a -40% Topography adjustment to the Wooded Acres.
- A -25% Private Access adjustment was already in place.
- A -10% Stream adjustment was already in place.
- Applied a -5% Shape adjustment to the land.

**Evidence of Value:**

- The Assessor's Office submits four comparable land sales ranging from **\$2,436/acre to \$3,483/acre**.
  - The subject is assessed at **\$2,238/acre**.

**Assessor Land Comps:**

	Subject	Comp 1	Comp 2	Comp 3	Comp 4
Map					
Location	WOODLIEF LAND	AYSCUE LAND	BOBBITT RD	FAWN DR	WRENN LAND
Parcel	0482 05007A	0551 03012	0457 01021	0542 01001	0431 02002
Distance	*	5.74 miles	2.5 miles	7.06 miles	5.81 miles
Road	Private Access	Minimal	Public, Paved	Land Locked	Public, Paved
Topo	Severe	Moderate	Moderate	Severe	Moderate
Shape	Irregular, Slight	Pie	Rectangular	Slight	Cut-Out
Acres	22.000	64.040	57.778	53.200	63.170
Sale Date	*	02/21/2023	10/14/2022	11/27/2023	10/13/2022
Sale Price	\$49,238 (assessed)	\$240,000	\$300,000	\$160,000	\$400,000
Adjustment	*	(\$84,000)	(\$135,000)		(\$180,000)
Reason	*	Access & Topography	Access & Topography		Access & Topography
<b>ADJ Price</b>	<b>\$49,238</b> <b>(assessed)</b>	<b>\$156,000</b> <b>(adjusted)</b>	<b>\$165,000</b> <b>(adjusted)</b>	<b>\$160,000</b>	<b>\$220,000</b> <b>(adjusted)</b>
<b>ADJ Price per Acre</b>	<b>\$2,238</b> <b>(assessed)</b>	<b>\$2,436</b> <b>(adjusted)</b>	<b>\$2,856</b> <b>(adjusted)</b>	<b>\$3,008</b>	<b>\$3,483</b> <b>(adjusted)</b>
Notes:		-15% access, - 20% topo Adjustments per the Adopted Schedule of Values	-25% access, - 20% topo Adjustments per the Adopted Schedule of Values		-25% access, - 20% topo Adjustments per the Adopted Schedule of Values

**Woodlief, Mark T.**

**8 Acres**

**GARNER LAND**

**0483 01002**

Value Under Appeal: \$31,160

Owners Opinion of Value: None provided.

**Assessor Recommended Value: \$18,463 (PUV: \$1,200)**

**Appellant Concerns:**

- The Appellant notes concerns regarding access, wasteland, and other factors omitted from appraisal.
  - Having spoken with the appellant, we discussed the nature of land locked property and implied easements. Accordingly, we value this parcel as Private Access rather than Land Locked.
  - This parcel has 4 acres in the Present-Use Value Wasteland coding.
  - I do not recall other factors being discussed.


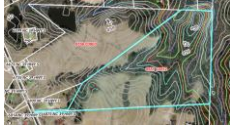



**Changes Made:**

- Recoded Market Side of PUV Waste Acres as Market Wooded Acres.
- A -50% Other adjustment was made to the 4 Wooded Acres tied to the PUV Wasteland to correct for the normal size adjustment had the land lines not been split.
- Applied a -40% Topography adjustment to the Wooded Acres.
- Reduced a -50% Land Locked adjustment to a -25% Private Access adjustment.
- Increases Stream adjustment from -5% to -10%.
- Applied a -5% Shape adjustment.

**Evidence of Value:**

- The Assessor's Office submits four comparable land sales ranging from **\$2,436/acre to \$3,483/acre**.
  - The subject is assessed at **\$2,308/acre**.

**Assessor Land Comps:**

	Subject	Comp 1	Comp 2	Comp 3	Comp 4
Map					
Location	GARNER LAND	AYSCUE LAND	BOBBITT RD	FAWN DR	WRENN LAND
Parcel	0483 01002	0551 03012	0457 01021	0542 01001	0431 02002
Distance	*	5.74 miles	2.5 miles	7.06 miles	5.81 miles
Road	Private Access	Minimal	Public, Paved	Land Locked	Public, Paved
Topo	Severe	Moderate	Moderate	Severe	Moderate
Shape	Irregular, Slight	Pie	Rectangular	Slight	Cut-Out
Acres	8.000	64.040	57.778	53.200	63.170
Sale Date	*	02/21/2023	10/14/2022	11/27/2023	10/13/2022
Sale Price	\$18,463 (assessed)	\$240,000	\$300,000	\$160,000	\$400,000
Adjustment	*	(\$84,000)	(\$135,000)		(\$180,000)
Reason	*	Access & Topography	Access & Topography		Access & Topography
<b>ADJ Price</b>	<b>\$18,463</b> <b>(assessed)</b>	<b>\$156,000</b> <b>(adjusted)</b>	<b>\$165,000</b> <b>(adjusted)</b>	<b>\$160,000</b>	<b>\$220,000</b> <b>(adjusted)</b>
<b>ADJ Price per Acre</b>	<b>\$2,308</b> <b>(assessed)</b>	<b>\$2,436</b> <b>(adjusted)</b>	<b>\$2,856</b> <b>(adjusted)</b>	<b>\$3,008</b>	<b>\$3,483</b> <b>(adjusted)</b>
Notes:		-15% access, -20% topo Adjustments per the Adopted Schedule of Values	-25% access, -20% topo Adjustments per the Adopted Schedule of Values		-25% access, -20% topo Adjustments per the Adopted Schedule of Values

**Woodlief, Mark T.**

**2 Acres**

**YARBOROUGH LAND**

**0482 05008**

Value Under Appeal: \$7,790

Owners Opinion of Value: None provided.

**Assessor Recommended Value: \$4,358 (\$300)**

**Appellant Concerns:**

- The Appellant notes concerns regarding access, wasteland, and other factors omitted from appraisal.
  - Having spoken with the appellant, we discussed the nature of land locked property and implied easements. Accordingly, we value this parcel as Private Access rather than Land Locked.
  - This parcel has 1.000 acre in the Present-Use Value Wasteland coding.
  - I do not recall other factors being discussed.






**Changes Made:**

- Recoded Market Side of PUV Waste Acres as Market Wooded Acres.
- A -50% Other adjustment was made to the Wooded Acre tied to the PUV Wasteland to correct for the normal size adjustment had the land lines not been split.
- Applied a -40% Topography adjustment to the Wooded Acres.
- A -25% Private Access adjustment was applied.
- A -5% Stream adjustment was already in place.
- A -15% Shape adjustment was applied.

**Evidence of Value:**

- The Assessor's Office submits four comparable land sales ranging from **\$2,436/acre to \$3,483/acre**.
  - The subject is assessed at **\$2,179/acre**.

**Assessor Land Comps:**

	Subject	Comp 1	Comp 2	Comp 3	Comp 4
Map					
Location	YARBOROUGH LAND	AYSCUE LAND	BOBBITT RD	FAWN DR	WRENN LAND
Parcel	0482 05008	0551 03012	0457 01021	0542 01001	0431 02002
Distance	*	5.74 miles	2.5 miles	7.06 miles	5.81 miles
Road	Private Access	Minimal	Public, Paved	Land Locked	Public, Paved
Topo	Severe	Moderate	Moderate	Severe	Moderate
Shape	Irregular, Moderate	Pie	Rectangular	Slight	Cut-Out
Acres	2.000	64.040	57.778	53.200	63.170
Sale Date	*	02/21/2023	10/14/2022	11/27/2023	10/13/2022
Sale Price	\$4,358 (assessed)	\$240,000	\$300,000	\$160,000	\$400,000
Adjustment	*	(\$84,000)	(\$135,000)		(\$180,000)
Reason	*	Access & Topography	Access & Topography		Access & Topography
<b>ADJ Price</b>	<b>\$4,358</b> <b>(assessed)</b>	<b>\$156,000</b> <b>(adjusted)</b>	<b>\$165,000</b> <b>(adjusted)</b>	<b>\$160,000</b>	<b>\$220,000</b> <b>(adjusted)</b>
<b>ADJ Price per Acre</b>	<b>\$2,179</b> <b>(assessed)</b>	<b>\$2,436</b> <b>(adjusted)</b>	<b>\$2,856</b> <b>(adjusted)</b>	<b>\$3,008</b>	<b>\$3,483</b> <b>(adjusted)</b>
Notes:		-15% access, - 20% topo Adjustments per the Adopted Schedule of Values	-25% access, - 20% topo Adjustments per the Adopted Schedule of Values		-25% access, - 20% topo Adjustments per the Adopted Schedule of Values



**Wilson, Tanya D. & Charles C.**  
**Single Family Home on 29.55 Acres**  
**462 JORDAN LN**  
**0369 01013**

Value Under Appeal: \$200,000

Owners Opinion of Value: None provided.

**Assessor Recommended Value: \$147,246**

**Appellant Concerns:**

- The Appellant notes that the home was listed for 16 months with a Realtor. Although the price was reduced by \$300,000, there were no offers.
  - The home was originally listed at \$600,000 but reduced to \$310,000 over the course of 16 months. By comparison, we're only valuing the home at \$147,246. The home has not been tried on the market for this asking price.
- The Appellant notes that there is no central heat or air conditioning.
  - The home is not valued with a HVAC system.
- The Appellant notes that the buildings are incomplete.
  - The buildings do not contribute significantly to value and have been depreciated due to age.









**Changes Made:**

- Changed Quality from D+ to D.
- Changed Condition from Average to Fair.
- A -10% Functional Obsolescence adjustment was applied for a dated design and only 2 bedrooms with one bathroom for a home of its size.
- A -30% Topography adjustment was applied to the Wooded Acres.
- A -5% Shape adjustment was removed.
- A -25% Private Access adjustment was already in place.


**Evidence of Value:**

- The Assessor's Office submits three comparable sales ranging from **\$107.12/SQFT** to **\$113.10/SQFT**.
  - The subject is assessed at **\$102.48/SQFT** (House & Homesite Value Only).
- The Assessor's Office submits three comparable land sales ranging from **\$5,327/acre** to **\$5,894/acre**.
  - The subject is assessed at **\$1,776/acre** (Land Value Only).

**Assessor Comps (House & Homesite Value Only):**

	Subject	Comp 1	Comp 2	Comp 3
Photo				
Map				
Location	462 JORDAN LN	1106 PINKSTON ST	2561 WARRENTON RD	724 BECKFORD DR.
Parcel	0369 01013	0214C02030	0615 01021	0096 06008B
Distance	*	7.71 miles	8.49 miles	6.78 miles
SQFT	1008	1050	1056	1008
Beds	2	3	3	3
Baths	1.0	1.0	1.0	1.0
Year Built	2000	1981	1982	1982
Acres	1.00 (homesite)	0.24	0.39	0.28
Sale Date	*	08/01/2022	12/15/2022	06/28/2022
Sale Price	\$103,300 (assessed) (house & homesite value only)	\$141,000	\$165,000	\$114,000
Adjustment	*	\$(28,523)	\$(50,088)	
Reason	*	Condition	Quality & Condition	
ADJ Price	<b>\$103,300</b> (assessed) (house & homesite value only)	<b>\$112,477</b> (adjusted)	<b>\$114,912</b> (adjusted)	<b>\$114,000</b>
ADJ Price per SQFT	<b>\$102.48</b> (assessed) (house & homesite value only)	<b>\$107.12</b> (adjusted)	<b>\$108.82</b> (adjusted)	<b>\$113.10</b>
Notes:		Adjustment per Adopted Schedule of Values	Adjustment per Adopted Schedule of Values	

**Assessor Land Comps:**

	Subject	Comp 1	Comp 2	Comp 3
Map				
Location	462 JORDAN LN	NC 39 HWY. S.	1195 CLUB POND RD	REAVIS TRACT
Parcel	0369 01013	0216 01002	0537 01007	0216 01001
Distance	*	8.9 miles	10.22 miles	8.95 miles
Road	Private Access	Paper Road	Minimal	Paper Road
Topo	Severe	Slight	Severe	Moderate
Shape	Rectangular	Slight	Rectangular	Slight
Acres	29.550	31.540	25.100	33.340
Sale Date	*	01/12/2024	04/14/2022	12/12/2023
<b>Sale Price</b>	<b>\$52,477</b> <b>(assessed)</b> <b>(land value only)</b>	<b>\$168,000</b>	<b>\$140,000</b>	<b>\$196,500</b>
<b>Sale Price per Acre</b>	<b>\$1,776</b> <b>(assessed)</b> <b>(land value only)</b>	<b>\$5,327</b>	<b>\$5,578</b>	<b>\$5,894</b>
Notes:	Accessed via Private Gravel Road / Jordan Ln			

**Taylor, Horace Lee**  
**Manufactured Home on 1.14 Acres**  
**225 DABNEY HEIGHTS LN**  
**0408A01006**

Value Under Appeal: \$155,860

Owners Opinion of Value: None provided

**Assessor Recommended Value: \$135,570**

**Appellant Concerns:**

- The Appellant notes that a 36-year-old mobile home should depreciate in value like a car, not appreciate like a site-built home.
  - Both manufactured and site-built homes are subject to market forces which generally result in appreciation, and physical deterioration and changes in taste that lead to depreciation. Manufactured housing tends to suffer faster depreciation than site-built homes, but in both cases, appreciation generally outpaces depreciation. In recent years, market forces have disproportionately favored more economical housing such as manufactured homes, leading to an unprecedented increase in the value of manufactured homes.
- The Appellant notes that you cannot compare site-built homes to a manufactured home.
  - All comparable sales included in this report are of other manufactured homes.
- The Appellant notes that the road is not paved.
  - Comps 1, 2 and 3 are also on unpaved roads.
- The Appellant notes that there are no streetlights on the subject property's road.
  - All four comparable sales are on roads without streetlights.


**Changes Made:**

- A -15% Functional Obsolescence adjustment was applied due to the large amount of heated square footage that has been added onto the manufactured home.
- A -25% Private Access adjustment was already in place.

**Evidence of Value:**

- The Assessor's Office submits four comparable sales ranging from **\$65.66/SQFT** to **\$87.12/SQFT**.
  - The subject is assessed at **\$48.49/SQFT**.

**Assessor Comps:**

	Subject	Comp 1	Comp 2	Comp 3	Comp 4
Photo					
Map					
Location	225 DABNEY HEIGHTS LN	295 MARIGOLD LN	63 NEW CIRCLE LN	132 RIDGE CIRCLE RD	294 D Y HOYLE LN
Parcel	0408A01006	0461B02061	0365B01014	0536B02004	0547C02001
Distance	*	6.11 miles	6.87 miles	5.84 miles	7.51 miles
SQFT	2,796	1,782	2,016	1,904	1,917
Beds	2	3	4	3	4
Baths	2.0	2.0	2.0	2.0	2.0
Year Built	1988	1996	1994	1996	1991
Acres	1.140	1.853	2.360	1.040	1.000
Sale Date	*	12/22/2023	02/21/2023	07/21/2023	02/25/2022
Sale Price	<b>\$135,570</b> (assessed)	<b>\$117,000</b>	<b>\$135,000</b>	<b>\$149,000</b>	<b>\$167,000</b>
Sale Price per SQFT	<b>\$48.49</b> (assessed)	<b>\$65.66</b>	<b>\$66.96</b>	<b>\$78.26</b>	<b>\$87.12</b>
Notes:	Gravel Road No Streetlights	Gravel Road No Streetlights Irregular Shape Steep Topography	Gravel Road No Streetlights	Gravel Road No Streetlights Irregular Shape	Paved Road No Streetlights

**Pernell, Christopher Scott**  
**Single Family Home on 11.03 Acres**  
**319 TIMOTHY LN**  
**0489 01005**

Value Under Appeal: \$652,285

*IF COMBINED WITH 0489 01005B: \$680,785*

Owners Opinion of Value: Opinion Covers Both Parcels

*IF COMBINED WITH 0489 01005B: \$350,000*

**Assessor Recommended Value: \$274,856**

*IF COMBINED WITH 0489 01005B: \$296,875*

**Appellant Concerns:**

- The Appellant submitted an appraisal dated 12/17/2019 covering 319 Timothy Lane and 12.14 acres of land which valued it at \$180,000. It does not cover 376 Cherry Lane.  
*NOTE: The combined property is also the site of three personal property mobile homes which are not included in the appraisal or the tax valuation.*
  - The appraisal documents were reviewed to confirm property data, but the value conclusions are five years old and cannot be used.






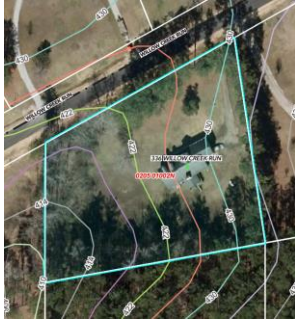
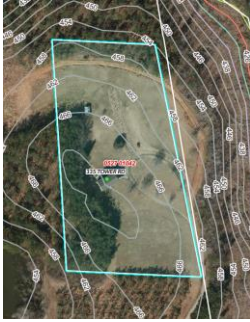

**Changes Made:**

- Reduced Quality from C+ to C.
- Reduced Condition from Average to Fair.
- Increased bathrooms from 1 to 3.
- A -30% Topography adjustment was applied to the land.
- A -25% Private Access adjustment was applied to the land.
- A -20% Shape adjustment was applied to the Residual Acreage.
- A -15% Easement adjustment was applied to the Residual Acreage.


**Evidence of Value:**

- The Assessor's Office submits three comparable sales ranging from **\$92.04/SQFT** to **\$93.74/SQFT**.
  - The subject is assessed at **\$82.21/SQFT** (House & Homesite Value Only).
- The Assessor's Office submits four comparable land sales ranging from **\$6,148/acre** to **\$7,293/acre**.
  - The subject is assessed at **\$5,160/acre** (Land Value Only).

**Assessor Comps (House & Homesite Value Only)**

	Subject	Comp 1	Comp 2	Comp 3
Photo				
Map				
Location	319 TIMOTHY LN	336 WILLOW CREEK RUN	335 TOWER RD	2108 COLEMAN PL
Parcel	0489 01005	0205 01002N	0527 01042	0040 01006
Distance	*	11.96 miles	12.75 miles	8.67 miles
SQFT	2680	2510	2912	2633
Beds	3	4	3	4
Baths	3.0	3.1	2.0	3.1
Year Built	1983	1996	2000	1983
Acres	1.000	1.397	5.000	0.900
Sale Date	*	05/27/2022	10/06/2022	10/27/2023
Sale Price	\$220,324 (assessed) (house & homesite value only)	\$298,000	\$339,000	\$342,000
Adjustment	*	\$(66,980.00)	\$(66,206.00)	\$(95,183.00)
Reason	*	Quality & Condition	Condition & Acreage	Quality & Condition
ADJ Price	<b>\$220,324</b> (assessed) (house & homesite value only)	<b>\$231,020</b> (adjusted)	<b>\$272,794</b> (adjusted)	<b>\$246,817</b> (adjusted)
ADJ Price per SQFT	<b>\$82.21</b> (assessed) (house & homesite value only)	<b>\$92.04</b> (adjusted)	<b>\$93.68</b> (adjusted)	<b>\$93.74</b> (adjusted)
Notes:	<b>Private Access</b>	Adjusted per Adopted Schedule of Values	<b>Private Access</b> Adjusted per Adopted Schedule of Values	Adjusted per Adopted Schedule of Values

**Assessor Land Comps (Land Value Only)**

	Subject	Comp 1	Comp 2	Comp 3	Comp 4
Map					
Location	319 TIMOTHY LN	RALEIGH RD	BARKER RD	BARKER RD	BILLIE AUSTIN LD
Parcel	0489 01005	0224 03002	0400 02001	0400 02024	0465 01072
Distance	*	5.72 miles	12.44 miles	12.34 miles	5.31 miles
Road	Private, Gravel	Minimal	Minimal	Land Locked	Land Locked
Topo	Severe	Level	Severe	Severe	Severe
Shape	Irregular	Severe	Flag	Rectangular	Slight
Acres	11.030	9.760	13.535	13.030	10.010
Sale Date	*	02/15/2022	01/09/2024	10/26/2023	01/22/2024
Sale Price	<b>\$56,911</b> (assessed) (land value only)	<b>\$60,000</b>	<b>\$90,000</b>	<b>\$95,000</b>	<b>\$73,000</b>
Sale Price per Acre	<b>\$5,160</b> (assessed) (land value only)	<b>\$6,148</b>	<b>\$6,649</b>	<b>\$7,291</b>	<b>\$7,293</b>
Notes:		Stream bisects property			



**Pernell, Christopher Scott**  
**Single Family Home on 2 Acres**  
**376 CHERRY LN**  
**0489 01005B**

Value Under Appeal: \$28,500

*IF COMBINED WITH 0489 01005: \$680,785*

Owners Opinion of Value: Opinion Covers Both Parcels

*IF COMBINED WITH 0489 01005: \$350,000*

**Assessor Recommended Value: \$22,019**

*IF COMBINED WITH 0489 01005: \$296,875*

**Appellant Concerns:**

- The Appellant submitted an appraisal dated 12/17/2019 which valued it the combined 0489 01005 and 0489 01005B at \$180,000.
  - The appraisal documents were reviewed to confirm property data, but the value conclusions are five years old and cannot be used.


**Changes Made:**

- Changed Open Acres to Wooded Acres.
- A -25% Private Access adjustment has been applied to the land.
- A -5% Easement adjustment has been applied to the Building Site.
- A -30% Topography adjustment has been applied to the Wooded Acres.
- Removed house designated 376 Cherry Ln (wrong parcel).
- A -25% Other adjustment was applied to align with comparable sales.

**Evidence of Value:**

- The Assessor's Office submits four comparable lot sales ranging from **\$7,471/acre** to **\$18,145/acre**.
  - The subject is assessed at **\$11,010/acre**.

**Assessor Comps:**

	Subject	Comp 1	Comp 2	Comp 3	Comp 4
Map					
Location	CHERRY LANE	PETE ABBOTT LANE	SUNSET CIR	567 DABNEY WOODS LN	FERN LN
Parcel	0489 01005B	0527A02009	0052 01022	0407C02013	0461C05018
Distance	*	12.35 miles	7.65 miles	10.48 miles	4.04 miles
Road	Private, Gravel	Public, Gravel	Public, Paved	Public, Paved	Public, Paved
Topo	Moderate	Slight	Moderate	Moderate	Moderate
Shape	Rectangular	Rectangular	Irregular	Rectangular	Slight
Acres	2.000	1.740	2.010	1.630	0.860
Sale Date	*	07/31/2023	05/31/2023	10/25/2023	08/25/2023
Sale Price	\$22,019 (assessed)	\$13,000	\$25,000	\$25,000	\$22,000
Adjustment	*		(\$3,109)	(\$3,834)	(\$6,395)
Reason	*		Paved Road	Paved Road	Paved Road
<b>ADJ Price</b>	<b>\$22,019</b> <b>(assessed)</b>	<b>\$13,000</b>	<b>\$21,891</b> <b>(adjusted)</b>	<b>\$21,166</b> <b>(adjusted)</b>	<b>\$15,605</b> <b>(adjusted)</b>
<b>ADJ Price per Acre</b>	<b>\$11,010</b> <b>(assessed)</b>	<b>\$7,471</b>	<b>\$10,891</b> <b>(adjusted)</b>	<b>\$12,985</b> <b>(adjusted)</b>	<b>\$18,145</b> <b>(adjusted)</b>
Notes:					

**Harp, Steven Wade**

**Single Family Home on 0.14 Acres**

**1316 Lehman St**

**0099 01011**

Value Under Appeal: \$57,463

Owners Opinion of Value: \$20,000

**Assessor Recommended Value: \$41,093**

**Appellant Concerns:**

- The Appellant provided five comparable sales.
  - These comparable sales were reviewed but cannot be used.

PARCEL	ADDRESS	CONCERN
0100 01022	513 HICKORY	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
0100 02023	506 HICKORY	VP Condition / Not Comparable
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)
0099 01006	1335 NICHOLAS ST	Insufficient Market Exposure (Private Sale / Not Listed on MLS)

**Changes Made:**

- Two fireplaces were removed on the presumption that they would be rendered inoperable prior to renting the home.
- Changed Quality from D+ to D.
- Changed Condition from Fair to Poor. Sagging floors and roof leaks off-and-on.

**Evidence of Value:**

- The Assessor’s Office submits four comparable sales ranging from **\$67.71/SQFT** to **\$75.40/SQFT**.
  - The subject is assessed at **\$39.32/SQFT**.

**Assessor Comps:**

	Subject	Comp 1	Comp 2	Comp 3	Comp 4
Photo					
Map					
Location	1316 LEHMAN ST	1018 SOUTH ST	510 OWEN ST	916 GAY ST	514 ZENE ST
Parcel	0099 01011	0093 02006	0091 06050	0091 05003	0025 05007
Distance	*	0.56 miles	0.42 miles	0.47 miles	0.67 miles
SQFT	1,045	864	768	832	988
Beds	2	3	2	2	3
Baths	1	1.0	1.0	1.0	1.0
Year Built	1950	1950	1950	1950	1960
Acres	0.140	0.220	0.100	0.130	0.150
Sale Date	*	04/13/2022	02/20/2023	03/10/2023	01/25/2023
Sale Price	<b>\$41,093</b> (assessed)	<b>\$58,500</b>	<b>\$53,000</b>	<b>\$60,000</b>	<b>\$74,500</b>
Sale Price per SQFT	<b>\$39.32</b> (assessed)	<b>\$67.71</b>	<b>\$69.01</b>	<b>\$72.12</b>	<b>\$75.40</b>
Notes:					

**Harp, Steven Wade**

**Single Family Home on 0.14 Acres**

**1422 RESERVOIR ST**

**0088 01011A**

Value Under Appeal: \$50,411

Owners Opinion of Value: \$28,000

**Assessor Recommended Value: \$47,784**

**Appellant Concerns:**

- The Appellant provided six comparable sales.
  - These comparable sales were reviewed, but none could be used.

PARCEL	ADDRESS	CONCERN
0100 01022	513 HICKORY ST	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
0100 02023	506 HICKORY	VP Condition / Not Comparable
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 05007	541 SKENES AVE	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
0099 01006	1335 NICHOLAS ST	Insufficient Market Exposure (Private Sale / Not Listed on MLS)

**Changes Made:**

- Changed Quality from D+ to D.

**Evidence of Value:**

- The Assessor’s Office submits four comparable sales ranging from **\$67.71/SQFT** to **\$75.40/SQFT**.
  - The subject is assessed at **\$56.89/SQFT**.

**Assessor Comps:**

	Subject	Comp 1	Comp 2	Comp 3	Comp 4
Photo					
Map					
Location	1422 RESERVOIR ST	1018 SOUTH ST	510 OWEN ST	916 GAY ST	514 ZENE ST
Parcel	0088 01011A	0093 02006	0091 06050	0091 05003	0025 05007
Distance	*	0.46 miles	0.44 miles	0.41 miles	0.85 miles
SQFT	840	864	768	832	988
Beds	2	3	2	2	3
Baths	1.0	1.0	1.0	1.0	1.0
Year Built	1955	1950	1950	1950	1960
Acres	0.140	0.220	0.100	0.130	0.150
Sale Date	*	04/13/2022	02/20/2023	03/10/2023	01/25/2023
Sale Price	<b>\$47,784</b> <b>(assessed)</b>	<b>\$58,500</b>	<b>\$53,000</b>	<b>\$60,000</b>	<b>\$74,500</b>
Sale Price per SQFT	<b>\$56.89</b> <b>(assessed)</b>	<b>\$67.71</b>	<b>\$69.01</b>	<b>\$72.12</b>	<b>\$75.40</b>
Notes:					

**Harp, Steven Wade**

**Single Family Home on 0.17 Acres**

**217 TURNER AVE**

**0025 01004**

Value Under Appeal: \$73,089

Owners Opinion of Value: \$45,000

**Assessor Recommended Value: \$46,216**

**Appellant Concerns:**

- The Appellant submitted thirteen comparable sales.
  - These comparable sales were reviewed, but none could be used.

PARCEL	ADDRESS	CONCERN
0025 13017	403 S COLLEGE ST	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
0076 06007	535 E WINDER ST	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
0027 04013	280 CHAVASSE AVE	Poor Condition / Not Comparable
0025 11001	211 S COLLEGE ST.	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
0092 01038	722 E WINDER ST	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
0025 08015	313 ZENE ST	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
0027 08017	230 DAVIS ST	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
0027 06012	422 DAVIS ST	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
0092 01040	600 E WINDER ST	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
0025 09009	310 ARCH ST	Poor Condition / Not Comparable
0025 10009	408 E MONTGOMERY ST	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
0026 02005	261 CHAVASSE AVE	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
0025 10002	132 CAROLINA AVE	Outside of the dates of study. Insufficient Market Exposure (Private Sale / Not Listed on MLS).

**Changes Made:**

- Removed a fireplace on the presumption that it would be rendered inoperable prior to renting the home.
- A -10% Economic Obsolescence adjustment was applied for the impact of the adjacent commercial property.
- A -15% Economic Obsolescence adjustment was applied to align with comparable sales.
- Changed condition from Fair to Poor. Sagging floors. Needs new roof.
- Re-coded 362 SQFT as Frame Storage Room instead of Heated Living Area.

**Evidence of Value:**

- The Assessor’s Office submits four comparable sales ranging from **\$36.79/SQFT** to **\$63.00/SQFT**.
  - The subject is assessed at **\$33.25/SQFT**.





**Assessor Comps:**

	Subject	Comp 1	Comp 2	Comp 3	Comp 4
Photo					
Map					
Location	217 TURNER AVE	619 S WILLIAMS ST	126 ZENE ST	605 ROANOKE AVE	574 N WILLIAMS ST
Parcel	0025 01004	0025 05025	0025 01008	0008 01003	0078 01003
Distance	*	0.27 miles	0.03 miles	1.21 miles	0.48 miles
SQFT	1390	1495	1500	2128	1508
Beds	3	3	2	2	3
Baths	1.0	1.0	1.0	1.0	2.0
Year Built	1950	1950	1955	1952	1955
Acres	0.17	0.11	0.16	0.3	0.21
Sale Date	*	02/25/2022	08/22/2023	03/10/2023	12/06/2022
Sale Price	\$63,861 (assessed)	\$55,000	\$53,000	\$125,000	\$95,000
Adjustment	*		\$14,209.00	\$(29,572.00)	\$(11,463.00)
Reason	*		Condition	Condition	Quality
ADJ Price	<b>\$46,216</b> (assessed)	<b>\$55,000</b>	<b>\$67,209</b> (adjusted)	<b>\$95,428</b> (adjusted)	<b>\$83,537</b> (adjusted)
ADJ Price per SQFT	<b>\$33.25</b> (assessed)	<b>\$36.79</b>	<b>\$44.81</b> (adjusted)	<b>\$44.84</b> (adjusted)	<b>\$55.40</b> (adjusted)
Notes:			Adjustment per Adopted Schedule of Values	Adjustment per Adopted Schedule of Values	Adjustment per Adopted Schedule of Values

**Harp, Steven Wade**

**Single Family Home on 0.23 Acres**

**615 MASON ST**

**0088 01010**

Value Under Appeal: \$53,669

Owners Opinion of Value: \$26,000

**Assessor Recommended Value: \$39,568**

**Appellant Concerns:**

- The Appellant provided one comparable sale.
  - This comparable sale was reviewed but could not be used.

<b>PARCEL</b>	<b>ADDRESS</b>	<b>CONCERN</b>
0099 01006	1335 NICHOLAS ST	Insufficient Market Exposure (Private Sale / Not Listed on MLS)

**Changes Made:**

- A -4% Economic Obsolescence adjustment was applied to align with comparable sales.
- Changed Quality from D+ to D.
- Changed Condition from FR to PR. Floors sagging.

**Evidence of Value:**

- The Assessor's Office submits four comparable sales ranging from **\$67.71/SQFT** to **\$75.40/SQFT**.
  - The subject is assessed at **\$48.14/SQFT**.

**Assessor Comps:**

	Subject	Comp 1	Comp 2	Comp 3	Comp 4
Photo					
Map					
Location	615 MASON ST	1018 SOUTH ST	510 OWEN ST	916 GAY ST	514 ZENE ST
Parcel	0088 01010	0093 02006	0091 06050	0091 05003	0025 05007
Distance	*	0.47 miles	0.44 miles	0.42 miles	0.85 miles
SQFT	822	864	768	832	988
Beds	2	3	2	2	3
Baths	1.0	1.0	1.0	1.0	1.0
Year Built	1956	1950	1950	1950	1960
Acres	0.230	0.220	0.100	0.130	0.150
Sale Date	*	04/13/2022	02/20/2023	03/10/2023	01/25/2023
Sale Price	<b>\$39,568</b> <b>(assessed)</b>	<b>\$58,500</b>	<b>\$53,000</b>	<b>\$60,000</b>	<b>\$74,500</b>
Sale Price per SQFT	<b>\$48.14</b> <b>(assessed)</b>	<b>\$67.71</b>	<b>\$69.01</b>	<b>\$72.12</b>	<b>\$75.40</b>
Notes:					

**Harp, Steven Wade**  
**Single Family Home on 0.19 Acres**  
**1500 OLD EPSOM RD**  
**0112 09004**

Value Under Appeal: \$87,925

Owners Opinion of Value: \$65,000

**Assessor Recommended Value: \$59,367**

<b>Appellant Concerns:</b>
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- The Appellant provided eight comparable sales.
  - These comparable sales were reviewed but none could be used.

PARCEL	ADDRESS	CONCERNS
0112 05001	1204 OLD EPSOM ROAD	Cannot locate MLS listing.
0113 04003	1250 FULLER ST	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
0113 03002	1405 EDWARDS ST	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
0216 04005B	1525 OLD EPSOM RD	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
0112 08001	1440 EPSOM RD	Insufficient Market Exposure (Private Sale / Not Listed on MLS). Also, sold outside of study period.
0113 15004	578 WELCOME AVE	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
0216 04012	1405 OLD EPSOM RD	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
0112 06001	1221 DEBNAM AVE	Doublewide Mobile Home. Insufficient Market Exposure (Private Sale / Not Listed on MLS)



<b>Changes Made:</b>
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- Reduced Condition from Average (AV) to Fair (FR).
- A -10% Cemetary adjustment was applied to the land.

<b>Evidence of Value:</b>
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- The Assessor's Office submits four comparable sales ranging from **\$50.00/SQFT** to **\$58.55/SQFT**.
  - The subject is assessed at **\$40.39/SQFT**.

**Assessor Comps:**

	Subject	Comp 1	Comp 2	Comp 3	Comp 4
Photo					
Map					
Location	1500 OLD EPSOM RD	149 N SHANK ST	320 GARY ST.	170 E PARKER ST	916 EATON ST
Parcel	0112 09004	0094 01015	0102 03009	0055 04003	0079 05001
Distance	*	0.98 miles	1.89 miles	2.41 miles	1.51 miles
SQFT	1,470	1,300	1,392	1,248	1,281
Beds	2	3	2	0	2
Baths	1	1.0	2.0	0.0	1.0
Year Built	1941	1947	1950	1948	1960
Acres	0.190	0.390	0.220	0.180	0.180
Sale Date	*	07/20/2022	12/14/2022	05/10/2022	07/31/2023
Sale Price	<b>\$59,367</b> <b>(assessed)</b>	<b>\$65,000</b>	<b>\$73,000</b>	<b>\$70,000</b>	<b>\$75,000</b>
Sale Price per SQFT	<b>\$40.39</b> <b>(assessed)</b>	<b>\$50.00</b>	<b>\$52.44</b>	<b>\$56.09</b>	<b>\$58.55</b>
Notes:			SFR marketed as Duplex		

**Harp, Steven Wade****Single Family Home on 0.17 Acres****508 MASON ST****0100 04017**

Value Under Appeal: \$67,099

Owners Opinion of Value: \$18,000

**Assessor Recommended Value: \$35,084****Appellant Concerns:**

- The Appellant provided five comparable sales.
  - These comparable sales were reviewed. Four out of five could not be used.

PARCEL	ADDRESS	CONCERNS
0099 01006	1335 NICHOLAS ST	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
0100 01022	513 HICKORY	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
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)

- 506 Hickory St. (parcel 0100 02023) is listed in Very Poor (VP) condition, with the MLS listing indicating caution if entering due to structural concerns. This is only one step below the subject's listing at Poor (PR), so if we adjust per the adopted schedule of values, its sale on 9/11/2023 at \$27,000 would be adjusted by \$10,631 to \$37,631. At 812 SQFT, **this works out to \$46.34/SQFT.**

**Changes Made:**

- Reduced Quality from D+ to D.
- Reduced Condition to Poor (PR).
- Removed fireplace on the presumption that it would have been rendered inoperable prior to renting the home.
- Re-coded 120 SQFT as Frame Storage rather than Heated Living Area.

**Evidence of Value:**

- The Assessor's Office submits four comparable sales ranging from **\$50.45/SQFT** to **\$57.49/SQFT**.
  - The subject is assessed at **\$37.64/SQFT**.

**Assessor Comps:**

	Subject	Comp 1	Comp 2	Comp 3	Comp 4
Photo					
Map					
Location	508 MASON ST	409 BIRCH ST	822 EATON ST	510 OWEN ST	916 GAY ST
Parcel	0100 04017	0060 02007	0079 04026	0091 06050	0091 05003
Distance	*	1.97 miles	1.22 miles	0.49 miles	0.51 miles
SQFT	932	832	880	768	832
Beds	2	2	2	2	2
Baths	1.0	1.0	1.0	1.0	1.0
Year Built	1944	1960	1955	1950	1950
Acres	0.17	0.32	0.17	0.1	0.13
Sale Date	*	11/17/2022	10/03/2023	02/20/2023	03/10/2023
Sale Price	\$36,296 (assessed)	\$32,000	\$35,000	\$53,000	\$60,000
Adjustment	*	\$9,974.00	\$10,688.00	\$(11,128.00)	\$(12,170.00)
Reason	*	Condition	Condition	Condition	Condition
<b>ADJ Price</b>	<b>\$35,084</b> (assessed)	<b>\$41,974</b> (adjusted)	<b>\$45,688</b> (adjusted)	<b>\$41,872</b> (adjusted)	<b>\$47,830</b> (adjusted)
<b>ADJ Price per SQFT</b>	<b>\$37.64</b> (assessed)	<b>\$50.45</b> (adjusted)	<b>\$51.92</b> (adjusted)	<b>\$54.52</b> (adjusted)	<b>\$57.49</b> (adjusted)
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

**Harp, Steven Wade**

**Single Family Home on 0.17 Acres**

**518 HICKORY ST**

**0100 02020**

Value Under Appeal: \$49,576

Owners Opinion of Value: \$15,000

**Assessor Recommended Value: \$41,698**

**Appellant Concerns:**

- The Appellant submitted five comparable sales.
  - These comparable sales were reviewed. Four out of five could not be used.

PARCEL	ADDRESS	CONCERNS
0100 01022	513 HICKORY	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
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)
0099 01006	1335 NICHOLAS ST	Insufficient Market Exposure (Private Sale / Not Listed on MLS)

- 506 Hickory St. (parcel 0100 02023) is listed in Very Poor (VP) condition, with the MLS listing indicating caution if entering due to structural concerns. This is the same as the subject property. It sold on 9/11/2023 for \$27,000. At 812 SQFT, **this works out to \$33.25/SQFT.**

**Changes Made:**

- Quality was reduced to D.
- Condition was reduced to Very Poor (VP).
- A fireplace was removed on the presumption that it would be rendered inoperable prior to renting the home.
- A -10% Economic Obsolescence adjustment was applied to align with comparable sales.
- Changed Quality from Very Poor to Poor.

**Evidence of Value:**

- The Assessor's Office submits four comparable sales ranging from **\$24.72/SQFT** to **\$34.37/SQFT**.
  - The subject is assessed at **\$32.58/SQFT**.



**Assessor Comps:**

	Subject	Comp 1	Comp 2	Comp 3	Comp 4
Photo					
Map					
Location	518 HICKORY ST	149 N SHANK ST	310 ARCH ST	320 GARY ST.	170 E PARKER ST
Parcel	0100 02020	0094 01015	0025 09009	0102 03009	0055 04003
Distance	*	1.13 miles	0.76 miles	1.37 miles	2.03 miles
SQFT	1280	1300	1383	1392	1248
Beds	3	3	2	2	0
Baths	1.0	1.0	1.0	2.0	0.0
Year Built	1952	1947	1955	1950	1948
Acres	0.17	0.39	0.16	0.22	0.18
Sale Date	*	07/20/2022	05/02/2022	12/14/2022	05/10/2022
Sale Price	\$30,546 (assessed)	\$65,000	\$39,000	\$73,000	\$70,000
Adjustment	*	\$(32,864.00)		\$(27,891.00)	\$(27,110.00)
Reason	*	Condition		Condition	Condition
ADJ Price	<b>\$41,698</b> (assessed)	<b>\$32,136</b> (adjusted)	<b>\$39,000</b>	<b>\$45,109</b> (adjusted)	<b>\$42,890</b> (adjusted)
ADJ Price per SQFT	<b>\$32.58</b> (assessed)	<b>\$24.72</b> (adjusted)	<b>\$28.20</b>	<b>\$32.41</b> (adjusted)	<b>\$34.37</b> (adjusted)
Notes:				SFR marketed as Duplex.	

**Harp, Steven Wade**  
**Single Family Home on 0.17 Acres**  
**520 HICKORY ST**  
**0100 02019**

Value Under Appeal: \$68,287

Owners Opinion of Value: \$26,000

**Assessor Recommended Value: \$47,257**

<b>Appellant Concerns:</b>
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- The Appellant submitted five comparable sales.
  - These comparable sales were reviewed but could not be used.

PARCEL	ADDRESS	CONCERNS
0100 01022	513 HICKORY	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
0100 02023	506 HICKORY	VP Condition / Not Comparable
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)
0099 01006	1335 NICHOLAS ST	Insufficient Market Exposure (Private Sale / Not Listed on MLS)

<b>Changes Made:</b>
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- Reduced quality from C- to D+.
- Removed fireplace on the presumption that it would be rendered inoperable prior to renting the home.

<b>Evidence of Value:</b>
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- The Assessor’s Office submits four comparable sales ranging from **\$50.00/SQFT** to **\$58.55/SQFT**.
  - The subject is assessed at **\$35.16/SQFT**.

**Assessor Comps:**

	Subject	Comp 1	Comp 2	Comp 3	Comp 4
Photo					
Map					
Location	520 HICKORY ST	149 N SHANK ST	320 GARY ST.	170 E PARKER ST	916 EATON ST
Parcel	0100 02019	0094 01015	0102 03009	0055 04003	0079 05001
Distance	*	1.12 miles	1.37 miles	2.03 miles	1.21 miles
SQFT	1,344	1,300	1,392	1,248	1,281
Beds	2	3	2	0	2
Baths	1.0	1.0	2.0	0.0	1.0
Year Built	1950	1947	1950	1948	1960
Acres	0.170	0.390	0.220	0.180	0.180
Sale Date	*	07/20/2022	12/14/2022	05/10/2022	07/31/2023
Sale Price	<b>\$47,257</b> (assessed)	<b>\$65,000</b>	<b>\$73,000</b>	<b>\$70,000</b>	<b>\$75,000</b>
Sale Price per SQFT	<b>\$35.16</b> (assessed)	<b>\$50.00</b>	<b>\$52.44</b>	<b>\$56.09</b>	<b>\$58.55</b>
Notes:			SFR marketed as Duplex		

**Harp, Steven Wade**

**Single Family Home on 0.14 Acres**

**1314 LEHMAN ST**

**0099 01012**

Value Under Appeal: \$54,890

Owners Opinion of Value: \$20,000

**Assessor Recommended Value: \$32,445**

**Appellant Concerns:**

- The Appellant provided five comparable sales.
  - Four out of five could not be used.

PARCEL	ADDRESS	CONCERNS
0100 01022	513 HICKORY	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
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)
0099 01006	1335 NICHOLAS ST	Insufficient Market Exposure (Private Sale / Not Listed on MLS)

- 506 Hickory St. (parcel 0100 02023) is listed in Very Poor (VP) condition, with the MLS listing indicating caution if entering due to structural concerns. This is only one step below the subject's listing at Poor (PR), so if we adjust per the adopted schedule of values, its sale on 9/11/2023 at \$27,000 would be adjusted by \$10,631 to \$37,631. At 812 SQFT, **this works out to \$46.34/SQFT.**

**Changes Made:**

- Reduced quality from D+ to D.
- Reduced condition from Fair (FR) to Poor (PR).
- Removed fireplace on the presumption that it would be rendered inoperable prior to renting the home.
- A -20% Economic Obsolescence adjustment was applied to align with comparable sales.

**Evidence of Value:**

- The Assessor's Office submits four comparable sales ranging from **\$50.45/SQFT** to **\$57.49/SQFT**.
  - The subject is assessed at **\$33.52/SQFT**.

**Assessor Comps:**

	Subject	Comp 1	Comp 2	Comp 3	Comp 4
Photo					
Map					
Location	1314 LEHMAN ST	409 BIRCH ST	822 EATON ST	510 OWEN ST	916 GAY ST
Parcel	0099 01012	0060 02007	0079 04026	0091 06050	0091 05003
Distance	*	1.88 miles	1.17 miles	0.41 miles	0.47 miles
SQFT	968	832	880	768	832
Beds	2	2	2	2	2
Baths	1.0	1.0	1.0	1.0	1.0
Year Built	1950	1960	1955	1950	1950
Acres	0.14	0.32	0.17	0.1	0.13
Sale Date	*	11/17/2022	10/03/2023	02/20/2023	03/10/2023
Sale Price	\$32,445 (assessed)	\$32,000	\$35,000	\$53,000	\$60,000
Adjustment	*	\$9,974.00	\$10,688.00	\$(11,128.00)	\$(12,170.00)
Reason	*	Condition	Condition	Condition	Condition
<b>ADJ Price</b>	<b>\$32,445</b> <b>(assessed)</b>	<b>\$41,974</b> <b>(adjusted)</b>	<b>\$45,688</b> <b>(adjusted)</b>	<b>\$41,872</b> <b>(adjusted)</b>	<b>\$47,830</b> <b>(adjusted)</b>
<b>ADJ Price per SQFT</b>	<b>\$33.52</b> <b>(assessed)</b>	<b>\$50.45</b> <b>(adjusted)</b>	<b>\$51.92</b> <b>(adjusted)</b>	<b>\$54.52</b> <b>(adjusted)</b>	<b>\$57.49</b> <b>(adjusted)</b>
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

**Harp, Steven Wade**  
**Single Family Home on 0.13 Acres**  
**1008 STANDISH ST**  
**0091 07008**

Value Under Appeal: \$52,240

Owners Opinion of Value: \$15,000

**Assessor Recommended Value: \$25,304**

<b>Appellant Concerns:</b>
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- The Appellant provided five comparable sales.
  - These comparable sales were reviewed but could not be used.

<b>PARCEL</b>	<b>ADDRESS</b>	<b>CONCERNS</b>
0086 01035	750 SOUTHERLAND	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
0092 01007	601 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 03003	1015 NICHOLAS ST	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
0091 02008	428 OWEN ST	Insufficient Market Exposure (Private Sale / Not Listed on MLS)

<b>Changes Made:</b>
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- A portion of the home miscoded as enclosed porch was recoded as a frame storage room.
- Reduced condition to Poor (PR).
- Removed fireplace on the presumption that it would be rendered inoperable prior to renting the home.
- A -30% Economic Obsolescence adjustment was applied to align with comparable sales.

<b>Evidence of Value:</b>
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- The Assessor’s Office submits four comparable sales ranging from **\$50.45/SQFT** to **\$57.49/SQFT**.
  - The subject is assessed at **\$34.76/SQFT**.

**Assessor Comps:**

	Subject	Comp 1	Comp 2	Comp 3	Comp 4
Photo					
Map					
Location	1008 STANDISH ST	409 BIRCH ST	822 EATON ST	510 OWEN ST	916 GAY ST
Parcel	0091 07008	0060 02007	0079 04026	0091 06050	0091 05003
Distance	*	1.58 miles	0.86 miles	0.11 miles	0.18 miles
SQFT	728	832	880	768	832
Beds	2	2	2	2	2
Baths	1	1.0	1.0	1.0	1.0
Year Built	1950	1960	1955	1950	1950
Acres	0.13	0.32	0.17	0.1	0.13
Sale Date	*	11/17/2022	10/03/2023	02/20/2023	03/10/2023
Sale Price	\$25,304 (assessed)	\$32,000	\$35,000	\$53,000	\$60,000
Adjustment	*	\$9,974.00	\$10,688.00	\$(11,128.00)	\$(12,170.00)
Reason	*	Condition	Condition	Condition	Condition
ADJ Price	<b>\$25,304</b> (assessed)	<b>\$41,974</b> (adjusted)	<b>\$45,688</b> (adjusted)	<b>\$41,872</b> (adjusted)	<b>\$47,830</b> (adjusted)
ADJ Price per SQFT	<b>\$34.76</b> (assessed)	<b>\$50.45</b> (adjusted)	<b>\$51.92</b> (adjusted)	<b>\$54.52</b> (adjusted)	<b>\$57.49</b> (adjusted)
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

**Harp, Steven Wade**  
**Single Family Home on 0.18 Acres**  
**737 SOUTHERLAND ST**  
**0091 06029**

Value Under Appeal: \$57,738

Owners Opinion of Value: \$18,000

**Assessor Recommended Value: \$46,891**

**Appellant Concerns:**

- The Appellant provided nine comparable sales.
  - These comparable sales were reviewed, and seven out of nine could not be used.

PARCEL	ADDRESS	CONCERNS
0086 01035	750 SOUTHERLAND	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
0092 01007	601 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)
0091 04032	814 E WINDER ST	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
0028 03003	1015 NICHOLAS ST	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
0093 01006	423 HARRIETT ST	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
0091 06044	704 MARSHALL ST	Insufficient Market Exposure (Private Sale / Not Listed on MLS)

- 451 E. Winder St. (parcel 0092 01002) is listed in Very Poor (VP) condition. This is only one step below the subject's listing at Poor (PR), so if we adjust per the adopted schedule of values, its sale on 11/30/2022 at \$25,000 would be adjusted by \$8,235 to \$33,235. At 596 SQFT, **this works out to \$55.76/SQFT.**
- 508 Hillside Ave. (parcel 0025 15006) sold for \$60,000 on 9/7/2022. At 728 SQFT, this works out to \$82.42/SQFT. There is some language in the listing that may indicate repairs are needed, but we have this listed in Average (AV) condition, so I would not recommend this as a comparable sale.

**Changes Made:**



- Corrected area incorrectly coded as covered porch to frame storage room.
- Removed fireplace on the presumption that it would be rendered inoperable prior to renting the home.
- Added second bathroom per appeal form.
- A -15% Economic Obsolescence adjustment was applied to align with comparable sales.

**Evidence of Value:**

- The Assessor's Office submits four comparable sales ranging from **\$37.36/SQFT** to **\$45.23/SQFT.**
  - The subject is assessed at **\$37.33/SQFT.**



**Assessor Comps:**

	Subject	Comp 1	Comp 2	Comp 3	Comp 4
Photo					
Map					
Location	737 SOUTHERLAND ST	149 N SHANK ST	310 ARCH ST	320 GARY ST.	170 E PARKER ST
Parcel	0091 06029	0094 01015	0025 09009	0102 03009	0055 04003
Distance	*	0.95 miles	0.54 miles	1.08 miles	1.68 miles
SQFT	1256	1300	1383	1392	1248
Beds	3	3	2	2	0
Baths	2.0	1.0	1.0	2.0	0.0
Year Built	1950	1947	1955	1950	1948
Acres	0.18	0.39	0.16	0.22	0.18
Sale Date	*	07/20/2022	05/02/2022	12/14/2022	05/10/2022
Sale Price	\$46,891 (assessed)	\$65,000	\$39,000	\$73,000	\$70,000
Adjustment	*	\$(16,432.00)	\$16,695.00	\$(13,945.00)	\$(13,555.00)
Reason	*	Condition	Condition	Condition	Condition
ADJ Price	<b>\$46,891</b> (assessed)	<b>\$48,568</b> (adjusted)	<b>\$55,695</b> (adjusted)	<b>\$59,055</b> (adjusted)	<b>\$56,445</b> (adjusted)
ADJ Price per SQFT	<b>\$37.33</b> (assessed)	<b>\$37.36</b> (adjusted)	<b>\$40.27</b> (adjusted)	<b>\$42.42</b> (adjusted)	<b>\$45.23</b> (adjusted)
Notes:		Adjustment per Adopted Schedule of Values	Adjustment per Adopted Schedule of Values	SFR marketed as Duplex. Adjustment per Adopted Schedule of Values	Adjustment per Adopted Schedule of Values

**Harp, Steven Wade**

**Single Family Home on 0.35 Acres**

**616 S. PARK AVE.**

**0088 01017**

Value Under Appeal: \$75,579

Owners Opinion of Value: \$42,000

**Assessor Recommended Value: \$56,515**

**Appellant Concerns:**

- The Appellant provided nine comparable sales.
  - These comparable sales were reviewed but could not be used.

PARCEL	ADDRESS	CONCERNS
0100 01022	513 HICKORY	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
0100 02023	506 HICKORY	VP Condition
0100 01023	424 OLD EPSOM	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
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)
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.
0099 01006	1335 NICHOLAS ST	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
0087 03015	902 ELM ST	Insufficient Market Exposure (Private Sale / Not Listed on MLS)

**Changes Made:**

- Removed fireplace on the presumption that it would be rendered inoperable prior to renting.

**Evidence of Value:**

- The Assessor’s Office submits four comparable sales ranging from **\$50.00/SQFT** to **\$58.55/SQFT**.
  - The subject is assessed at **\$37.98/SQFT**.

**Assessor Comps:**

	Subject	Comp 1	Comp 2	Comp 3	Comp 4
Photo					
Map					
Location	616 S PARK AVE	149 N SHANK ST	320 GARY ST.	170 E PARKER ST	916 EATON ST
Parcel	0088 01017	0094 01015	0102 03009	0055 04003	0079 05001
Distance	*	0.99 miles	1.36 miles	1.97 miles	1.13 miles
SQFT	1,488	1,300	1,392	1,248	1,281
Beds	2	3	2	0	2
Baths	1.0	1.0	2.0	0.0	1.0
Year Built	1954	1947	1950	1948	1960
Acres	0.350	0.390	0.220	0.180	0.180
Sale Date	*	07/20/2022	12/14/2022	05/10/2022	07/31/2023
Sale Price	<b>\$56,515</b> <b>(assessed)</b>	<b>\$65,000</b>	<b>\$73,000</b>	<b>\$70,000</b>	<b>\$75,000</b>
Sale Price per SQFT	<b>\$37.98</b> <b>(assessed)</b>	<b>\$50.00</b>	<b>\$52.44</b>	<b>\$56.09</b>	<b>\$58.55</b>
Notes:			SFR marketed as Duplex.		

**Harp, Steven W.**

**Single Family Home on 0.17 Acres**

**205 CRAIG AVE.**

**0044 03005A**

Value Under Appeal: \$70,122

Owners Opinion of Value: \$45,000

**Assessor Recommended Value: \$43,331**

**Appellant Concerns:**

- The Appellant presented eighteen comparable sales.
  - These comparable sales were reviewed but could not be used.

PARCEL	ADDRESS	CONCERNS
0044 04007	216 BICKETT ST	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
0055 04025	120 HENRY ST	Outside of the dates of study. Insufficient Market Exposure (Private Sale / Not Listed on MLS).
0061 02018	216 LOWRY ST	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
0051 10013	1209 TOPLEMAN ST	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
0051 01013	1279 WALTERS ST	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
0051 10012	1203 TOPLEMAN ST	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
0060 02015	503 BIRCH ST	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
0051 02006	327 MURPHY RD	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
0060 02007	409 BIRCH ST	Very Poor condition / Not comparable
0051 02005	325 MURPHY RD	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
0051 08001A	416 BUNN ST	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
0051 08004	1231 TOPLEMAN ST	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
0068 02049	428 BOBBITT ST	Insufficient Market Exposure (Private Sale / Not Listed on MLS). Home appears Very Poor (VP) on Zillow.
0061 01011	909 LAMB ST	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
0061 01007	225 LOWRY ST	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
0051 13004	1233 WALTERS ST	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
0051 01015	1287 WALTERS ST	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
0051 13004A	1332 RAILROAD ST	Insufficient Market Exposure (Private Sale / Not Listed on MLS)

**Changes Made:**

- A -15% Other adjustment was applied to the land due to the adjacent Vance County Rescue.
- A -20% Economic Obsolescence adjustment was applied to align with comparable sales.
- Changed condition from Average to Fair.

**Evidence of Value:**

- The Assessor’s Office submits four comparable sales ranging from **\$62.20/SQFT** to **\$81.12/SQFT**.
  - The subject is assessed at **\$45.76/SQFT**.

**Assessor Comps:**

	Subject	Comp 1	Comp 2	Comp 3	Comp 4
Photo					
Map					
Location	205 CRAIG AVE	527 SWAIN DR	128 S COLLEGE ST	346 N CLARK ST	1232 S WILLIAMS ST
Parcel	0044 03005A	0082 02015	0025 06002	0073 01003	0028 06014
Distance	*	2.14 miles	1.48 miles	1.19 miles	2.07 miles
SQFT	947	1,053	1,056	1,099	752
Beds	2	3	2	3	2
Baths	2.0	1.0	1.1	2.0	1.0
Year Built	1956	1967	1960	1960	1944
Acres	0.170	0.300	0.130	0.150	0.200
Sale Date	*	06/16/2023	05/16/2022	03/11/2022	08/24/2023
Sale Price	<b>\$43,331</b> <b>(assessed)</b>	<b>\$65,500</b>	<b>\$80,500</b>	<b>\$87,000</b>	<b>\$61,000</b>
Sale Price per SQFT	<b>\$45.76</b> <b>(assessed)</b>	<b>\$62.20</b>	<b>\$76.23</b>	<b>\$79.16</b>	<b>\$81.12</b>
Notes:					

**Harp, Steve Wade**  
**Duplex on 0.17 Acres**  
**223 TURNER AVE**  
**0025 01005**

Value Under Appeal: \$66,323

Owners Opinion of Value: \$42,000

**Assessor Recommended Value: \$62,520**

**Appellant Concerns:**

- The Appellant provided twelve comparable sales.
  - These comparable sales were reviewed. Ten out of twelve could not be used.

PARCEL	ADDRESS	CONCERNS
0025 13017	403 S COLLEGE ST	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
0076 06007	535 E WINDER ST	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
0025 11001	211 S COLLEGE ST.	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
0092 01038	722 E WINDER ST	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
0025 08015	313 ZENE ST	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
0027 08017	230 DAVIS ST	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
0027 06012	422 DAVIS ST	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
0092 01040	600 E WINDER ST	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
0025 10009	408 E MONTGOMERY ST	Insufficient Market Exposure (Private Sale / Not Listed on MLS)
0026 02005	261 CHAVASSE AVE	Insufficient Market Exposure (Private Sale / Not Listed on MLS)

- 280 Chavasse Ave (parcel 0027 04013) was in Very Poor condition. This is one step below the subject, so an adjustment can be made using the adopted schedule of values. This brings the 8/10/2023 sale at \$43,000 up by \$22,946 to an adjusted sale of \$65,946. At 1834 SQFT, **this works out to \$35.96/SQFT.**
- 310 Arch St (parcel 0025 09009) was in Very Poor condition. This is one step below the subject, so an adjustment can be made using the adopted schedule of values. This brings the 5/2/2022 sale at \$39,000 up by \$16,695 to an adjusted sale of \$55,695. At 1383 SQFT, **this works out to \$40.27/SQFT.**








**Changes Made:**

- Removed a fireplace on the presumption that it would have been rendered inoperable prior to renting the home.
- A second bathroom was added per the appeal form.
- A -5% Economic Obsolescence adjustment was applied for the impact of adjacent commercial property.
- A -15% Economic Obsolescence adjustment was applied to align with comparable sales.

**Evidence of Value:**

- The Assessor's Office submits three comparable sales ranging from **\$31.26/SQFT** to **\$46.10/SQFT**.
  - The subject is assessed at **\$30.35/SQFT**.

**Assessor (Duplex) Comps:**

	Subject	Comp 1	Comp 2	Comp 3
Photo				
Map				
Location	223 TURNER AVE	414 ROWLAND ST	320 GARY ST.	265 GHOLSON AVE
Parcel	0025 01005	0073 03011	0102 03009	0026 01013
Distance	*	0.31 miles	0.44 miles	0.25 miles
SQFT	2060	2368	1392	2528
Beds	3	5	2	4
Baths	2.0	2.0	2.0	2.0
Year Built	1950	1900	1950	1955
Acres	0.17	0.32	0.22	0.38
Sale Date	*	09/20/2022	12/14/2022	06/10/2022
Sale Price	\$62,520 (assessed)	\$47,000	\$73,000	\$148,000
Adjustment	*	\$27,030.00	\$(13,945.00)	\$(31,464.00)
Reason	*	Condition	Condition	Condition
<b>ADJ Price</b>	<b>\$62,520</b> <b>(assessed)</b>	<b>\$74,030</b> <b>(adjusted)</b>	<b>\$59,055</b> <b>(adjusted)</b>	<b>\$116,536</b> <b>(adjusted)</b>
<b>ADJ Price per SQFT</b>	<b>\$30.35</b> <b>(assessed)</b>	<b>\$31.26</b> <b>(adjusted)</b>	<b>\$42.42</b> <b>(adjusted)</b>	<b>\$46.10</b> <b>(adjusted)</b>
Notes:		Adjustment per Adopted Schedule of Values	SFR marketed as Duplex. Adjustment per Adopted Schedule of Values	Adjustment per Adopted Schedule of Values



**Tax Revaluation Appeals**  
**December 16, 2024**  
**Consent Agenda**

1. Cawthorne, Wallace 0457 03025 Bobbitt Rd \$14,946
2. Cawthorne, Wallace 0457 03004 660 Bobbitt Rd \$252,576 LU \$144,556
3. Cawthorne, Josephine T 0435 01010 Furlow Land \$21,285 LU \$4,312
4. Clayton, Johnny Grey 0434 01007 Newton Land \$79,500 LU \$43,250
5. Clayton, Jane D Heirs 0434 01005 400 Clayton Rd \$338,367 LU \$141,965
6. Clayton, Johnny Grey 0434 01002 1621 Community House Rd \$523,636 LU \$240,625
7. Edwards, Patricia 0486 01004 3432 Egypt Mt Rd \$139,531
8. Floyd, Marshall & Ruby Heirs 0609 02002 US 1-158 HWY \$44,651
9. Freeburg, Margaret Hunt 0452 03016 Edwards Rd \$31,082
10. Harris, Joel S 0431 05003 B L Harris Rd \$30,274
11. Harris, Joel S 0432 01001 B L Harris Land \$95,199 LU \$9,560
12. Harris, Joel & Linda 0425 02002 O. H. Parham Land \$142,870 LU \$13,515
13. Harris, Joel & Linda 0431 01014 B.L. Harris Rd \$65,329 LU \$2,951
14. Jones, Gregory & Tracy 0533 04002 2824 Vicksboro Rd \$144,907
15. Landcall LLC 0593F01024 Joshua Ln \$18,872
16. Lawson, Christopher 0579 01041 118 Still Water Ln \$449,947
17. McCrea, William J 0456 02008 /91515 S Lake Lodge Rd \$10,654
18. Newcap INC 0593C01011 166 Ellington PTH \$3,900
19. Newcap INC 0593C01010 Ellington PTH \$4,060
20. Newcap INC 0593C01009 Ellington PTH \$3,675
21. Newcap INC 0593C01012 Ellington PTH \$4,387
22. Padgett, Teresa 0100 02007 509 Mason St \$41,898
23. Padgett, Teresa 0100 04011 522 Mason St \$37,349
24. Powell, Charles & Deborah 0461 02017 290 Sweet Gum Ln \$85,290
25. St Pierre, Richard & Melissa 0361 02003 Thomas Rd \$61,020
26. Stanley, Robert Daniel 0007 01011 1504 Parham St \$45,180
27. Strickland, Charles E 0455 01024A Strickland Land \$3,027
28. Strickland, Edward & Jean 0455 01034 878 S Lake Lodge Rd \$83,178