

April 19, 2011

2011 Haywood County Revaluation
How did our County Commissioners Assessments Change?
Will they be paying more or less tax this year?

It's been often asked of me, 'How did the Commissioners fair with this new Revaluation?'

The following analysis was performed April 1, 2011 to determine how the Revaluation affected our County Commissioners property holdings.

Our County Commissioners:

- **Mark Swanger**
- **Kirk Kirkpatrick**
- **Bill Upton**
- **Kevin Ensley**
- **Michael Sorrells**

Mark Swanger and **Bill Upton** appointed themselves to be on the Board of Equalization and Review, the second step in their defined process for complaints regarding your new assessment. (**Upton** is an alternate).

Kevin Ensley and **Mark Swanger** are up for re-election in the 2012 election.

Let's see how these folks made out in the Revaluation. See the spreadsheet on the last page.

Assumptions and basis for the spreadsheet.

- All data obtained from the Maps Online feature on www.haywoodnc.net.
- All prior years Assessment information has been intentionally deleted from the county website.
- Commissioners properties listed in the spreadsheet were located using a simple name search.
- The Tax Card for each property listed under the name of each commissioner was used for the spreadsheet, and found on Maps Online.
- Tax information for prior years 2009 and 2010 was obtained from the Tax Cards.

Definitions of columns in the spreadsheet:

1. Address - Property Address
2. Assessed Value - this is the new assessed value based on the revaluation
3. Sales Price - where listed, sometimes spotty, for the original purchase of the property. (Why is this spotty?).
4. % Chg - Percent change in Sales Price and new Assessment value.
5. 2009 Tax - Tax paid on the property in 2009
6. 2010 Tax - Tax paid on the property in 2010.
7. Computed Tax (New). This is the bottom line for this spreadsheet. It computes the new tax for the property based on the current tax rate value (.514 per \$100, the current tax rate) and multiplies it by the new assessed values. It does not include the Rural Fire Tax rate (.060 per \$100, not an insignificant amount) as there was no easy method to determine if a property fell into this category from Maps Online. The Landfill fee of \$92 is added to this amount.

Finally, sums are tabulated for each commissioner.

Results:

- **Mark Swanger** **Tax decreased!**
- **Kirk Kirkpatrick** **Tax decreased!**
- **Bill Upton** **Tax Increased!**
- **Kevin Ensley** **Tax decreased!**
- **Michael Sorrells** **Tax Increased!**

Commissioner **Sorrells** commented at the County Commission Meeting on April 18, 2011, that he will be going to his pals, the good ole boys, **Swanger** and **Upton** to follow the process to have his new assessments re-valuated.

Disclaimer - if any of the commissioners feel that there is an error in the following analysis, they are all free to contact me to make any necessary corrections. They can all take the opportunity to provide me with their previous assessments that were intentionally eliminated from Maps Online, so that I can add them to this spreadsheet. Once I get any responses from the commissioners regarding corrections, I will feed that information back to the GIS department, so that the next individual making such analysis can do so knowing they will be working with more updated and accessible information.

[**Editors Note:** I really don't expect a reply from **Kevin Ensley**, who has indicated:

• I AM NOT DOING ANYTHING!!!!!!!!!!!!!!!!!!!!!!!!!!!!!! IF YOU WANT THEM THEN YOU KNOW WHO TO CONTACT. KEVIN ENSLEY,

and

• TO ALL: MAYBE MY MS IS JUST MAKING ME GRUMPY BUT I WILL NOT BE OPENING ANY MORE EMAILS FROM MR. MILLER. I HAVE A DELETE BUTTON. KEVIN ENSLEY]

Did I mention, **Kevin Ensley** and **Mark Swanger** are up for re-election in the 2012 election.

Next, a look to see how the folks on the Board of Equalization and Review made out on their new Revaluation (I've already covered **Swanger** and **Upton**).

Monroe A. Miller Jr.
Haywood County Taxpayer

April 1, 2011

Commissioners new Appraised Property Values

Address	Assessed Value	Sales Price	% Chn	Tax 2009	Tax 2010	Computed Tax (New)
Kirkpatrick Properties						
37 Branner Ave.	465,900	475,000	-2%	2,437	2,459	2,487
13 Pine Laurel	13,600	0		76	76	162
22 Evans Cove	143,900	125,000	15%	882	904	832
49 Kerley St.	71,000	72,000	-1%	485	507	457
600 Laurel Ridge	644,400	650,000	-1%	4,177	4,199	3,404
98 Floyd Dr.	100,400	28,350	254%	577	608	608
81 Claude Brown	281,200	0		1,762	2,055	1,537
#30E Part 1 Loafer	6,500	0		49	49	125
3496 Soco Road	217,400	200,000	9%	1,389	1,389	1,209
	1,944,300			11,835	12,248	10,822
Upton Properties						
8 Pasadena Street	144,200	32,500	344%	782	804	833
Swanger Properties						
1257 Poplar Cove	398,900	0		2592	2614	2,142
Ensley Properties						
170 Yates Cove	304,331	352,580	-14%	1,915	1,937	1,656
2371 Little east	259,224	0		1,271	1,293	1,424
Off SR 1523	15,100	3,990	278%	22	22	170
Off SR 1523	300	3,990	-92%	50	50	94
423 Delwood	135,100	35,000	286%	753	775	786
428 Delwood	79,500	21,300	273%	396	396	501
20 Skyview	18,100	13,000	39%	94	94	185
21 Skyview	16,500	13,000	27%	94	94	177
11 Skyview	13,000	13,000	0%	94	94	159
1 Skyview	1,700	70,000	-98%	15	15	101
307 Porters	54,400	117,000	-54%	0	251	372
60 Porters	67,300	117,000	-42%	0	462	438
21 Mackey	44,000	0		291	291	318
Conifer Hedge	37,600	34,000	11%	145	145	285
10 Setting Sun	168,300	34,000	395%	1,323	1,345	957
12 Setting Sun	168,300	34,000	395%	1,323	1,345	957
18 Setting Sun	183,500	34,000	440%	1,596	1,618	1,035
20 Setting Sun	168,300	34,000	395%	1,323	1,345	957
26 Setting Sun	168,300	34,000	395%	1,323	1,345	957
28 Setting Sun	168,300	34,000	395%	1,323	1,345	957
	2,071,155	997,860		13,351	14,262	12,486
Sorrells Properties						
SR1326	16,462	0		68	68	177
84 Joe Carver	8,668	0		37	37	137
Hwy276	79,200	0		589	589	499
3796 Johnathan Cree	634,634	0		2,288	2,288	3,354
107 Qualla	187,200	0		1,158	1,180	1,054
Shetley Road	26,399	0		82	82	228
Hwy 276	129	0		1	1	93
Off Hwy 276	1,559	0		7	7	100
84 Joe Carver	8,668	0		37	37	137
3894 Jonathan Creek	245,300	0		1,548	1,569	1,353
	1,208,219			5,815	5,858	7,130
Tax/\$100	0.514					
Rural Fire Tax	0.060					
Landfill Fee (2010)	92.00					
Landfill Fee (2009)	70.00					

Computed Tax = (New Assessed value * .514)/100 + 92

Does not include Rural Fire Tax (Didn't know which ones applied).