

To: Mark Swanger
Kevin Ensley
Kirk Kirkpatrick
Bill Upton
Mike Sorrells

Subject: Haywood County Property Tax Assessment Values

From: Denny King

Date: June 20, 2011

In a meeting few weeks ago a statement was made that the average property sales price this year were higher than the new assessed values by around 5.25%, which proves the revaluation is correct.

The citizens have been told for months the higher valued properties would assess lower, the mid value properties would remain somewhat stable, and the lower valued properties would assess higher. The newly assess values display this trend.

I have spent a considerable amount of time reviewing data from the Haywood County GIS to compare the assessed values to this year's selling price. I agree the average total sales compared to the assessed values are within reason; however, when comparing the higher valued sales to the lower valued sales there is a major problem that you may not be aware of.

In the data below I did not include sales that appeared to be from a bank or other lending institution, which I assumed could be foreclosures. Some of the sales that were ridiculously low are not included in this sample data. An example is 8614-19-2253 that assessed \$138,000 and sold for \$1500 . it was not used. I did not pick and choose data that would support a skewed outcome; however, it's possible some data should not have been used.

Many people believe a large portion of the property tax revenue has been shifted to the lower valued properties. Based on this analysis, it may be true.

I urge you to investigate the trends shown below.

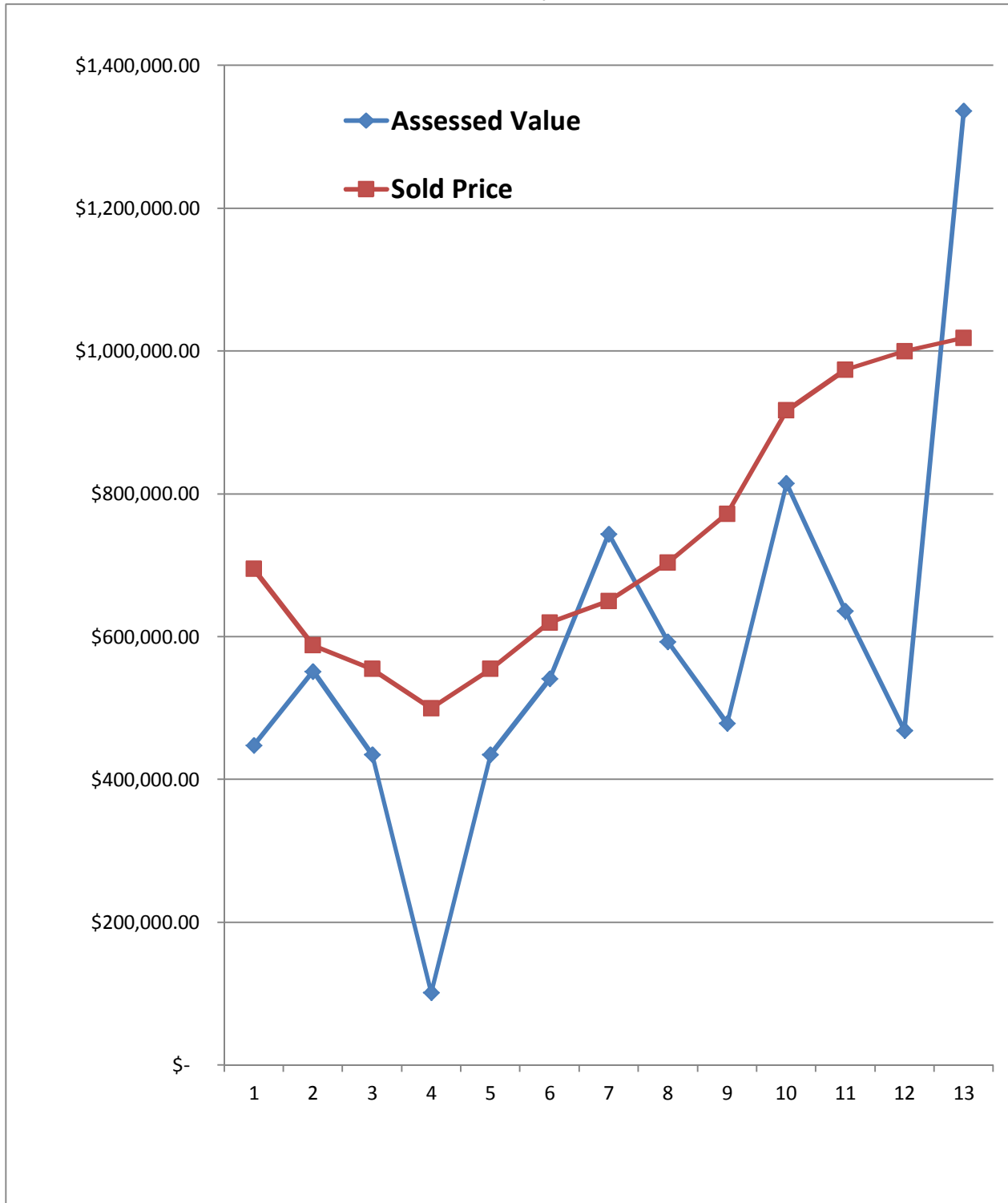
I will be at the meeting on Monday and would like to hear this addressed as a constituent concern.

If you have questions please contact me at 828-779-0281.

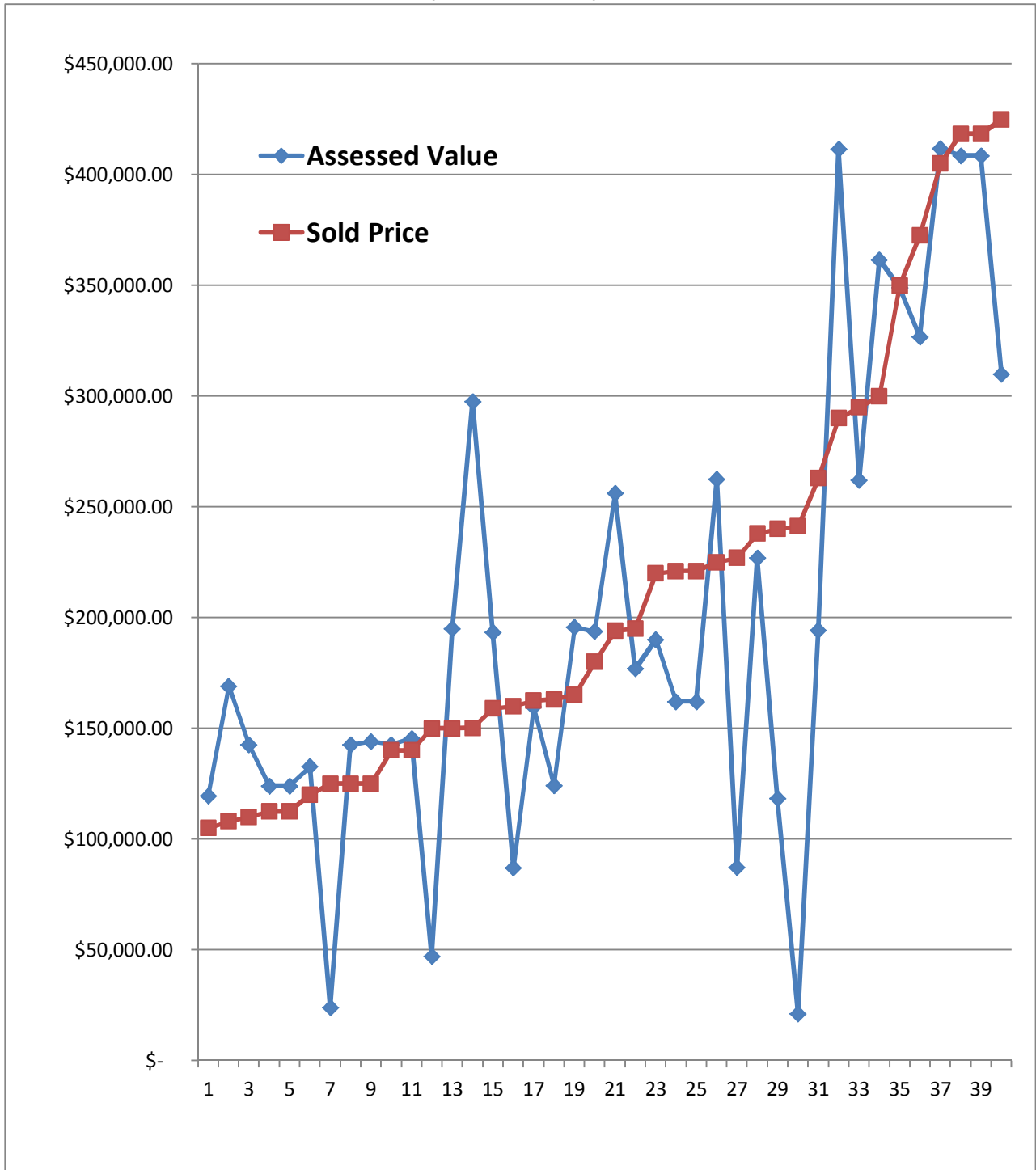
Best Regards,
Denny King

Sample Data Summary- Property Sales vs. Assessed Values				
Price Range	Properties in Study	Assessed Value	Total Sold Price	Assessed Value Error
Over \$500,000	14	\$ 7,585,500	\$ 9,548,550	Assessed 21% Lower than Sales amt.
\$100,000 - \$500,000	47	\$ 8,013,057	\$ 8,522,570	Assessed 6.0% Lower than Sales amt.
Below \$100,000	40	\$ 3,652,300	\$ 2,360,507	Assessed 57% Higher than Sales amt.
Grand Total	101	\$ 19,250,857	\$ 20,431,627	Assessed 5.8% Lower than sales amt.

2011 Haywood County Property Selling Price Compared to Assessed Values Over \$500,000



**2011 Haywood County Property Selling Price Compared to Assessed Values
\$100,000 To \$450,000**



2011 Haywood County Property Selling Price Compared to Assessed Values \$100,000 & Under

