

Monroe A. Miller Jr.
19 Big Spruce Lane
Waynesville, NC 28786
August 23, 2013

Dialog with Jessi Stone, Assistant Editor of the Mountaineer

The following is a dialog with Jessie Stone, Assistant Editor of the Mountaineer, because Vicki Hyatt has dove into the same bunker with David Francis, Marty Stamey, Judy Ballard and Charles Meeker.

The subject matter's are regarding the Property Tax Commission FINAL DECISION, 11PTC838, which the county lost and was won by Denny and Debby King, the county appealing that case whose decision was made in the dark of night, the whole subject of Neighborhood Delineation Rates, and, the Mechlenburg Revaluation do-over and Senate Bill 159 signed into law by Governor McCrory.

This dialog picks up after the now probably infamous county commission meeting held on August 19, 2013, and continues through an article written by Vicki Hyatt specifically to clear up "misinformation" being spread by certain website's and social media (facebook, youtube, etc.).

The article written by Vicki Hyatt appears at the end of the dialog.

As usual, the first e-mail that follows this first page is the first e-mail in the dialog sequence.

Jessi Stone never responded to the last e-mail, and evidently dove into the same bunker as all the others.

Monroe A. Miller Jr.

p.s. At least the Mountaineer printed an article. One has to note that the Smoky Mountain News seems to have dropped off the end of the earth - not a peep.

p.p.s. Readers are encouraged to view the following video's on youtube by Haywood County Taxpayer Ed Burris -

<http://www.youtube.com/watch?v=ZWbbIwkUgXU>

<http://www.youtube.com/watch?v=YMOZ1YbSt4s>

<http://www.youtube.com/watch?v=ab5qfC2938Y>

Subject: Senate Bill 159, the PTC loss and other stuff.
Date: Mon, 19 Aug 2013 21:49:02 -0400
From: Monroe Miller
To: Vicki Hyatt <vhyatt@themountaineer.com>, Becky Johnson
<becky@smokymountainnews.com>
CC: Eddie Cabe <aecabe@bellsouth.net>, Jonnie Cure <jcubed41@gmail.com>, Denny
King <kingsplace@charter.net>

Hi Vicki,

Nice to see you again this evening at the county commission meeting. The public comment session lasted for 50 minutes this evening, and what a show it was. Did you understand anything that was going on? I thought it was hysterical, the best show in town, especially when Francis whipped out that power point presentation to counter the public comments. His weakest point, I thought, was when he said he contacted only the neighbors to see if they wanted to bid on those two properties in Item 3 under new business. Chip had to step in and kind of back him up. That will be one of the points I transcribe for an upcoming Toeprints.

Are you finally going to write anything about the county's loss at the Property Tax Commission, or these two properties commissioners signed off tonight, or Senate Bill 159? Don't forget to quote Francis and Swanger saying that was only for Mechlenburg County. Hint: Double check that first before you put that in print... Why don't you check with one of the Bill's sponsors?

I understand you have a facebook post page area on the Mountaineer web site. I have to tell you that some people are getting pretty upset that as soon as they reference anything on my website, www.haywoodtp.net, it is almost immediately removed. Do you realize how foolish you are starting to look when you do that?

Stay informed, keep up to date, visit www.haywoodtp.net for the only place you will find news on, well, everything that you don't print.

Monroe

Subject: Facebook postings
Date: Tue, 20 Aug 2013 09:02:03 -0400
From: Jessi Stone <jstone@themountaineer.com>
To: Monroe Miller

Monroe,

I understand you had a question about why references to your website have been removed from our Facebook page. Here are our social media rules. We have removed links to your page because it is unsolicited advertising for another news publication that we did not vet or endorse. Thank you.

Jessi Stone
Assistant Editor

Here are the rules:

The Mountaineer administrators reserve the right to remove any comment or photo on our page if deemed vulgar, liable or disrespectful. We also reserve the right to limit or block a user's access if a user continually abuses our page. A comment may be removed for the following reasons:

- Abusive, defamatory, hateful, containing racially or ethnically offensive or derogatory content, obscene or sexually explicit language
- Fraudulent, deceptive or misleading comments.
- Copyright violations
- Threats on a person/organization/company
- **Spam or unsolicited advertisements**
- Posts that are not relevant to the conversation or topic.

Subject: Re: Facebook postings
Date: Tue, 20 Aug 2013 09:12:47 -0400
From: Monroe Miller
To: Jessi Stone <jstone@themountaineer.com>
CC: Vicki Hyatt <vhyatt@themountaineer.com>, Becky Johnson
<becky@smokymountainnews.com>, Eddie Cabe <aecabe@bellsouth.net>, Jonnie Cure
<jcubed41@gmail.com>, Denny King <kingsplace@charter.net>

Ms. Stone,

Thank you for your timely response. Actually, I don't use facebook myself, so I am not sure what the hubbub is about.

I can understand your policy, thank you for including it, and I will be sure to pass that along.

What I don't understand is why you or your newspaper are not publishing articles and events that are newsworthy to many of the Taxpayers of Haywood County. By not publishing these items, and many were discussed last evening at the county commission meeting, it makes it appear as though your newspaper is simply a mouthpiece for our county commissioners.

By the way, yesterday was a historic day regarding web statistics with my website, www.haywoodtp.net.

It received 1,639 hits, and 3.14 G Bytes of Data were pulled off the website. That is over three times greater than the past record.

Do you think people are starved for news? Why don't you reconsider your censorship policy and start printing some news (even though it will be slanted towards David Francis and the county commissioners). At least something is better than nothing.

Thanks,

Monroe Miller

Subject: Re: Facebook postings
Date: Tue, 20 Aug 2013 09:19:44 -0400
From: Jessi Stone <jstone@themountaineer.com>
To: Monroe Miller

Thanks Monroe - Vicki covers county government and she will be writing a story on the issues discussed last night to clear up any misinformation. Congrats on your web stats!
Jessi

Subject: Re: Facebook postings
Date: Tue, 20 Aug 2013 11:51:05 -0400
From: Monroe Miller
To: Jessi Stone <jstone@themountaineer.com>
CC: Vicki Hyatt <vhyatt@themountaineer.com>, Becky Johnson
<becky@smokymountainnews.com>, Jonnie Cure <jcubed41@gmail.com>, Eddie Cabe
<aecabe@bellsouth.net>, Denny King <kingsplace@charter.net>

Ms. Stone,

As a suggestion, why don't you have Vicki check out this youtube video (you could watch it also). Maybe she can give Ed a call to interview him so that she can clear up his misinformation and set him straight.

<http://www.youtube.com/watch?v=ZWbbIwkUgXU>

Monroe Miller

Subject: Hack job.
Date: Thu, 22 Aug 2013 08:36:10 -0400
From: Monroe Miller
To: Jessi Stone <jstone@themountaineer.com>
CC: Jonnie Cure <jcubed41@gmail.com>, Denny King <kingsplace@charter.net>, Eddie Caba <aecaba@bellsouth.net>, Vicki Hyatt <vhyatt@themountaineer.com>, Jonathan Key <jkey@themountaineer.com>, Jeff Schumacher <jeff@themountaineer.com>, Becky Johnson <becky@smokymountainnews.com>

Ms. Stone,

How does it feel working for a news editor that is a hack?

You indicated that Vicki Hyatt "covers county government and she will be writing a story on the issues discussed last night to clear up any misinformation".

I have taken the liberty of inserting her article here, after having gone to the Mountaineer yesterday and plunking down \$.75 for a copy and scanning it.

[**Editors Note:** Scanned article was inserted here, and follows this e-mail.]

I'm wondering how she decided that she was clearing up misinformation by quoting Francis and commissioners, while not mentioning one (1) word that the county lost the Property Tax Commission case against them with the Kings winning -

Property Tax Commission FINAL DECISION. Denny King won based on County Improper Neighborhood Delineation. David Francis and Haywood County LOST! 6/21/2013. 7/2/2013...

<http://haywoodtp.net/pubII/130702PTC-King.pdf>

and never mentioning Senate Bill 159! -

McCrorry signs Senate Bill 159, the 2008 - 2012 Revaluation Reform Bill. McCrorry now can focus on Haywood County! 8/18/2013...

<http://haywoodtp.net/pubII/130726NCSB159.pdf>

Does Carolyn Klapper still work there? I think even she could have done a less biased article than your boss did.

By the way, did you notice that you were the one to respond to me the other day and not Vicki? Did you draw the short straw? How does that make you feel?

Monroe Miller

The Mountaineer

August 21, 2013

WWW.THEMOUNTAINEER.COM 75¢

INMATES FIND **BEHIND BARS**



ministry.

Jim Haynes, a member of Antioch Baptist Church has been part of

Tax gouging alleged, refuted

VICKI HYATT Editor
news@themountaineer.com

Several taxpayers concerned about county residents being overcharged on their property tax bills requested Monday evening that commissioners take corrective action.

Some of the suggested remedies included ordering a new mass appraisal at a cost of \$750,000, hiring a company to spot check the results or sending a letter to taxpayers telling them why their property had been overvalued.

After listening to the concerns and hearing from Tax Administrator David Francis, who said misinformation is driving the complaints, the board took no action.

The N.C. Department of Revenue tracks property sales, and Commission Chairman Mark Swanger asked Francis how closely the values established in the 2011 revaluation were tracking to the actual sales prices.

Francis said that in 2011, the actual sales as compared to established values were at 99 percent at the end of that year, were at 103 percent in 2012 and so far this year, were at 103

Gouging continues on 9A

Gouging

continued from 1A

percent.

"So properties are selling very close to what they are appraised at," Swanger observed.

Those critical of the property market values in Haywood County have circulated information online and through social media sites alleging that certain properties in the county are overvalued for taxation purposes, some by as much as 200 percent.

Jonnie Cure read from a list of 119 neighborhoods where she said properties had been assessed above their worth and asked the tax office to send letters to people whose property had been assessed at extreme values and explain why.

An example she and others used was the value set on condominiums at Lake Junaluska, which she said was at 200 percent above market value.

Francis said the 200 percent figure was a market adjustment factor that was applied to four condominiums built in 1956 and, according to the adopted schedule of values, would be assessed at \$45,000. Because two of the units had sold for \$90,000 before the valuation, thus establishing the fair value, the market adjustment factor was used to bring the similar properties in line. Francis noted the Lake Junaluska property owner was a real estate agent who was well aware of property values and how the revaluation process worked.

Eddie Cabe spoke of the more than 900 neighborhoods set up in the county to establish tax values, neighborhoods that Cabe said appeared could be divided and drawn in any matter that the county wanted.

"It is a controversial way to divide this county up into sections," he said, noting after the same thing happened in Mecklenburg County, a bill passed by the General Assembly allowed those overcharged to be reimbursed and "paid 5 percent interest on taxes wrongly taken."

Monroe Miller said the extent of the revaluation problem in Mecklenburg County came to light after sampling done by an outside firm and urged the county to take this step.

Francis had a power point presentation

ready for the board to address the allegations.

The "market adjustment factor" used in neighborhood delineation process did not indicate a property was above or below its value — it is the factor used to bring it in line with other similar properties and thus determine the market value, Francis said. This factor can either be a positive or a negative and is far different from the ultimate market value established on the property, he stressed, adding the market factor number has created confusion for those who don't fully understand the process.

"There's a lot of misinformation out there," he said, noting the goal of revaluation is to ensure each parcel of property was valued as close to its market value

as possible.

"What is being said (about neighborhood delineation) is incorrect," he said. "It is different than market value. ... There is no neighborhood taxed at 20, 30 or even 100 percent above market value. It's a false statement. The goal is to reach 100 percent of market value."

Commissioner Michael Sorrells said the revaluation done in Haywood followed the law and is a system widely across the state.

Commissioner Kirk Kirkpatrick, an attorney who handles real estate transactions, explained that a mass appraisal is far different from an individual appraisal, something that costs at least \$400. In a mass appraisal, it is more difficult to get specific information on

each property, which was the reason a neighborhood delineation method was selected.

The built-in safeguard for property owners is the right to appeal the value established for their home or land, Kirkpatrick said.

Getting a mass appraisal completely accurate is not possible, which is why the appeal process is used to look at specific property owner concerns more closely and make adjustments.

If individual appraisals on each parcel were done, it would cost \$20 million, he pointed out.

"The attempt is to make sure everyone is paying taxes on the value of their property. You can poke holes at it all day long, but it is not going to get much better than it is," he said.