

Haywood County Property Tax

Beaverdam Watershed Neighborhood

Note: The comments in bright yellow are my opinion D.K.

Haywood County Neighborhood Delineation - Maps

Haywood County 2011 Schedule of Values

INSTRUCTIONS FOR NEIGHBORHOOD DELINEATION FIELD ANALYSIS

Step 1 - Produce large scale maps for the county, which ideally show all streets, roads and significant physical features as rivers, lakes, railroads, etc.

Source: HC Tax Dept.

Want to see your neighborhood delineation? Follow these simple directions:

Click on [Maps Online](#), Haywood County's new mapping website. Please read the disclaimer, then click OK;

Click Search for a Parcel in the upper left, then type your last name in the block marked **Name**;

Select your name from the drop down menu, then click **Search**;

Click on **Select Viewable Layers** in the black line near the top, then scroll down the list on the left and click on **Revaluation Neighborhoods**

After many requests, the County has refused to make Neighborhood maps available to the public.

Neighborhood Delineation

Determine through manual or computerized analysis the comparability of all neighborhoods. The theory here is, even though various neighborhoods may be physically separated, if the predominant value analysis **characteristics such as value range, housing characteristics, neighborhood type, etc., are similar**, then it is desirable to group similar.....

Source: HC Tax Dept.

Our neighborhood, as established by our county, is far from a similar group, ranging from fine homes to dilapidated, 1800s to new, with a broad spectrum of grades.

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Click on **Select Viewable Layers** in the black line near the top, then scroll down the list on the left and click on **Revaluation Neighborhoods**

Source: HC Tax Dept.

After many requests, the County has **refused** to make Neighborhood maps available to the public on Haywood GIS.

Haywood County Property Rates

“In addition to selecting valid market transactions, it is equally important to select properties that are truly comparable to the property under appraisalment.”

Example of using Comparable Homes per the County's Schedule of values



These homes are likely similar enough to group – much different in our neighborhood.

Sales data Worksheet the county used to justify neighborhood 02R021 rate of 130%

Residential Neighborhood # 02R021					
			Beaverdam	Watershed	
Parcel ID	Year	Sales	Sales	2011	Ratio
	Built	Amount	Date	Value	
8668-29-4104	1954	385,000	9/22/09	223,500 ^{264,000}	70
8669-37-2654	1960	65,000	7/16/09	75,000 ^{69,200}	106.3
8669-13-1470	1972	70,000	6/7/10	62,700	89.5
8669-19-3234	1980	95,000	11/10/09	95,000	100.0
8668-19-6327	-	385,000	9/22/09	42500	

Comp used to set our Neighborhood Rate at 130%

Built in 1900 according to the county. Based on our research, this was the only valid sale that was used to set our neighborhood at 130%.



Comp used to set our Neighborhood Rate at 130%

1972 doublewide – **Owner Financed** properties
should not be used as a valid sales



Comp used to set our Neighborhood Rate at 130%

Home with this Mobile Home park –
Life Estates should not be used as a comp



Comp used to set our Neighborhood Rate at 130%

1950 house with **“Special Warranty Deed”** -
Should not be used as a valid comp



Comp used to set our Neighborhood Rate at 130%

Built in **1900** according to the county.
Based on our research, this was the
only valid comp that was used to set
our **neighborhood at 130%**.



Neighborhood Breakdown by Grade & Condition

Neighborhood 02R021 - Watershed

<u>Homes</u>	<u>Grade</u>	<u>#</u>	<u>CDU</u>	<u>#</u>
92	B+	1	Excellent	3
	B+	3	Very Good	10
	B-	3	Good	21
	C+	10	Average	45
	C	36	Fair	8
	C-	22	Poor	4
	D+	13	Unsound	1
	D+	1		
	D-	2		
	E	1		

92

<u>MH's</u>	<u>Grade</u>	<u>#</u>	<u>CDU</u>	<u>#</u>
17	C	16	Good	1
	D+	1	Average	15
			Fair	1

Source: HC Tax Dept.

**109 homes - Similar? – Heterogeneous Neighborhood? From Excellent to unsound?
Newer to 113+ year old homes! I don't think so.**

Mecklenburg 2011 Revaluation Review

Neighborhoods With Significant Issues:

- Heterogeneous Neighborhoods
(Different & Mixed types)
 - Varied year built,
 - Varied quality grades

NOTE: Subdivisions of Similar Homes, Especially newer Homes, were typically in Mecklenburg

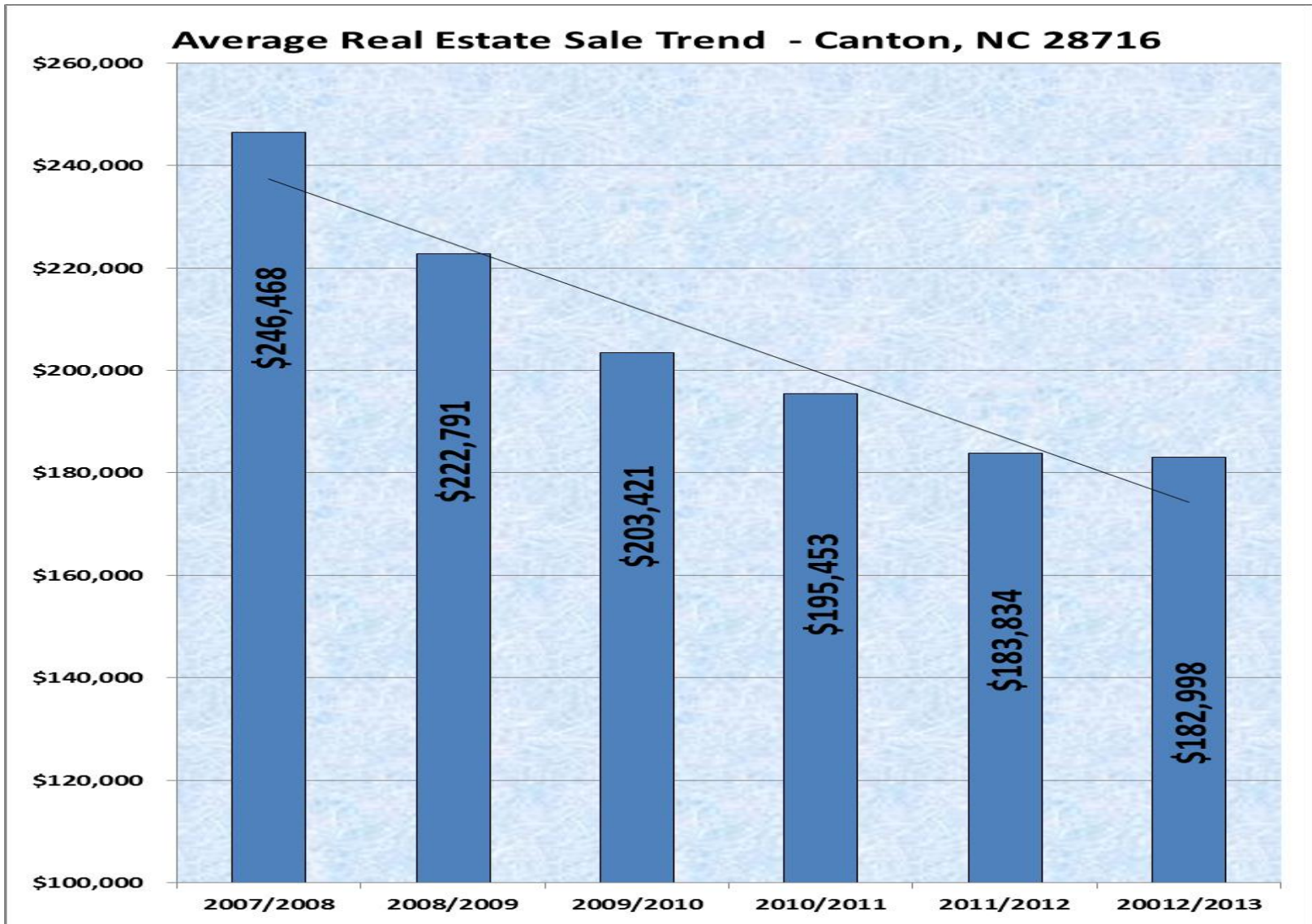
Source: Mecklenburg County Review

I believe the significant issues listed above are relevant to our neighborhood's faulty 130% rate.

Neighborhood Factor Calculation Schedule RES-GRADE,
 grade C, value 1.00 Grade C factor of 1.00 X 105197.....
 105,197 Value after grade adjustment..... 105,197
 Schedule RES-NEIGH, Market factor, C, value 110
 Neighborhood adjustment of +15%..... 120,976
 Schedule RES-PHYS, age 2, condition G, value 5 4% X 120976
 phys depr from table..... -4,839 Value after physical
 depr adjustment..... 116,137

Source: HC Tax Dept

Note the home increased from \$105,197 to \$120,976 when the 115% neighborhood rate was added.



Source: MLS/JC

Does it look like our mountains protected us from the real estate downturn?

Haywood County Sales Under \$100,001 After Re-Val - January - June 2011

Jan - County Numbers		Feb - County Numbers		March - County Numbers		April - County Numbers		May - County Numbers	
sold	Assessed	sold	Assessed	sold	Assessed	sold	Assessed	sold	Assessed
\$ 95,000	\$ 117,800	\$ 50,000	\$ 142,100	\$ 100,000	\$ 136,100	\$ 87,000	\$ 134,800	\$ 94,000	\$ 132,600
\$ 100,000	\$ 94,400	\$ 100,000	\$ 133,500	\$ 95,000	\$ 119,100	\$ 90,000	\$ 129,500	\$ 85,500	\$ 130,400
\$ 83,000	\$ 93,900	\$ 77,000	\$ 100,300	\$ 98,500	\$ 92,100	\$ 80,000	\$ 112,700	\$ 80,000	\$ 121,600
\$ 85,000	\$ 67,400	\$ 72,500	\$ 88,900	\$ 53,500	\$ 90,600	\$ 25,000	\$ 83,900	\$ 55,000	\$ 77,900
\$ 45,000	\$ 43,700	\$ 87,000	\$ 86,200	\$ 73,000	\$ 74,900	\$ 85,000	\$ 68,300	\$ 56,000	\$ 63,000
\$ 25,000	\$ 42,300	\$ 50,000	\$ 84,500	\$ 50,000	\$ 74,300	\$ 80,000	\$ 62,000	\$ 56,000	\$ 64,400
\$ 54,000	\$ 38,800	\$ 71,500	\$ 76,300	\$ 62,500	\$ 70,200	\$ 50,000	\$ 60,100	\$ 87,500	\$ 57,800
\$ 35,000	\$ 38,500	\$ 80,000	\$ 69,900	\$ 53,000	\$ 67,100	\$ 40,000	\$ 58,600	\$ 39,500	\$ 54,500
\$ 30,000	\$ 35,100	\$ 57,700	\$ 57,000	\$ 68,000	\$ 66,000	\$ 75,000	\$ 54,200	\$ 31,000	\$ 51,100
\$ 11,500	\$ 24,700	\$ 50,000	\$ 53,300	\$ 20,000	\$ 63,300	\$ 32,000	\$ 50,000	\$ 25,000	\$ 49,400
\$ 20,000	\$ 18,400	\$ 19,300	\$ 52,300	\$ 45,000	\$ 52,900	\$ 35,000	\$ 50,900	\$ 52,000	\$ 47,900
\$ 583,500	\$ 615,000	\$ 36,000	\$ 34,800	\$ 50,000	\$ 47,700	\$ 15,000	\$ 47,600	\$ 20,000	\$ 45,900
5.4%	Assessed	\$ 35,000	\$ 32,900	\$ 15,000	\$ 28,200	\$ 55,000	\$ 38,300	\$ 30,000	\$ 33,400
	5.4% higher	\$ 43,500	\$ 26,100	\$ 33,000	\$ 25,000	\$ 25,000	\$ 37,000	\$ 32,000	\$ 31,300
	than sales	\$ 20,000	\$ 25,300	\$ 25,000	\$ 22,700	\$ 30,000	\$ 36,000	\$ 39,500	\$ 29,100
		\$ 17,100	\$ 11,600	\$ 10,000	\$ 15,100	\$ 51,000	\$ 34,400	\$ 15,000	\$ 28,100
	Total	\$ 866,600	\$1,075,000	\$ 851,500	\$1,045,300	\$ 24,900	\$ 28,400	\$ 14,000	\$ 27,000
		24%	Assessed	23%	Assessed	\$ 25,000	\$ 26,800	\$ 40,000	\$ 25,500
			24% higher		23% higher	\$ 7,000	\$ 25,000	\$ 27,500	\$ 23,200
			than sales		than sales	\$ 11,500	\$ 25,000	\$ 879,500	\$ 1,094,100
						\$ 8,000	\$ 20,700	24%	Assessed 24%
						\$ 6,500	\$ 11,100		higher than
						\$80,000*	\$3,300*		sales
						\$ 937,900	\$ 1,195,300		
						27.4%	Assessed		
							27% higher		
							than sales		

Summary		*Not Included in Summary
Total Sold	Total Assessed	
\$ 4,119,000	\$ 5,024,700	
Assessed 22% higher than sold		

Haywood County Sales over \$500,000 After Re-Val - Jan - June 2011

Jan - County Numbers		Feb - County Numbers		March - County Numbers		April - County Numbers		May - County Numbers	
sold	Assessed	sold	Assessed	sold	Assessed	sold	Assessed	sold	Assessed
\$ 917,000	\$ 815,000	\$ 700,000	\$ 725,000	\$ 650,000	\$ 744,100	\$ 620,000	\$ 541,300	\$ 555,000	\$ 435,000
\$ 974,000	\$ 636,200	\$ 700,000	\$ 725,000	\$ 704,000	\$ 593,000	\$ 695,000	\$ 447,700	\$ 555,000	\$ 435,000
\$1,000,000	\$ 468,800	4% Assessed 4% higher than sales		\$ 540,000	\$ 551,400	\$ 525,000	\$ 366,700	-22% Assessed 22% lower Than sales	
\$2,891,000	\$1,920,000			\$1,894,000	\$1,888,500	\$1,840,000	\$1,355,700		
-33.6%	Assessed 33.6% lower than sales			-0.29%	Assessed 0.29 lower than sales	-26.3%	Assessed 26.3% lower Than sales		

Summary	
Total Sold	Total Assessed
\$ 7,880,000	\$ 6,324,200
Assessed 19.7% lower than sold	