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Subject: FAKE NEWS by Vicki Hyatt, facilitated by Jonathan Key, of the Mountaineer.

We have our own source of FAKE NEWS, right here in sleepy little Haywood County - Vicki Hyatt, the Liberal Hack News Editor of the Mountaineer.

It has been her duty over the years to prop up democratically controlled Haywood County, namely our County Commissioners and David Francis, the Tax Administrator and Solid Waste Guy, while bashing mostly Republican opponents.

Her FAKE NEWS Hit Piece is entitled -

Property values rise in Haywood, By Vicki Hyatt, Feb 24, 2017, or

<http://themountaineer.villagesoup.com/p/property-values-rise-in-haywood/1627056>

[**Editors Note:** This article no longer appears in its entirety on the Mountaineer website, i.e. you must pay \$.99 or become a member to see it, but you can read it for free, as it appears at the end of this piece].

A little background first...

Since David Francis was thrown out of office, we have two new folks handling tax assessment and collection:

- Judy Hickman, Tax Assessor,
- Mike Matthews, Tax Collector.

Yet, in the wisdom of our democrat (and RINO) county commissioners, Haywood County is the only county out of 100 county's in North Carolina, to appoint a Tax Administrator who is neither the current Tax Assessor or Tax Collector. This worthless [expletive deleted] is still drawing a county salary. Why?

At the 2/20/2017 county commission meeting, David Francis provided a 2017 Reappraisal Report to County Commissioners. Who should this presentation have been made by? Why, Judy Hickman, of course.

This presentation has been posted on www.haywoodtp.net and is accessed by:

<http://haywoodtp.net/pubII/170220Feb20Reapp.pdf>

There are several noteworthy aspects of this report. On the second page of this report -

“ ... Of the 47,960 parcels reviewed, 6,262 did not change in value; 14,481 increased in value and 27,217 decreased in value, ...”

[**Editors Note:** This sentence was lifted directly from Vicki Hyatt's FAKE NEWS Hit Piece - **Property values rise in Haywood**].

On the last page (12) of the report, Francis lists the following overall county statistic.

Haywood County
2016 Value \$6,312,527,423
2017 Value \$6,179,746,629
Decrease of \$132.8 Million, or 2.1%

Time for Vicki Hyatt to go into hyper-spin mode. What does she write (in addition to the Fake News Headline)?

Waynesville — At its Monday meeting, the Haywood County Board of Commissioners learned the value of all real property in Haywood County has been adjusted to its current market price, a number that has **increased** slightly overall in the county.

The value of property in Haywood is \$6.3 billion, **up 2 percent from the pre-reappraisal values**, said David Francis, county tax administrator. The county gained \$76 million in property value thanks to 322 new construction units in 2015-16.

Of the 47,960 parcels reviewed, 6,262 did not change in value; 14,481 increased in value and 27,217 decreased in value, Francis said. The new values were determined by the market transactions that reflect actual sales price. ...

What the [expletive deleted]? FAKE NEWS is running rampant at the Mountaineer.

There are reasons Vicki Hyatt came to the aid and prop up David Francis, attempting to spin property values:

- When I first decided I had a problem with David Francis, it was about a spreadsheet that he was keeping which kept track of overall property values in Haywood County. After the recession hit, his spreadsheet always increased in value each year. It never declined. Francis stated that the only way that Total Property Values in Haywood County would go decrease, is if a house burned down. Well, I haven't heard of \$132.8 Million dollars worth of houses burning down in Haywood County lately. That would mean that David Francis was not telling the truth.
- Given that the overall property values have declined 2.1% during this revaluation, what do you think is going to happen with Ad Valorem tax collections. Well, my guess is that they are going to go down, i.e. Julie Davis and Ira Dove are going to have less money to play with in the next Budget. Who cares, since they have Vicki Hyatt running cover for them, convincing Haywood County Taxpayers that values are increasing. Then, all of a sudden, when they pad everything in the budget up, they will all of a sudden realize there will be less money. Guess what their response will be? You got it. Fasten your seat belts for another TAX INCREASE. Oh, and Mike Matthews, the Tax Collector will get blamed for this.

Every Haywood County Taxpayer should be outraged with Vicki Hyatt, and Jonathan Key - Owner and Publisher of the Mountaineer, and demand that these people start publishing straight news. It was the height of hypocrisy that someone at the Mountaineer wrote the following piece dripping with righteous indignation -

Truth is always the standard in journalism, Mar 16, 2017 [No author to this one, folks].

or

<http://themountaineer.villagesoup.com/p/truth-is-always-the-standard-in-journalism/1633895>

Monroe A. Miller, Jr.
Haywood County Taxpayer

Property values rise in Haywood, By Vicki Hyatt, Feb 24, 2017

Waynesville — At its Monday meeting, the Haywood County Board of Commissioners learned the value of all real property in Haywood County has been adjusted to its current market price, a number that has increased slightly overall in the county.

The value of property in Haywood is \$6.3 billion, up 2 percent from the pre-reappraisal values, said David Francis, county tax administrator. The county gained \$76 million in property value thanks to 322 new construction units in 2015-16.

Of the 47,960 parcels reviewed, 6,262 did not change in value; 14,481 increased in value and 27,217 decreased in value, Francis said. The new values were determined by the market transactions that reflect actual sales price.

Sales such as at auctions, to family members or through foreclosures weren't considered when determining the property values, which were calculated neighborhood by neighborhood.

In general, the prices of raw land and undeveloped lots decreased in value, while the prices of homes increased or remained stable, Francis indicated.

The reappraisal process must occur every eight years under state law, but it has been 2011 since Haywood's last reappraisal.

A snapshot of values show properties within the Maggie Valley town limits suffered the largest drop in value, decreasing by 5.8 percent overall. The total value of the property within the town is now \$358 million.

Properties within the other municipalities varied only slightly. Canton saw a slight decrease with property values dropping .05 percent to \$275 million, while Clyde saw a .24 percent decrease after values fell to \$66.9 million within town limits.

Waynesville was the only town with an increase in property value within its limits.

The new value of property inside town is now \$1 billion, which represents a .74 percent increase over previous values.

Every property owner in the county was mailed a notice of the new value calculated for their home, land, commercial or industrial property. The letter included the process to follow in the event the owner does not agree with the new value assigned.

Francis previously explained that the mass appraisal process, which relies on simply a drive-through survey and sales data on adjoining property, doesn't not account for special circumstances, such as interior remodeling, a failing basement or other factors that impact value.

It is the responsibility of the property owner to make a case for altering the value, first through an informal conversation with the appraisal staff. If the situation isn't satisfactorily addressed, it can be appealed to the county board of equalization and review, and beyond if the property owner desires.