

Haywood County "Toeprints"

October 31, 2015

Vol. #6 Issue #13 (Subject: **Susan L. Swanger, Retirement Condo in Panama City Beach.**)

www.haywoodtp.net

What's Happening?

The purpose of this newsletter is to inform Haywood County Taxpayers of what transpires at the bi-monthly County Commission Meetings. This newsletter will be written from the perspective of a casual observer, myself. Any opinions expressed will be mine.

Swanger called out for being a liar (again?)

The Public Hearing regarding Regional Recycling Solutions held on 10/19/2015 sent **Mark Swanger, Kevin Ensley, Ken Allison** and **Ira Dove** back to the Stone Age.

During the Public Hearing, **Swanger** was called out for lying about there being a tonnage limitation at the White Oak Landfill;

re: <http://haywoodtp.net/pubTP/T151028.pdf>

~~Ken Henson~~ Tracy Coward remarked, during his 3 minute public comment, that he hoped **Mark Swanger** would have a nice retirement in Florida. **Swanger** went nearly ballistic at that inference.

It was brought to my attention that the **Swanger's** do indeed have a condo in Panama City. **Swanger** could have been a little more forthcoming about his condo when he dressed-down ~~Ken Henson~~ Tracy Coward at the Public Hearing.

[**Editors Note:** Correction on the individual making the comment regarding Florida retirement. My apologies to both Henson and Coward.]

It's a very nice condo. It is right on the beach.

Here are some quick facts:

- Parcel Number: 40001-300-070
- Address: 17643 Front Beach Road 1305
- Assessed Value: \$247,400
- Owner: **Susan L. Swanger, Mark Swanger's** wife
- Purchase Price: \$10.00
- Purchase Date: 2/21/2013.
- **Susan L. Swanger** is a professor at WCU.

I think it is great that after a lot of hard work as Haywood County Commissioner that **Mark Swanger** can spend a little relaxing time in Sunny Florida at a condo that he and his wife purchased for \$10.00. I wish we could all to that.

Attached are a couple of items:

- Google Earth screen shot of condo on the beach.
- Bay County Property Lookup
- Bay County Condo Tax information
- Warranty Deed

If I had a little more time on my hands, I would look up the past tax cards of Unit 1305 and find the previous owner.

The deed indicates:

"That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations ..."

It is left to the reader to speculate about what those "other valuable considerations" were that **Swanger** used to nail this condo for \$10.00 when it is valued at \$247,400.

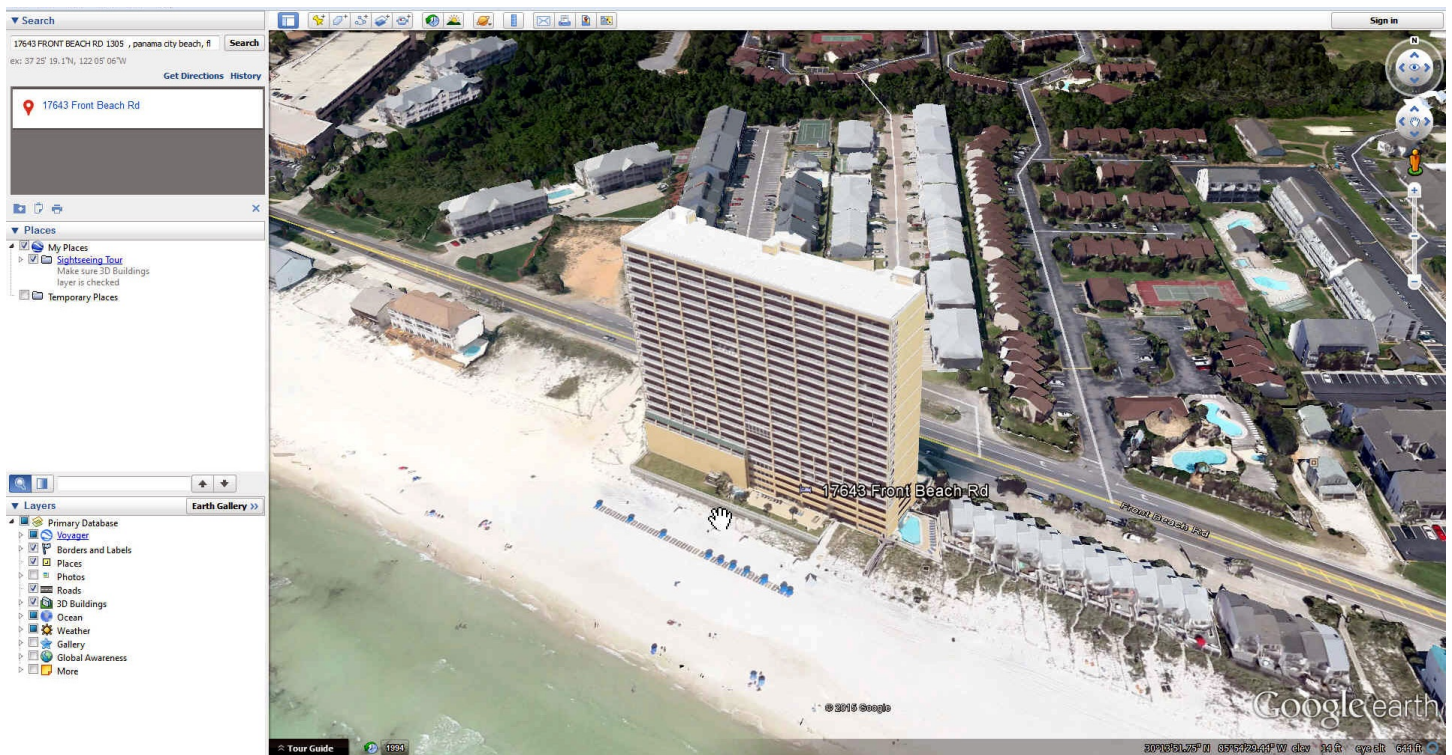
Legend: If any name is in **bold**, it can't be a good thing.

Monroe A. Miller Jr.,
Haywood County Taxpayer
19 Big Spruce Lane
Waynesville, NC 28786
www.haywoodtp.net
Si vis pacem, para bellum

p.s. Rent this Condo from Greta.

<http://bookings.gretasbeachrentals.com/Unit/Details/81934>

Contact **Mark Swanger** at any county commission meeting, perhaps he will cut you a deal.



Bay County Property Appraiser

860 W. 11th Street, Panama City, Florida 32401
(850) 248-8401 Phone | (850) 248-8449 Fax

Sales In Area **Previous Parcel** **Next Parcel** **Return to Main Search** **Bay Home**

Owner Name: SWANGER, SUSAN L
Mailing Address: 1257 POPLAR COVE RD
CLYDE, NC 28721
Location Address: 17643 FRONT BEACH RD 1305
Property Usage: CONDOMINIUM (000400)
Section Township Range: 13-35-17W

Today's Date: October 31, 2015
Parcel Number: 40001-300-070
Tax District: City of Panama City Beach (District 13)
2015 Final Millage Rates: 11.7548
Acreage: 0
Homestead: N

[Show Parcel Maps](#) [Generate Owner List By Radius](#) [Comparative Market Analysis](#) [Card View Print](#) [Show Assessment Notice](#)

Value Information			Legal Information	
Building Value	2016 Working Values	2015 Certified Values	TROPIC WINDS UNIT 1305 TYPE H ORB 3138 P 1736 2BR 2B ORB 3488 P 779 1147 H&C . 266 BALC The legal description shown here may be condensed for assessment purposes. Exact description should be obtained from the recorded deed.	
Extra Feature Value	\$246,075	\$246,075		
Land Value	\$0	\$0		
Land Agricultural Value	\$0	\$0		
Agricultural (Market) Value	\$0	\$0		
Just (Market) Value*	\$246,075	\$246,075		
Assessed Value	\$246,075	\$230,852		
Exempt Value	\$0	\$0		
Taxable Value	\$246,075	\$230,852		
Maximum Save Our Homes Portability	\$0	\$15,223		
ACL Amount				
Just (Market) Value description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.				
Tax Collector Information				

Building Information
No buildings associated with this parcel.

Extra Features Data
Unit Length x Width x Height
Units
Effective Year Built
No records associated with this parcel.

Land Information
LAND USE
NUMBER OF UNITS
UNIT TYPE
Frontage
Depth
No land associated with this parcel.

Sale Information
Sale Date: 02-21-2013
Sale Price: \$ 247,400
Instrument: Warranty Deed
Deed Book: 3458
Deed Page: 779
Sale Qualification: Qualified
Vacant or Improved: Improved
Grantor: TROPIC WINDS CONDOMINIUM, LLC
Grantee: SUSAN L SWANGER

Sales In Area **Previous Parcel** **Next Parcel** **Return to Main Search** **Bay Home**

The Bay County Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The Senior Exemption Does Not Apply to All Taxing Authorities. Just (Market) Value is established by the Property Appraiser for ad valorem tax purposes. It does not represent anticipated selling price. Working values are subject to change. For more detailed land and building information, please click on Card View Print. Information on this site should not be relied upon for insurance related matters. Current year assessments are as of January 1st and are based on previous year sales activity. Website Updated: October 26, 2015

This Instrument Was Prepared By:
Pat Diamond, an Officer of
Diamond Title Agency, Inc.
11053 Hutchison Boulevard
Panama City Beach, Florida 32407
incidental to the issuance of a title insurance policy.
Parcel ID Number(s): 40001-300-070
FILE NUMBER 13-28092

WARRANTY DEED

This WARRANTY DEED, dated February 21, 2013 by,

Tropic Winds Condominium, LLC, a Florida Limited Liability Company,
whose post office address is 502 Harmon Avenue, Panama City, Florida 32401,
hereinafter called the **GRANTOR**, to

Susan L. Swanger,
whose post office address is 1257 Poplar Cove Road, Clyde, North Carolina 28721
hereinafter called the **GRANTEE**:

(Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in Bay County, Florida, viz:

Condominium Unit 1305, Tropic Winds, a Condominium, all as set forth in the Declaration of Condominium and the Exhibits annexed thereto and forming a part thereof, as recorded in Official Records Book 3138, Page 1736, and all amendments thereto, of the Public Records of Bay County, Florida. Together with all of its appurtenances according to the Declaration of Condominium. Subject, however, to all the provisions of the Declaration of Condominium, and the Grantee assumes and agrees to observe and perform all obligations imposed on said Grantee under the Declaration, including but not limited to the payment of assessments for the maintenance and operation of the unit and condominium.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of records, if any; taxes and assessments for the year 2009 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

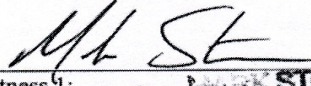

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

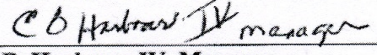
AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED, SEALED & DELIVERED
IN THE PRESENCE OF:


Witness 1: MARK STOCKDALE

Witness 2: Kelly Drummett

Tropic Winds Condominium, LLC, a Florida Limited Liability Company

BY: 
C. B. Harbour, IV, Manager