

## Haywood County "Toeprints"

July 7, 2011

Vol. #2 Issue #23 (Subject: \* **SPECIAL EDITION** \* Decoding the "Land Transfer Records".)

[www.haywoodtp.net](http://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.

### Land Transfer Records.

Land Transfer Records have been posted on [www.haywoodtp.net](http://www.haywoodtp.net), under [Land Transfer Report by Register of Deeds for Jan - May 2011 \(titled, dated, signed\). 7/07/2011...](#)

These are records of all land transactions that require registering any property with the Register of Deeds of Haywood County. There is information contained in each entry that leads to a complete description of everything there is to know about this record, everything from the Tax Card page to the actual Deed itself.

It is so easy, it can be done by the casual observer.

Access to information is provided on the Haywood County website, [www.haywoodnc.net](http://www.haywoodnc.net), and specifically:

- Deeds Online, or
- Maps Online.

The easiest method is to use the **Book** and **Page** number provided in each record.

The **Deeds Online** will lead eventually to the actual deed.

- Select Search Records,
- "Accept" the disclaimer,
- Type in Book and Page in the box near the bottom,
- Press "Search",
- Click on the Blue number (instrument),
- Click on the green box which says PDF.

You get the deed. Deeds contain a bunch of useful information.

The **Maps Online** will lead eventually to the Tax Card.

- Click blue "OK",
- Click "Deed", next to "Owner Name",
- Type in Book and Page in the boxes,
- Pick, if there is a selection, and go to details.

There is a column marked Ex Tax. This means excise tax. The tax rate is \$2.00 per \$1,000 of sale price. To compute sales price, use the following simple equation:

$(\text{Excise Tax}) / 2 \times 1,000 = \text{Sales price.}$

**Note:** Grantor as government entity pays no excise tax, but the sale can still be a valid sale, check the deed.

There are 1,031 records for this Land Transfer Report for the time period between Jan. 1 through the end of May, 2011.

There are 215 sales in the **David Francis** report for the same time period, posted on [www.haywoodtp.net](http://www.haywoodtp.net), under [Haywood County Tax Value and Sales Report by David Francis for Jan - May 2011 \(untitled, undated, unsigned - typical\) given to Vicki Hyatt of The Mountaineer, 6/27/2011. 7/07/2011...](#)

### Day Counter for Mountaineer and SMN.

This feature shows the days since 3/30/2011 since either The Mountaineer or the Smoky Mountain News will have anything to say about the Haywood County Fairgrounds Arena Building Contract fiascos.

- The Mountaineer 99 days
- Smoky Mountain News 99 days

**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](http://www.haywoodtp.net)