

Haywood County "Toeprints"

July 19, 2011

Vol. #2 Issue #24 (Subject: **Updates - White Oak Landfill, Revaluation**)

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.

County Commission Meeting, June 20, 2011.

Several people took the opportunity to speak during the public comment period regarding the revaluation. These were lengthy, and you should review the video of these comments on the government channel or on-line at www.haywoodnc.net.

VII. Consent Agenda, (d.), (vi.), Legal. \$250,000 was transferred from the General Fund to cover "Court House Litigation", no other explanation.

[**Editors Note:** An additional query to Julie Davis was made regarding courthouse legal expenses, and she responded with: "Our expenses to attorneys through early June were \$444,757. These were mainly paid to the Meynardie & Nanney law firm, which is handling this issue, and do not include any current billings that we have not yet paid."]

VIII., Administrative / Agency Report, **David Francis.**

David Francis indicated the revaluation was on track with the following numbers showing sales above reval prices:

# Sales	Total Sales	Tax Value	Percent
215	\$36,392,368	\$34,970,600	96%

X. New Business: (1.), Francis Farm Landfill - report on landfill gas collection and combustion system by McGill. Regarding landfill's, have you noticed that there has not been a peep about the privatization of the White Oak Landfill by anyone?

[Editor's Note: Flashback, re: Toeprints 1/27/2011: "**Swanger** was going to seek permission from the Board to take it to the next level, i.e. begin to negotiate. "They will have to give us every contract they have", someone commented.

[Here comes the part where everything goes under the table.](#)

Swanger said they will probably make us sign a CONFIDENTIALITY AGREEMENT, because we haven't seen any marketing information from them yet. **Chip Killian** concurred. This will be part of the negotiation process."]

HCC Board of Trustee Appointment.

Board of Trustees may be appointed by either the County Commissioners, the School Board, or the Governor. Congratulations to Patsy Dowling, who was appointed as the next HCC Board of Trustee member by the commissioners.

County Commission Meeting, July 7, 2011.

A relatively unremarkable meeting - see the video when posted. Jonnie Cure requested any information at all on the money pit that is the KMD lawsuit against the county that has consumed \$444,757. **Chip Killian** commented and indicated he has not taken part in these arbitration hearings, to save the county money. Marty Stamey indicated that there may be a final decision by the arbitrator in late August.

Haywood County Fairgrounds Arena Building.

The Fairgrounds Arena Building has been completed, a Certificate of Occupancy signed off, with the total cost to Haywood County Taxpayers of \$418,050. See www.haywoodtp.net [Final Payment Stub to B. Allen Construction for Fairgrounds Arena Building Modifications. Total is \\$418,050. 7/9/2011...](#)

Revaluation.

It is interesting to note that **David Francis** has never responded to my comment that "There is **no** provision for any decrease, unless a house burns down, then it is removed. The fatal flaw in his assessment is that he fails to account for any decrease due to a drop in demand or any other factor. I contend that **David Francis'** numbers are wrong", referring to his spreadsheet of total property values of Haywood County. Additionally, "Other than righteous indignation I have not heard anyone attempt to defend **Francis'** numbers". There has been no public response in the local newspapers, at a public county commission meeting, or any other e-mail that has come my way.

Haywood County List of Sales for Jan - May, 2011.

David Francis provided a list of properties sold in Haywood County to Vicki Hyatt of the Mountaineer, in response to a letter written as a constituent concern by Denny King to the county commissioners. Both are posted on www.haywoodtp.net:

- [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...](#), and
- [Constituent Concern - "Property Tax Assessment Values" by Denny King, **David Francis** FAILED to address at County Commission Meeting 6/20/2011. 6/21/2011...](#)

The numbers indicated in **Francis'** list of sales total slightly differently than he indicated in the June 20th meeting:

# Sales	Total Sales	Tax Value	Percent
215	\$36,472,638	\$34,658,500	95%

As a check, two additional, somewhat independent, lists of property sales were researched for the Months of Jan - May:

- MLS (Multiple Listing Service),
- Land Transfer Report, from Register of Deeds.

The Land Transfer Report is posted on www.haywoodtp.net as [Land Transfer Report by Register of Deeds for Jan - May 2011 \(titled, dated, signed\). 7/07/2011...](#)

The raw tabulation of # of Sales is shown:

- **Francis** 215
- MLS 165
- Land Transfer 524

The research included referencing Deed Book/Page to PIN, and confirming current sales price and revaluation amounts from the Maps Online feature of www.haywoodnc.net.

Unfortunately, Maps Online has a significant amount of incomplete data when these PIN's and Deed Book/Pages numbers were looked up, in the form of missing sales numbers, and/or missing assessed values. Since the missing data is public information, a request for public information on the missing data fields has been made.

Of the 524 Land Transfers from the Land Transfer Report, only 386 properties have both the sales and newly assessed revaluation figures.

Once data has been obtained from the Tax Collection department regarding the updated sales and newly assessed revaluation data that is missing and has been requested, a detailed comparison can be made.

The one interim conclusion that can be drawn with the **Francis** Data, King's observations, the partial data from the MLS and Land Transfer Data, is that properties that sold below \$100K in sales value (**not** assessed value), seem to have taken a disproportionate hit, i.e., they were over-assessed.

More to come...

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 111 days
- Smoky Mountain News 111 days

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

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