

## Haywood County “Toeprints”

November 12, 2013

Vol. #4 Issue #16 (Subject: **David Francis - Exposed, Market Factors -Commercial / Industrial Rates!**)

[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.

### County Commission Meeting, November 4, 2013.

**David Francis** made an appearance at the meeting at around 9:10am, after the Public Comment Session was over. So all of us that were waiting for a Public Apology from **Francis** for his Slander Rampage at the September 16<sup>th</sup> County Commission meeting were sorely disappointed.

[re: <http://haywoodtp.net/pubTP/T131031.pdf> ]

We can always be hopeful that he will show up promptly at the November 18<sup>th</sup> meeting to make this Public Apology.

There was an interesting item under new business on the agenda, #4. It was:

4. Request Approval of two (2) Property Tax Commission Appeals – Greg West, Real Property Appraiser – ATTACHMENT 7
- a. Parcel 8605-58-9204
  - b. Parcel 8613-55-1854

It was further interesting that Greg West, rather than **David Francis**, was to make this agenda presentation.

I happened to check out attachment 7 of the agenda, and soon realized that the neighborhood for PIN 8605-58-9204, #15C023 for JE Golf LLC, did not exist in the previous original residential rate spread sheet provided by **David Francis**. It was then brought to my attention that there are (at least) two (2) sets of Delineated Neighborhood rates, or as **David Francis** refers to them, “Market Factor” rates. One is Residential, the other is Commercial.

I made a request for Public Information, copied the world, to insure that **David Francis** would respond, requesting this Commercial rate spread sheet.

I received another spread sheet from **David Francis** yesterday (he was working on Veterans Day), which is appended to the end of this newsletter. It contains two (2) additional sets of Market Factor Rates, not the single one I had requested. I must have gotten a bonus!

The spread sheet contained neighborhood code descriptions for:

- Industrial Rates [ 9]
- Commercial Rates [80]

I never knew these existed. Did you? This is all in addition to the over 900 residential neighborhoods.

All of the Industrial rates showed 0, or 100%. All of the Commercial neighborhoods also showed 0, or 100% except for three (3), which were 150%.

They are:

13C003 MARKET SQUARE	150
15C001 WAYNESVILLE CBD	150
15C020 FROG LEVEL CBD	150

- Why were these three designated at 150%.
- Why is any commercial neighborhood in Haywood County designated at anything over 100%.
- How much life-blood of the hardworking folks in Haywood County is being sucked dry by **David Francis** and our County Commissioners?
- What is the dollar value of the additional taxes created by this rate change from 100% to 150% that **David Francis** and the County Commissioners see as additional revenue?

We will see if we can get an answer to some of these questions before **David Francis** dives into the bunker again.

**Legend:** If any name is in **bold**, it can’t be a good thing.  
[RINO] Republican In Name Only (i.e. **Kevin Ensley**, **Mitchell E. Powell, CSP**).

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[**Editors Note:** As usual, as with any Documentation from **David Francis**, Tax Collector, the document contains no date, no author, no nothing, as to the origin or creation of the document].

Industrial

Nbrhd\_Code Description Factor

01I001	EVERGREEN	0
01I002	CANTON IND	0
02I001	BEAVERDAM INDUSTRIAL PARK	0
02I002	I-40/NEWFOUND	0
12I001	J CREEK IND	0
15I001	WEST WAYNESVILLE INDUSTRIAL	0
15I002	FROG LEVEL IND	0
15I003	WAYNESVILLE IND	0
16I001	REGIONAL HI-TECH CENTER	0

Commercial

Nbrhd\_Code Description Factor

01C001	CANTON CBD	0
01C002	NORTH PISGAH DR	0
01C003	PARK STREET WEST	0
01C004	CANTON PLAZA	0
01C005	NORTH HWY 110 CANTON	0
01C006	I-40 EXIT 31	0
01C007	NORTH CANTON FIBERVILLE	0
01C008	GEORGIA'S BRANCH	0
01C009	HILLTOP	0
01C010	N MAIN ST	0
01C011	MINGUS HILL	0
01C012	ALLEN FARM APTS	0
02C001	OLD CLYDE HWY	0
02C002	EAST CANTON	0
03C001	CATALOOCHEE RURAL	0
04C001	CECIL RURAL	0
05C001	CLYDE CBD	0
05C002	CAROLINA BLVD	0
05C003	WEST CLYDE	0
05C004	CLYDE 19-23	0
06C001	CAROLINA BLVD EAST	0
06C002	JONES COVE RD/LEE RD	0
06C003	CLYDE HWY 19-23 WEST	0
06C004	HAYWOOD PED/WOMENS CLINIC	0
06C005	HOSPITAL DR	0
06C006	CLYDE OUT RURAL	0
07C001	CRABTREE RURAL	0
07C002	IRON TREE	0
08C001	EAST FORK RURAL	0
08C002	SPRINGDALE CO CLUB	0
09C001	FINES CREEK RURAL	0
11C001	I-40 EXIT 24	0
12C001	HWY 276	0

12C002 J-CREEK RURAL	0
13C001 MV/GHOST TOWN	0
13C002 RIPPLING WATERS	0
13C003 MARKET SQUARE	150
13C004 KAMP -N- COUNTRY	0
13C005 WATER DEPT.	0
13C006 PEPPERTREE VILLAS	0
13C007 MAGGIE EAST	0
13C008 MOODY FARM RD	0
13C009 MV COUNTRY CLUB	0
14C001 BETHEL	0
14C002 PIGEON SPOT	0
15C001 WAYNESVILLE CBD	150
15C002 NORTH HAYWOOD OFFICE CONDOS	0
15C003 SOUTH MAIN COMM	0
15C004 PERIMETER CBD	0
15C005 PIGEON ST TCD	0
15C006 AMERICAN LEGION	0
15C007 NORTH MAIN BD	0
15C008 HAZELWOOD	0
15C009 VANTAGE POINTE/AUTUMN CARE	0
15C010 DELLWOOD DR	0
15C011 RUSS AVE COM/IND	0
15C012 DELLWOOD AT KMART	0
15C013 ORCHARD PARK/MARC AREA	0
15C014 JUNALUSKA AREA COMM	0
15C015 HYATT CREEK COMM AREA	0
15C016 SOUTH MAIN OLD BUSINESS	0
15C017 ASHEVILLE HIGHWAY	0
15C018 ANDERSON MOTORS	0
15C019 HAZELWOOD CBD	0
15C020 FROG LEVEL CBD	150
15C021 JUNALUSKA GOLF CLUB	0
15C022 WAYNESVILLE CO CLUB	0
15C023 LAUREL RIDGE	0
16C001 SMOKY MTN EXPRESSWAY	0
16C002 LOWES/PARAGON PKWY	0
16C003 WAYNESVILLE WASTE WATER	0
16C004 SMOKY MOUNTAIN REHAB	0
16C005 WAYNESVILLE OUT RURAL	0
16C006 OLD CLYDE ROAD	0
16C007 HAYWOOD OFFICE PARK HWY 209	0
17C001 WHITE OAK RURAL	0
18C001 HWY 19 SPOT COM	0
18C002 CATALOCHEE RANCH/SKI	0
18C004 DELLWOOD	0
18C005 IVY HILL 276	0