

FORSYTH COUNTY
BOARD OF COMMISSIONERS

**BRIEFING
DRAFT**

MEETING DATE: October 18, 2018

AGENDA ITEM NUMBER: 10D

SUBJECT: ORDERS OF NORTH CAROLINA PROPERTY TAX COMMISSION

700 Stratford Road Partners LLC	16 PTC 0538
700 Stratford Road Partners LLC	17 PTC 0405 (5 parcels)
700 Stratford Road Development Group, LLC	17 PTC 0407 (2 parcels)
Hanestowne Executive Group, LLC	17 PTC 0406 (2 parcels)
North Carolina CVS Pharmacy LLC	18 PTC 0098 (10 parcels)
Harper Hill North Carolina, LLC	18 PTC 0038

COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:

SUMMARY OF INFORMATION:

ATTACHMENTS: YES NO

SIGNATURE: _____

COUNTY MANAGER

DATE: _____

STATE OF NORTH CAROLINA
COUNTY OF WAKE

BEFORE THE PROPERTY TAX COMMISSION

ORDER

The following property is under appeal to the Property Tax Commission from a decision of the Forsyth County Board of Equalization and Review for 2016.

The County taxing officials and the property owner reached an agreement satisfactory to both concerning the value of the subject property, and notified the Commission of the terms of the agreement.

This Order closes our file relative to the appeal.

Name: 700 Stratford Road Partners LLC

16 PTC 0538

<u>Description</u>	<u>Present Value</u>	<u>New Value</u>
see attached	\$26,861,500	\$6,821,510

IT IS THEREFORE ORDERED AND DECREED that the Forsyth County taxing officials adjust the valuation of the subject property as herein provided and enter said adjusted valuation in the tax records of Forsyth County as of January 1, 2016.



NORTH CAROLINA PROPERTY TAX COMMISSION

Robert C. Hunter
Robert C. Hunter, Chairman

Vice Chairman Wheeler and Commission Members Peaslee, Guess, Penny concur.

ENTERED: 9/21/16

ATTEST: *[Signature]*

Stephen Pelfrey, Commission Secretary

Copies of this Order provided to:

Mr. Justin M. Hardy
Mr. John A. Cocklereece
Bell Davis & Pitt
PO Box 21029
Winston-Salem, NC 27120-1029

Mr. John T. Burgiss - Forsyth
County Assessor

Ms. Davida W. Martin - Forsyth
County Attorney

Name: 700 Stratford Road Partners LLC

16 PTC 0538

Forsyth

<u>Description</u>	<u>Present Value</u>	<u>New Value</u>
6815-72-3300	\$12,800,900	\$2,972,081
6815-72-6786	\$5,042,800	\$1,680,007
6815-72-9431	\$2,245,800	\$470,758
6815-72-6270	\$1,854,700	\$437,350
6815-72-5049	\$1,753,300	\$451,167
6815-71-4918	\$1,073,800	\$276,255
6815-71-2889	\$2,090,200	\$533,890
<u>Total</u>	\$26,861,500	\$6,821,510

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SEP 24 2018

FORSYTH COUNTY
ATTORNEY'S OFFICE

STATE OF NORTH CAROLINA
COUNTY OF WAKE

BEFORE THE PROPERTY TAX COMMISSION

ORDER

The following property is under appeal to the Property Tax Commission from a decision of the Forsyth County Board of Equalization and Review for 2017.

The County taxing officials and the property owner reached an agreement satisfactory to both concerning the value of the subject property, and notified the Commission of the terms of the agreement.

This Order closes our file relative to the appeal.

Name: 700 Stratford Road Partners, LLC (5 parcels) 17 PTC 0405

<u>Description</u>	<u>Present Value</u>	<u>New Value</u>
see attached	\$26,504,400	\$9,762,915

IT IS THEREFORE ORDERED AND DECREED that the Forsyth County taxing officials adjust the valuation of the subject property as herein provided and enter said adjusted valuation in the tax records of Forsyth County as of January 1, 2017.



NORTH CAROLINA PROPERTY TAX COMMISSION

Robert C. Hunter

Robert C. Hunter, Chairman

Vice Chairman Wheeler and Commission Members Peaslee, Guess, Penny concur.

ENTERED: 9/21/18

ATTEST: *[Signature]*
Stephen Pelfrey, Commission Secretary

Copies of this Order provided to:

Mr. Justin M. Hardy
Mr. John A. Cocklereece
Bell Davis & Pitt
PO Box 21029
Winston-Salem, NC 27120-1029

Mr. John T. Burgiss - Forsyth
County Assessor

Ms. Davida W. Martin - Forsyth
County Attorney

Name: 700 Stratford Road Partners, LLC (5 parcels)

17 PTC 0405

Forsyth

<u>Description</u>	<u>Present Value</u>	<u>New Value</u>
6815-72-6270	\$2,036,600	\$746,355
6815-72-3300	\$14,480,000	\$5,029,995
6815-72-6786	\$5,667,900	\$2,396,744
6815-72-9431	\$2,407,900	\$852,396
6815-72-5049	\$1,912,000	\$737,425
<u>Total</u>	\$26,504,400	\$9,762,915

STATE OF NORTH CAROLINA
COUNTY OF WAKE

BEFORE THE PROPERTY TAX COMMISSION

ORDER

The following property is under appeal to the Property Tax Commission from a decision of the Forsyth County Board of Equalization and Review for 2017.

The County taxing officials and the property owner reached an agreement satisfactory to both concerning the value of the subject property, and notified the Commission of the terms of the agreement.

This Order closes our file relative to the appeal.

Name: Stratford Road Development Group, LLC (2 parcels) 17 PTC 0407

<u>Description</u>	<u>Present Value</u>	<u>New Value</u>
see attached	\$3,480,000	\$1,334,370

IT IS THEREFORE ORDERED AND DECREED that the Forsyth County taxing officials adjust the valuation of the subject property as herein provided and enter said adjusted valuation in the tax records of Forsyth County as of January 1, 2017.



NORTH CAROLINA PROPERTY TAX COMMISSION

Robert C. Hunter
Robert C. Hunter, Chairman

Vice Chairman Wheeler and Commission Members Peaslee, Guess, Penny concur.

ENTERED: 9/21/18

ATTEST: [Signature]
Stephen Peffrey, Commission Secretary

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Mr. Justin M. Hardy
Mr. John A. Cocklereece
Bell Davis & Pitt
PO Box 21029
Winston-Salem, NC 27120-1029

Mr. John T. Burgiss - Forsyth
County Assessor

Ms. Davida W. Martin - Forsyth
County Attorney

Name: Stratford Road Development Group, LLC (2 parcels)

17 PTC 0407

Forsyth

<u>Description</u>	<u>Present Value</u>	<u>New Value</u>
6815-71-4918	\$1,183,400	\$454,679
6815-71-2889	\$2,296,600	\$879,691
<u>Total</u>	\$3,480,000	\$1,334,370

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FORSYTH COUNTY
ATTORNEY'S OFFICE

STATE OF NORTH CAROLINA
COUNTY OF WAKE

BEFORE THE PROPERTY TAX COMMISSION

ORDER

The following property is under appeal to the Property Tax Commission from a decision of the Forsyth County Board of Equalization and Review for 2017.

The County taxing officials and the property owner reached an agreement satisfactory to both concerning the value of the subject property, and notified the Commission of the terms of the agreement.

This Order closes our file relative to the appeal.

Name: Hanestowne Executive Group, LLC (2 parcels) 17 PTC 0406

<u>Description</u>	<u>Present Value</u>	<u>New Value</u>
see attached	\$3,022,600	\$3,022,600

IT IS THEREFORE ORDERED AND DECREED that the Forsyth County taxing officials adjust the valuation of the subject property as herein provided and enter said adjusted valuation in the tax records of Forsyth County as of January 1, 2017.

NORTH CAROLINA PROPERTY TAX COMMISSION

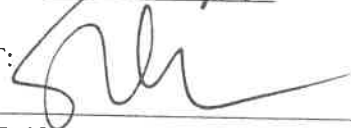


Robert C. Hunter, Chairman

Vice Chairman Wheeler and Commission Members Peaslee, Guess, Penny concur.



ENTERED: 9/21/18

ATTEST: 

Stephen Pelfrey, Commission Secretary

Copies of this Order provided to:

Mr. Justin M. Hardy
Mr. John A. Cocklereece
Bell Davis & Pitt
PO Box 21029
Winston-Salem, NC 27120-1029

Mr. John T. Burgiss - Forsyth
County Assessor

Ms. Davida W. Martin - Forsyth
County Attorney

Name: Hanestowne Executive Group, LLC (2 parcels)

17 PTC 0406

Forsyth

<u>Description</u>	<u>Present Value</u>	<u>New Value</u>
6815-72-4939	\$879,500	\$879,500
6815-73-2216	\$2,143,100	\$2,143,100
<u>Total</u>	\$3,022,600	\$3,022,600

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FORSYTH COUNTY
ATTORNEY'S OFFICE

STATE OF NORTH CAROLINA
COUNTY OF WAKE

BEFORE THE PROPERTY TAX COMMISSION

ORDER

The following property is under appeal to the Property Tax Commission from a decision of the Forsyth County Board of Equalization and Review for 2017.

The County taxing officials and the property owner reached an agreement satisfactory to both concerning the value of the subject property, and notified the Commission of the terms of the agreement.

This Order closes our file relative to the appeal.

Name: North Carolina CVS Pharmacy LLC (10 parcels) 18 PTC 0098

<u>Description</u>	<u>Present Value</u>	<u>New Value</u>
see attached	\$31,131,600	\$30,261,500

IT IS THEREFORE ORDERED AND DECREED that the Forsyth County taxing officials adjust the valuation of the subject property as herein provided and enter said adjusted valuation in the tax records of Forsyth County as of January 1, 2017.



NORTH CAROLINA PROPERTY TAX COMMISSION

Robert C. Hunter, Chairman

Vice Chairman Wheeler and Commission Members Peaslee, Guess, Penny concur.

ENTERED: 9/24/18

ATTEST:

Stephen Pelfrey, Commission Secretary

Copies of this Order provided to:

Mr. C. B. McLean, Jr.
Attorney at Law
4000 Wake Forest Rd., Suite 118
Raleigh, NC 27609

Mr. John T. Burgiss - Forsyth
County Assessor

Ms. Davida W. Martin
Mr. B. Gordon Watkins III-
Forsyth County Attorneys

Name: North Carolina CVS Pharmacy LLC (10 parcels)

18 PTC 0098

Forsyth

<u>Description</u>	<u>Present Value</u>	<u>New Value</u>
5892-19-2720	\$615,100	\$555,800
6875-59-3671	\$2,977,500	\$2,590,000
6868-40-6947	\$3,621,300	\$3,445,600
6835-78-2262	\$3,013,800	\$3,314,800
6805-12-7525	\$2,683,800	\$2,865,400
6826-86-1267	\$4,282,500	\$3,924,600
5892-19-1953	\$3,435,000	\$3,207,200
6823-77-3132	\$3,685,000	\$3,559,900
6828-33-1522	\$2,946,300	\$3,067,900
6814-34-1011	\$3,871,300	\$3,730,300
<u>Total</u>	\$31,131,600	\$30,261,500

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FORSYTH COUNTY
ATTORNEY'S OFFICE

STATE OF NORTH CAROLINA
COUNTY OF WAKE

BEFORE THE PROPERTY TAX COMMISSION

ORDER

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The County taxing officials and the property owner reached an agreement satisfactory to both concerning the value of the subject property, and notified the Commission of the terms of the agreement.

This Order closes our file relative to the appeal.

Name: Harper Hill North Carolina, LLC

18 PTC 0038

Description
6805212901000

Present Value
\$10,930,000

New Value
\$9,715,000

IT IS THEREFORE ORDERED AND DECREED that the Forsyth County taxing officials adjust the valuation of the subject property as herein provided and enter said adjusted valuation in the tax records of Forsyth County as of January 1, 2017.



NORTH CAROLINA PROPERTY TAX COMMISSION

Robert C. Hunter
Robert C. Hunter, Chairman

Vice Chairman Wheeler and Commission Members Peaslee, Guess, Penny concur.

ENTERED: 9/24/18

ATTEST:

Stephen Peiffrey
Stephen Peiffrey, Commission Secretary

Copies of this Order provided to:

Mr. Collier R. Marsh
Parker Poe Adams & Bernstein
P. O. Box 389
Raleigh, NC 27602-0389

Mr. John T. Burgiss - Forsyth
County Assessor

Ms. Davida W. Martin
Mr. B. Gordon Watkins III -
Forsyth County Attorneys