

# FORSYTH COUNTY

## BOARD OF COMMISSIONERS

MEETING DATE: September 26, 2016 AGENDA ITEM NUMBER: 16-B

**SUBJECT: REPORT OF NORTH CAROLINA PROPERTY TAX COMMISSION FINAL DECISION**  
Villas at Robinhood LLC – 083  
Villas at RobinHood LLC - 0918  
Villas at Peacehaven LLC – 0919

**COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:**

**SUMMARY OF INFORMATION:**

ATTACHMENTS:  YES  NO

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
COUNTY MANAGER

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

BEFORE THE PROPERTY TAX COMMISSION

RECEIVED  
SEP 07 2016  
FORSYTH COUNTY  
ATTORNEY'S OFFICE

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 2012.

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.

Name: Villas at Robinhood LLC – 13 PTC 083

<u>Description</u>	<u>Present Value</u>	<u>New Value</u>
Tax Block: 4638A Tax Lot: 001 to 0051 Plus common area	\$ 6,397,500	\$ 4,931,000

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, 2012.

Entered this 2<sup>nd</sup> day of September, 2016.



NORTH CAROLINA PROPERTY TAX COMMISSION

*David B. Baker*  
David B. Baker, Director  
Local Government Division  
Property Tax Section

Copies of this Order provided to:

Mr. John T. Burgiss – Forsyth County Assessor

Mr. B. Gordon Watkins III – Assistant Forsyth County Attorney

Mr. S. Leigh Rodenbough IV

Brooks Pierce

2000 Renaissance Plaza

230 N. Elm Street

Greensboro, North Carolina 27401

**VILLAS @ ROBINHOOD (REVISED VALUES FOR 1-1-13)**

2013 PTC 918

JAA (8-16-16)

PIN	Block Lot	Owner's Address	2012	2013
			Total Value	Total Revised Value
5896-64-9837.00	4638A001	5174 King Rusty LN	83,200	158,700
5896-74-4928.00	4638A000A	Meadowlark DR (CA)	0	0
5896-64-9882.00	4638A002	5166 King Rusty LN	30,100	145,700
5896-74-0718.00	4638A003	5158 King Rusty LN	30,100	145,700
5896-74-1617.00	4638A004	5142 King Rusty LN	83,200	158,400
5896-74-1664.00	4638A005	5134 King Rusty LN	87,800	167,700
5896-74-2611.00	4638A006	5126 King Rusty LN	77,300	90,700
5896-74-2672.00	4638A007	1738 Queen Catherine LN	91,300	91,300
5896-74-2568.00	4638A008	1732 Queen Catherine LN	91,200	91,200
5896-74-2524.00	4638A009	1726 Queen Catherine LN	66,500	66,500
5896-74-2418.00	4638A010	1720 Queen Catherine LN	74,600	74,600
5896-74-2432.00	4638A011	1714 Queen Catherine LN	74,600	74,600
5896-74-2357.00	4638A012	1708 Queen Catherine LN	87,600	87,600
5896-74-3337.00	4638A013	1715 Queen Catherine LN	91,900	91,900
5896-74-3491.00	4638A014	1721 Queen Catherine LN	91,700	91,700
5896-74-4407.00	4638A015	1722 Queen Catherine LN	87,500	87,500
5896-74-4513.00	4638A016	1733 Queen Catherine LN	93,600	93,600
5896-74-4517.00	4638A017	1739 Queen Catherine LN	87,500	87,500
5896-74-4576.00	4638A018	1690 Barndale Glen CT	114,700	114,700
5896-74-4561.00	4638A019	1664 Barndale Glen CT	109,300	109,300
5896-74-4474.00	4638A020	1638 Barndale Glen CT	94,800	94,800
5896-74-5400.00	4638A021	1612 Barndale Glen CT	113,500	113,500
5896-74-5480.00	4638A022	1611 Barndale Glen CT	118,700	118,700
5896-74-6462.00	4638A023	1637 Barndale Glen CT	130,600	130,600
5896-74-6477.00	4638A024	1663 Barndale Glen CT	113,800	113,800
5896-74-6571.00	4638A025	1689 Barndale Glen CT	109,000	109,000
5896-74-6664.00	4638A026	5051 King Rusty LN	113,700	113,700
5896-74-6615.00	4638A027	5061 King Rusty LN	123,400	123,400
5896-74-5646.00	4638A028	5071 King Rusty LN	115,100	115,100
5896-74-4698.00	4638A029	5081 King Rusty LN	114,600	114,600
5896-74-4730.00	4638A030	5091 King Rusty LN	113,500	113,500
5896-74-4776.00	4638A031	1761 Queen Catherine LN	91,800	91,800
5896-74-5724.00	4638A032	1775 Queen Catherine LN	96,200	96,200
5896-74-6703.00	4638A033	1781 Queen Catherine LN	113,500	113,500
5896-74-6765.00	4638A034	1787 Queen Catherine LN	118,700	118,700
5896-74-6871.00	4638A035	1793 Queen Catherine LN	109,000	109,000
5896-74-6879.00	4638A036	1792 Queen Catherine LN	114,600	114,600
5896-74-6943.00	4638A037	1786 Queen Catherine LN	123,400	123,400
5896-74-5964.00	4638A038	1780 Queen Catherine LN	109,000	109,000
5896-74-5912.00	4638A039	1774 Queen Catherine LN	109,000	109,000
5896-74-4961.00	4638A040	1768 Queen Catherine LN	112,600	112,600
5896-74-4809.00	4638A041	1762 Queen Catherine LN	109,000	109,000
5896-74-3865.00	4638A042	1756 Queen Catherine LN	108,600	108,600
5896-74-3749.00	4638A043	1750 Queen Catherine LN	109,000	109,000
5896-74-3723.00	4638A044	5111 King Rusty LN	114,600	114,600
5896-74-2774.00	4638A045	5125 King Rusty LN	86,500	86,500
5896-74-2727.00	4638A046	5137 King Rusty LN	86,500	86,500
5896-74-1881.00	4638A047	5149 King Rusty LN	93,300	93,300
5896-74-1856.00	4638A048	5161 King Rusty LN	83,200	83,200
5896-74-1943.00	4638A049	5173 King Rusty LN	78,000	78,000
5896-64-9977.00	4638A050	5190 King Rusty LN	66,900	66,900
5896-64-9952.00	4638A051	5182 King Rusty LN	83,200	83,200
<b>TOTAL VALUE</b>			<b>4,931,000</b>	<b>5,406,200</b>

STATE OF NORTH CAROLINA

BEFORE THE PROPERTY TAX COMMISSION

SEP 07 2016

COUNTY OF WAKE

FORSYTH COUNTY  
ATTORNEY'S OFFICE

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 2013.

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.

Name: Villas at Robinhood LLC – 13 PTC 0918

<u>Description</u>	<u>Present Value</u>	<u>New Value</u>
See Attached.	\$7,478,700	\$5,406,200

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, 2013.

Entered this 2<sup>nd</sup> day of September, 2016.



NORTH CAROLINA PROPERTY TAX COMMISSION

*David B. Baker*

David B. Baker, Director  
Local Government Division  
Property Tax Section

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**VILLAS @ ROBINHOOD (REVISED VALUES FOR 1-1-13)**

2013 PTC 918

JAA (8-16-16)

PIN	Block Lot	Owner's Address	2012	2013
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5896-64-9882.00	4638A002	5166 King Rusty LN	30,100	145,700
5896-74-0718.00	4638A003	5158 King Rusty LN	30,100	145,700
5896-74-1617.00	4638A004	5142 King Rusty LN	83,200	158,400
5896-74-1664.00	4638A005	5134 King Rusty LN	87,800	167,700
5896-74-2611.00	4638A006	5126 King Rusty LN	77,300	90,700
5896-74-2672.00	4638A007	1738 Queen Catherine LN	91,300	91,300
5896-74-2568.00	4638A008	1732 Queen Catherine LN	91,200	91,200
5896-74-2524.00	4638A009	1726 Queen Catherine LN	66,500	66,500
5896-74-2418.00	4638A010	1720 Queen Catherine LN	74,600	74,600
5896-74-2432.00	4638A011	1714 Queen Catherine LN	74,600	74,600
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5896-74-3337.00	4638A013	1715 Queen Catherine LN	91,900	91,900
5896-74-3491.00	4638A014	1721 Queen Catherine LN	91,700	91,700
5896-74-4407.00	4638A015	1722 Queen Catherine LN	87,500	87,500
5896-74-4513.00	4638A016	1733 Queen Catherine LN	93,600	93,600
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5896-74-6664.00	4638A026	5051 King Rusty LN	113,700	113,700
5896-74-6615.00	4638A027	5061 King Rusty LN	123,400	123,400
5896-74-5646.00	4638A028	5071 King Rusty LN	115,100	115,100
5896-74-4698.00	4638A029	5081 King Rusty LN	114,600	114,600
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5896-74-6703.00	4638A033	1781 Queen Catherine LN	113,500	113,500
5896-74-6765.00	4638A034	1787 Queen Catherine LN	118,700	118,700
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5896-74-6879.00	4638A036	1792 Queen Catherine LN	114,600	114,600
5896-74-6943.00	4638A037	1786 Queen Catherine LN	123,400	123,400
5896-74-5964.00	4638A038	1780 Queen Catherine LN	109,000	109,000
5896-74-5912.00	4638A039	1774 Queen Catherine LN	109,000	109,000
5896-74-4961.00	4638A040	1768 Queen Catherine LN	112,600	112,600
5896-74-4809.00	4638A041	1762 Queen Catherine LN	109,000	109,000
5896-74-3865.00	4638A042	1756 Queen Catherine LN	108,600	108,600
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5896-74-3723.00	4638A044	5111 King Rusty LN	114,600	114,600
5896-74-2774.00	4638A045	5125 King Rusty LN	86,500	86,500
5896-74-2727.00	4638A046	5137 King Rusty LN	86,500	86,500
5896-74-1881.00	4638A047	5149 King Rusty LN	93,300	93,300
5896-74-1856.00	4638A048	5161 King Rusty LN	83,200	83,200
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5896-64-9977.00	4638A050	5190 King Rusty LN	66,900	66,900
5896-64-9952.00	4638A051	5182 King Rusty LN	83,200	83,200
<b>TOTAL VALUE</b>			<b>4,931,000</b>	<b>5,406,200</b>

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.

Name: Villas at Peacehaven LLC – 13 PTC 0919

<u>Description</u>	<u>Present Value</u>	<u>New Value</u>
See Attached.	\$14,253,100	\$11,183,100

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, 2013.

Entered this 2<sup>nd</sup> day of September, 2016.



NORTH CAROLINA PROPERTY TAX COMMISSION

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230 N. Elm Street  
Greensboro, North Carolina 27401

# VILLAS @ PEACEHAVEN

Archived Records Effective Date 12/15/2012

2013 PTC Appeal #919 (Lots 001 through 120)

JAA (8-29-16)

## Parcels Under Appeal

PIN No.	Block/Lot	Address	2013 Current	
			Total Assessed Value	2013 Revised Total Assessed Value
5894-87-6137.00	6464 001	5391 Villas Dr	\$ 114,800	\$ 90,100
5894-87-6187.00	6464 002	5387 Villas Dr	\$ 116,400	\$ 91,300
5894-87-6286.00	6464 003	446 Mica Ct	\$ 114,800	\$ 90,100
5894-87-7322.00	6464 004	442 Mica Ct	\$ 115,300	\$ 90,500
5894-87-7356.00	6464 005	438 Mica Ct	\$ 125,200	\$ 98,200
5894-87-7491.00	6464 006	434 Mica Ct	\$ 119,700	\$ 93,900
5894-87-8436.00	6464 007	430 Mica Ct	\$ 130,400	\$ 102,300
5894-87-8498.00	6464 008	426 Mica Ct	\$ 114,000	\$ 89,400
5894-87-9449.00	6464 009	422 Mica Ct	\$ 120,900	\$ 94,900
5894-97-0409.00	6464 010	418 Mica Ct	\$ 116,900	\$ 91,700
5894-97-0468.00	6464 011	414 Mica Ct	\$ 114,500	\$ 89,800
5894-97-1429.00	6464 012	410 Mica Ct	\$ 121,700	\$ 95,500
5894-97-1479.00	6464 013	406 Mica Ct	\$ 116,100	\$ 91,100
5894-97-2448.00	6464 014	404 Mica Ct	\$ 121,700	\$ 95,500
5894-97-2462.00	6464 015	400 Mica Ct	\$ 115,700	\$ 90,800
5894-97-2356.00	6464 016	403 Mica Ct	\$ 126,700	\$ 99,400
5894-97-2312.00	6464 017	405 Mica Ct	\$ 120,900	\$ 94,900
5894-97-1341.00	6464 018	409 Mica Ct	\$ 95,500	\$ 74,900
5894-97-0392.00	6464 019	413 Mica Ct	\$ 121,300	\$ 95,200
5894-97-0345.00	6464 020	417 Mica Ct	\$ 116,100	\$ 91,100
5894-97-0275.00	6464 021	437 Stone Ln	\$ 122,600	\$ 96,200
5894-97-0230.00	6464 022	441 Stone Ln	\$ 113,900	\$ 89,400
5894-87-9167.00	6464 023	440 Stone Ln	\$ 125,300	\$ 98,300
5894-87-8291.00	6464 024	436 Stone Ln	\$ 121,800	\$ 95,600
5894-87-9325.00	6464 025	427 Mica Ct	\$ 126,100	\$ 98,900
5894-87-8381.00	6464 026	435 Mica Ct	\$ 113,900	\$ 89,400
5894-87-8257.00	6464 027	439 Mica Ct	\$ 113,700	\$ 89,200
5894-87-8223.00	6464 028	445 Mica Ct	\$ 113,700	\$ 89,200
5894-87-8108.00	6464 029	449 Mica Ct	\$ 125,300	\$ 98,300
5894-97-0141.00	6464 030	5363 Pointe Ct	\$ 125,300	\$ 98,300
5894-97-0194.00	6464 031	5357 Pointe Ct	\$ 113,900	\$ 89,400
5894-97-1230.00	6464 032	5353 Pointe Ct	\$ 121,700	\$ 95,500
5894-97-1283.00	6464 033	5349 Pointe Ct	\$ 116,100	\$ 91,100
5894-97-2253.00	6464 034	5345 Pointe Ct	\$ 130,400	\$ 102,300
5894-97-2196.00	6464 035	5344 Pointe Ct	\$ 117,300	\$ 92,000
5894-97-2097.00	6464 036	5348 Pointe Ct	\$ 117,300	\$ 92,000
5894-97-2035.00	6464 037	5352 Pointe Ct	\$ 121,000	\$ 94,900
5894-97-1083.00	6464 038	5360 Pointe Ct	\$ 124,800	\$ 97,900
5894-97-1030.00	6464 039	5364 Pointe Ct	\$ 118,400	\$ 92,900
5894-96-2906.00	6464 040	5355 Villas Dr	\$ 116,100	\$ 91,100
5894-96-2952.00	6464 041	5351 Villas Dr	\$ 118,900	\$ 93,300
5894-96-2887.00	6464 042	5347 Villas Dr	\$ 132,400	\$ 103,900
5894-96-2787.00	6464 043	5333 Villas Ct	\$ 116,100	\$ 91,100
5894-96-3820.00	6464 044	5329 Villas Ct	\$ 116,100	\$ 91,100
5894-96-4802.00	6464 045	5325 Villas Ct	\$ 133,900	\$ 105,100
5894-96-4852.00	6464 046	5321 Villas Ct	\$ 123,100	\$ 96,600
5894-96-5820.00	6464 047	5317 Villas Ct	\$ 117,300	\$ 92,000

## Villas at Peace Haven

PIN No.	Block/Lot	Address	2013 Current	
			Total Assessed Value	2013 Revised Total Assessed Value
5894-96-5788.00	6464 048	5313 Villas Ct	\$ 133,200	\$ 104,500
5894-96-6747.00	6464 049	5309 Villas Ct	\$ 94,000	\$ 73,800
5894-96-7714.00	6464 050	5305 Villas Ct	\$ 117,800	\$ 92,400
5894-96-7616.00	6464 051	5302 Villas Ct	\$ 128,200	\$ 100,600
5894-96-6599.00	6464 052	5306 Villas Ct	\$ 124,500	\$ 97,700
5894-96-6528.00	6464 053	5310 Villas Ct	\$ 117,400	\$ 92,100
5894-96-5569.00	6464 054	5316 Villas Ct	\$ 119,900	\$ 94,100
5894-96-5612.00	6464 055	5320 Villas Ct	\$ 126,700	\$ 99,400
5894-96-4674.00	6464 056	5324 Villas Ct	\$ 117,600	\$ 92,300
5894-96-4634.00	6464 057	5328 Villas Ct	\$ 123,000	\$ 96,500
5894-96-3686.00	6464 058	5332 Villas Ct	\$ 116,100	\$ 91,100
5894-96-3624.00	6464 059	5336 Villas Ct	\$ 117,600	\$ 92,300
5894-96-3579.00	6464 060	5327 Villas Dr	\$ 96,200	\$ 75,500
5894-96-4516.00	6464 061	5323 Villas Dr	\$ 116,900	\$ 91,700
5894-96-4553.00	6464 062	5319 Villas Dr	\$ 123,000	\$ 96,500
5894-96-5512.00	6464 063	5315 Villas Dr	\$ 121,100	\$ 95,000
5894-96-5561.00	6464 064	5311 Villas Dr	\$ 117,600	\$ 92,300
5894-96-6419.00	6464 065	5307 Villas Dr	\$ 116,100	\$ 91,100
5894-96-6445.00	6464 066	5303 Villas Dr	\$ 119,800	\$ 94,000
5894-96-6348.00	6464 067	5300 Villas Dr	\$ 128,200	\$ 100,600
5894-96-5393.00	6464 068	5304 Villas Dr	\$ 119,100	\$ 93,400
5894-96-5333.00	6464 069	5308 Villas Dr	\$ 117,300	\$ 92,000
5894-96-4373.00	6464 070	5312 Villas Dr	\$ 126,900	\$ 99,600
5894-96-4314.00	6464 071	5314 Villas Dr	\$ 119,400	\$ 93,700
5894-96-3367.00	6464 072	5318 Villas Dr	\$ 132,200	\$ 103,700
5894-96-2497.00	6464 073	5322 Villas Dr	\$ 124,700	\$ 97,800
5894-96-2562.00	6464 074	5326 Villas Dr	\$ 126,700	\$ 99,400
5894-96-2537.00	6464 075	5330 Villas Dr	\$ 120,500	\$ 94,500
5894-96-2612.00	6464 076	5334 Villas Dr	\$ 115,100	\$ 90,300
5894-96-1687.00	6464 077	5338 Villas Dr	\$ 120,600	\$ 94,600
5894-96-1762.00	6464 078	5342 Villas Dr	\$ 116,100	\$ 91,100
5894-96-1738.00	6464 079	5346 Villas Dr	\$ 119,800	\$ 94,000
5894-96-1803.00	6464 080	5350 Villas Dr	\$ 118,100	\$ 92,700
5894-96-3367.00	6464 081	5354 Villas Dr	\$ 118,100	\$ 92,700
5894-96-0932.00	6464 082	5358 Villas Dr	\$ 119,800	\$ 94,000
5894-96-0907.00	6464 083	5362 Villas Dr	\$ 116,100	\$ 91,100
5894-87-9061.00	6464 084	5366 Villas Dr	\$ 115,700	\$ 90,800
5894-87-9024.00	6464 085	5370 Villas Dr	\$ 122,300	\$ 96,000
5894-87-8066.00	6464 086	5374 Villas Dr	\$ 116,900	\$ 91,700
5894-87-8006.00	6464 087	5378 Villas Dr	\$ 95,300	\$ 74,800
5894-87-8021.00	6464 088	457 Deep Ravine	\$ 116,400	\$ 91,300
5894-86-8956.00	6464 089	461 Deep Ravine	\$ 132,100	\$ 103,600
5894-86-8982.00	6464 090	465 Deep Ravine	\$ 119,900	\$ 94,100
5894-86-9817.00	6464 091	469 Deep Ravine	\$ 119,900	\$ 94,100
5894-86-9842.00	6464 092	473 Deep Ravine	\$ 118,100	\$ 92,700
5894-86-9767.00	6464 093	477 Deep Ravine	\$ 121,900	\$ 95,600
5894-86-9781.00	6464 094	479 Deep Ravine	\$ 117,300	\$ 92,000
5894-96-0606.00	6464 095	483 Deep Ravine	\$ 124,700	\$ 97,800
5894-96-0632.00	6464 096	487 Deep Ravine	\$ 117,600	\$ 92,300
5894-96-0555.00	6464 097	491 Deep Ravine	\$ 126,700	\$ 99,400
5894-96-0448.00	6464 098	495 Deep Ravine	\$ 124,700	\$ 97,800
5894-86-9476.00	6464 099	498 Deep Ravine	\$ 132,200	\$ 103,700
5894-86-8496.00	6464 100	494 Deep Ravine	\$ 119,900	\$ 94,100



## Villas at Peace Haven

PIN No.	Block/Lot	Address	2013 Current	
			Total Assessed Value	2013 Revised Total Assessed Value
5894-86-8521.00	6464 101	490 Deep Ravine	\$ 119,800	\$ 94,000
5894-86-8518.00	6464 102	486 Deep Ravine	\$ 116,100	\$ 91,100
5894-86-8664.00	6464 103	482 Deep Ravine	\$ 117,700	\$ 92,300
5894-86-8669.00	6464 104	478 Deep Ravine	\$ 126,700	\$ 99,400
5894-86-8723.00	6464 105	474 Deep Ravine	\$ 132,100	\$ 103,600
5894-86-7677.00	6464 106	5376 Club Ct	\$ 116,100	\$ 91,100
5894-86-7616.00	6464 107	5380 Club Ct	\$ 116,200	\$ 91,200
5894-86-6664.00	6464 108	5384 Club Ct	\$ 117,600	\$ 92,300
5894-86-5693.00	6464 109	5388 Club Ct	\$ 92,800	\$ 72,800
5894-86-5616.00	6464 110	5392 Club Ct	\$ 116,100	\$ 91,100
5894-86-5713.00	6464 111	5393 Club Ct	\$ 126,700	\$ 99,400
5894-86-5830.00	6464 112	5389 Club Ct	\$ 121,600	\$ 95,400
5894-86-6801.00	6464 113	5385 Club Ct	\$ 92,800	\$ 72,800
5894-86-6861.00	6464 114	5381 Club Ct	\$ 92,800	\$ 72,800
5894-86-7821.00	6464 115	5377 Club Ct	\$ 116,100	\$ 91,100
5894-86-7863.00	6464 116	5373 Club Ct	\$ 116,100	\$ 91,100
5894-86-7828.00	6464 117	466 Deep Ravine	\$ 124,800	\$ 97,900
5894-86-7903.00	6464 118	462 Deep Ravine	\$ 95,300	\$ 74,800
5894-86-6998.00	6464 119	458 Deep Ravine	\$ 116,100	\$ 91,100
5894-87-6084.00	6464 120	454 Deep Ravine	\$ 117,600	\$ 92,300
			\$ 14,253,100	\$ 11,183,100
				Revised 2013 value per Settlement