

**BRIEFING
DRAFT**

**FORSYTH COUNTY
BOARD OF COMMISSIONERS**

MEETING DATE: May 10, 2018

AGENDA ITEM NUMBER: 15-A

SUBJECT: ORDERS OF NORTH CAROLINA PROPERTY TAX COMMISSION

Lowe's Home Centers, Inc.-Hanes Mall Blvd. 13 PTC 0907
Lowe's Home Centers, Inc.-Hanes Mall Blvd. 14 PTC 0413
Lowe's Home Centers, Inc.-Harmon Creek Rd. 13 PTC 0904
Lowe's Home Centers, Inc.-Harmon Creek Rd. 14 PTC 0416
Lowe's Home Centers, Inc.-University Parkway 13 PTC 0906
Lowe's Home Centers, Inc.-University Parkway 14 PTC 0414
Lowe's Home Centers, Inc.-Lumber Lane 13 PTC 0905
Lowe's Home Centers, Inc.-Lumber Lane 14 PTC 0415

COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:

SUMMARY OF INFORMATION:

ATTACHMENTS: YES NO

SIGNATURE: _____

COUNTY MANAGER

DATE: _____

RECEIVE

APR 23 2011

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 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. **This Order closes our file relative to the appeal.**


Name: Lowe's Home Centers, Inc. – Hanes Mall Blvd. 13 PTC 0907

<u>Description</u>	<u>Present Value</u>	<u>New Value</u>
6814-14-7587.00	\$16,614,300	\$12,178,300

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.



NORTH CAROLINA PROPERTY TAX COMMISSION


Robert C. Hunter, Chairman

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

ENTERED: 4/20/18

ATTEST:


Stephen W. Pelfrey, Commission Secretary

Copies of this Order provided to:

Mr. John A. Cocklereece
Bell, Davis & Pitt
P. O. Box 21029
Winston-Salem, NC 27120-1029

Mr. John T. Burgiss - Forsyth
County Assessor

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

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STATE OF NORTH CAROLINA
COUNTY OF WAKE

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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: Lowe's Home Centers, Inc. – Hanes Mall Blvd. 14 PTC 0413

<u>Description</u>	<u>Present Value</u>	<u>New Value</u>
6814-14-7570.00	\$16,614,300	\$12,178,300

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, 2014.



NORTH CAROLINA PROPERTY TAX COMMISSION


Robert C. Hunter, Chairman

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

ENTERED: 4/20/18

ATTEST:



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Name: Lowe's Home Centers Inc. – Harmon Creek Rd.

13 PTC 0904

<u>Description</u>	<u>Present Value</u>	<u>New Value</u>
6875-39-6603.00	\$14,572,900	\$10,898,300

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.



NORTH CAROLINA PROPERTY TAX COMMISSION


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

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Name: Lowe's Home Centers Inc. – Harmon Creek Rd.

14 PTC 0416

<u>Description</u>	<u>Present Value</u>	<u>New Value</u>
6875-39-6603.00	\$14,572,900	\$10,898,300

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, 2014.



NORTH CAROLINA PROPERTY TAX COMMISSION


Robert C. Hunter, Chairman

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

ENTERED: 4/20/18

ATTEST:



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STATE OF NORTH CAROLINA
COUNTY OF WAKE

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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: Lowe's Home Centers, Inc. - University Parkway 13 PTC 0906

<u>Description</u>	<u>Present Value</u>	<u>New Value</u>
6828-47-6823.00	\$14,531,200	\$10,675,700

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.



NORTH CAROLINA PROPERTY TAX COMMISSION


Robert C. Hunter, Chairman

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

ENTERED: 4/20/11

ATTEST:


Stephen W. Pelfrey, Commission Secretary

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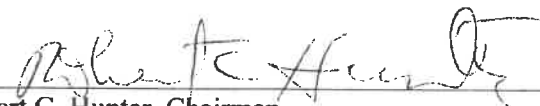
Name: Lowe's Home Centers, Inc. – University Parkway 14 PTC 0414

<u>Description</u>	<u>Present Value</u>	<u>New Value</u>
6828-47-6823.00	\$14,531,200	\$10,675,700

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, 2014.



NORTH CAROLINA PROPERTY TAX COMMISSION


 Robert C. Hunter, Chairman

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

ENTERED: 4/20/18

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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: Lowe's Home Centers, Inc. – Lumber Lane

13 PTC 0905

Description
6823-62-0762.00

Present Value
\$15,856,800

New Value
\$11,187,200

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.



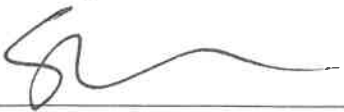
NORTH CAROLINA PROPERTY TAX COMMISSION


Robert C. Hunter, Chairman

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

ENTERED: 4/20/18

ATTEST:


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APR 23 2014

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 2014.

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: Lowe's Home Centers, Inc. – Lumber Lane

14 PTC 0415

<u>Description</u>	<u>Present Value</u>	<u>New Value</u>
6823-62-0762.00	\$15,856,800	\$11,187,200

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, 2014.



NORTH CAROLINA PROPERTY TAX COMMISSION

Robert C. Hunter
Robert C. Hunter, Chairman

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

ENTERED: 4/20/14

ATTEST:
Stephen W. Pelfrey

Stephen W. Pelfrey, Commission Secretary

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Attorney

2013 and 2014 Property Tax Settlement Agreement

The assessed value of those certain parcels of property located in Forsyth County, North Carolina having Parcel Identification Numbers 6823-62-0762, 6875-39-6603, 6814-14-7570, and 6828-47-6823, and owned or controlled by Lowe's Home Centers, LLC (the "Property") are under appeal to the North Carolina Property Tax Commission for the tax years 2013 and 2014 (the "Appeals"). For the tax year 2013 the Appeals have been designated case numbers, 13 PTC 0905, 13 PTC 0904, 13 PTC 0907, and 13 PTC 0906, respectively. For the tax year 2014 the Appeals have been designated case numbers, 14 PTC 0415, 14 PTC 0416, 14 PTC 0413 and 14 PTC 0414, respectively. The parties have agreed that the true values of the Properties as of January 1, 2013, are \$11,187,200, \$10,898,300, \$12,178,300, and \$10,675,700, respectively, which values shall apply for both the 2013 and 2014 years under appeal, as well as any subsequent years subject to the requirements of NCGS § 105-287.


Upon execution of this agreement by both parties, Taxpayer shall notify the Property Tax Commission of the resolution of this appeal and shall request an order memorializing the same and finalizing the Appeal.

Lowe's Home Centers, LLC

By: 
JOHN A. COCKLEREECE,
Attorney for Lowe's Home Centers, LLC

Date: March 16, 2018

Forsyth County

By: 
Title: Asst. County Attorney

Date: March 16, 2018