

FORSYTH COUNTY

BOARD OF COMMISSIONERS

MEETING DATE: July 13, 2017 AGENDA ITEM NUMBER: 20-B

**SUBJECT: REPORT OF NORTH CAROLINA PROPERTY TAX COMMISSION FINAL DECISION
WALGREEN COMPANY INC. - 14 PTC 0003**

COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:

SUMMARY OF INFORMATION: See Attached

ATTACHMENTS: YES NO

SIGNATURE: _____ DATE: _____
COUNTY MANAGER

RECEIVED

STATE OF NORTH CAROLINA

JUN 28 2017 BEFORE THE PROPERTY TAX COMMISSION

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 Walgreen Company Inc.

14 PTC 0003

Description

Valuation
Under Appeal

Recommended
Valuation

See attachment

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 26th day of June 2017.



NORTH CAROLINA PROPERTY TAX COMMISSION

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

Copies of this Order provided to:

John T. Burgiss - Forsyth County Assessor

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

Mr. Charles B. Neely, Jr.

Ms. Nancy S. Rendleman

Williams Mullen

PO Box 1000

Raleigh, NC 27602-1000

Walgreen Company Inc. - 14 PTC 0003

	PIN#	BLK-LOT	ADDRESS	YEAR BLT	Building SQ. FT.	2013 PTC Original TAX VALUE	2013 PTC Original PPSF	2013 PTC Settlement Tax Value	2013 PTC Settlement PPSF
1	6825-34-8392	2400-210	2125 Cloverdale Ave	2004	13515	\$ 5,722,300	\$ 423.40	\$ 4,437,300	\$ 328.32
2	6814-46-1681	4031-303	1712 S. Stratford Rd	2007	14736	\$ 5,806,000	\$ 394.00	\$ 4,625,900	\$ 313.92
3	5892-19-4891	4230-500	2795 Lewisville-Clemmons	2005	14628	\$ 5,505,400	\$ 376.36	\$ 4,549,900	\$ 311.04
4	6817-17-7938	3461-028F	3634 Reynolda Rd	2003	14447	\$ 4,757,600	\$ 329.31	\$ 4,327,200	\$ 299.52
5	6816-04-5559	3410-213	3488 Robinhood Rd	2003	13462	\$ 4,116,600	\$ 305.79	\$ 3,877,100	\$ 288.00
6	6805-12-7286	3908-710	4996 Country Club Rd	2004	15140	\$ 4,820,100	\$ 318.37	\$ 3,838,400	N/A
6	6805-12-7135	3908-804	*Vacant rear lot of Country Club Rd parcel	N/A	N/A	\$ 521,900	N/A	\$ 521,900	N/A
						\$ 5,342,000		\$ 4,360,300	\$ 288.00
7	6886-45-0826	2120B-002	340 N. Main St	2004	14820	\$ 4,531,800	\$ 305.79	\$ 4,225,500	\$ 285.12
8	6868-02-0546	2153-300	2912 Main St-Walkertown	2009	14424	\$ 4,071,500	\$ 282.27	\$ 3,968,000	\$ 275.10
9	5896-65-3842	4635L-004	1327 Meadowlark Dr	2007	14748	\$ 5,550,600	\$ 376.36	\$ 3,950,100	\$ 267.84
							\$ 3,111.67 divided by 9 stores		\$ 2,656.87 (divided by 9 stores)
						AVG	\$ 345.74	AVG	\$ 295.21