



MECKLENBURG COUNTY ASSESSOR'S OFFICE
700 EAST STONEWALL STREET
POST OFFICE BOX 31127
CHARLOTTE, NORTH CAROLINA 28231

Date of Notice: January 9, 2015

Last Date to Appeal: February 9, 2015

REVIEW OF 2011 REVALUATION - REAL PROPERTY
NOTICE OF VALUE

000091



000091 Grp No: 000354 Page: 1 of 8
LANGTREE VENTURES MOB LLC
114 VENTANA CT
MOORESVILLE NC 28117-7567



Mecklenburg County is reviewing the value of all properties from the 2011 Revaluation, as required by North Carolina Session Law 2013-362. The value is based on market conditions as of January 1, 2011, the revaluation date, and does not consider the present market. The County has retained Pearson's Appraisal Services to perform the review, with the assistance of County staff.

Review of the properties in your neighborhood has been completed. The value determined for your property is listed below.

Parcel Number: 127-044-07
Location: 2115 E 7TH ST CHARLOTTE
Legal Description: 0.585AC L3 & 4 B21 M230-54
Building Type: MEDICAL

<u>Tax Year</u>	<u>Value Before Review</u>	<u>Value After Review</u>
2011	\$2,018,200	\$2,018,200
2012	\$2,018,200	\$2,018,200
2013	\$2,018,200	\$2,018,200
2014	\$2,018,200	\$2,018,200

The value from this review will be used for your assessment of real property taxes. Owners of properties whose reviewed values are lower than previously assessed may be due refunds. Those whose values are higher may be billed for additional taxes owed. The owners of all other properties will not be affected by the review.

Where required the County will process refunds or statements for taxes due. No action is necessary on the part of the property owner. Further information is provided on the back of this letter.

If you feel this value does not fairly represent your property as of January 1, 2011, you have the right to appeal to the Board of Equalization and Review. **An appeal must be filed with the Assessor by February 9, 2015, which is 30 days from the date of this notice, to be considered.** Instructions for making an appeal are provided on the reverse side of this notice. No refunds or statements for taxes due will be processed for properties whose values are under appeal until those appeals are settled.

Sincerely,

Kenneth L. Joyner, RES, AAS
Assessor - Mecklenburg County

Reference: 0001819337



MECKLENBURG COUNTY ASSESSOR'S OFFICE
700 EAST STONEWALL STREET
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CHARLOTTE, NORTH CAROLINA 28231

STANDARDS FOR APPRAISAL AND ASSESSMENT

North Carolina General Statute 105-283 Uniform Appraisal Standards:

"All property, real and personal, shall as far as practicable be appraised or valued at its true value in money...the words "true value" shall be interpreted as meaning market value, that is, the price estimated in terms of money at which the property would change hands between a willing buyer and a willing seller, neither being under any compulsion to buy or sell and both having reasonable knowledge of all the uses to which the property is adapted and for which it is capable of being used."

APPEAL PROCESS - 2011 REVALUATION REVIEW

Appeals for real property may be made to the Mecklenburg County Board of Equalization and Review (Board), within the time prescribed on the notice. The property owner must submit evidence to support why the value as reviewed is incorrect. This evidence must be based on market sales, values of comparable properties, or other relevant evidence as of the revaluation date, January 1, 2011. The appeal must include the following:

1. Appeal form filled out completely - be sure to include the correct address for mailing appeal correspondence. Include telephone and email information, if applicable, to help us get in touch with you.
2. Statement of why you believe the value assigned by the County is not correct. Include any evidence you may have, such as: similar properties and their values as of January 1, 2011; some material condition of the property affecting value; errors in how the property is listed (described) in County records; or a certified appraisal of the value AS OF JANUARY 1, 2011.

Return the appeal to the Assessor's Office **no later than February 9, 2015**. Further instructions on Board procedures and when your hearing will be scheduled will follow as below.

NEXT STEPS

- 1) The property owner will receive an acknowledgement of the receipt of the appeal.
- 2) A packet of information will be sent, describing the operation of the Board, procedures for preparing the appeal, and information on how the hearing will be conducted.
- 3) A County appraiser will contact the property owner, and offer to:
 - meet with the property owner on request,
 - offer information on how the property value was determined, and
 - offer any other assistance that may be helpful in presenting the property owner's concerns to the Board.
- 4) A hearing notice will be sent at least sixty (60) days before the hearing, giving the date and time the appeal will be heard.

A change in value will be considered **only** if the owner can demonstrate that the assessed value is either more than its market value **as of January 1, 2011**, or is inconsistent with the values of similar properties.

APPEALS TEAM - methods for property owners to request assistance

By Phone:
(704) 432-7250

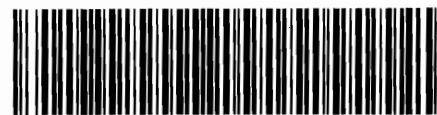
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Website:
Appeals.CharMeck.org

In Person:
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700 East Stonewall Street, Suite 103
Charlotte, NC 28202
Monday - Friday, 8:00am to 5:00pm



MECKLENBURG COUNTY
BOARD OF EQUALIZATION AND REVIEW
POST OFFICE BOX 31127
CHARLOTTE, NORTH CAROLINA 28231



NC SL 2013-362: 2011 REVALUATION REVIEW

APPEAL REQUEST

Parcel Number: 127-044-07

Appeal by February 9, 2015

Date of Notice: January 9, 2015

Property Location: 2115 E 7TH ST CHARLOTTE

Property Owner: LANGTREE VENTURES MOB LLC
Address: 114 VENTANA CT
MOORESVILLE, NC 28117



NON-OWNER APPELLANT:

Please specify if someone other than the owner of the property is appealing:

Representative/Property Tax Company: _____

Street/P.O. Box: _____

City/State/Zip _____ Telephone: _____

Date Power of Attorney signed: _____

Assessed 2014 Value: \$2,018,200

Owner's Opinion of Value: \$ _____

(As of January 1, 2011)

Reason(s) for this Opinion (attach any supporting documents):

Reason for this appeal:

Comparative values offered by appellant:

Parcel No.	Address	Appraised Value	Sales Price	Date of Sale
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

Income Producing Property: By request of the Board of Equalization and Review, **PLEASE SUBMIT A COPY OF THE 2010 RENT ROLL and OPERATING STATEMENTS FOR THREE CONSECUTIVE YEARS** prior to 2011 for any commercial property being placed under appeal.

Under penalties prescribed by law, I hereby affirm that to the best of my knowledge and belief that the information submitted on this appeal form, including any accompanying statements and other information, is true and complete.

Signed: _____ Date: _____

Work telephone: _____ Home telephone: _____ Email: _____

PEOPLE ♦ PRIDE ♦ PROGRESS ♦ PARTNERSHIPS

700 East Stonewall Street ♦ P.O. Box 31127 ♦ Charlotte, North Carolina 28231 ♦ 704.432.7250 ♦ Fax 888.292.6859



MECKLENBURG COUNTY
BOARD OF EQUALIZATION AND REVIEW
POST OFFICE BOX 31127
CHARLOTTE, NORTH CAROLINA 28231

CRITERIA FOR APPEALING THE REVIEW OF THE 2011 REVALUATION:

1. The Taxpayer has the burden of proving that the property value was incorrectly valued by the Review and that the tax value substantially differs from true market value of the property **as of January 1, 2011**.
2. Valid reasons* for appealing follow:
 - a) Correct errors in how a property is listed, such as clerical mistakes or errors in computation (e.g., wrong square footage).
 - b) Correct instances where the schedules, standards, and rules** used in the county's most recent general reappraisal have been misapplied.
 - c) Recognize changes due to conservation or preservation.
 - d) Correct how changes to land or improvements (e.g., buildings) are valued.
 - e) Recognize the influence on valuation by changes in how a property is used.

* Excerpted from General Statute 105-287;

****Schedules of Values** – standards for valuing property uniformly are adopted by the Board of County Commissioners for each revaluation: the schedules for 2011 replaced those from the previous revaluation in 2003.

Failure of the taxpayer to submit the REAL PROPERTY APPEAL REQUEST in a timely manner, may result in a dismissal of the appeal. The Taxpayer is encouraged to provide all relevant information supporting the basis for the appeal, to enable the Board to make a fair determination of whether a change in value is merited.

SUBMITTAL INSTRUCTIONS:

Please submit all substantiating information -

By Mail:

Board of Equalization and Review
Real Property Appeal
P.O. Box 31127
Charlotte, North Carolina 28231

By Fax:

Fax 888-292-6859

By Email:

Appeals@mecklenburgcountync.gov

In Person:

Mecklenburg County - Assessor's Office
Bob Walton Plaza
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Website:

Appeals.CharMeck.org

Kenneth L. Joyner, RES, AAS
Assessor- Mecklenburg County



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Date of Notice: January 9, 2015

Last Date to Appeal: February 9, 2015

**REVIEW OF 2011 REVALUATION - REAL PROPERTY
NOTICE OF VALUE**

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000091 Grp No: 000354 Page: 3 of 8
LANGTREE VENTURES MOB LLC
114 VENTANA CT
MOORESVILLE NC 28117-7567



Mecklenburg County is reviewing the value of all properties from the 2011 Revaluation, as required by North Carolina Session Law 2013-362. The value is based on market conditions as of January 1, 2011, the revaluation date, and does not consider the present market. The County has retained Pearson's Appraisal Services to perform the review, with the assistance of County staff.

Review of the properties in your neighborhood has been completed. The value determined for your property is listed below.

Parcel Number: 155-012-09
Location: 1960 RANDOLPH RD CHARLOTTE
Legal Description: 0.922AC L14 P15&16 B2 M230-20
Building Type: MEDICAL

<u>Tax Year</u>	<u>Value Before Review</u>	<u>Value After Review</u>
2011	\$2,853,700	\$2,853,700
2012	\$2,853,700	\$2,853,700
2013	\$2,853,700	\$2,853,700
2014	\$2,853,700	\$2,853,700

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Sincerely,

Kenneth L. Joyner, RES, AAS
Assessor - Mecklenburg County

Reference: 0001870240



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700 EAST STONEWALL STREET
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CHARLOTTE, NORTH CAROLINA 28231

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BOARD OF EQUALIZATION AND REVIEW
POST OFFICE BOX 31127
CHARLOTTE, NORTH CAROLINA 28231



NC SL 2013-362: 2011 REVALUATION REVIEW
APPEAL REQUEST

Parcel Number: 155-012-09

Appeal by February 9, 2015

Date of Notice: January 9, 2015

Property Location: 1960 RANDOLPH RD CHARLOTTE

Property Owner: LANGTREE VENTURES MOB LLC
Address: 114 VENTANA CT
MOORESVILLE, NC 28117



NON-OWNER APPELLANT:

Please specify if someone other than the owner of the property is appealing:

Representative/Property Tax Company: _____

Street/P.O. Box: _____

City/State/Zip _____ Telephone: _____

Date Power of Attorney signed: _____

Assessed 2014 Value: \$2,853,700 Owner's Opinion of Value: \$ _____
(As of January 1, 2011)

Reason(s) for this Opinion (attach any supporting documents):

Reason for this appeal:

Comparative values offered by appellant:

Parcel No.	Address	Appraised Value	Sales Price	Date of Sale
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

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Under penalties prescribed by law, I hereby affirm that to the best of my knowledge and belief that the information submitted on this appeal form, including any accompanying statements and other information, is true and complete.

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Charlotte, North Carolina 28231

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Fax 888-292-6859

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Kenneth L. Joyner, RES, AAS
Assessor- Mecklenburg County



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700 EAST STONEWALL STREET
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CHARLOTTE, NORTH CAROLINA 28231

Date of Notice: January 9, 2015

Last Date to Appeal: February 9, 2015

REVIEW OF 2011 REVALUATION - REAL PROPERTY
NOTICE OF VALUE

000091



000091 Grp No: 000354 Page: 5 of 8
LANGTREE VENTURES MOB LLC
114 VENTANA CT
MOORESVILLE NC 28117-7567



Mecklenburg County is reviewing the value of all properties from the 2011 Revaluation, as required by North Carolina Session Law 2013-362. The value is based on market conditions as of January 1, 2011, the revaluation date, and does not consider the present market. The County has retained Pearson's Appraisal Services to perform the review, with the assistance of County staff.

Review of the properties in your neighborhood has been completed. The value determined for your property is listed below.

Parcel Number: 155-012-10
Location: 1946 RANDOLPH RD CHARLOTTE
Legal Description: L12 & 13 B2 M230-20
Building Type:

<u>Tax Year</u>	<u>Value Before Review</u>	<u>Value After Review</u>
2011	\$1,152,000	\$1,152,000
2012	\$1,152,000	\$1,152,000
2013	\$1,152,000	\$1,152,000
2014	\$1,152,000	\$1,152,000

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Sincerely,

Kenneth L. Joyner, RES, AAS
Assessor - Mecklenburg County

Reference: 0001870242



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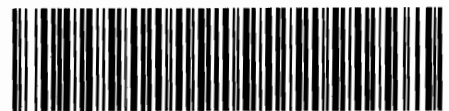
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NC SL 2013-362: 2011 REVALUATION REVIEW
APPEAL REQUEST

Parcel Number: 155-012-10

Appeal by February 9, 2015

Date of Notice: January 9, 2015

Property Location: 1946 RANDOLPH RD CHARLOTTE

Property Owner: LANGTREE VENTURES MOB LLC
Address: 114 VENTANA CT
MOORESVILLE, NC 28117



NON-OWNER APPELLANT:

Please specify if someone other than the owner of the property is appealing:

Representative/Property Tax Company: _____

Street/P.O. Box: _____

City/State/Zip _____ Telephone: _____

Date Power of Attorney signed: _____

Assessed 2014 Value: \$1,152,000

Owner's Opinion of Value: \$ _____

(As of January 1, 2011)

Reason(s) for this Opinion (attach any supporting documents):

Reason for this appeal:

Comparative values offered by appellant:

Parcel No.	Address	Appraised Value	Sales Price	Date of Sale
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

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Signed: _____

Date: _____

Work telephone: _____ Home telephone: _____ Email: _____



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Review of the properties in your neighborhood has been completed. The value determined for your property is listed below.

Parcel Number: 155-012-12
Location: 1928 RANDOLPH RD CHARLOTTE
Legal Description: L9-11 B2 M230-20
Building Type: MEDICAL

<u>Tax Year</u>	<u>Value Before Review</u>	<u>Value After Review</u>
2011	\$4,854,400	\$4,854,400
2012	\$4,854,400	\$4,854,400
2013	\$4,854,400	\$4,854,400
2014	\$4,854,400	\$4,854,400

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Sincerely,

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Reference: 0001870245



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700 EAST STONEWALL STREET
POST OFFICE BOX 31127
CHARLOTTE, NORTH CAROLINA 28231

STANDARDS FOR APPRAISAL AND ASSESSMENT

North Carolina General Statute 105-283 Uniform Appraisal Standards:

"All property, real and personal, shall as far as practicable be appraised or valued at its true value in money...the words "true value" shall be interpreted as meaning market value, that is, the price estimated in terms of money at which the property would change hands between a willing buyer and a willing seller, neither being under any compulsion to buy or sell and both having reasonable knowledge of all the uses to which the property is adapted and for which it is capable of being used."

APPEAL PROCESS - 2011 REVALUATION REVIEW

Appeals for real property may be made to the Mecklenburg County Board of Equalization and Review (Board), within the time prescribed on the notice. The property owner must submit evidence to support why the value as reviewed is incorrect. This evidence must be based on market sales, values of comparable properties, or other relevant evidence as of the revaluation date, January 1, 2011. The appeal must include the following:

1. Appeal form filled out completely - be sure to include the correct address for mailing appeal correspondence. Include telephone and email information, if applicable, to help us get in touch with you.
2. Statement of why you believe the value assigned by the County is not correct. Include any evidence you may have, such as: similar properties and their values as of January 1, 2011; some material condition of the property affecting value; errors in how the property is listed (described) in County records; or a certified appraisal of the value AS OF JANUARY 1, 2011.

Return the appeal to the Assessor's Office **no later than February 9, 2015**. Further instructions on Board procedures and when your hearing will be scheduled will follow as below.

NEXT STEPS

- 1) The property owner will receive an acknowledgement of the receipt of the appeal.
- 2) A packet of information will be sent, describing the operation of the Board, procedures for preparing the appeal, and information on how the hearing will be conducted.
- 3) A County appraiser will contact the property owner, and offer to:
 - meet with the property owner on request,
 - offer information on how the property value was determined, and
 - offer any other assistance that may be helpful in presenting the property owner's concerns to the Board.
- 4) A hearing notice will be sent at least sixty (60) days before the hearing, giving the date and time the appeal will be heard.

A change in value will be considered **only** if the owner can demonstrate that the assessed value is either more than its market value **as of January 1, 2011**, or is inconsistent with the values of similar properties.

APPEALS TEAM - methods for property owners to request assistance

By Phone:
(704) 432-7250

By email:
Appeals@mecklenburgcountync.gov

Website:
Appeals.CharMeck.org

In Person:
Mecklenburg County - Assessor's Office
700 East Stonewall Street, Suite 103
Charlotte, NC 28202
Monday - Friday, 8:00am to 5:00pm



MECKLENBURG COUNTY
BOARD OF EQUALIZATION AND REVIEW
POST OFFICE BOX 31127
CHARLOTTE, NORTH CAROLINA 28231



NC SL 2013-362: 2011 REVALUATION REVIEW
APPEAL REQUEST

Parcel Number: 155-012-12

Appeal by February 9, 2015

Date of Notice: January 9, 2015

Property Location: 1928 RANDOLPH RD CHARLOTTE

Property Owner: LANGTREE VENTURES MOB LLC
Address: 114 VENTANA CT
MOORESVILLE, NC 28117



NON-OWNER APPELLANT:

Please specify if someone other than the owner of the property is appealing:

Representative/Property Tax Company: _____

Street/P.O. Box: _____

City/State/Zip _____ Telephone: _____

Date Power of Attorney signed: _____

Assessed 2014 Value: \$4,854,400

Owner's Opinion of Value: \$ _____

(As of January 1, 2011)

Reason(s) for this Opinion (attach any supporting documents):

Reason for this appeal:

Comparative values offered by appellant:

Parcel No.	Address	Appraised Value	Sales Price	Date of Sale
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

Income Producing Property: By request of the Board of Equalization and Review, **PLEASE SUBMIT A COPY OF THE 2010 RENT ROLL and OPERATING STATEMENTS FOR THREE CONSECUTIVE YEARS** prior to 2011 for any commercial property being placed under appeal.

Under penalties prescribed by law, I hereby affirm that to the best of my knowledge and belief that the information submitted on this appeal form, including any accompanying statements and other information, is true and complete.

Signed: _____ Date: _____

Work telephone: _____ Home telephone: _____ Email: _____



MECKLENBURG COUNTY
BOARD OF EQUALIZATION AND REVIEW
POST OFFICE BOX 31127
CHARLOTTE, NORTH CAROLINA 28231

CRITERIA FOR APPEALING THE REVIEW OF THE 2011 REVALUATION:

1. The Taxpayer has the burden of proving that the property value was incorrectly valued by the Review and that the tax value substantially differs from true market value of the property **as of January 1, 2011.**
2. Valid reasons* for appealing follow:
 - a) Correct errors in how a property is listed, such as clerical mistakes or errors in computation (e.g., wrong square footage).
 - b) Correct instances where the schedules, standards, and rules** used in the county's most recent general reappraisal have been misapplied.
 - c) Recognize changes due to conservation or preservation.
 - d) Correct how changes to land or improvements (e.g., buildings) are valued.
 - e) Recognize the influence on valuation by changes in how a property is used.

* Excerpted from General Statute 105-287;

****Schedules of Values** – standards for valuing property uniformly are adopted by the Board of County Commissioners for each revaluation: the schedules for 2011 replaced those from the previous revaluation in 2003.

Failure of the taxpayer to submit the REAL PROPERTY APPEAL REQUEST in a timely manner, may result in a dismissal of the appeal. The Taxpayer is encouraged to provide all relevant information supporting the basis for the appeal, to enable the Board to make a fair determination of whether a change in value is merited.

SUBMITTAL INSTRUCTIONS:

Please submit all substantiating information -

By Mail:

Board of Equalization and Review
Real Property Appeal
P.O. Box 31127
Charlotte, North Carolina 28231

By Fax:

Fax 888-292-6859

By Email:

Appeals@mecklenburgcountync.gov

In Person:

Mecklenburg County - Assessor's Office
Bob Walton Plaza
700 East Stonewall Street, Suite 103
Charlotte, NC 28202

Website:

Appeals.CharMeck.org

Kenneth L. Joyner, RES, AAS
Assessor- Mecklenburg County