

Minutes of the 3 May 2011
Regular Meeting of the Yancey County Board of Commissioners
Held at 7:00 o'clock p.m. in the Yancey County Courtroom
Yancey County Courthouse, Burnsville, North Carolina

Present at the 3 May 2011 meeting of the Yancey County Board of Commissioners were Chairman Johnny Riddle, Commissioner Jill Austin, Commissioner Dale England, Commissioner Michele Presnell, Commissioner Marvin Holland, County Manager Nathan Bennett, Clerk to the Board Jason Robinson, County Attorney Donny Laws, Sheriff Gary Banks, Cooperative Extension Director Tres Magner, Tax Administrator Jeff Boone, members of the media, and members of the general public.

Call to Order and Approval of Agenda

Chairman Riddle called the meeting to order, welcomed everyone and asked Reverend Steve Robinson to deliver the invocation. Commissioner Holland made a motion to approve the agenda and it was seconded by Commissioner Austin. The vote to approve was unanimous. (Attachment A)

Special Recognition-Governor's Volunteer Awards

The Board then yielded the floor to Cooperative Extension Director Tres Magner and 4-H Volunteer Coordinator Linda Semon. Mr. Magner stated that he was pleased to present two governor's volunteer awards. The first recipient was Linda McFarling for her work on the community garden project in Yancey County to help feed hungry people. The second person recognized was Jim Parlier who received the Governor's Medallion Award, which was given to only 20 volunteers throughout the state. Mr. Parlier has worked for many decades volunteering at the extension service. Both individuals were thanked by the Board for helping to make the community a better place.

Resolution for the National Day of Prayer

Chairman Riddle next asked the Clerk to the Board to read the resolution recognizing the National Day of Prayer on May 5, 2011. After the Clerk read the resolution into the minutes (Attachment B) Commissioner Holland made a motion to approve the resolution. The motion was seconded by Commissioner Presnell and the vote for approval was unanimous. Commissioner Holland also gave an idea of what was planned for May 5th in Burnsville.

Public Comment

The first person to speak before the Board was Bill Grover. He spoke about what he sees as a lack of justice perpetuated by the American Bar Association specifically in the Frank and Franklin vs. Yancey County Commissioners case. The next person to speak before the Board was Anthony Robinson who spoke against the scenic byway as another example of socialist and communist ideals coming to Yancey County because no one understood the true meaning of the scenic byway. In 5 years he predicts that land will be seized in the name of preserving the scenic in the byway. The next person to speak before the Board was Benny Riddle. Mr. Riddle wanted to remind everyone that being an elected official is not an easy job referring specifically to the last Board of Commissioners meeting when someone was questioning Sheriff Banks about drug problems. Mr. Riddle stated that you should always walk a mile in someone's shoes.

Approval of Minutes

The Board next considered minutes of meetings from April 5, 2011. Commissioner Presnell stated that she wanted to amend the minutes to reflect that she asked Emergency Management Director Bill Davis to follow up on the center line mapping issue for GPS units in Yancey County. Commissioner Presnell made a motion to accept this amendment. The motion was seconded by Commissioner Holland. The vote to approve was unanimous. Commissioner England then made a motion to accept the minutes as amended. The motion was seconded by Commissioner Austin. The motion to approve the minutes was unanimous.

Avery Mitchell Yancey (AMY) Regional Library Report

The Board next heard from Dr. Daniel Barron, Director of the Avery, Mitchell, Yancey Regional Library. Dr. Barron shared good news that the new library is on its way to completion. Dr. Barron also reported that the Yancey Library saw an increase in the number of patrons and the number of materials that were available to those patrons. He further stated that even though the Yancey Library's physical location has a lot to be desired that people continue to use the library. He expects much higher usage when the library is located at the new facility on School

Circle. Dr. Barron informed the Board that the Yancey Library would be closing on the following Saturday in order to move over to the new facility.

Middle School Health Centers

The Board next heard from Shea Laws, Director of the East Yancey and Cane River Health Centers. Ms. Laws reported that the health centers have seen an increased number of patients this year. Part of the increase could be contributed to the economy and people losing health care. One of the largest increases according to Ms. Laws was for mental health services, which are offered at the health centers at no cost to the students. She reported that this is one of the few places in the county where counselors are available regardless of the ability to pay. Ms. Laws also wished to thank the Board for their continued support during these hard economic times.

Sheriff's Department

The Board next heard from Sheriff Gary Banks. Sheriff Banks stated that the Sheriff's Department has lost several key positions in the last several months. For this reason Sheriff Banks was asking the Board to allow him to hire Randall Shuford as a part-time investigator. Mr. Shuford is Sheriff Banks' first cousin and that is the reason he is asking the Board for permission. Upon hearing from Sheriff Banks Commissioner Presnell made a motion to allow Sheriff Banks to hire his first cousin Randall Shuford. The motion was seconded by Commissioner England and the vote to approve was unanimous. Sheriff Banks also asked the Board to award the service weapons of Captain Judy Ledford and Deputy Bobby Austin upon their retirement on April 30th. This is provided for by NCGS 20-187.2(a), which allows the Board of Commissioners to reward a retiring member of the sheriff's department the sidearm of the retiring member. Sheriff Banks stated that he had contacted the Sheriff's Association and this was usually done for the sum of \$1. Upon hearing from Sheriff Banks Commissioner England made a motion to award the deputies their service weapons with no charge. The motion was seconded by Commissioner Presnell and the vote to approve was unanimous.

Tax Department

The Board next heard from Tax Administrator Jeff Boone concerning matters in the tax department. The first matter presented by Mr. Boone was the bill that was before the North Carolina General Assembly that Yancey County was a part of which would allow the County to collect unpaid and delinquent taxes before allowing land transfers. The Board had previously indicated that it was interested in doing this to collect delinquent taxes. Mr. Boone advised the Board that the bill had passed the General Assembly and was now law and that a resolution was necessary for the law to become applicable to Yancey County. Chairman Riddle then asked the Clerk to the Board to read the resolution. Upon hearing from the Clerk to the Board, Commissioner Holland made a motion to approve the resolution to allow the Register of Deeds to require certification from the Tax Collector before allowing property transfers. The motion was seconded by Commissioner England and the vote to approve was unanimous (Attachment C). Mr. Boone then informed the Board about two requests for refunds. One of the refunds is for Mr. Farrell Tipton. Mr. Tipton started construction on his house in 2009 but funds ran short and he only completed the outside or 48% of the structure. He had been paying on the house as if it were completed (Attachment D). Also, Mr. Gary Gavenus had requested a refund because the square footage had been calculated wrong on his house (Attachment E). Upon hearing from Mr. Boone, Commissioner England made a motion to approve these refunds. The motion was seconded by Commissioner Presnell and the vote to approve was unanimous.

County Manager Report

The Board next heard from County Manager Nathan Bennett about a number of issues. The first was an update on the Spivey Gap Campground in the Pisgah National Forest. Mr. Bennett informed the Board that he had went to Spivey Gap with US Forest Service District Ranger, Tina Tilley. Mr. Bennett stated that the County's position had always been to not put up a gate to block access to the campground. Mr. Bennett further stated that Ms. Tilley assured him that there would not be a gate to block access to the campground but some of the improvements (such as picnic tables and toilets) would be removed. Mr. Bennett's next piece of business involved four applications for fireworks displays within Yancey County up until the 4th of July. The four applicants were as follows: 1. Friends Across North Carolina on June 23, 2011; 2. Toe River Campground on July 3, 2011; 3. Display in Burnsville sponsored by the County on July 2, 2011; and 4. Mountain Air Property Owner's Association on July 4, 2011. Mr. Bennett stated that the Board has to approve these applications before the displays can take place. Upon hearing from Mr. Bennett Commissioner Austin made a motion to approve the applications. The

motion was seconded by Commissioner England and the vote to approve was unanimous (Attachment F). County Manager Bennett further informed the Board about a notification from the Golden Leaf Foundation. Funds had been promised by the Golden Leaf Foundation to Yancey County in 2009 for a \$2 million investment. Since that time the County has been waiting on Golden Leaf to begin the process of getting the funds here. That process will begin on May 18 with a meeting between Golden Leaf and County staff.

Commissioner Comments

Chairman Riddle then opened up the floor for any of the commissioners who had comments. Commissioner Presnell stated that she would like to request more microphones at the meetings. She also wanted to know if any response had been obtained about the ban on protesting at military funerals. County Manager Bennett stated that he had been in touch with the Town of Old Fort but had not heard anything back from them. Chairman Riddle also wanted to thank his fellow commissioners for getting to know them better after sitting the last three weeks as the Board of Equalization and Review.

Frank and Franklin vs. Yancey County

Commissioner Holland made a motion for the Board to go into closed session pursuant to NCGS 143-318.11(a)(3) to discuss the Frank and Franklin versus Yancey County Commissioners court case with the county attorney. The motion was seconded by Commissioner England and the vote to go into closed session was unanimous.

When the Board came out of closed session there was no business that needed to be transacted.

Adjournment

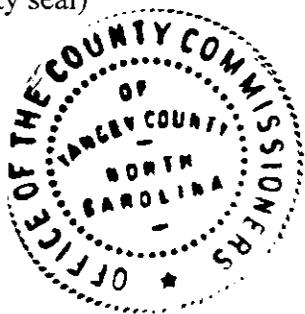
Having no further business Commissioner Holland made a motion to adjourn and it was seconded by Commissioner England. The vote to adjourn was unanimous.

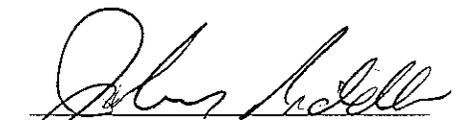
Approved and authenticated on this the 7th day of June 2011.

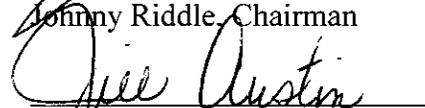
Attest:

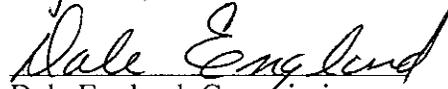

J. Jason Robinson
Clerk to the Board

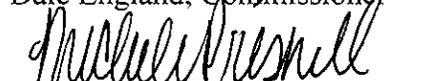
(county seal)

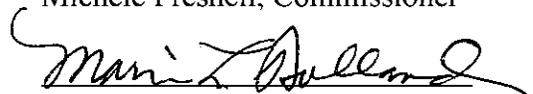



Johnny Riddle, Chairman


Jill Austin, Commissioner


Dale England, Commissioner


Michele Presnell, Commissioner


Marvin Holland, Commissioner

Attachment A

COUNTYMANAGER
Nathan Bennett



COMMISSIONERS
Jill Austin
Dale England
Marvin Holland
Michele Presnell
Johnny Riddle

YANCEY COUNTY

110 Town Square, Room 11 • Burnsville, North Carolina 28714
PHONE: (828) 682-3971 • FAX: (828) 682-4301

AGENDA YANCEY COUNTY BOARD OF COMMISSIONERS REGULAR BUSINESS MEETING

May 3, 2011

7:00 P.M.

- I. Call to Order and Invocation – Chairman Johnny Riddle
- II. Approval of the Agenda
- III. **SPECIAL RECOGNITION – Governors Volunteer Awards** – Tres Magner, Cooperative Extension Service
- IV. **RESOLUTION** – National Day of Prayer
- V. Public Comment
- VI. Approval of Minutes
- VII. Avery Mitchell Yancey (AMY) Regional Library – Report – Daniel Barron, Director
- VIII. Middle Schools Health Centers – Report – Shea Laws, Director
- IX. Sheriff's Department – Sheriff Gary Banks
 - a. Request for Employment of Relative(s)
 - b. Retirement of Deputies and Request for Service Weapons
- X. Tax Department – Jeff Boone, Tax Administrator
 - a. **RESOLUTION** – Require Payment of Delinquent Taxes Before Recordation of Property Transfer
 - b. Releases and Refunds
- XI. County Manager Business
 - a. Pyrotechnic Permit Applications
 - b. Miscellaneous
- XII. Commissioner's Business
- XIII. Frank and Franklin vs. Yancey County – Update – Donny Laws, County Attorney
- XIV. Adjourn

Attachment B



RESOLUTION

IN RECOGNITION OF
NATIONAL DAY OF PRAYER
MAY 5, 2011

WHEREAS, the National Day of Prayer was created in 1952 by a joint resolution of the United States Congress, and signed into law by President Harry S. Truman; and

WHEREAS, The National Day of Prayer is an annual observance held on the first Thursday of May; and

WHEREAS, the National Day of Prayer is an opportunity for Americans of all faiths to join in united prayer to give thanks for blessings received, to request healing for wounds endured, and to ask God to guide our leaders in making decisions affecting the people.

NOW, THEREFORE, the Yancey County Board of Commissioners does hereby Proclaim May 5, 2011, a “***DAY OF PRAYER***” in Yancey County, North Carolina and urge our citizens to join together in their homes, places of work and places of worship, to pray for our County, State and Nation.

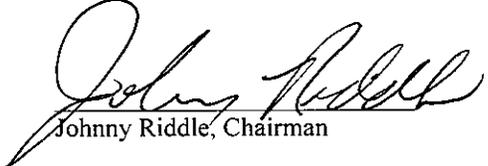
ADOPTED this the 3rd Day of May, 2011.

(County Seal)



ATTEST:


J. Jason Robinson,
Clerk to the Board of Commissioners


Johnny Riddle, Chairman

Attachment C



RESOLUTION

Requiring the Register of Deeds of Yancey County Not to Accept Deeds Transferring Real Property for Registration Where Property is Subject to Delinquent Taxes

WHEREAS, North Carolina General Statute 161-31 authorizes the Board of Commissioners of certain specifically identified counties to adopt a resolution requiring the Register of Deeds of that county not to accept any deed transferring real property for registration unless (1) the tax collector for that county has certified that no delinquent ad valorem taxes, or other taxes with which the collector is charged with collecting, are a lien on the property described in the deed, or (2) the deed contains a statement from a licensed North Carolina attorney confirming that such delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds; and

WHEREAS, on April 20, 2011, Session Law 2011-45, House Bill 68, was enacted by the North Carolina General Assembly specifically authorizing Yancey County to immediately approve a resolution exercising the powers provided in North Carolina General Statute 161-31; and

WHEREAS, it is in the best interest of the citizens of Yancey County that delinquent taxes are collected on real property prior to the transfer of such real property.

NOW, THEREFORE, BE IT RESOLVED by the Yancey County Board of Commissioners as follows:

1. That pursuant to North Carolina General Statute 161-31, the Register of Deeds of Yancey County shall not accept any deed transferring real property for registration unless the Yancey County Tax Collector has certified that no delinquent ad valorem taxes, ad valorem municipal taxes, or other taxes with which the collector is charged are a lien on the property described in the deed.
2. That the Register of Deeds of Yancey County shall accept without certification from the county tax collector a deed submitted for registration under the supervision of a closing attorney and containing this statement on the deed: "This instrument prepared by: _____, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds."



3. That the Tax Administrator is authorized to develop such forms, stamps, policies, and other administrative mechanisms as are necessary and otherwise consistent with law to carry out the intent of this Resolution.

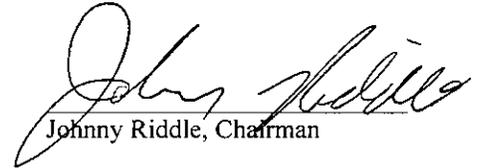
4. That this Resolution shall apply to all deeds submitted for registration after May 3, 2011.

ADOPTED this the 3rd Day of May, 2011.



ATTEST:


J. Jason Robinson,
Clerk to the Board of Commissioners


Johnny Riddle, Chairman

Attachment D

April 19, 2011

To: Yancey County Commissioners
Yancey County Court House
Burnsville, N.C. 28414

This letter is in reference to my house that is located on lower Jacks Creek Road at the end of Turkey Lane.

During the last tax assessment cycle this house which is approximately fifty percent completed was assessed at being ninety percent finished. This house was started in 2009 and has had no work done on the inside; no wiring, no insulation, no drywall, etc. The assessors apparently just assumed the house was ninety percent completed.

What I am requesting is that the assessor please look at this house again and lower the present tax assessment. I am also requesting a refund of part of my 2010 tax bill which amounted to \$1,404.06. of which I have already paid.

All I am asking for is a fair assessment.

Thank you for your time and consideration in this matter.

Sincerely

Farrell Tipton
68 Wild Turkey Lane
Green Mountain, N.C. 28740
Phone 828-284-4721 Cell

Farrell Tipton

Refund \$426.43

CONSTRUCTION PROGRESS REPORT

AS OF JANUARY 1 2011

TOWNSHIP	MAP	S/D	BLOCK	LOT	SP	SP
ITEM		% COMPLETE				
FOUNDATION		10%		10		
SUBFLOOR		5%		5		
FRAMING		10%		10		
ROOF		5%		5		
WINDOWS		4%		4		
PLUMBING ROUGHED		3%		0		
ELECTRICAL ROUGHED		3%		0		
HEATING ROUGHED		3%		0		
INSIDE WALLS COVERED		10%		0		
EXTERIOR WALLS COVERED		10%		10		
INTERIOR TRIM & CABINETS		7%		0		
INTERIOR PAINTING		4%		0		
PLUMBING FINISHED		3%		0		
ELECTRICAL FINISHED		3%		0		
HEATING FINISHED		3%		0		
FLOORS COVERED OR FINISHED		9%		0		
BASEMENT*		4%		4		
WELL & SEPTIC TANK		4%		0		
TOTALS		100%		48 % Complete		

- ADJUST IN OTHER DISBURSEMENTS IF NOT NEEDED

4/19/2011

0.504

68 WILD TURKEY LN PARCEL ID: 082300631095.000 MAP/CODE/LOT # 06090 02001 CLASS: R STATE CLASS: 511 CARD #: 1 OF 1

CURRENT OWNER/ADDRESS: TIPTON, FARRELL & BRENDA ZONING: LAND DATA: NBHD ID: 601.00 LIVING UNITS: 1 VALUE FLAG: COST

68 WILD TURKEY LN NC 28740 TYPE: PRIMARY SIZE: 1.000 RATE: 30000 INFLUENCE FACTORS: % LAND VALUE - ASSESSMENT INFORMATION -

DEED BOOK: DEED PAGE: DEED DATE: TOTAL ACREAGE: 1.000 TOTAL LAND VALUE: 30,000

BOOK/PAGE: 173-419

DATE TYPE PRICE VALID TOTAL ACREAGE: 1.000 TOTAL LAND VALUE: 30,000

PERMIT DATA: DATE NUMBER PURPOSE COST

DWELLING DATA: Story Ht. 1.00, Style: RANCH, Walls: BRICK, Bedrooms: 3, Total Rooms: 5, Basement: CRAWL, Attic: NONE, Full Baths: 1, Half Baths: 1, Add'l Fixtures: 1, Total Fixtures: 7, Heating System: HOT AIR, Type: OIL, Fin. Bsmt. Living Area: 4,000, Basement Rec Room Area: 1, Total Fireplace: 1, Basement Garage (# Cars): 1, Ground Fir Area: 1514, TOT LIVING AREA: 1514, Quality Grade: D+, Condition: AV, Year Built: 1978, Eff. Year Built: 1978, AV, CDU: AV

COST APPROACH COMPUTATIONS: Base Price 109,620, Plumbing 2,000, Additions 11,300, Unfin. Area 11,300, Basement 11,300, Attic 11,300, Heat/AC Adj. 11,300, FBIA 11,300, Rec Rm 11,300, Fireplace 11,300, Bsmt. Gar. 11,300, SUBTOTAL 126,920, Grade Factor C & D Factor 0.80, TOTAL RCN \$101,540, % Good 0.80, Market Adj. 50, TOTAL RCNLD \$40,620

OUTBUILDING DATA: Type Qty Yr Size1 Size2 Grd Cond Value

RS1 1 %1940 30 C P \$18,300

RG2 1 %199326 30 C A \$18,300

NOTES: MISC. OUTBUILDING TO OUTBUILDING TOTAL: 18,300

OUTSIDE COMPLETELY FINISHED NOTHING COMPLETE INSIDE

ADDITION DATA: Lower Level First Floor Second Floor Third Floor Area Value

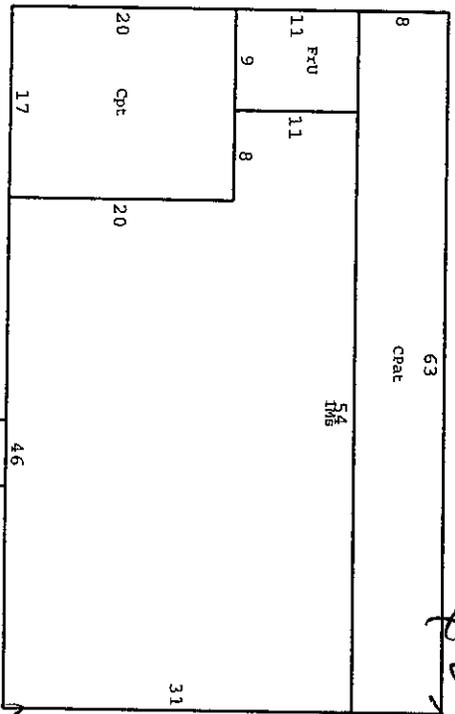
CP 340 4800, FSP 99 1800, CPAT 24 200, CPAT 504 4500, 0 00

Handwritten calculations: 129,530 x .50 = 64,765, 88,920 x .50 = 44,460, 400.12 + 80.31 = 480.43

Handwritten notes: 203.00 years, 400.12

Handwritten notes: 400.12 + 80.31 = 480.43

Handwritten notes: 480.43



Handwritten notes: 203.00 years, 400.12, 480.43, 480.43

TIPTON, FARRELL & BRENDA
68 WILD TURKEY LN

GREEN MOUNTAIN NC 28740

Batch: DW 090923N
Credit Date: 09/23/2009

Official Tax Receipt-Reprint from Archive
YANCEY COUNTY TAX ADMINISTRATION
110 TOWN SQUARE, ROOM 1
BURNSVILLE, NC 28714
828.682.2197

Real Value	\$129,530	Taxable	\$129,530	
Personal Value		Size:	1.000	A
Exemption				
Bill Number	PIN	Amount Due	Payment	Balance
N2009015103	082300631095000	\$647.66	\$647.66	\$0.00

Payment Distributed:
YANCEY COUNTY \$582.89
JACKS CREEK FIRE DIS \$64.77

Check: 2211 For: \$647.66
From: TIPTON, FARRELL & BRENDA

Tax Collector: _____

TIPTON, FARRELL & BRENDA
68 WILD TURKEY LN

GREEN MOUNTAIN

NC 28740

Batch: ZP 110105N
Credit Date: 01/05/2011

Official Tax Receipt-Reprint from Posted
YANCEY COUNTY TAX ADMINISTRATION
110 TOWN SQUARE, ROOM 1
BURNSVILLE, NC 28714
828.682.2197

Real Value	\$129,530	Taxable	\$129,530	
Personal Value		Size:	1.000	A
Exemption				
Bill Number	PIN	Amount Due	Payment	Balance
N2010015199	082300631095000	\$647.66	\$647.66	\$0.00

Payment Distributed:

YANCEY COUNTY \$582.89

JACKS CREEK FIRE DIS \$64.77

Check: 2370 For: \$647.66
From: TIPTON, FARRELL

Tax Collector: _____

Attachment E

Gary M. Gavenus
290 Thorncrest Drive
Burnsville, N.C. 28714
(828)678-3876

Ms. Deborah Wilson
Yancey County Tax Assessors Office
110 Town Square, Burnsville, N.C. 28714

Dear Ms. Wilson;

Just a little over a month ago I had my house appraised by Mr. Jeffrey M. Gorff of Appraisal Carolina, LLC. As you are aware, the appraisal showed that the tax office measurements used to establish my house value and the associated taxes was off significantly. The tax card has an over evaluation of the size of my garage and the gross livable area of the residence. Mr. Gorff has emailed me a copy of the floor plan of my residence that he emailed to you on February 25, 2011.

Please advise what steps I need to follow in order to correct this error and obtain a refund for the taxes that were improperly assessed against my residence.

Very truly yours,



Gary M. Gavenus

Yancey County Tax Assessors Office

****Personal & Real Property Taxes****

110 Town Square Room 2

Burnsville, NC 28714

828-682-2198 (Phone) 828-682-4817 (Fax)

April 18, 2010

Mr. Gary M. Gavenus

290 Thorncrest Drive

Burnsville, NC 28714

Dear Mr. Gavenus:

We are in receipt of your letter postmarked April 5, 2010 requesting the change of "measurements used to establish value" and requesting overpayment refund.

I did receive an email from appraiser Jeff Gorff in February regarding A clerical error for dimensions on your house and garage. On February 25, 2011, corrections were made of this error. At that time we had no knowledge of your desire for any type of refund.

The difference in value after measurement corrections is \$29,710. At the rate of \$0.51 per \$100 the refund amount is \$151.52. There would be no interest due on this overpayment as this was a correction of a clerical error and not a matter before the Board of Equalization & Review.

This refund amount will be presented for approval to the Board of Commissioners at their next scheduled meeting, April 6, 2011. When approved you should received your refund check in approximately 10 business days.

Sincerely,


Deborah J. Wilson, Appraiser

Yancey County Tax Assessors Office

GAVENUS, GARY M & SUZANNE
290 THORNCREST DRIVE

BURNSVILLE

NC 28714

Batch: FT 100823N
Credit Date: 08/23/2010

Official Tax Receipt-Reprint from Posted
YANCEY COUNTY TAX ADMINISTRATION
110 TOWN SQUARE, ROOM 1
BURNSVILLE, NC 28714
828.682.2197

93,800 Land
246,020 Bldg

Real Value	\$339,820	Taxable	\$339,820		
Personal Value		Size:	2.360	A	
Exemption					
Bill Number	PIN	Amount Due	Payment	Discount	Balance
N2010005782	083002589592000	\$1,733.08	\$1,698.42	\$34.66	\$0.00

Payment Distributed:
YANCEY COUNTY \$1,529.19
CRABTREE FIRE DISTRI \$203.89

Check: 21219 For: \$1,698.42
From: STATE EMPLOYEE'S CREDIT UNION

Tax Collector: _____

2011 correction: 216,310 Bldg
246,020 - 2010 Value
216,310 - 2011 correct
29,710 difference
NO interest because
Matter was not taken before
BOER.

Value Difference 29,710
7.0051
151.52

~~7.5%~~
~~7.58~~ ~~36%~~ = 2.73

~~8/23/10 - 9mo~~
~~5/23/11~~

8/23/10 -

4/6/11 = 3mo 13 days
30x3 + 13 = 130 days
1.11 - 710.

151.52
~~2.73~~
~~107.00~~

290 THORNGREST DR PARCEL ID: 083002589592.000 MAP/CODE/LOT # 08001 00061-1-2 CLASS: R STATE CLASS: 511 CARD #: 1 OF 1

CURRENT OWNER/ADDRESS: GAVENUS, GARY M & SUZANNE
 ZONING: LAND DATA: TYPE: SIZE: RATE: INFLUENCE FACTORS: NBHD ID: 801.00 LIVING UNITS: 1 VALUE FLAG: COST
 290 THORNGREST DRIVE NC 28714

DEED BOOK: 430
 DEED PAGE: 84
 DEED DATE: 20030518
 PRIMARY UNDEVELOPED 1.000 70000 LOCATION 75 70,000 LAND FARM USE 93,800 93,800
 UNDEVELOPED 1.360 17500 LOCATION 75 23,800 BUILDING 246,020 216,310
 TOTAL 339,820 310,110
 - DATA COLLECTION INFORMATION -
 20061201 22

DATE	TYPE	PRICE	VALID	BOOK/PAGE	TOTAL ACREAGE:	TOTAL LAND VALUE:
20030518	2	244,000	0	430-84	2.360	93,800
20000831	2	196,000	0	355-450		

PERMIT DATA	DATE	NUMBER	PURPOSE	COST	ADDITION DATA:	Area	Value
DWELLING DATA:							
Story Ht.			2.00				
Style:			RANCH				
Walls:			ALUM/VINYL				
Bedrooms:			3				
Total Rooms:			6				
Basement:			FULL				
Attic:			NONE				
Full Baths:			3				
Half Baths:							
Add'l Fixtures:							
Total Fixtures:			11				
Heating System:			HOT AIR				
Type:			GAS				
Fin. Bsmt. Living Area:							
Basement Rec Room Area:							
Total fireplace:			1				
Basement Garage (# Cars)			1				
Ground Flr Area:			1320				
TOT LIVING AREA:			2910				
Quality Grade:			C				
Condition:			AV				
Year Built:			2000				
Eff. Year Built:			2000				
CDU:			AV				

COST APPROACH COMPUTATIONS

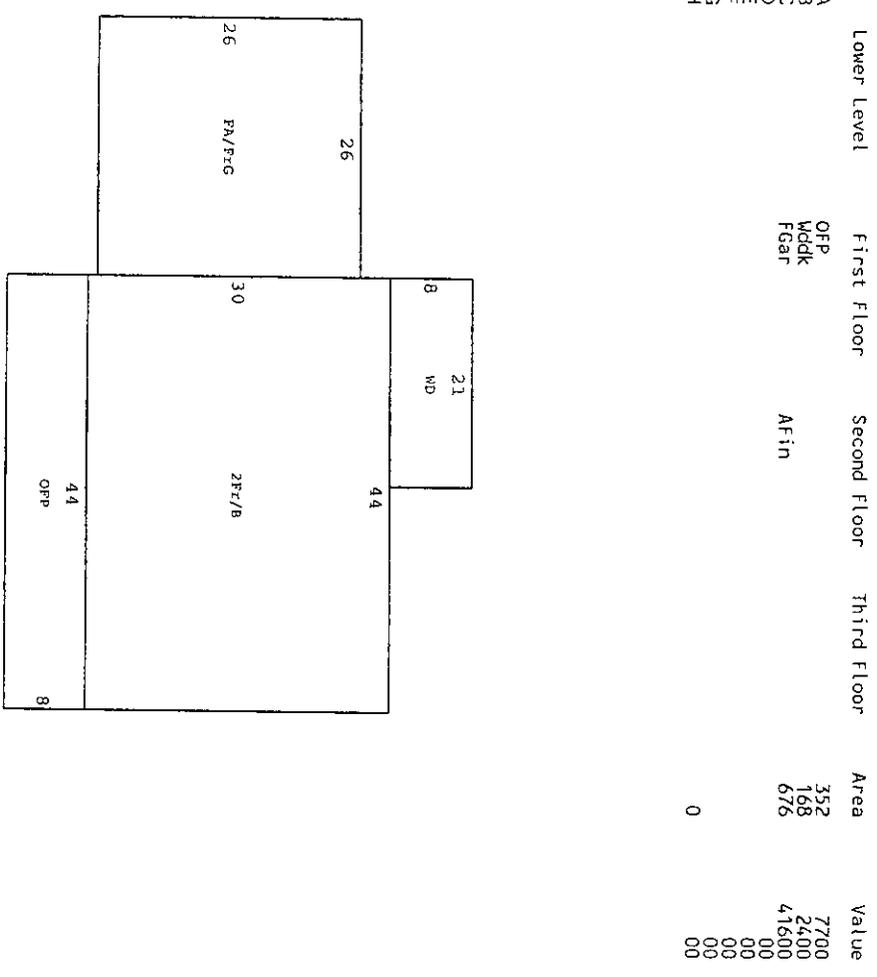
Base Price	144,150
Plumbing	6000
Additions	51700
Unfin. Area	
Basement	17,570
Attic	
Heat/AC Adj.	4,170
FBLA	
Rec Rm	
Fireplace	2,400
Bsmt. Gar.	1,700
SUBTOTAL	227,690
Grade Factor	1.00
C & D factor	
TOTAL RCN	\$227,690
% good	0.95
Market Adj.	
TOTAL RCNLD	\$216,310

Type	Qty	Yr	Size1	Size2	Grd	Cond	Value

NOTES:

LOT 6 CHESTNUT HILL ESTATES

MISC. OUTBUILDING TO
 OUTBUILDING TOTAL:



290 THORNCREST DRIVE PARCEL ID: 083002589592.000 MAP/CODE/LOT # 08001 00061-1-2 CLASS: R STATE CLASS: 511 CARD #: 1 OF 1

CURRENT OWNER/ADDRESS: GAVENUS, GARY M & SUZANNE
 290 THORNCREST DRIVE BURNSVILLE NC 28714
 ZONING: LAND DATA: TYPE: SIZE: RATE: INFLUENCE FACTORS: %: LAND VALUE: VALUE FLAG: COST

DEED BOOK: 430
 DEED PAGE: 84
 DEED DATE: 20030518
 NBHD ID: 801.00 LIVING UNITS: 1
 - ASSESSMENT INFORMATION -
 PRIOR 93,800
 CURRENT 93,800
 - DATA COLLECTION INFORMATION -
 20061201 22

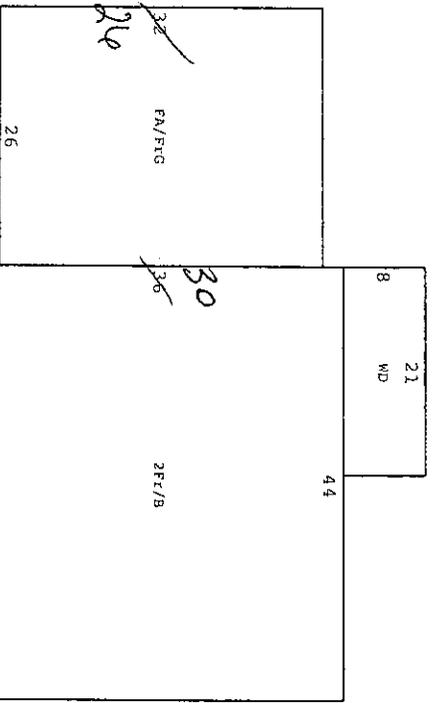
DATE	TYPE	PRICE	VALID	BOOK/PAGE	TOTAL ACREAGE:	TOTAL LAND VALUE:
20030518	2	246,000	0	430-84	2.360	93,800
20000831	2	196,000	0	355-450		

PERMIT DATA	DATE	NUMBER	PURPOSE	COST	ADDITION DATA:	Area	Value
Lower Level <td></td> <td></td> <td></td> <td></td> <td></td> <td>352</td> <td>7700</td>						352	7700
First Floor <td></td> <td></td> <td></td> <td></td> <td></td> <td>165</td> <td>2400</td>						165	2400
Second Floor <td></td> <td></td> <td></td> <td></td> <td></td> <td>832</td> <td>51200</td>						832	51200
Third Floor <td></td> <td></td> <td></td> <td></td> <td></td> <td>0</td> <td>00</td>						0	00

DWELLING DATA:
 Story Ht. 2.00
 Style: RANCH
 Walls: ALUM/VINYL
 Bedrooms: 3
 Total Rooms: 6
 Basement: FULL
 Attic: NONE
 Full Baths: 3
 Half Baths: 3
 Add'l Fixtures: 11
 Total Fixtures: 11
 Heating System: HOT AIR
 Type: GAS
 Fin. Bsmt. Living Area:
 Basement Rec Room Area:
 Total Fireplace: 1
 Basement Garage (# Cars) 1
 Ground Flr Area: 1584
 TOT LIVING AREA: 3501
 Quality Grade: C
 Condition: AV
 Year Built: 2000
 Eff. Year built: 2000
 CDU: AV

OUTBUILDING DATA
 Type Qty Yr Size# Size# Grd Cond Value
 TOTAL RCNLD \$246,020

MISC. OUTBUILDING TO
 OUTBUILDING TOTAL:

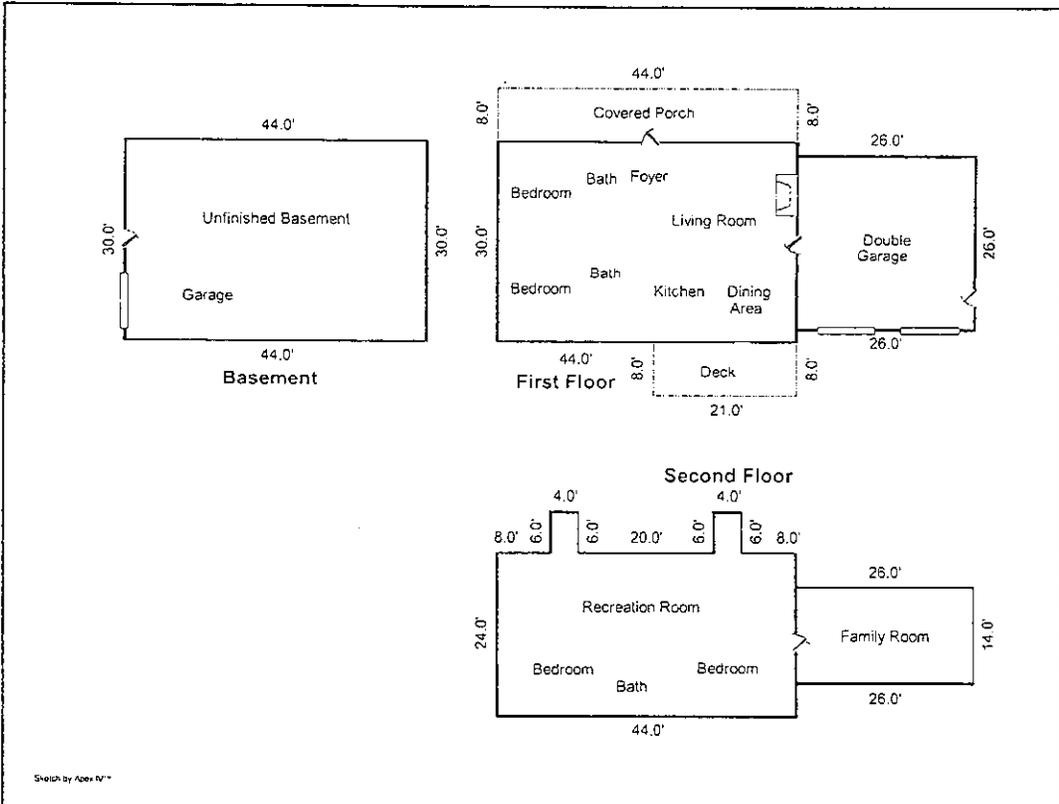


NOTES:

LOT 6 CHESTNUT HILL ESTATES

Building Sketch

Borrower/Client	Gary & Suzanne Gavenus		
Property Address	290 Thorncrest Drive		
City	Burnsville	County Yancey	State NC
Lender			Zip Code 28714-8693



Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1320.0	1320.0
GLA2	Second Floor	1104.0	
	Second Floor	364.0	1468.0
BSMT	Basement	1320.0	1320.0
P/P	Deck	168.0	
	Covered Porch	352.0	520.0
GAR	Garage	676.0	676.0
Net LIVABLE Area		(Rounded)	2788

LIVING AREA BREAKDOWN		
Breakdown	Subtotals	
First Floor		
30.0 x 44.0	1320.0	
Second Floor		
4.0 x 6.0	24.0	
4.0 x 6.0	24.0	
24.0 x 44.0	1056.0	
14.0 x 26.0	364.0	
5 Items		(Rounded) 2788

Deborah Wilson

From: Jeffrey M Gorff [jeff.gorff@appraisalcarolina.com]
Sent: Friday, February 25, 2011 11:17 AM
To: Deborah Wilson
Subject: Fw: Gary Gavenus floor plan/square footage
Attachments: 290 Thorncrest Dr.pdf

Hey Debbie,

This is the Gavenus floor plan with the correct measurements we discussed. The tax card is off quite a bit on the garage and GLA (869sf total). I am sure this will reduce the assessment and taxes after correction. Let me know if you have any questions.

Have a great weekend,

Jeffrey M Gorff
Certified Residential Real Estate Appraiser #A6069
FHA/HUD Approved Appraiser
Over 20 Years Experience
Appraisal Carolina, LLC
3444 Metcalf Creek Loop
Mars Hill, NC 28754-6911
828-779-1261 Phone
866-603-8295 Toll-Free Fax
jeff.gorff@appraisalcarolina.com

Attachment F



**YANCEY COUNTY
FIRE MARSHAL'S OFFICE
OUTDOOR FIREWORKS APPLICATION**

Applicant: Friends Across NC Foundation Date: 4/27/2011

Mailing Address: 1080 Brinkley Rd., Carthage, NC 28327

Phone: (910) 947-5334 Fax: (828) 682-1202

Pyrotechnic Co. Name: Aaron Young

Mailing Address: PO Box 1091 Bakersville, NC 28705

Phone: (828) 467-3232 Fax: 688-2115

Date of Discharge: June 23, 2011 Start Time for Discharge: 9:00 pm

Location of Discharge: Toe River Campground, Yancey County

Contact Person or Shooters Name at Discharge Site: Aaron Young & Robbie Tipton

CONDITIONS

- All provisions of NFPA 1123, Outdoor Display of Fireworks, shall be met.
- A bond or certificate of insurance in the amount of one million dollars with Yancey County named as co-insured shall accompany this application.
- Approval from the Yancey County Board of Commissioners must be obtained.
- A site plan including security and discharge area must accompany the application.
- A copy of the inventory that includes quantity, type, size, and ignition system utilized must be attached.
- A list of previous shows shot and/or a copy of the ATF license, or NC DOI (State Fire Marshal) license.

Applicant Signature: Lucy Y. Wilson Date: 4/27/2011
Summer Sunshine Camp Director

Office Use

Application Complete

Bond/Certification of Insurance

Site approved including fallout zone

Inspected By: _____ Date: _____



**YANCEY COUNTY
FIRE MARSHAL'S OFFICE
OUTDOOR FIREWORKS APPLICATION**

Applicant: Yancey County / Patience Park/Campground Date: April 29, 2011

Mailing Address: 225 Patience Park Road, Burnsville, NC 28714

Phone: (828) 682-3971 / 675-5104 (park) Fax: (828) 682-4301

Pyrotechnic Co. Name: Aaron Young / Yancey Parks and Recreation

Mailing Address: 110 Town Square, Room 11, Burnsville, NC 28714

Phone: (828) 675-5104 Fax: (828) 682-4301

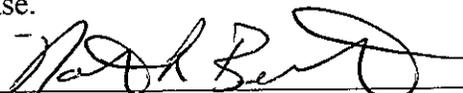
Date of Discharge: July 3, 2011 Start Time for Discharge: 9:30PM

Location of Discharge: Campground in field, approximately 225 Patience Park Road

Contact Person or Shooters Name at Discharge Site: Aaron Young / Robbie Tipton

CONDITIONS

- All provisions of NFPA 1123, Outdoor Display of Fireworks, shall be met.
- A bond or certificate of insurance in the amount of one million dollars with Yancey County named as co-insured shall accompany this application.
- Approval from the Yancey County Board of Commissioners must be obtained.
- A site plan including security and discharge area must accompany the application.
- A copy of the inventory that includes quantity, type, size, and ignition system utilized must be attached.
- A list of previous shows shot and/or a copy of the ATF license or NC DOI (State Fire Marshal) license.

Applicant Signature:  Date: April 29, 2011

Office Use

Application Complete Bond/Certification of Insurance
Site approved including fallout zone

Inspected By: _____ Date: _____



**YANCEY COUNTY
FIRE MARSHAL'S OFFICE
OUTDOOR FIREWORKS APPLICATION**

Applicant: Yancey County Date: April 29, 2011

Mailing Address: 110 Town Square, Room 11, Burnsville, NC 28714

Phone: (828) 682-3971 Fax: (828) 682-4301

Pyrotechnic Co. Name: Pyrotechnico

Mailing Address: PO Box 149, New Castle, PA 16103

Phone: (724) 652-9555 Fax: (724) 652-1288

Date of Discharge: July 2, 2011 Start Time for Discharge: 9:30PM

Location of Discharge: adjacent to 30 East US Highway 19-E Bypass, Burnsville, NC

Contact Person or Shooters Name at Discharge Site: To be Determined

CONDITIONS

- All provisions of NFPA 1123, Outdoor Display of Fireworks, shall be met.
- A bond or certificate of insurance in the amount of one million dollars with Yancey County named as co-insured shall accompany this application.
- Approval from the Yancey County Board of Commissioners must be obtained.
- A site plan including security and discharge area must accompany the application.
- A copy of the inventory that includes quantity, type, size, and ignition system utilized must be attached.
- A list of previous shows shot and/or a copy of the ATF license or NC DOI (State Fire Marshal) license.

Applicant Signature: *Mark R. Benne* Date: April 29, 2011

Office Use

Application Complete

Bond/Certification of Insurance

Site approved including fallout zone

Inspected By: _____ Date: _____



**YANCEY COUNTY
FIRE MARSHAL'S OFFICE
OUTDOOR FIREWORKS APPLICATION**

Applicant: MOUNTAIN AIR PROPERTY OWNERS ASSN Date: 4/25/11

Mailing Address: 100 CLUB DRIVE, SUITE 102, BURNSVILLE NC 28714

Phone: (828) 682-1578 Fax: 828-682-7697

Pyrotechnic Co. Name: Zambelli Fireworks

Mailing Address: PO Box 1463 New Castle, PA 16103

Phone: (724) 658-6611 Fax: 724.658.8318

Date of Discharge: 7/4/11 ^{9/3/11 RD} ~~(7/5/11 RD)~~ Start Time for Discharge: 9:15 pm

Location of Discharge: Mountain Air Airstrip

Contact Person or Shooters Name at Discharge Site: Lorie Barnette

CONDITIONS

- All provisions of NFPA 1123, Outdoor Display of Fireworks, shall be met.
- A bond or certificate of insurance in the amount of one million dollars with Yancey County named as co-insured shall accompany this application.
- Approval from the Yancey County Board of Commissioners must be obtained.
- A site plan including security and discharge area must accompany the application.
- A copy of the inventory that includes quantity, type, size, and ignition system utilized must be attached.
- A list of previous shows shot and/or a copy of the ATF license, or NC DOI (State Fire Marshal) license.

Applicant Signature: FOR MOUNTAIN AIR PROPERTY OWNERS ASSN
JOE SCOTT Date: 4/25/11
JOE SCOTT, COMMUNITY MGR

Office Use

Application Complete Bond/Certification of Insurance
Site approved including fallout zone

Inspected By: _____ Date: _____