

May 26,2022

To: Hall County Board of Equalization

From: Laurence Becker, owner

Re: Appeal of taxation on Parcel # 12061 000002A 5.95 acres off Stringer Rd

The 2022 valuation of this parcel is \$116,300 or \$19,546 per acre

This parcel is the remainder of an 18.5 acre tract of which 11.5 acres was sold in 2018 at 6655 Stringer Rd, Clermont. This parcel is a steep wooded ridge and grassland that has no road frontage and when platted has a note from HC Planning and Zoning that it is not buildable and that it is to be added to the 60 acres of pasture and woodlands in conservation adjacent. The Tax department said we could not join the 2 parcels and so it remains unusable and unsellable.

When Mr. Thomas White came onsite to reassess our property, he saw this parcel and recommended we appeal the taxation.

The 11.5 acres of the original 18+ we sold in 2018 was improved property. It had new 4 board perimeter fencing, 8 acres of improved horse pasture, a graded gravel road and bridge, a gated entrance, underground power, water and telephone, a functioning well, mature trees and landscaping, and a 20 x 30 barn (in need of work), and a graded homesite. We sold it for \$229,000

The new owners built a 700 sq ft tiny house, renovated the barn, made more improvements, and sold it in 2021 for \$655,000. Their valuation for 2022 is \$393,900 for everything with the land valued at \$17,469 per acre. How can this be? How is my bare and unbuildable parcel worth \$2100 more than this property that sold for \$250,000+ above your market evaluation?

At this point this 5.9 acre parcel (don't know what happened to the other 1 acre in the replating) is not buildable, is too small and not usable for agriculture and therefore is not sellable to anyone but the owners of 6655 Stringer Rd who don't want it.

I am in my 70's and can't afford a \$1219.33 tax on a useless piece of property valued at more than the estate created from the original piece adjacent to it. This property should be valued no more than the 60 acres of agricultural land with no road frontage that it was supposed to be joined with when originally approved by Planning and Zoning...\$10,430/acre.

Respectfully,

Laurence J Becker

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