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Waste Transfer Station meets the Tax Revolt

The 2009 property tax value for the Howell Forest is nearly 14% or \$111,000 over market value - and like many others, the county is likely to correct this one. This property is the proposed site in Bingham Township for the county's waste transfer station.

Based on the county's controversial 2009 revaluation, the property's new tax value is \$931,000. Yet when the county had a professional market appraisal as part of the waste transfer station project, the property's market value was estimated at \$820,000. That's \$111,000 or 13.5% below its reassessed value. The 2008 tax value was \$748,201. The 2009 value of \$931,000 is an increase of 24.4%

<http://www.co.orange.nc.us/OCCLERKS/0904216a.pdf>

The valuation is a far cry from the \$3 million asking price that Mr Howell has placed on the property - which doesn't perk and hosts several large wetland areas that are unsuitable for development. The land has limited road access and Mr. Howell's company West 54 LLP is already having difficulty securing a road permit from the NC DOT (letter attached)

Mr. Howell's willingness to sell the property was featured as a primary reason for selecting the site.