

Assessment Appeal Review Form

(This section to be completed by Accounting)

Property Owners	Donald R. Stoudt, Jr. and Shirley M. Stoudt
Property Owner remitting Appeal:	Donald R. Stoudt, Jr.
Date Appeal Received	3/17/2025
Date Appeal Due	6/13/2025
Phase 5 Project Area	32 East Section 1
Parcel Number:	9494-18-2856 (formerly 9494-18-2813)
Property Address:	8048 King Rd.
Assessment Confirmation Date:	2/10/2025
Account Number (if applicable):	4894257233

Cumberland County Tax Record Information

Property Class:	F108-Rural now
Road Frontage in feet:	169.5
Legal Description:	J H CULBRETH DIV .48AC LOPT 5

(This section to be completed by WRE)

Basis for Owner's appeal (summarize appeal):

Mr. Stoudt claims the property in question is not usable due to the overhead Duke Energy electrical transmission line and the Duke Energy right of way which crosses the property.

Findings regarding appeal: WRE

Parcel 58 (9494-18-2813) was buildable at the time of plan development. This was confirmed by emails from Jerry Newton and Chester Green, City of Fayetteville on December 2019. According to COF, "58 - Buildable lot based on Zoning of SF- 6. It meets the minimum lot size of 6,000 sq. ft. and width of 60 ft. and though it is triangular in shape, it still has room to build meeting all setbacks. This lot is 0.48 acres." At the time of the review, there was an inquiry about utility easements impacting the ruling. The follow-up email determined that there was 11,900 square feet remaining outside of the utility easements for the construction of a permanent structure. Based on the inclusion of a sanitary sewer lateral, and the above information, it was determined at the time to be buildable or the sanitary sewer lateral would have been removed from the project. Additionally, recombination of the properties occurred in December 2024, approximately one year after the conclusion of the construction project. For design purposes, the recombination of the property would have been necessary prior to the construction/installation.

Does the appeal meet any of the following (3) criteria for changing the assessment?

- | | | |
|---|-----------|-------------------|
| 1. A tax imposed through clerical error | Yes _____ | No <u>X</u> _____ |
| 2. An illegal tax | Yes _____ | No <u>X</u> _____ |
| 3. A tax levied for an illegal purpose | Yes _____ | No <u>X</u> _____ |

Is this assessment residential or non-residential? Residential

Is the assessment residential but being charged a non-residential amount? If so, please state the reason. No

Other facts regarding appeal, list here:

Mr. Stoudt recombined this property with his adjacent property which was filed December 11, 2024 according to deed book 12128, page 0109.

Completed By: _____ Joy Haddock _____ Date: 05/06/2025 _____

Jason Briggs
Jason Briggs (May 7, 2025 11:11 EDT)

Carolyn Justice Hinson

R. Graham
Rhonda Graham (May 9, 2025 15:01 EDT)

Controller

Chief Customer Officer

CFO

RECEIVED
3-17-25

City of Fayetteville
Public Works Commission
Fayetteville, North Carolina

UTILITY ASSESSMENT APPEAL

This form is provided as a means for presenting an appeal of a water and/or sewer assessment by the City of Fayetteville. The City of Fayetteville by and through The Public Works Commission is governed by the General Statutes of North Carolina. Under the General Statutes, an assessment is treated as a tax for collection purposes. Under General Statue 105-381 a tax may be released for the following:

1. A tax imposed through clerical error;
2. An illegal tax
3. A tax levied for an illegal purpose.

If the above statutory requirements are applicable please read and follow the instructions below:

Complete the required contact information below (print or type) and attach a written statement of your position on the assessment lien. Please include any documentation that supports your claim. Mail this form, your written statement and all documentation to:

Public Works Commission
Attention: Assessment Department
P O Box 1089
Fayetteville, NC 28302-1089

PWC will forward your information to the appropriate personnel at the City of Fayetteville who will respond back to you within 90 days.

CONTACT INFORMATION

Property Owner Name: Donald R. Stoudt Jr.

Mailing Address: 8038 King Rd.

Parcel Identification Number: 9494-18-2856

Property Address: 8048

Home Telephone #: (910) 425-0738 Work Telephone #: (910) 624-4414

March 17, 2025

From: Donald R. Stoudt Jr.
8038 King Road
Fayetteville, North Carolina 28306

To: Fayetteville Public Works Commission
955 Old Wilmington Road
Fayetteville, North Carolina 28302-1089

Subject: Request for Exemption from Sanitary Sewer Assessment Lien, Parcel
Number – 9494-18-2856 AKA 8048 King Road.

To Whom It May Concern:

I am writing to **appeal** my Sanitary Sewer Assessment Lien for property that I own, consisting of Parcel Number 9494-18-2856 located at 8048 King Road, Fayetteville, North Carolina 28306. I am requesting an exemption from the \$5000.00 fee as I am unable to build on the property due to the presence of an overhead Duke Energy electrical Transmission Line. (See attached Plot Plan / Picture)

The transmission line poses a significant safety hazard and restricts any development on the property due to the associated Duke Energy Right of Way. As a result, I am unable to use the land for any construction purposes. This limitation has rendered the property unusable and, therefore, it is unjust to require me to pay an assessment fee for a property that I cannot develop.

I respectfully request that the Public Works Commission or the City of Fayetteville consider my situation and grant me an exemption from the assessment fee for Parcel Number 9494-18-2856 located at 8048 King Road, Fayetteville, North Carolina. I would be happy to provide any additional documentation or information to support my appeal.

Thank you for taking the time to review my request. I look forward to a prompt response regarding this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Donald R. Stoudt Jr.", with a stylized flourish at the end.

DONALD R. STOUDT JR.

Property Owner

2 Enclosure

1-Plot Plan 8048 King Road

2-Overhead Drone Picture – 8048 King Road

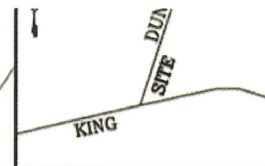
ZONED: SF-6

SETBACKS:

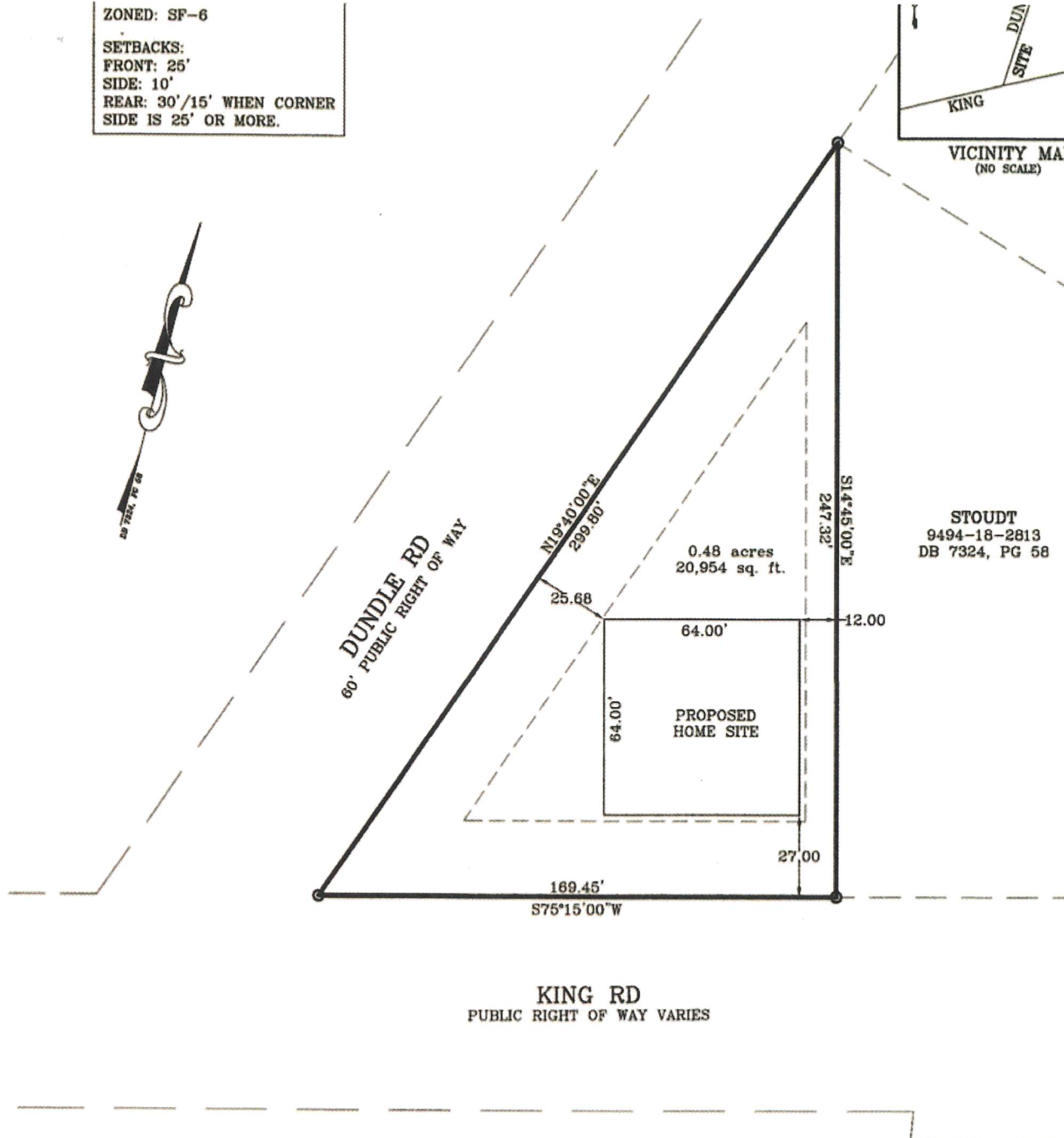
FRONT: 25'

SIDE: 10'

REAR: 30'/15' WHEN CORNER
SIDE IS 25' OR MORE.



VICINITY MAP
(NO SCALE)



KING RD
PUBLIC RIGHT OF WAY VARIES

PLOT PLAN

CLIENT: ATKINS, MELISSA

PROPERTY OF: STOUT, DONALD & SHIRLEY

ADDRESS: 8048 KING RD

CITY OF: FAYETTEVILLE

COUNTY OF: CUMBERLAND

ZONED: SF-6

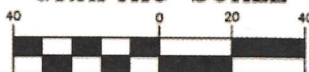
TOWNSHIP OF: SEVENTY-FIRST

DATE: 12 OCT 2021

SCALE: 1" = 40'

REFERENCE: DB 7324, PG 58

GRAPHIC SCALE



(IN FEET)

1 inch = 40 ft.

PRELIMINARY
FOR REVIEW

I, MICHAEL E. ROGERS, CERTIFY THAT THIS MAP IS FOR THE PURPOSE OF PERMITTING ONLY, IT IS NOT A SURVEY AND NO RELIANCE MAY BE PLACED ON ITS ACCURACY. THE STRUCTURE

MICHAEL E. ROGERS
PLS, L-4908; 1SG, USA (RET)

ROGERS SURVEYING

4849 LAURINBURG RD
RAEFORD, NC 28374

THIS MAP CAN NOT BE USED FOR RECORDATION OR ATTACHED TO A DEED TO BE RECORDED. THIS MAP IS NOT DRAWN IN ACCORDANCE WITH GS 47-30.

THE BOUNDARY AND LOT INFORMATION SHOWN ON THIS MAP IS TAKEN FROM THAT DOCUMENT DESCRIBED IN THE "REFERENCE" LINE SHOWN HEREON. THIS INFORMATION SHOULD BE CONFIRMED



COUNTY
NORTH CAROLINA

Tax Administration

Property Summary

Data last updated on: 3/18/2025 Ownership current as of: 3/7/2025 Tax Year: 2025

REID 9494182856000

PIN # 9494-18-2856

[Print Property Info](#) | [Search Results](#) | [New Search](#)

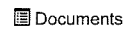
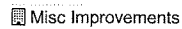
Location Address
8038 KING RD

Property Description
DONALD & SHIRLEY STOUDT RECOMB PL:0152-0019

Property Owner
STOUDT, DONALD R JR;STOUDT, SHIRLEY M

Owner's Mailing Address
8038 KING RD
FAYETTEVILLE NC 28306

Value subject to change, property assessment under review



Administrative Data

Plat Book & Page	0152-0019
Old Map#	
Market Area	4012
Township	NONE
Planning Jurisdiction	COUNTY
City	FAYETTEVILLE
Fire District	
Spec District	
Land Class	F108-RURAL
History REID 1	
History REID 2	
Acreage	0.98
Permit Date	
Permit #	

Transfer Information

Deed Date	12/11/2024
Deed Book	012128
Deed Page	00109
Revenue Stamps	0.00
Package Sale Date	
Package Sale Price	
Land Sale Date	
Land Sale Price	

Improvement Summary

Total Buildings	1
Total Units	0
Total Living Area	1,709
Total Gross Leasable Area	0

Property Value

Total Appraised Land Value
Total Appraised Building Value
Total Appraised Misc Improvements Value

Other Exemptions
Exemption Desc

Use Value Deferred
Historic Value Deferred
Total Deferred Value

Total Taxable Value

