

Assessment Appeal Review Form

(This section to be completed by Accounting)

Property Owners Winkler D. Oxendine and Lauren M. Brannon
Property Owner remitting Appeal: Winkler D. Oxendine and Lauren M. Brannon
Date Appeal Received 6/25/2025
Date Appeal Due 9/23/2025
Phase 5 Project Area 32East Section 1
Parcel Number: 9495-50-0278
Property Address: 3162 Bittersweet Drive
Assessment Confirmation Date: 2/10/2025
Account Number (if applicable): 7857220794

Cumberland County Tax Record Information

Property Class: R101-RES
Road Frontage in feet: 254.26 feet
Legal Description: Wendover Place LO:9 SE:01 PL:0061-0032

(This section to be completed by WRE)

Basis for Owner's appeal(summarize appeal):

Mr. Winkler does not want to connect due to the septic lines have recently been replaced. He feels his cost to connect will be higher due to the placement of the sewer lateral not being in front of his house. He states he should be charged these fees if and when he connects to PWC sewer.

Findings regarding appeal: WRE

The property received sanitary sewer service as part of Phase V Annexation Area 32 East Section 1 and should be assessed. The location of the lateral is not always advantageous to the property owner, however, his parcel is served as part of the project. The sanitary sewer main was not extended to the next property boundary nor would it be required. There is no advantage in serving this property as it is a storm water pond for the neighboring subdivision that already has access to sanitary sewer.

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:

The placement of the lateral is determined in the design phase of the project.

Mr. Oxendine did connect to PWC water in October 2024.

Completed By: Joy Haddock Date: 07/03/2025



Property Summary

Data last updated on: 7/2/2025 Ownership current as of: 6/24/2025 Tax Year: 2025

REID 9495500278000

PIN # 9495-50-0278

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

Location Address
3162 BITTERSWEET DR

Property Description
WENDOVER PLACE LO:9 SE:01 PL:0061-0032

Property Owner
OXENDINE, WINKLER D.,BRANNON, LAUREN M.

Owner's Mailing Address
3162 BITTERSWEET DR
FAYETTEVILLE NC 28306

[Parcel](#) [Buildings](#) [Misc Improvements](#) [Land](#) [Deeds](#) [Documents](#) [Notes](#) [Sales](#) [Sales Comparison](#) [Photos](#)

Administrative Data

Plat Book & Page	0061-0032
Old Map#	
Market Area	3552
Township	NONE
Planning Jurisdiction	COUNTY
City	FAYETTEVILLE
Fire District	
Spec District	
Land Class	R101-RES
History REID 1	
History REID 2	
Acreage	1.81
Permit Date	
Permit #	

Transfer Information

Deed Date	06/26/2020
Deed Book	010803
Deed Page	00370
Revenue Stamps	484.00
Package Sale Date	06/26/2020
Package Sale Price	\$242,000
Land Sale Date	
Land Sale Price	

Improvement Summary

Total Buildings	1
Total Units	0
Total Living Area	2,213
Total Gross Leasable Area	0

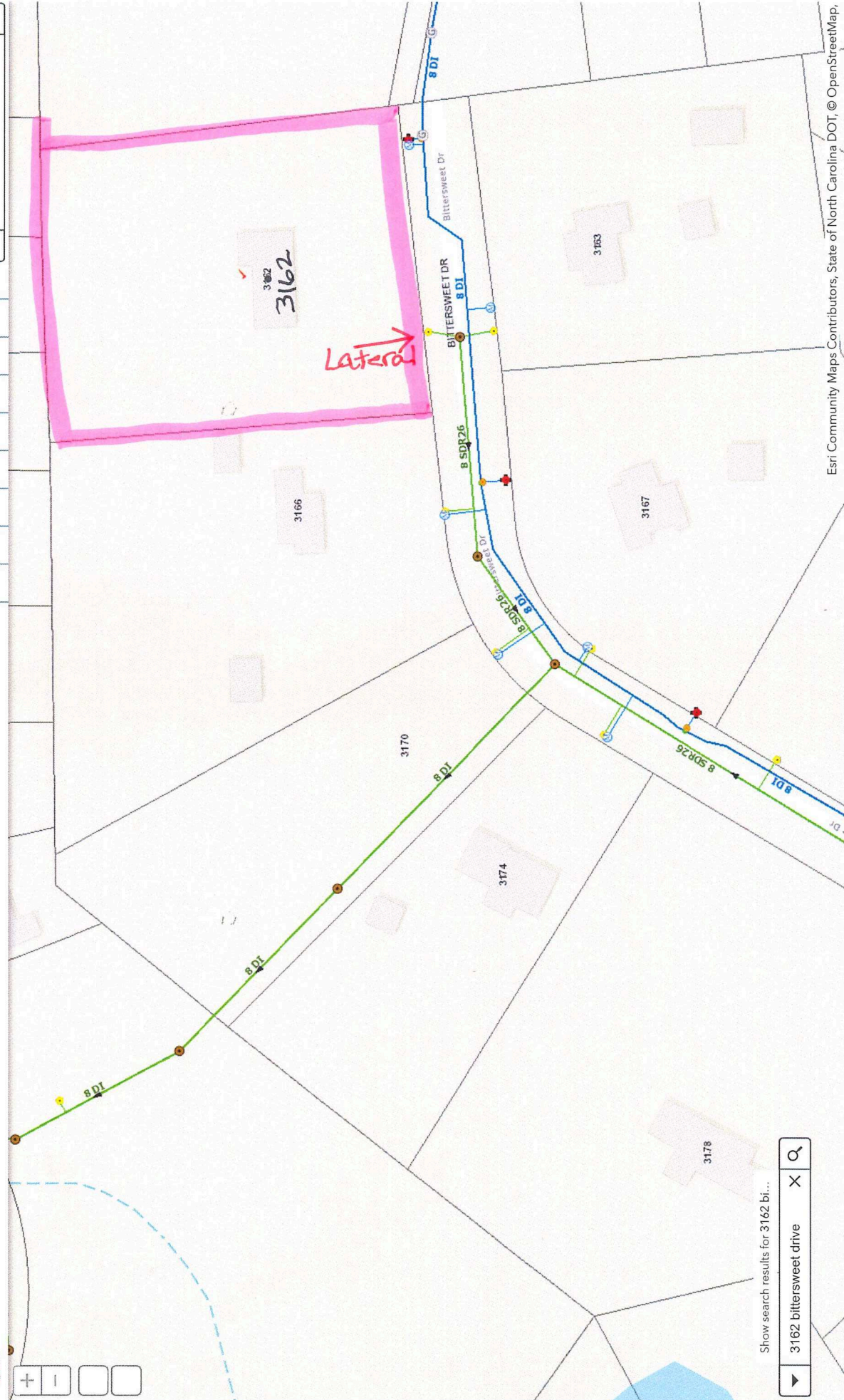
Property Value

Total Appraised Land Value	\$112,500
Total Appraised Building Value	\$190,673
Total Appraised Misc Improvements Value	\$4,972
Total Cost Value	\$308,145
Total Sales Comp Value	\$319,300
Total Appraised Value - Valued by Sales Comp -	\$319,300

Other Exemptions	
Exemption Desc	

Use Value Deferred	
Historic Value Deferred	
Total Deferred Value	

Total Taxable Value	\$319,300
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Show search results for 3162 bi...



Property Summary

Adj. Lot

Tax Year: 2025

REID	9495503391000	PIN	9495-50-3391	Property Owner	HAIRR FAMILY LLC
Location Address	0 CRAGBURN PL	Property Description	LEGACY @ TRAEMOOR REV TO LTS 23, 24 & POND LOT PL:0149-0166	Owner's Mailing Address	3077 N MAIN ST STE 103 HOPE MILLS NC 28348

Administrative Data	
Plat Book & Page	0149-0166
Old Map #	
Market Area	9399
Township	NONE
Planning Jurisdiction	COUNTY
City	FAYETTEVILLE
Fire District	
Spec District	
Land Class	F100-RURAL
History REID 1	
History REID 2	
Acreage	2.61
Permit Date	
Permit #	

Transfer Information	
Deed Date	5/24/2023
Deed Book	011740
Deed Page	00692
Revenue Stamps	
Package Sale Date	
Package Sale Price	
Land Sale Date	
Land Sale Price	

Improvement Summary	
Total Buildings	0
Total Units	0
Total Living Area	0
Total Gross Leasable Area	0

Property Value	
Total Appraised Land Value	\$783
Total Appraised Building Value	
Total Appraised Misc Improvements Value	
Total Cost Value	\$783
Total Appraised Value - Valued By Cost	\$783
Other Exemptions	
Exemption Desc	
Use Value Deferred	
Historic Value Deferred	
Total Deferred Value	
Total Taxable Value	\$783

Misc Improvements Summary

Card #	Unit Quantity	Measure	Type	Base Price	Size Adj Factor	Eff Year	Phys Depr (% Bad)	Econ Depr (% Bad)	Funct Depr (% Bad)	Common Interest (% Good)	Value
No Data											
Total Misc Improvements Value Assessed:											

Land Summary

Land Class: F100-RURAL			Deeded Acres: 2.61		Calculated Acres: 2.61		
Zoning	Soil Class	Description	Size	Rate	Size Adj. Factor	Land Adjustment	Land Value
SF10		6500-RETENTION POND	2.61 BY THE ACRE PRICE	\$300			\$783
Total Land Value Assessed: \$783							

Ownership History

	Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book	Page	Deed Date
Current	HAIRR FAMILY LLC	DE-DEED	100	0		011740	00692	5/24/2023
1 Back	HAIRR FAMILY LLC	WD-WARRANTY DEED	100	0		008605	00175	3/11/2011

Notes Summary

Oxendine - 3162 Bittersweet Drive (PIN #9495-50-0278) Assessment timeline

Date	Information
4/2/2018	Survey and appraisal notice mailed to property owners
11/12/2019	Preliminary Assessment Resolution adopted
1/15/2020	Copy of Preliminary Assessment resolution and Notice of Public Hearing mailed to property owners
2/10/2020	Public Hearing held
12/31/2021	PWC construction design was completed
5/10/2022	Sewer Installation Community informational meeting held, according to the meeting sign in sheet Mr. Oxendine did not attend
6/30/2022	PWC construction started
1/31/2024	PWC construction completed
4/1/2024	Connection letters mailed to property owners
4/3/2024	Sewer Connection Community meeting held
8/31/2024	Property owner spoke with WRE about complaints
12/9/2024	Resolution declaring cost and ordering preparation of Preliminary Assessment role approved by City Council
12/31/2024	Assessment recommendation and Notice of Public Hearing mailed to property owners
1/13/2025	Public Hearing held
1/30/2025	Assessment Community Informational Meeting held
2/10/2025	Assessments approved by City Council
4/10/2025	Property owner called PWC Assessments (Joy) insisting he should not be charged and will not pay the bill, mailed Appeal form
6/25/2025	Received Appeal form in the mail with property owners' written statement
6/25/2025	I reached out to WRE to address the reasons Mr. Oxendine gave for a reduction of the assessment
6/26/2025	Start of the internal appeal information form.

Facts on sewer lateral placement

The lateral placement is determined in the design phase based on multiple factors.

PWC design considers existing septic tank records (if available – some records were lost and/or destroyed in previous flooding events). These records are requested from Cumberland County Health Department.

PWC's designer/surveyors attempt to determine the location based on finished floor elevations, the ability to turn the existing plumbing under the house, and/or ease of routing around slab foundations.

PWC's design also considers existing field conditions – wells, existing utilities, and/or trees. In order to minimize disruption and/or removal, we consider the location based on reducing impacts to these items.

PWC discusses the lateral placement at the preconstruction meeting and that the option to move it may be impacted by these factors. Once it is installed, PWC will not relocate the lateral as the work has been completed.

PWC also avoid putting cleanouts/meter boxes in driveways.