

**2105 Southview Drive  
Greenville, NC 27858**

Lot 22, Sheraton Place Addition 1

Sellers for Offer Documents:

Elizabeth Ellen Orchard-Hays Executor/Trustee/Beneficiary  
William Orchard Hayes Trustee/Beneficiary

Seller Attorney - Micah Ball Colombo Kitchen Attorneys

Upon accepting this listing, I noticed that the tax value in 2023 was \$179,081.

The recent revaluation had significant increase in the tax value of \$346,515.

The last of the original owners passed last fall, so when reevaluations came out there was no one to contest the increased value.

As part of research, I spoke with the Assessor and shared that I felt the current tax value was inflated. She shared some information on the comps used and disclosed that they were not as old as subject, all had updates, more sqft, and additional features than the subject. AND - It was past time for any correction, and the tax value would stand.

The property is currently listed in MLS below current tax value.

The subject also is built so that it allows a walk-out lower level.

For Measurement Purposes I came into the space to where earth was no longer touching the sides of the lower walls.

That is why my square feet are lower in the MLS than on Tax Card