

Cherokee County Board of Commissioners
Meeting Agenda
July 29, 2025
6:30 P.M.

- I. Call to Order by Chairman**
- II. Invocation**
- III. Pledge**
- IV. Ethics Statement** “Members of the Cherokee County Board of Commissioners are reminded and advised of their duties under state law and the Cherokee County Code of Ethics Resolution, as such may pertain of their personal actions and actions of the board”.
- V. Modification of Agenda**
- VI. Agenda Adoption**
- VII. Public Comment Period**
- VIII. Meeting Minutes – [June 16, 2025](#)**
- IX. Budget and Finance**
 - a) Approve Board of Health Fee Schedules (**Three fee schedules: [Fee schedule for various CPT codes](#); [Excision of Malignant Skin Lesions](#); and [two vaccines \[RSV and Rabies\]](#).)**
 - b) Budget Revision for Landfill Excavator (**[Request](#) and [quotes](#) attached.**)
 - c) Budget Revision for **[Contract for Jail Medical Billing Scrubbing](#)**
- X. Old Business**
 - a) Review quotes for new sound system in commissioner’s boardroom/future courtroom (**Two companies responded to request: [Data & Sound Specialties, Inc.](#) of Blue Ridge, GA., and [NNS](#) of Asheville. Tabled from last meeting.**
 - b) **[Accept or reject property donation](#) (Lot 36 Angel Mountain Estates, 1.04 acres on Highland Ridge Trail off of Candy Mountain Rd, tax valuation \$21,600.)**
- XI. New Business**
 - a) Senior/VA Facility Bids

- b) [Disposition of Parks and Rec 2004 Chevy Tahoe](#)
- c) [David Badger, Health Director – Requesting increase to the max pay rate for Pay Grade 80 of the county’s pay plan](#)
- d) [Resolution Awarding Firearm to Law Enforcement Retiree Paul Fry](#)
- e) [Resolution Awarding Firearm to Law Enforcement Retiree Montgomery Ward](#)
- f) [Cherokee County Saddle Club Proposed Lease for Horse Arena at Mountain Folk Center](#)
- g) [Nantahala Library Request for Additional Funds in the amount of \\$4,027 for Roof Replacement Quote Increase](#)
- h) [Chris Williams, Airport Manager - Request Funding in the Amount of \\$4,500 for Used 2019 Golf Cart](#)
- i) [Tax Releases, Tax Refunds, and NCVTS Refund Report](#)
- j) [Teresa Ricks, Tax Assessor – Revised Resolution to Establish Minimum Tax](#)
- k) [Teresa Ricks – Resolution to Establish a Formal Policy and Procedure for Residual Tax Values of Personal Property](#)
- l) [Designate NCACC Annual Conference Voting Delegate](#)

XII. County Manager Items

XIII. Chairman/Commissioner Items

XIV. Adjourn

**Cherokee County Board of Commissioners
Meeting Minutes
June 16, 2025**

Board members present: Dr. Dan Eichenbaum, Chairman; Cal Stiles, Vice-Chairman; Ben Adams, member; Alan Bryant, member; and Mark Stiles, member.

Others present: Randy Wiggins, County Manager; Candy Anderson, Chief Financial Officer; Maria Hass, Assistant County Manager/Clerk to Board; and, Darryl Brown, County Attorney.

Time: 6:30 p.m.

Location: Cherokee County Courthouse, Room 342.

Call to Order by Chairman Eichenbaum

Invocation

Pledge

Ethics Statement

The Clerk to the Board read the Ethics statement.

Modification of Agenda

Motion made by Commissioner Adams and seconded by Commissioner Bryant to add a capital project ordinance for the Schools of Innovation project. Motion passed unanimously.

Motion made by Commissioner Cal Stiles and seconded by Commissioner Bryant to add a capital project ordinance for the EMS Station 2 project. Motion passed unanimously.

Motion made by Commissioner Cal Stiles and seconded by Commissioner Bryant to remove item "d" from New Business. Motion passed unanimously.

Adoption of Agenda

Motion made by Commissioner Mark Stiles and seconded by Commissioner Bryant to adopt the agenda, as modified. Motion passed unanimously.

Public Comment Period

There were no public comments.

Minutes

Motion made by Commissioner Adams and seconded by Commissioner Mark Stiles to approve the following meeting minutes: April 21, 2025; May 6, 2025; May 12, 2025; May 13, 2025; May 14, 2025; May 20, 2025; and May 22, 2025. Motion passed unanimously.

Budget and Finance

Motion made by Commissioner Bryant and seconded by Commissioner Mark Stiles to approve

Cherokee County Schools request to use the NCDOT reimbursement from the Hiwassee Dam paving project in the amount of \$38,761 for maintenance costs or other projects, to offset costs and extend fund balance and available quarter cent sales tax balance. Motion passed unanimously.

Motion made by Commissioner Adams and seconded by Commissioner Cal Stiles to approve a budget revision for Cherokee County Schools request for use of Article 40/42 sales tax in the amount of \$38,694 for various projects. Motion passed unanimously.

No action was taken on the quotes for a new sound system in commissioner's boardroom. The quotes will be considered at the July board meeting.

Motion made by Commissioner Cal Stiles and seconded by Chairman Eichenbaum to approve the FY-end budget revision in the amount of \$340,821. Motion passed unanimously.

Motion made by Commissioner Bryant and seconded by Commissioner Mark Stiles to approve the FY 2026 Budget Ordinance. Motion passed unanimously.

Motion made by Commissioner Bryant and seconded by Commissioner Adams to approve a Capital Project Ordinance in the amount of \$496,276 for construction of the new mechanic's building at Landfill. Motion passed unanimously.

Motion made by Commissioner Mark Stiles and seconded by Commissioner Bryant to approve the FY 2025 Audit Contract for a price not to exceed \$51,045. Motion passed unanimously.

Motion made by Commissioner Adams and seconded by Commissioner Bryant to approve a Capital Project Ordinance in the amount of \$20,822,301, to close out the Schools of Innovation and Technology project. Motion passed unanimously.

Motion made by Commissioner Adams and seconded by Commissioner Bryant to approve a Capital Project Ordinance in the amount of \$714,700 for the EMS Station 2 project. Motion passed unanimously.

New Business

Motion made by Commissioner Bryant and seconded by Chairman Eichenbaum to approve a request by Murphy Booster Club for use of the pickleball courts at Konehete Park on August 9th for a pickleball tournament fundraiser. Motion passed unanimously.

After discussion, a motion was made by Commissioner Mark Stiles and seconded by Commissioner Adams to approve use of unspent elevator funds in the amount of \$23,435 to complete a playground and basketball court project at Texana Community Center. Motion passed unanimously.

Motion made by Commissioner Cal Stiles and seconded by Commissioner Bryant to approve a request from Tri-County Community College Workforce Development Office to waive tipping fees and building permit fees for the Cherokee County Housing Project in Andrews. Motion

passed unanimously.

Motion made by Commissioner Bryant and seconded by Chairman Eichenbaum to approve the appointment of the following persons to the Bear Paw Service District Board of Directors, as nominated by the Bear Paw Property Owners Association: Linda Hughes; Bruce Roydes; Mike Stubblefield; Anthony Eymard; Stacey Galloway; David Black; and Stan Wise. Motion passed unanimously.

Motion made by Commissioner Bryant and seconded by Commissioner Cal Stiles to approve use of rescue funds for Hiwassee Dam VFD in the amount of \$54,690 for the purchase of a swift water response boat with sonar. Motion passed unanimously.

Motion made by Chairman Eichenbaum and seconded by Commissioner Bryant to approve use of FY26 rescue funds for Wolf Creek Fire Department in the amount of \$4,000 to purchase a skid unit for a rescue ATV side by side. Motion passed unanimously.

Motion made by Commissioner Adams and seconded by Commissioner Bryant to appoint Jessica Nicole Blair to Wolf Creek VFD Fireman's Relief Fund Board of Trustees to replace Keesha Curtis. Motion passed unanimously.

Motion made by Commissioner Cal Stiles and seconded by Commissioner Bryant to approve use of FY26 rescue funds for Valletown Fire Department in the amount of \$28,135.15 for the purchase of various rescue equipment items. Motion passed unanimously.

Motion made by Commissioner Adams and seconded by Commissioner Bryant to approve the use of FY26 rescue funds in the amount of \$2,171.30 for rescue gear for Cherokee County Search and Rescue Team. Motion passed unanimously.

Motion made by Commissioner Adams and seconded by Commissioner Bryant to increase airport ramp and landing fees from \$75 to \$100. Motion passed unanimously.

Motion made by Commissioner Cal Stiles and seconded by Chairman Eichenbaum to approve applying for a Golden Leaf SITE Program Development Grant for site work at Marble Industrial Park. Motion passed unanimously.

Captain David Williams, of the Cherokee County Sheriff's Office, came before the board to request permission to apply for a federal COPS grant, for an award amount up to \$250,000. Captain Williams said the grant can be used to bring the office into compliance with issues discovered during the recent evidence room audit. He said there is no county match and there would be no recurring costs. Motion made by Commissioner Adams and seconded by Chairman Eichenbaum to approve. Motion passed unanimously.

Motion made by Chairman Eichenbaum and seconded by Commissioner Bryant to approve a Resolution in Support of Preserving Local Sales Tax Revenue. Motion passed unanimously.
Note: There is some push in the General Assembly to divert these revenues to other projects.

This is a preemptive effort to affirm to the General Assembly, the importance of protecting and preserving sales tax revenues for counties.

Motion made by Commissioner Cal Stiles and seconded by Commissioner Bryant to accept the high bid of \$5,784 for the Granny Squirrel Drive surplus property (.78 acres). Motion passed unanimously.

Motion made by Commissioner Mark Stiles and seconded by Commissioner Bryant to accept the high bid of \$4,076 for the Morris Ridge Drive surplus property (.84 acres). Motion passed unanimously.

Motion made by Commissioner Adams and seconded by Commissioner Cal Stiles to accept the high bid of \$5,380 for the Choctaw Ridge surplus property (.74 acres). Motion passed unanimously.

Motion made by Commissioner Mark Stiles and seconded by Commissioner Bryant to table consideration of a private property donation of Lot 36 Angel Mountain Estates. Motion passed unanimously.

Motion made by Commissioner Bryant and seconded by Commissioner Mark Stiles to approve the Tax Releases, Tax Refund Report and NCVTS Refund Report. Motion passed unanimously.

Motion made by Commissioner Cal Stiles and seconded by Commissioner Adams to reimbursement Ed Wood in the amount of \$861.30 for fertilizer previously spread on field at entrance of airport. Motion passed unanimously.

The board discussed Cherokee County Board of Education's proposed consolidation plan for a Pre-K through 8th grade facility, which would consolidate Murphy Middle, Murphy Elementary, Martins Creek Elementary and Peachtree Elementary Schools. Chairman Eichenbaum shared his concern and said the plan needs to be based on educational needs and that is for a new high school. Board of Education member, Steve Coleman, and Superintendent Dr. Keevin Woody, were in attendance to answer questions and speak on behalf of the Board of Education. Community member and local physician, Dr. Brian Mitchell, was in attendance and also spoke in opposition of the proposed Pre-K through 8th plan and agreed with Chairman Eichenbaum that the greatest need is a new central high school. Concerning the Board of Education's proposed consolidation plan, the board asked for additional information, to include location and actual cost savings.

The board discussed requirements to be placed on Valley River Humane Society (VRHS) for continued public funding. The county manager will draft the board's requirements and send them to VRHS for review and consideration.

Motion made by Commissioner Cal Stiles and seconded by Commissioner Bryant to move the board's July 21st meeting to July 29th. Motion passed unanimously.

County Manager Items

The county manager updated the board on the new Senior Center/VA project. After discussion, a

motion was made by Commissioner Cal Stiles and seconded by Chairman Eichenbaum to proceed with house demolition and lot grading (\$15,000), double-wide relocation (\$15,000) and storage unit relocation (\$600) at the project site. Motion passed unanimously.

Adjourn

Motion made by Commissioner Cal Stiles and seconded by Commissioner Bryant to adjourn. Motion passed unanimously.

CPT	Description	Proposed Fee
20604	Arthrocentesis, aspiration and/or injection, small joint or bursa (e.g., fingers, toes); with ultrasound guidance, with permanent recording and reporting.	\$83.00
20606	Arthrocentesis, aspiration and/or injection, intermediate joint or bursa (e.g., temporomandibular, acromioclavicular, wrist, elbow or ankle, olecranon bursa); with ultrasound guidance, with permanent recording and reporting	\$92.00
20611	Arthrocentesis, aspiration and/or injection, major joint or bursa (e.g., shoulder, hip, knee, subacromial bursa); with ultrasound guidance, with permanent recording and reporting	\$105.00
76942	Ultrasound guidance for needle placement (e.g., biopsy, aspiration, injection, localization device), imaging supervision and interpretation	\$196.00
Tendon Sheath Injections:		
76942 + 20550	Ultrasonic guidance for needle placement + Injection into a tendon sheath or ligament.	\$196.00 + \$62.00
76942 + 20551	Ultrasonic guidance for needle placement + Injection procedures at the origin or insertion point of a tendon.	\$196.00 + \$61.00
76942 + 20526	Ultrasonic guidance for needle placement + therapeutic injection into the carpal tunnel	\$196.00 + \$80.00
93308	Echocardiographic, transthoracic, real time with image documentation (2D) includes M-mode recording when performed; follow-up or limited	\$127.00
76705	Ultrasound, abdominal, real time with image documentation limited (e.g., single organ, quadrant, follow-up)	\$111.00
93971	Duplex scan of extremity veins including responses to compression and other	\$130.00

	maneuvers; unilateral or limited study (DVT ultrasound)	
76604	Ultrasound, chest (includes mediastinum), real time with image documentation.	\$95.00
10005	Fine needle aspiration biopsy; ultrasound guidance, first lesion	\$148
+76937	Ultrasonic guidance for vascular access requiring ultrasound evaluation of potential access sites, documentation of selected vessel patency, concurrent real time ultrasound visualization of vascular needle entry, with permanent recording and reporting	\$39.00
20522	Injection(s), single to multiple trigger point(s) one or two muscles	\$56.00
20533	Injection(s), single to multiple trigger point(s) three or more muscle(s)	\$63.00
76536	Ultrasound of soft tissues of head and neck (e.g., thyroid, parathyroid, parotid), real time with image documentation	\$116.00
76815	Ultrasound, pregnant uterus, real time with image documentation, limited (e.g., fetal heartbeat, placental location, fetal position, and/or qualitative amniotic fluid volume), one or more fetuses	\$102.00
76882	Ultrasound, limited, joint or other nonvascular extremity structure(s) (e.g., joint space, peri-articular tendon(s), muscle(s), nerve(s), other soft tissue structure(s), or soft tissue mass(es)) real-time with image documentation	\$36.00
93880	Duplex scan of extracranial arteries; complete bilateral study	\$199.00
93882	Duplex scan of extracranial arteries; unilateral or limited study	\$185.00
76706	Ultrasound, real time with image documentation; for abdominal aortic aneurysm (AAA) screening	\$108.00
+10006	Fine needle aspiration biopsy, including ultrasound guidance;	\$71.00

	each additional lesion (List separately in addition to code for primary procedure, e.g. CPT code 10005)	
64445	Injection, anesthetic agent; sciatic nerve, single	\$154.00
64450	Nerve block injection, other peripheral nerve	\$109.00
20600	Arthrocentesis, aspiration and/or injection in a small joint or bursa.	\$60.00
20605	Arthrocentesis, aspiration and/or injection, intermediate joint or bursa (e.g., temporomandibular, acromioclavicular, wrist, elbow or ankle, olecranon bursa)	\$50.00
20610	Arthrocentesis, aspiration and/or injection, major joint or bursa (e.g., shoulder, hip, knee, subacromial bursa)	\$70.00
10021	Fine needle aspiration biopsy without imaging guidance, first lesion	\$60.00
10004	Fine needle aspiration biopsy without imaging guidance, each additional lesion	\$51.00

Excision of malignant skin lesions

CPT	Proposed Fee
11600	\$180.00
11601	\$180.00
11602	\$190.00
11603	\$250.00
11604	\$270.00
11605	\$285.00
11606	\$390.00
11620	\$270.00
11621	\$316.00
11622	\$210.00
11623	\$270.00
11624	\$300.00
11625	\$298.00
11626	\$400.00
11640	\$166.00
11641	\$203.00
11642	\$236.00
11643	\$291.00
11644	\$356.00
11645	\$328.00
11646	\$483.00

Abrysvo Fee Proposal

CPT	Description	Proposed Fee	Cost for Acquisition
90678	RSV Vaccine Bivalent	\$350 + Administration Cost	\$294.53

Rabies Vaccine Fee Proposal

CPT	Description	Proposed Fee	Cost for Acquisition
90675	Rabies Vaccine IM	\$450.00 + Administration Cost	\$391.14

From: Robert Ward
Sent: Wednesday, June 4, 2025 10:42 AM
To: Randy Wiggins <randy.wiggins@cherokeeecounty-nc.gov>
Cc: Bobby Scruggs <bobby.scruggs@cherokeeecounty-nc.gov>
Subject: FW: Cherokee Landfill EC210

Randy: We need \$14,000 added to the capital purchase request for the new Volvo 210 track hoe for a thumb attachment or we could add \$3037 more for an additional year of warranty, a total of \$17,037 increase.

The Capital Asset number obtained for the 2026 budget in February for the Volvo EC 210 excavator was **\$192,413 which did not include the thumb which is absolutely needed.**

I am sorry that I missed that, I asked Volvo for the price with a thumb, and they emailed me it was \$14,000 but, they did not include it on their quote, I missed that.

The Revised Volvo quote for the EC 210 excavator is attached, with a hydraulic thumb and a 3yr/4500-hour warranty that includes a maximum charge of \$775 after the first year for mobilizations to perform warranty service work is \$206,413. An increase of \$14,000.

Or we could extend the warranty to 4yr/6000 hours for an additional increase of \$3037. Then the total for the new Volvo EC 210 excavator with a 4-year warranty would be \$209,450. The recommendation of Solid Waste is that an additional year longer warranty for \$3037 is worth it.

Recommendation 1: Raise the budgeted capital purchase amount for the 2025 Volvo EC 210 excavator with 3 year/4500-hour warranty from \$192,413 to \$209,450 which will include one more year in a 4 year/6000 hr warranty. An increase of \$17,037.00. I would say that \$3037 for the additional four-year warranty will be worth it.

Or If you want to only go with the 3 yr. /4500 hr. warranty that was originally suggested, the increase would be \$14,000.

Only, if and only if, we can't get the increase for the thumb on the Volvo then Hyundai has a 210 machine that is available through the NED vendor (who is now our vendor for the TANA compactor) is for \$187,474.00 which is less than the approved price for the Volvo machine. See attachment, it includes a thumb. But, a lower purchase price can be more cost in the long run.

Hyundai offers an included 3 yr. /3000 hr. warranty or the following upgrades. Optional (ADD TO PRICE) (3 Years/5000 Hours Full Machine \$6,095) (4 Years/6000 Hours Full Machine \$10,870). Either one of the upgrades puts us over the approved total of \$192,413 for the Volvo EC210.

We **do not recommend** switching to Hyundai, the DOT tried them and cancelled their contract because they were not working out and we have had very good results from the Volvo machines that we have been using here for over 10 years. Ascendum Volvo provides good service and the Volvos have all been dependable to date which saves more in the long run than a cheaper machine that is prone to breakdowns. This is only offered as an option in case we can't get the \$14,000 for the Volvo thumb.

Thanks,

Robert Ward, PG
Director, Cherokee Co., Solid Waste Department



CUSTOMER: Cherokee County	DELIVER TO: Cherokee County	DATE: 6-5-2025
		SALESMAN: Kevin Smith
		Expiration: 45 Days
CONTACT:		
PHONE:		
PICK UP LOCATION:		
<p>Thank you for the opportunity to quote the following items. Please review the quotation and contact us with any questions.</p>		

UNIT	QTY.	NEW OR USED	YEAR	MAKE	MODEL	PRICE
	1	NEW		Hyundai	HX210AL	\$187,473.81
DESCRIPTION & SPECIFICATIONS						
ATTACHMENT/OPTION					42" Dig Bucket	
ATTACHMENT/OPTION					Hydraulic Thumb (non-qc length)	
ATTACHMENT/OPTION						
ATTACHMENT/OPTION						
ATTACHMENT/OPTION						
ATTACHMENT/OPTION						
ATTACHMENT/OPTION						
PM SERVICE AGREEMENT						
STANDARD WARRANTY					3 Year / 3,000 Hour Full Machine	
EXTENDED WARRANTY					Optional (ADD TO PRICE) (3 Years/5000 Hours Full Machine \$6,095) (4 Years/6000 Hours Full Machine \$10,870)	
					No Travel Time or Mileage Charges On Warranty Service Calls	

FOB:	Customer	CONTRACT #:	NC Sheriff's #24-08-0421R	TOTAL CASH PRICE	\$ 187,473.81
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*Rates may vary** Based on delivery date & credit approval process*				FINANCE RATE (SUBJECT TO CHANGE!)	
				Customer must qualify for rate quoted.	
MONTH	RATE	PAYMENT EST	PLEASE CHECK & INITIAL		
			<input type="checkbox"/>		
			<input type="checkbox"/>		
			<input type="checkbox"/>		
			<input type="checkbox"/>		

Trade In Equipment - Purchases hereby bargains, sells and conveys unit Seller the above described Trade-In Equipment and certifies it to be free and clear of liens, encumbrances and security interests except to the extent shown below.		I agree to pay all taxes and other charges and settle for the purchase price as follows:	
		1. Total Cash Price	187,473.81
		2. Discount/Rebate/Down Payment	
		3. Unpaid Cash Payment	187,473.81
		4. Sales Tax	
		5. DOC Fees or Charges	
		6. Total Taxes and Fees	
		7. Cash Due on Delivery	187,473.81
In the event Buyer fails to pay any portion of the amount identified above, Buyer shall be responsible, and must reimburse Seller, for any costs (including litigation costs and attorney's fees) incurred by Seller collecting the outstanding balance. Any past due amounts owing under this Bill of Sale shall accrue interest at 1% per month until the entire balance is paid in full.			

Order Taken By:	Kevin Smith	Purchaser Name:	
Seller Signature:	Kevin Smith	Purchaser Signature:	



Quote Valid for 90 days

Contract: 011 723- VCE		Date: 2/14/2025
Buying Agency: Cherokee County Landfill	Dealership: Ascendum Machinery	
SW Member #:	Prepared By: Steve Brown	
Contact Person:	Phone: 828-243-0490	
Phone/Email:	Email: steve.brown@ascendummachinery.com	
Sourcewell Product Code B - Volvo Pricing Catalog: Hydraulic Crawler Excavators Large (above 20,000#)		

A. Catalog / Price Sheet Items being purchased			
Quan		Unit Pr	Total
1	Volvo EC210FL5 Crawler Excavator	\$192,338	\$192,338
	See next page for machine specs at List Price, Contract Discount, Machine Price		
	TOTAL Purchase Price at Bottom of this Page		
	Sourcewell Machine Price:		\$192,338
	Additional Discount:		-\$10,250
	Subtotal A:		\$182,088

B. Sourced Contracted Items			
Quan	Description	Unit Pr	Total
1		\$0	\$0
1			\$0
1			\$0
1			\$0
1			\$0
1			\$0
1			\$0
1			\$0
1			\$0
	Subtotal B:		\$0

C. Freight / Installation / Ext Warranty / Trade-Ins / Other Allowances/ Miscellaneous Charges			
Freight			\$4,000
PDI			\$1,100
Warranty - 3yr / 4,500 hr Full			\$5,225
Thumb & install			\$14,000
	Subtotal C:		\$24,325

Delivery Date: 2025	D. TOTAL PURCHASE PRICE (A+B+C):	\$206,413
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Description	Part #	List Price
Volvo EC210FL5 Crawler Excavator	EC210FL5	261,452.00
Boom, 18' 8" (5.7m), GP	XC10116	23,559.00
Arm, 9' 6" (2.9m) GP	XC10221	11,208.00
Linkage with lifting eye, GP	XC10403	774.00
Decal Kit NA	XC10503	0.00
Track Pads, 32" (800mm) Triple Grouser	XC20106	16,544.00
Roller guard STD	XC20201	669.00
Lower frame - foldable steps	XC20302	0.00
Belly Cover STD, 4.5mm	XC20401	131.00
Engine NA	XC30101	0.00
Standard fan drive	XC30801	0.00
Fuel tank for Guardrail	XC30352	0.00
Engine Air precleaner, Cyclone	XC30401	167.00
Engine Air filter, std	XC30408	0.00
Water separator without heater	XC30606	406.00
Quick Hyd Oil Fill connection	XC30910	0.00
Delayed engine Shutdown	XC30902	237.00
CareCab w/ Opening Hatch	XC40103	677.00
Cabin large mirror	XC40141	76.00
Premium seat	XC40215	2,608.00
Seat belt, 3 inch	XC41202	0.00
Joystick, 4 switch & 1 prop	XC40409	2,842.00
Air conditioning, ACC (automatic climate control)	XC40502	3,779.00
Universal key	XC40602	0.00
Foot rest, High mount	XC40809	0.00
Sun screen, front/roof/rear/right	XC40810	330.00
Platform guardrail, foldable	XC50808	0.00
Basic light package	XC50050	503.00
Travel alarm	XC50102	0.00
Co-Pilot 2nd gen display, w/ digital radio (required option)	XC50154	1,950.00
HD VSV(Volvo Smart View)	XC50163	0.00
Caretrack GSM/GPS	XC50401	0.00
Hydraulic oil ISO VG46	XC60102	923.00
Pre-setting for hyd. pressure (piping not installed for long reach boom and arm)	XC61301	279.00
X1 1 pump double acting piping (piping not installed for long reach boom and arm)	XC60201	4,184.00
X1 3 way valve on arm	XC60220	344.00
X1 Roll switch control, proportional, double acting (piping not installed for long reach boom and arm)	XC60602	449.00
Quick fit piping, UQF (piping not installed for long reach boom and arm)	XC60805	2,043.00
Creep mode	XC60917	0.00
Manual, English	XC70302	0.00
Counterweight, 9,920lbs (4500kg), fabrication	XC80142	6,192.00
Under cover STD 2.3mm	XC80201	0.00
Frame lifetime guarantee	XC70501	0.00

Volvo CE - Sourcewell Contract Quote

Page 2 of 2

Less bucket with pins	XC8291357	0.00
Flashing beacon_LED	XC50130	282.00
41" Pin-on GP (V4) bucket, 1.20 yd, 4 30GPE teeth, weld-on side cutters	XC8293650	8,373.00

Total List Price		\$350,981
Sourcewell % off List		45.2%
Sourcewell Machine Price		\$192,338

See Front Page of Quote for Total Purchase Price



General Service Agreement
Between
Cherokee County Sheriff's Office and Corrections Medical Claim Reduction

THIS GENERAL SERVICE AGREEMENT (the "Agreement") is entered into this _____ day of _____ between KAN Consulting, LLC, a Tennessee limited liability company doing business as Corrections Medical Claim Reduction ("CMCR") and the Cherokee County Sheriff's Office (collectively the "Parties").

Client	Contractor
Cherokee County Sheriff's Office	Corrections Medical Claim Reduction
577 Regal Street	627C S James Campbell Blvd, #120
Murphy NC 28906	Columbia TN 38401

Whereas, the Cherokee County Sheriff's Office ("Client") believes that CMCR ("Contractor") has the necessary qualifications, experience, and abilities to provide services to the Client;

Whereas, CMCR agrees to provide such services to the Client on the terms and conditions in this Agreement;

Whereas, it is understood and agreed by the Parties that the terms and conditions of this Agreement shall be effective upon the date when CMCR and CLIENT both execute this Agreement ("Effective Date"). It is further understood and agreed that this Agreement shall supersede and replace any and all prior agreements between the Parties.

IN CONSIDERATION OF the matters described above and of the mutual benefits and obligations outlined in this Agreement, the receipt and sufficiency of which is hereby acknowledged, the Client and the Contractor agree as follows:

1.0 SERVICES PROVIDED

- 1.1 The Client hereby agrees to engage CMCR to provide the Client with cost containment for offsite inmate medical bills. CMCR will provide the following services:
 - Bill scrubbing and repricing;
 - Discount negotiations with medical service providers;
 - EOB (Explanation of Benefits) statements;
 - Provider payments;
 - Utilization reports.
- 1.2 The Services will also include any other tasks the Parties may agree on. CMCR hereby agrees to provide such Services according to a written change order as outlined in Section 9.1 of this Agreement.

2.0 TERMS OF AGREEMENT

- 2.1 The term of this Agreement (the "Term") will begin on the effective date and will remain in full force and effect for two (2) years. This Agreement shall renew automatically for successive one (1) year Terms.
- 2.2 Either Party may terminate this Agreement for its convenience, without cause, subject to sixty (60) days prior written notice to the other Party.

3.0 PERFORMANCE

- 3.1 CMCR agrees to provide cost-containment services to the Client based on the Client's needs.



4.0 COMPENSATION

- 4.1 The Client agrees to pay CMCR a fee for services rendered, as Exhibit 1.0 of this Agreement outlines.

5.0 CONFIDENTIALITY

- 5.1 Confidential information (the "Confidential Information") refers to any data or information relating to the business of the Parties that would reasonably be considered to be proprietary to the Parties and that is not generally known in the industry of the Parties and where the release of that Confidential Information could reasonably be expected to cause harm to the Party.
- 5.2 Parties agree not to disclose, divulge, reveal, report, or use, for any purpose, any Confidential Information that the other Party has obtained, except as authorized by the other Party or as required by law. The obligations of confidentiality will apply during the Term and will survive indefinitely upon termination of this Agreement.
- 5.3 All written and oral information and material disclosed or provided by the Client to CMCR under this Agreement is Confidential Information regardless of whether it was provided before or after the date of this Agreement or how it was provided to the Contractor.
- 5.4 The Parties shall maintain the confidentiality of all medical records to the extent required by applicable law. The Parties agree to comply with all state and federal laws regarding confidentiality of patient records, including federal regulations put forth under HIPAA.

6.0 OWNER OF INTELLECTUAL PROPERTY

- 6.1 All intellectual property and related material (the "Intellectual Property") developed or produced under this Agreement will be the Contractor's property. The client is granted a non-exclusive limited-use license for this Intellectual Property.

7.0 RIGHT OF SUBSTITUTION

- 7.1 Except as otherwise provided in this Agreement, the Contractor may, at the Contractor's absolute discretion, engage a third-party sub-contractor to perform some or all of the obligations of the Contractor under this Agreement.
- 7.2 If the Contractor hires a sub-contractor: (a) the Contractor will pay the sub-contractor for its services, and the Compensation will remain payable by the Client to the Contractor; and (b) for the purposes of the indemnification clause of this Agreement, the sub-contractor is an agent of the Contractor.

8.0 INDEMNIFICATION and LEGAL DEFENSE

- 8.1 Except to the extent paid in settlement from any applicable insurance policies and to the extent permitted by applicable law, each party agrees to indemnify and hold the other harmless where any damage, expense, or claim results from its own negligent acts or omissions regarding the duties and obligations set forth in this Agreement. This indemnification will survive the termination of this Agreement.
- 8.2 CMCR shall not be held liable or responsible for defending any legal action arising out of any claim for payment by a medical service provider. Client agrees to defend, indemnify, and hold harmless CMCR from any such claim. CMCR agrees to cooperate with Client by furnishing such evidence as it is connected to the defense of any such action.



9.0 MODIFICATION OF AGREEMENT

- 9.1 Any change order, amendment, or modification of this Agreement or additional obligation assumed by either Party in connection with this Agreement will only be binding if evidenced in writing and signed by each Party.

10.0 ENTIRE AGREEMENT

- 10.1 It is agreed that no representation, warranty, collateral agreement, or condition affects this Agreement except as expressly provided in this Agreement. Should any portion of this Agreement be judicially determined to be illegal or unenforceable, the remainder of this Agreement shall remain in full force and effect.

11.0 WAIVER

- 11.1 Either Party's waiver of a breach, default, delay, or omission of any of the provisions of this Agreement by the other Party will not be construed as a waiver of any subsequent breach of the same or other provisions.

12.0 DISPUTES

- 12.1 This Agreement shall be governed by, construed, and enforced according to the laws of the State of North Carolina, and any legal or administrative action arising under this Agreement shall be in the State Courts of Cherokee County, North Carolina.

13.0 MISCELLANEOUS

- 13.1 All notices required to be given pursuant to the terms of this Agreement shall be in writing and sent by certified mail to the recipient at the address listed in above paragraph 1.
- 13.2 The waiver by either Party of any breach or failure to insist upon strict compliance with any provision of this Agreement shall not be construed as a waiver of any subsequent breach or failure of strict compliance with any other provision. The failure to exercise any right hereunder shall not operate as a waiver of such right.
- 13.3 This Agreement may be executed in counterparts, each of which shall be deemed an original and taken together shall constitute a single instrument.



IN WITNESS WHEREOF, the undersigned parties have executed this Agreement as of the Effective Date above written.

Cherokee County Sheriff's Office
577 Regal Street
Murphy NC 28906

Corrections Medical Claim Reduction
627C S James Campbell Blvd, #120
Columbia TN 38401

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____



Exhibit 1.0

CORRECTIONS MEDICAL CLAIM REDUCTION

Fees and Invoicing

CMCR Fees

The Client agrees to pay CMCR an administration fee of 17% of total savings up to \$100,000 per bill and 10% of total savings over \$100,000 per bill.

Total savings is the difference between the provider's billed charges and the final allowed amount that the provider has agreed to accept based on the services provided by CMCR.

Invoicing

CMCR will reprice a provider bill and generate an invoice for the Client and an EOB for the provider. The invoice will include the initial billed amount, the provider's allowed (discounted) amount due to the provider, and the fee due to CMCR. Invoices will be submitted monthly on a date agreed upon by the Parties unless both Parties agree to different terms.

The Client agrees to pay CMCR the total amount due (provider allowed amount plus CMCR's fee) within twenty (20) days of receipt of CMCR's invoice.

CMCR will submit payment, with the EOB, to the provider within three (3) business days of receiving the Client's payment.

Wireless System

\$33,362.57

SCOPE OF WORK

Data & Sound Specialties, Inc. will provide the equipment and associated materials for this project's scope of work.

We will remove and replace the existing sound system with the new Taiden System. We will configure and program it for the Commissioner's use. We leave the existing ceiling speakers in place and install the listed loudspeakers for speech reinforcement and content playback.

The system will provide a broadcast feed for the local news channel's use.

The system will have an assisted listening / interpretation system for ADA compliance.

The room will have acoustical treatment installed on the walls to improve speech intelligibility to the listener.

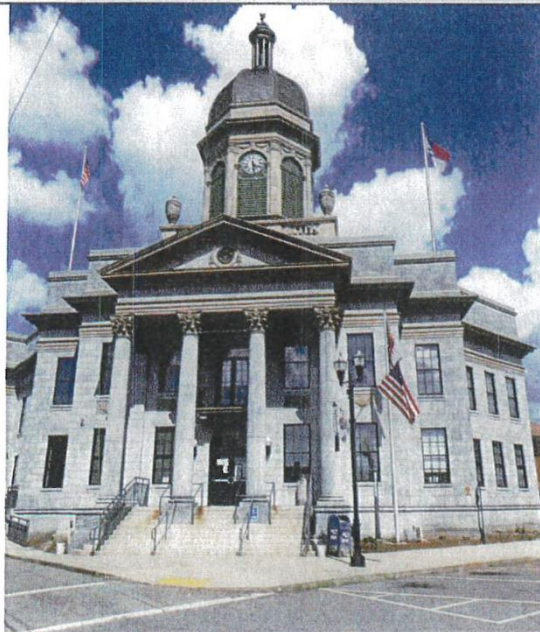
PROPOSAL

Audio System Upgrade - Wireless

Commissioners - Cherokee County, NC

75 Peachtree Street
Murphy, NC 28906 United States
(828) 837-5527

Revision: 0
Modified: 7/13/2025



Presented By:

Data & Sound Specialties, Inc.

P.O. Box 1807
Blue Ridge, Georgia 30513 United States
(706) 374-6008
www.dataandsound.com



www.dataandsound.com

Cherokee County Courthouse: Multi-purpose Room

Audio

Microphones, Processors, Amplifiers, Loudspeakers.



1 **Taiden HCS-5300MB/80A**

The core of TAIDEN infrared wireless conference system dirATC (Digital Infrared Audio Transmitting and Control Technologies) - is a new technology originated by TAIDEN. It digitally encodes and modulates audio and data signals for transmission via infrared light, achieving both multi-channel audio signals and bidirectional data transmission and control. Digitalization combined with wireless transmission via infrared technology is an ideal solution for a wireless conference system. TAIDEN digital infrared wireless conference system is composed of a main unit, one or more transceivers and conference units.



1 **Taiden HCS-5381C_G**

The unit has both columnar and gooseneck microphones, with the gooseneck option offering various stem microphones (sold separately). It includes a high-fidelity speaker that automatically mutes when the microphone is active to prevent feedback. The unit allows independent adjustment of microphone gain and EQ for optimal audio quality. With a rechargeable lithium battery, it offers extended use in strong infrared environments, ensuring reliable performance.



9 **Taiden HCS-5381D_G**

The unit has both columnar and gooseneck microphones, with the gooseneck option offering various stem microphones (sold separately). It includes a high-fidelity speaker that automatically mutes when the microphone is active to prevent feedback. The unit allows independent adjustment of microphone gain and EQ for optimal audio quality. With a rechargeable lithium battery, it offers extended use in strong infrared environments, ensuring reliable performance.



10 **Taiden MS47EGF1B**

47 cm, semi-rigid gooseneck arm, broadcast quality microphone, with bi-color illuminated ring and lockable windshield, 5pin plug, for HCS-3900, HCS-4100, HCS-4800, HCS-5300, HCS-8300 and HCS-8600series, black

* Price Includes Accessories

Audio System Upgrade - Wireless

Project No. DATA -0003

7/13/2025

Rev. 0

Page 2 of 6

Acoustical Treatment

Room Correction

3 Primacoustic P102-2448-09

This 3-pack of white Paintables Acoustic Panels from Primacoustic are made from high-density 6lb per cubic foot glass wool. The paintable panels are coated in a textured latex finish, designed for use in residential, commercial and industrial spaces to improve acoustic intelligibility by eliminating echo and unwanted reflections. The balanced formulation enables the panels to be spray painted without affecting the acoustic performance. Each panel is fully encapsulated with a woven fiberglass mesh and the edges are resin hardened to assure safe handling during installation. This panel features square edges. The panels are laboratory tested for acoustic performance and Class-A/I fire safety.

Control

System & User Interfaces.



2 Taiden HCS-5300TH_S/80

The transceiver operates within a 1–8 MHz transmission frequency and is immune to high-frequency light source interference to ensure high-quality infrared signal transmission. It supports ceiling, wall, or tripod mounting, making it ideal for various venue environments. It can be seamlessly used with the HCS-5100R/F series digital infrared receivers.

2 Taiden CBL5300-30

30 m Dedicated Transceiver Cable

Control: Software

1 Taiden HCS-5310/80

TAIDEN Basic System Setup Management Software

1 Taiden HCS-5313/80

TAIDEN Microphone Management Software

Power

Surge, Conditioning, and Sequencing.

* Price Includes Accessories

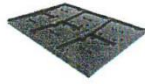
Audio System Upgrade - Wireless

Project No : DATA -0003

7/13/2025

Rev. 0

Page 3 of 6



2 Talden HCS-5300CHG/06A

Used for charging 6 pcs of HCS-5380 series, HCS-5381C/D conference units per charging.

AV System



2 Innovox Audio SLA-4.1 (90x35)-wht

The SLA-4.1 (9035) is a compact frequency Shaded Line Array loudspeaker optimized for 90 H x 35 V coverage. It employs a high output ribbon driver on an HF Wave Guide, and four 4 LF drivers within a slim profile enclosure. It is designed to work in highly reverberant environments where a uniform horizontal coverage and a focused 35 vertical pattern are beneficial.



1 Powersoft Mezzo 322 A+

Mezzo 322 A+ heralds the same levels of reliability, build quality, and acoustic proprieties of any Powersoft amplifier platform, in half the size. Exceedingly flexible, A+ versions of Mezzo offer all the remote control and monitoring functions of the A versions, further extending networking capabilities with AES67. The small form factor allows it to be mounted anywhere thanks to the included mounting kit. The 320 W versions of Mezzo can also be mounted in air handling spaces, such as ceilings or wall boxes. Two-channel versions of Mezzo also feature 2 line-level outputs, further extending routing options

1 Talden CANVAS COMM-WEB

"System commissioning, testing, and training for system turnover by Talden Technical Support / Product Specialist. 1 unit = 1 day (8 hours)"

ADA System

* Price Includes Accessories

Audio System Upgrade - Wireless

7/13/2025

Project No. DATA -0003

Rev. 0

Page 4 of 6



1 Williams AV IR SYS32-00

Renowned for delivering crystal-clear audio and exceptional speech intelligibility, the SoundPlus T3 infrared transmitter is the latest innovation from Williams AV. Equipped with advanced LED technology, the two-channel T3 transmitter delivers stronger, more efficient audio signals, ensuring comprehensive coverage and minimizing dropouts. The enhanced LEDs provide greater power and efficiency, offering complete coverage of up to 32,000 sq ft (2,972 sq m), effectively overcoming background noise, reverberation, and distance from the sound source. This system includes everything needed to create an ADA-compliant assistive listening environment. Handheld receivers pick up the infrared signal, transmitting audio through lightweight folding headphones or a mono neckloop, which connects directly to T-coil hearing aids or cochlear implants. The transmitter comes with an omnidirectional wall or ceiling mounting bracket for discreet installation.

Project Subtotal:

\$27,073.87

Misc. Items:

1 Shipping	\$953.22	\$953.22
Shipping & Freight Charges		
1 Hardware	\$635.48	\$635.48
Hardware, connectors, installation consumables, and misc. items.		

Misc. Items Total:

\$1,588.70

* Price Includes Accessories

Audio System Upgrade - Wireless

7/13/2025

Project No : DATA -0003

Rev. 0

Page 5 of 6

PROJECT SUMMARY

Equipment:	\$27,073.87
Labor:	\$4,700.00
Misc. Items:	\$1,588.70

Grand Total:	\$33,362.57
---------------------	--------------------

Client:

Date:

Contractor:

LVU-405507

Date:



PROPOSAL

Cherokee County Government

June 6, 2025

Version - 1.0

Prepared by Dennis Vissor | Email: dennis.vissor@nnsi.net | Phone: 7202036001

NC 963344-CSA

MEETING ROOM

SCOPE

To update the microphone system in the Board Room, we will conduct a comprehensive assessment of the existing Shure microphone and wireless system to determine if any components require replacement or upgrade to enhance audio quality and performance.

We will begin by evaluating the Shure MXW8 wireless boundary microphone, Shure MX415LP gooseneck microphone, Shure MXWAPT8 Access Point Transceiver, and the Shure MXW2/SM58-Z10 handheld transmitter to ensure optimal functionality and compatibility with the latest technologies.

Consideration will be given to upgrading any incompatible hardware with the newest models from Shure's Microflex Wireless series, to ensure support for higher wireless transmission standards, improved audio clarity, and adaptive radio technology for better performance in RF-challenged environments.

Cabling infrastructure, such as the CommScope CS44P Category 6A U/UTP plenum cables, will be checked to confirm that they meet the requirements for any new or upgraded equipment, and replaced if necessary to maintain optimal data transfer rates and network connectivity within the room.

Finally, coordination with the central AV control systems, including the Netgear GSM4210PX-100NAS network switch and the QSC systems, will be carried out to ensure full integration and functionality, allowing for seamless control and operation of the newly updated microphone system. Sales or demo units may be arranged for live evaluation before full deployment.

AUDIO VISUAL

IMAGE QTY DESCRIPTION



9 Shure MXW8 DESKTOP BASE TRANSCEIVER



9 Shure MX415LP "Dualflex Gooseneck Microphone, bi-color LED indicator, length 38.1cm (15\"), supercardioid, without Surface Mount Preamp, can be combined with MX400DP, MX400SMP and MX890, includes Snap-Fit windscreen"



1 Shure MXWAPT8 8-CH ACCESS POINT TRANSCEIVER



1 Shure MXW2/SM58-Z10 Handheld Transmitter with SM58® Microphone (Includes one SB902 Battery)














1 Shure MXWAPX4-Z10 Access Point - 4 Ch.



1 Shure MXWNCS4 4-CH NETWORKED CHARGING STATION



IMAGE	QTY	DESCRIPTION
	1	Shure MXWNCS8-TA 8-CH NETWORKED CHARGING STATION
	1	Netgear GSM4210PX-100NAS 10PT M4250-8G2XF-POE+ MANAGED SWCH
	1	QSC CORE 8 FLEX Unified Core with 8 local audio I/O channels, 64x64 network I/O channels with 8x8 Software-based Dante license included, USB AV bridging, dual LAN ports, VoIP telephony, 8x8 GPIO, 8 AEC processors, Half-size 1RU.
	8	QSC AD-C6T-ZB-WH 6.5" Two-way ceiling speaker, 70/100V transformer with 16Ωbypass, zero bezel design, 150° conical DMT coverage, includes C-rign and rails for blind mount installation. Priced individually, sold in pairs. White only.
	1	QSC SPA2-200 1/2 RU 2 Channel ENERGY STAR amplifier / Stereo Operation 200 watts into 8Ω & 4Ω, Bridged operation 400 watts into 8Ω & 4Ω, and 350 watts into 70v and 100v / 100-240 VAC Operation.
	1	QSC TSC-70-G3 Q-SYS 7" PoE Touch Screen Controller for In-Wall Mounting. Color - Black only
	1	QSC SLQUD-8N-P Q-SYS Core 8 Flex, Core Nano, NV-32-H (Core Capable). UCI Deployment Software License, Perpetual.
	1	QSC SLQSE-8N-P Q-SYS Core 8 Flex, Core Nano, NV-32-H (Core Capable). Scripting Engine Software License, Perpetual.
	1	QSC SLDAN-16-P Q-SYS Software-based Dante 16x16 Channel (8x8 Flows) License, Perpetual.
	100	CommScope CS44P ETL Verified Category 6A U/UTP Cable, plenum, white jacket CS44P ETL Verified Category 6A U/UTP Cable, plenum, white jacket
	1	C2G C2G-03983 C2G 03983 Cat6 Snagless UTP Unshielded Network Patch Cable - Black - 6 Foot
	2	C2G CG10294 10ft CAT6 SNAGLESS PATCH CBL BLK - TAA



ACCEPTANCE

FINANCIAL

PAYMENT SCHEDULE
Please see terms and conditions page at the end of this proposal.

SUBTOTAL	\$38,860.83
TOTAL TAX	\$0.00
PROJECT TOTAL	\$38,860.83

TERMS

I accept this proposal and hereby authorize National Network Services LLC - WNC to proceed with the installation of the included systems at the facilities of Cherokee County constructing at, NC as described in the totality of this document. I further authorize National Network Services LLC - WNC to be granted the facility access that will be required to complete this project in a workmanlike and timely manner and for payment to be made to National Network Services LLC - WNC. In keeping with the Terms of Payment listed above: It has been made clear to me that there exist no understandings regarding this project with any relevant party unless and until Cherokee County and National Network Services LLC - WNC agree to such additional or alternate understandings in writing. Project cost and pricing are dependent upon a continual flow of work without interruption or delays imposed by Cherokee County or their staff, construction, other building trades or any other party, and additional costs may be incurred by Cherokee County from National Network Services LLC - WNC. If such delays result in additional costs that are not covered by the pricing in this proposal: I agree that any additions to and/or deletions from the materials and labor to be provided by my acceptance of this proposal and any resulting change(s) in cost of this project shall only be by way of written change order(s) and shall be valid only after being signed by Cherokee County and National Network Services LLC - WNC. This proposal is valid only if accepted in writing by Cherokee County and deposit payment received no later than .

ACCEPTANCE

CHEROKEE COUNTY

SIGNED _____

DATE _____

PRINT NAME _____

TITLE _____

NATIONAL NETWORK SERVICES LLC - WNC

SIGNED _____

DATE _____

PRINT NAME _____

TITLE _____



Terms & Conditions

Due to current fluctuating market conditions regarding potential tariffs, and tariff impacts beyond the date of this proposal are not included. Subsequent tariffs will affect the final proposal amount. NNS strongly recommends pre-tariff buyout with payment for stored materials.

Performance of this bid is subject to mutually agreeable contract terms.

Payment: Payment terms are to be Net 30. Construction projects are progress billed monthly by the 22nd day of the month. NNS will provide a schedule of values with completion percentages with each progress billing.

Insurance: NNS shall provide a certificate of insurance to the client evidencing: Commercial General Liability insurance with minimum limits of \$1,000,000 per occurrence/\$2,000,000 aggregate; Automobile Liability insurance with minimum limit of \$1,000,000 combined single limit; Workers Compensation and Employer Liability covering employees and independent contractors of NNS. NNS shall name Client as an additional insured on the foregoing Commercial General Liability and Automobile Liability policies.

Warranty: Commencing with substantial completion, NNS will guarantee the installation and performance of all cables, connectors, and hardware for a period of one (1) year. Specifically, NNS provides the following Warranty to the customer: (1) That Work performed under this Agreement will be of good quality; (2) That the Work will be free from defects not inherent in the quality required or permitted; and (3) That the Work will conform to the requirements of this Agreement. During and within the warranty period, NNS will respond to cable system troubles that are specifically attributed to the equipment installed (backbone cable, horizontal cables, riser cables or station cables etc.). This warranty does not include any active equipment or electronics provided or installed by NNS.

Termination: Customer may terminate this Agreement at any time upon not less than 30 days prior written notice to NNS. Customer shall pay NNS for all Services rendered up to the effective date of termination.

Responsibility for Claims: NNS shall be responsible for any claims, liabilities, expenses, losses, or damages ("Claims") to the extent such Claims arise out of NNS's negligence or willful misconduct under this Agreement. Customer shall be responsible for any Claims to the extent such Claims arise out of customers negligence or willful misconduct under this Agreement.

Force Majeure: No Party shall be liable or responsible to the other Party, nor be deemed to have defaulted under or breached this Agreement, for any failure or delay in fulfilling or performing any term of this Agreement (except for any obligations to make previously owed payments to the other Party hereunder) when and to the extent such failure or delay is caused by or results from acts beyond the Impacted Party's ("Impacted Party") reasonable control, including, without limitation, the following force majeure events ("Force Majeure Event(s)": (a) acts of God; (b) flood, fire, earthquake, hurricane or explosion; (c) war, invasion, hostilities (whether war is declared or not), terrorist threats or acts, riot or other civil unrest; (d) government order or law; (e) actions, embargoes or blockades in effect on or after the date of this Agreement; (f) action by any governmental authority; (g) national or regional emergency; (h) epidemic, pandemic or similar influenza or bacterial infection (which is defined by the United States Center for Disease Control as virulent human influenza or infection that may cause global outbreak, or pandemic, or serious illness); (i) emergency state; (j) shortage of power or transportation facilities; and (j) other similar events beyond the reasonable control of the Impacted Party. During the pendency of the Force Majeure Event and for a reasonable period thereafter, any contractual performance that is prevented or impractical thereby shall be delayed until such time as performance is possible. Notice and reasonable proof of the nexus between the impossibility or impracticality of performance and the Force Majeure Event(s) must be provided within a reasonable time to the other party.

From: Suzanne Burke <suzanneb1013@gmail.com>
Sent: Tuesday, May 27, 2025 1:39 PM
To: Randy Wiggins <randy.wiggins@cherokeeconomy-nc.gov>
Cc: Tania Firebaugh <tania.firebaugh@cherokeeconomy-nc.gov>
Subject: Fwd: land donation

CAUTION: External Sender

This email originated from outside of Cherokee County Government. Please do not open links or attachments or respond to requests for information unless you recognize the sender and know the content is safe.

Forward suspicious emails to phishing@cherokeeconomy-nc.gov

Mr. Wiggins,

I was referred to you regarding my lot in Murphy. As explained in my previous email to Tania Firebaugh, I currently own a lot in Murphy and I am interested in donating it. Would the county or state accept a land donation? For ease of reference, I have attached the parcel info and the Property Record Appraisal Card.

Thank you for your time, and I look forward to hearing from you.

Best regards,

Suzanne Burke
305.794.4532

BURKE SUZANNE										PLAT: 00000/0000 UNQ ID: 382677										Parcel ID: 4532-00-99-4650-000									
HIGHLAND RIDGE TRL 43242										COUNTY TAX (100), FIRE DIST 70 HIWASSEE DAM PD (100)										SPLIT FROM ID 10592									
Revised Year: 2020 Tax Year: 2025 Whited Rv 35 on D/14/2018 56038 ANGEL MTH EST										LOT 36 ANGEL MOUNTAIN EST 1469/446																			
CONSTRUCTION DETAIL										MARKET VALUE										DEPRECIATION									
TOTAL POINT VALUE										USE MOD LTR NTA VAL SOCIAL LBASE RATE RCN SEYE AYB										EX AT LAST ACTION 20200429									
BUILDING ADJUSTMENTS										03 00 1										CHG REQ TO CORRELATION OF VALUE									
TOTAL ADJUSTMENT FACTOR										0 Single Family Residential STYLE:										DEPR-BUILDING VALUE - CARD MARKET 0									
TOTAL QUALITY INDEX										0										DEPR OB/XF VALUE - CARD 21,600									
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																				TOTAL APPRAISED VALUE - PARCEL 21,600									
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																				LAND VALUE 50,200									
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																				01469 01466 6 2018 WD B V 0									
																				01464 0072 4 2018 WD C V 0									
																				01455 0234 1 2019 WD A V 132,000									
																				01459 0222 1 2019 CC C V 0									
																				01416 0200 7 2011 TD P V 120,000									
																				01182 00500 00 2008 WD X V 604,500									
																				00293 0096 1 5 12000 WD X V 265,000									
																				00293 0210 1 5 14000 WD X V 0									
																				HEATED AREA									
																				NOTES									
SUBAREA										CODE QUALITY DESCRIPTION COUNT LTH WITH UNITS UNIT PRICE ONIC % COND BLDG # AYB EYE DEP % CHG OVR % COND OB/XF DEPR																			
TYPE	CS AREAS	PCT	RPLE CS	CODE	QUALITY	DESCRIPTION	COUNT	LTH	WITH	UNITS	UNIT PRICE	ONIC %	COND	BLDG #	AYB	EYE	DEP %	CHG	OVR	% COND	OB/XF DEPR								
SUBAREA						TOTAL OB/XF VALUE																							
BLDG DIMENSIONS																													
LAND INFORMATION																													
HIGHEST LAND BEST USE	USE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	END MOD	COND FACT	OTHER ADJ / NOTES RE ACCL TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERIDE VALUE	LAND NOTES												
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TOTAL MARKET LAND DATA																													
TOTAL PRESENT USE DATA																													
4532-00-99-4650-000 (4342519) GroupID																													

5/13/2025 4:57:33 PM



4650: BURKE SUZANNE

Choose a search method from the list below and click Next

Property Owner Name

Next

In the space provided, enter the Property Owner Name to locate. Click Submit to search.

Property Owner Name

Burke

Submit

Clear

Property Information Search Results

To view summary data, click on a row. To view the Property Record Card click on PRC within the appropriate row.

Owner Name ↑	Co-Owner	Property Address	Land	Parcel Number	AlternateParcelBasicSe	Tax Year	PRC
BURKE CARRIE B & H/	BURKE JERRY M	WILSON RD	6.75 AC	5409012689500		2026	PRC (http://
BURKE RICHARD G & W/	BURKE PATRICIA A	435 REGENCY DR	0.66 AC	4543001429210		2025	PRC (http://
BURKE STEVEN D & W/	BURKE ALISA J	367 LIVING WATER DR	0.94 AC	5565006381720		2025	PRC (http://
BURKE SUZANNE		HIGHLAND RIDGE TRL	1.04 AC	4532009946500		2025	PRC (http://
BURKE THOMAS P & W/	BURKE SHEILA	680 TIMBERWOOD HILLS	2.51 AC	4439005380020	33000080R 0108H	2025	PRC (http://
BURKET STEVEN R		181 CRANE NEST CV	2 AC	4540014654130	33000000093577	2025	PRC (http://
BURKET STEVEN R & W/	DYE GARRY W & W/ DEBR	VENTURA LN	0.62 AC	4540014646650	33000000094815	2025	PRC (http://
BURKETTE ANDREW & W/	BURKETTE SUSAN	1085 RANGER RD	1.6 AC	4560025757330		2025	PRC (http://
TATE ELLEN 1/2 UND INT	BURKE RICHARD 1/2 UND	15 PISGAH RD	0.9 AC	5555014943600	77000011L 0958	2025	PRC (http://

Parcel Information

Parcel Number

453200994650000

Account Number

43242

Owner Information

BURKE SUZANNE

6666 SE SEVEN OAKS LN

STUART, FL 34997

Tax Codes

C ADVL TAX - COUNTY TAX

FR70ADVL TAX - FIRE DIST 70 HIWASSEE DAM FD

Property Information

Land (Units/Type) :

1.04 Acres

Address :

HIGHLAND RIDGE TRL

Township

SHOAL CREEK

Deed Information

Deed Date :

3/9/2016

Deed Book/Page :

01531 / 0358

Plat Book/Page :

00000 / 0000

Local Zoning

Property Values

Building :

0

Obxf :

0

Land :

21,600

Market :

21,600

Assessed :

21,600

Deferred :

0

Exemption(s) :

AlternateParcelBasicSearchText

Legal Description

LOT 36 ANGEL MOUNTAIN EST 1469/446

Sales Information

No.	Book	Page	Month	Year	Instrument	Qualified/Unquali	Improved	Price
1	00255	0210	1	1900		Unqualified	Vacant	0
2	01098	0588	5	2004		Unqualified	Vacant	265,000
3	01187	0500	10	2005		Unqualified	Vacant	604,500
4	01416	0200	7	2011		Unqualified	Vacant	120,000
5	01456	0222	1	2013		Unqualified	Vacant	0
6	01456	0234	1	2013		Unqualified	Vacant	137,000
7	01464	0072	4	2013		Unqualified	Vacant	0
8	01469	0446	6	2013		Unqualified	Vacant	0
9	01531	0358	3	2016		Unqualified	Vacant	0



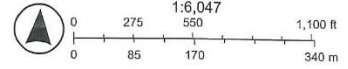
4650: BURKE SUZANNE

Cherokee County, NC Property Map



6/17/2025, 9:06:14 AM

Structure Points Sales
2024 2022
2025 2023 Parcels



Disclaimer: This map is for reference use only. Cherokee County GIS disclaims all responsibility for the accuracy or completeness of the data shown hereon.

On-site Wastewater

Cherokee County Health Department

Permit # **2013000088**

180 Hilton Street - Murphy, North Carolina 28906 (828) 835-3853

Associated PDWW Permit: **NA**

☒ **IMPROVEMENT PERMIT** (Valid for 60 months from date of issue) (Building permit cannot be issued unless CA is marked)

☐ **CONSTRUCTION AUTHORIZATION** (Expires with Improvement Permit on: _____)

☐ This authorization is for a/n _____ to a wastewater system.

Applicant/Owner: **B&T Land Investments LLC** PIN#: **453200993285000** Zone: **HD** Acreage:

Property Description: **Angel Mountain Lot 36**

Facility: **Residential, 2 bedrooms** Basement: **No**

Design Flow: **240 gpd** Water Supply: **Existing Shared Well** (off-site)

IMPROVEMENT PERMIT

System: **25% Red.** - _____ Class: **IIIg**
Soil Depth: **44"** Saprolite: **0** LTAR: **0.5** Slope: **35%**
Repair: **25% Red.** - _____ Class: **IIIg**
Repair Soil Depth: **60"** LTAR: **0.25**

CONSTRUCTION AUTHORIZATION

Septic Tank: _____ gal Pump Tank: _____
Trench Length: _____' & Spacing: _____' **Min** (On Center)
Trench Depth: _____" **Max** (Low Side) & Width: _____" **Max**
Distribution: _____

Permit Conditions:

Do not disturb designated system areas. Divert all drainage from system areas. Maintain all setbacks. Do not bench
Installer is responsible for installing lines level and on contour.
See Notes Below

Diagram (Not to Scale)

Angel Mountain Lot 36

This is an IP Only. A CA
must be obtained before a
Building Permit can be
issued.

**Drainfield areas designated on LSS report attached,
submitted by LAND RESOURCE MANAGEMENT,
sealed by Walker Boone Ferguson LSS # 1289 on
03/29/2013.**

This permit/authorization is subject to revocation if the information submitted in the application is found to have been incorrect, falsified or changed, the site is altered, or intended use changes; is transferable; and is subject to the provisions of the Laws and Rules for Sewage System Collection, Treatment, and Disposal of the North Carolina Administrative Code.

(By signing this document, I accept the specifications of this permit)

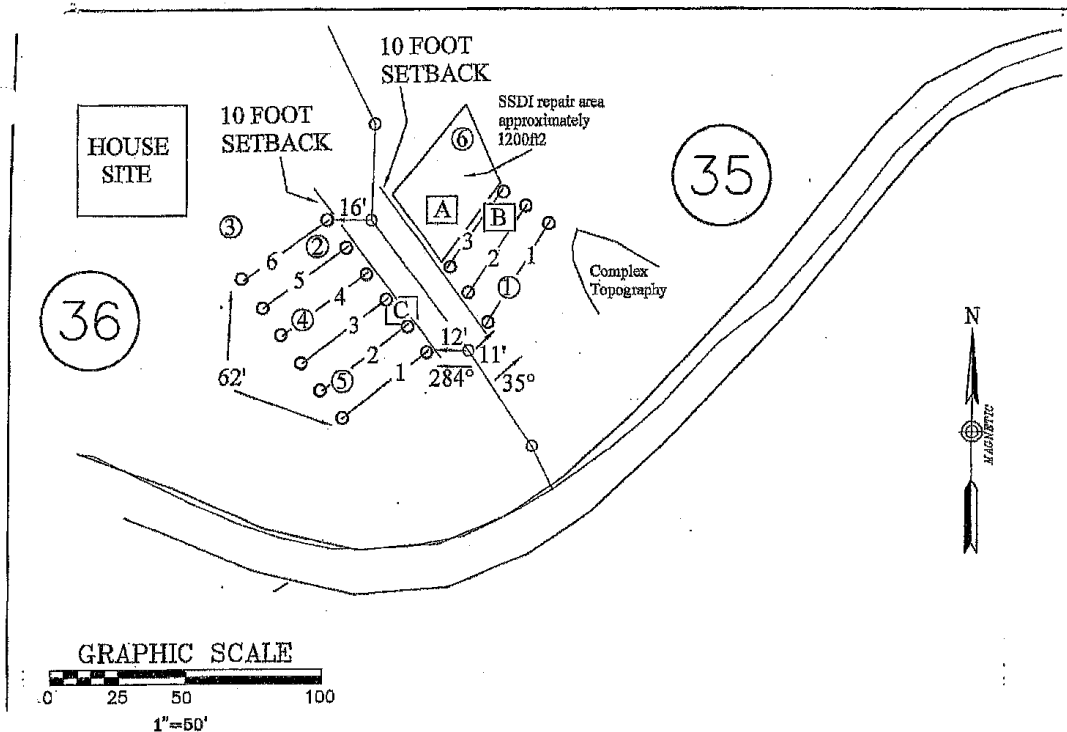
Date: **4-10-12**

Owner/Legal Reps. Signature

Issue Date: **04/02/2013**

Trevor Peterson, REHS 2143

Authorized State Agent



Notes:

- 1) The primary system should use lines 4, 5, and 6. The repair system will use lines 1-3.
- 2) Additional soils work (K-sets) and clearing in drainfield area may yield a 3-bedroom system.
- 3) This is not a septic system permit. Any grading or site disturbance in the proposed drainfield area renders this report null and void. All drainfield specifications and soils data is subject to review by the Cherokee County Health Department (CCHD). Land Resource Management (LRM) recommends using this report as the site plan required by the county in the permitting process. LRM also recommends that all soil test pits remain open, and that the drainfield flagging remain in place to assist the CCHD in the review of this report.

PRIMARY and REPAIR:

System Kind: 25 Percent Reduction

LTAR: 0.5

2-Bedroom Design

Trench Depth (in.): 18

Trench Width (in.): 36

FLAGGED LINES (Downslope to Upslope/ 10 Foot Centers)

LINE	COLOR	FEET	CUMULATIVE FEET
1	Orange	40	40
2	Red	40	80
3	Orange	40	120
4	Red	40	160
5	Orange	40	200
6	Red	40	240

LAND RESOURCE MANAGEMENT

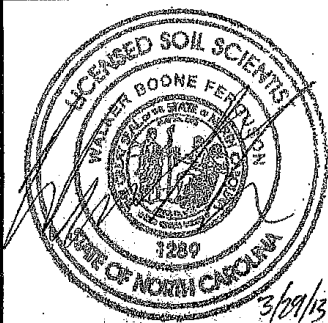


3 LOCKHART LANE
SWANNANOVA, NC 28778

828.231.1663

www.landrm.com

LOT 36
ANGEL MOUNTAIN



Date: 3/28/13

Scale: AS NOTED

Proj. #:

Designed: ART

Drawn: ART

Checked: WBF

Reviewed: WBF

CHEROKEE COUNTY
NORTH CAROLINA

Drawing Title: NORTH CAROLINA LICENSED SOIL SCIENTIST REPORT

SS-1

ROGERS BRIAN

205 CHESTNUT OAKS DR

55413

NN: 26 - Change of Ownership

COUNTY TAX (100), FIRE DIST 70

HIWASSEE DAM PD

PLAT: 00000/0000 UNIQ ID 13940

ID NO: 66007000105990

Parcel ID: 4543-00-00-9209-000

SPLIT FROM ID

Reval Year: 2020 Tax Year: 2025

Valued By: 55 on 01/12/2018 155014 CHESTNUT OAKS

LOT 5 CHESTNUT OAKS 1745/1317

CARD NO. 1 of 1

0.6700 AC

TW-66 CL- FR-

CONSTRUCTION DETAIL

USE	MOD	Eff. Area	MARKET VALUE	QUAL	BASE RATE	RCN	EYB	AYB	DEPRECIATION	EX-	AT-	SRC=	LAST ACTION 20241011
01	00								NORM				

TOTAL POINT VALUE	0												
BUILDING ADJUSTMENTS	0								% GOOD				
TOTAL ADJUSTMENT FACTOR	0												
TOTAL QUALITY INDEX	0												

STYLE:	Single Family Residential
--------	---------------------------

DEPR. BUILDING VALUE - CARD

DEPR. OB/XF VALUE - CARD

MARKET LAND VALUE - CARD

TOTAL MARKET VALUE - CARD

TOTAL APPRAISED VALUE - CARD

TOTAL APPRAISED VALUE - PARCEL

TOTAL PRESENT USE VALUE - LAND

TOTAL VALUE DEFERRED - PARCEL

TOTAL TAXABLE VALUE - PARCEL \$

PERMIT

CODE	DATE	NO.

PRIOR APPRAISAL

ROUT: 113.000WTRSHD:

BUILDING VALUE

OBXF VALUE

LAND VALUE

PRESENT USE VALUE

DEFERRED VALUE

TOTAL VALUE

SALES DATA

OFF. RECORD	DATE	DEED	TYPE	Q/U	V/I	INDICATE				
BOOK PAGE	MO	YR				SALES PRICE				
447548	01	19	10	1	2023	WD*	Q	V		0.0000
01245	11	17	11	1	2023	WD*	Q	V		12.0000
00923	02	75	14	1	2002	WD	X	V		13.0000
00853	05	62	1	1	1999		X	V		0

HEATED AREA

NOTES

SUBAREA

TYPE	GS AREA	PCT	RPL CS	CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
SUBAREA																				
TOTALS						TOTAL OB/XF VALUE														

BLDG DIMENSIONS

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES - RF AC LCTO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
SFR SUB LOT	D100		408.000	105	1.0000	0	0.9000		RTG	17,700.00	1.0000	LT	0.900	15,930.00	15930		0.67 AC
TOTAL MARKET LAND DATA															15930		
TOTAL PRESENT USE DATA																	

4543-00-00-9209-000 (4374880) Group:0

6/17/2025 4:18:53 PM,

LABONTE RICHARD										Parcel ID: 4542-00-29-2817-000									
PRAIRIE KING										PLAT: 00000/0000 UNIQ ID 13559									
63211										ID NO:									
NN: 26 - Change of Ownership										SRC= INSPECTION									
COUNTY TAX (100), FIRE DIST 70 HIWASSEE DAM FD (100)										AT- LAST ACTION 20240718									
Reval Year: 2020 Tax Year: 2025										CARD NO. 1 of 1									
Visited By: 88 on 05/09/2018 06:15 OAK RIDGE HILLS BEAR CRK INGRAM COOK										0.7800 AC									
										TW-55 CI- FR-									
CONSTRUCTION DETAIL:										DEPRECIATION									
TOTAL POINT VALUE										EX- AT- CORRELATION OF VALUE									
BUILDING ADJUSTMENTS										CREDENCE TO MARKET									
TOTAL ADJUSTMENT FACTOR										DEPR. BUILDING VALUE - CARD									
TOTAL QUALITY INDEX										DEPR. OB/XF VALUE - CARD									
										MARKET LAND VALUE - CARD									
										TOTAL MARKET VALUE - CARD									
										TOTAL APPRAISED VALUE - CARD									
										TOTAL APPRAISED VALUE - PARCEL									
										TOTAL PRESENT USE VALUE - LAND									
										TOTAL VALUE DEFERRED - PARCEL									
										TOTAL TAXABLE VALUE - PARCEL \$									
										PERMIT									
										CODE DATE NO.									
										PRIOR APPRAISAL									
										ROUT: 86.000WTRSHD:									
										BUILDING VALUE									
										OBXF VALUE									
										LAND VALUE									
										PRESENT USE VALUE									
										DEFERRED VALUE									
										TOTAL VALUE									
										SALES DATA									
										OFF. RECORD DATE DEED TYPE O/H V/L INDICATE									
										BOOK PAGE NO. YR. SALES PRICE									
										012601 00918 7 1 2014 WD 0 0 0 15,000									
										01214 0409 3 1 2008 WD 0 0 0 38,500									
										HEATED AREA									
										NOTES									
										LAND ADJ-LOC/SIZE									
SUBAREA																			
TYPE GS AREA PCT RPL CS										CODE QUALITY DESCRIPTION COUNT LTH WTH UNITS UNIT PRICE ORIG % COND BLDG # --- AYB EYB DEP SCH OVR % COND OB/XF DEPR. VALUE									
SUBAREA										TOTAL OB/XF VALUE									
TOTALS																			
BLDG DIMENSIONS																			
LAND INFORMATION																			
HIGHEST AND BEST USE																			
USE CODE LOCAL ZONING																			
FRONTAGE DEPTH DEPTH / SIZE LND MOD COND FACT OTHER ADJ/NOTES - RF AC LC TO OT ROAD TYPE LAND UNIT PRICE TOTAL LAND UNITS UNIT TYPE TOTAL ADJST ADJUSTED UNIT PRICE LAND VALUE OVERRIDE VALUE LAND NOTES																			
SFR SUB LOT 0100										123.000 228 1.0000 0 1.0000 RTP 17,700.00 1.0000 LT 1.0000 17,700.00 17700 0.78 AC									
TOTAL MARKET LAND DATA																			
TOTAL PRESENT USE DATA																			
4542-00-29-2817-000 (4298013) Group:0																			
										6/17/2025 4:22:54 PM									

SPLIT FROM ID

SRC=
AT- LAST ACTION 20240522

TOTAL MARKET VALUE - CARD	21,240
TOTAL APPRAISED VALUE - CARD	21,240
TOTAL APPRAISED VALUE - PARCEL	21,240
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL \$	21,240
REMY	

SALES DATA							
OFF. RECORD	DATE	DEED	O/U	V/I	INDICATE		
BOOK PAGE	MO. YR	TYPE			SALES PRICE		
000001 0057	9 2004	W/O	X	V	13,000		
0111B 0076	9 2004	W/O	X	V	20,500		
00853 0062	1 1999		X	V			
HEATED AREA							

		NOTES	

SUBAREA				CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR.
TYPE	GS AREA	PCT	RPL CS																	

[illegible]

BLDG DIMENSIONS	
LAND INFORMATION	

[illegible]

RTG	17,700.00	1.0000	LT	1.200	21,240.00	21240	1.09 AC
TOTAL MARKET LAND DATA							

6/17/2025 4:12:25 PM.

PRICE TANDY THOMAS & W / PRICE LORI C										Parcel ID: 4532-00-98-2846-000											
BROOKSIDE DR 65229										SLIP FROM ID 382721											
NN: 26 - Change of Ownership COUNTY TAX (100), FIRE DIST 70 HIWASSEE DAM FD (100)										PLAT: 00000/0000 UNIQ ID 382992 ID NO:											
Revised By: 2020 Tax Year: 2026 Visited By AS on 01/11/2018 8:56038 ANGEL MTN EST										CARD No. 1 of 1 3.0800 AC TW-56 CL-00 FR-											
LOTS 30 & 31 ANGEL MOUNTAIN EST 1604/267										SRC= AT- LAST ACTION 20250528											
CONSTRUCTION DETAIL										CORRELATION OF VALUE											
										EX- DEPR.											
TOTAL POINT VALUE	0	USE MOD Efr. Area	QUAL	BASE RATE	RCN	EYB	A YB	DEPRECIATION	% GOOD	INORM	CREDENCE TO	MARKET									
- BUILDING ADJUSTMENTS	--	01 00									DEPR. BUILDING VALUE - CARD	0									
TOTAL ADJUSTMENT FACTOR	0	Single Family Residential								DEPR. OB/XF VALUE - CARD											
TOTAL QUALITY INDEX	0	STYLE:								MARKET LAND VALUE - CARD											
										TOTAL MARKET VALUE - CARD											
										TOTAL APPRAISED VALUE - CARD											
										TOTAL APPRAISED VALUE - PARCEL											
										TOTAL PRESENT USE VALUE - LAND											
										TOTAL VALUE DEFERRED - PARCEL											
										TOTAL TAXABLE VALUE - PARCEL \$											
										18,000											
PERMIT										SALES DATA											
CODE DATE NO.										PRIOR APPRaisal ROUT: WTRSHD:											
BUILDING VALUE										0											
OBXF VALUE										0											
LAND VALUE										46,400											
PRESENT USE VALUE										0											
DEFERED VALUE										0											
TOTAL VALUE										46,400											
OFF RECORD										INDICATE											
BOOK #	PAGE	MO	YR	TYPE	Q/U	V/T	Sales Price														
01293	0129	5	2025	WD*	O	V	10,000														
91625	0162	12	2018	WD	G	V															
01457	0271	6	2013	WG*	A	V	36,000														
HEATED AREA																					
NOTES																					
SUBAREA																					
TYPE	GS AREA	PCT	RPL CS	CODE	QUALTY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	A YB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE	
SUBAREA TOTALS				TOTAL OB/XF VALUE																	
BLDG DIMENSIONS																					
LAND INFORMATION																					
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADIST	ADJUSTED UNIT PRICE	LAND VALUE	OVERIDE VALUE	LAND NOTES				
SFR SUB LOT	0100		545.000	0	1.0000	0	1.0000		RTP	9,000.00	2.0600	LT	1.000	9,000.00	18000		3.08 AC				
TOTAL MARKET LAND DATA																					
TOTAL PRESENT USE DATA																					

4532-00-98-2846-000 (4393192) Group:0

6/17/2025 4:07:24 PM

SENDERA PROPERTIES USA LLC

CREEKSIDE WAY
62981

Reval Year: 2020 Tax Year: 2025
Visited By 28 on 05/20/2024 55038 ANGEL MTN EST

NN: 26 - Change of Ownership
COUNTY TAX (100), FIRE DIST 70 HIWASSEE DAM FD (100)

LOT 14 ANGEL MOUNTAIN EST 1244/203

CARD NO. 1 of 1
1.0000 AC
TW-66 CT- FR-

PLAT: 00000/0000 UNIQ ID 13467
ID NO:

Parcel ID: 4542-00-08-7958-000
SPLIT FROM 1D

CONSTRUCTION DETAIL

TOTAL POINT VALUE

0

USE MOD Eff. Area QUAL BASE RATE RCN EYS AYS

01 00

% GOOD

BUILDING ADJUSTMENTS

0

TOTAL ADJUSTMENT FACTOR

0

TOTAL QUALITY INDEX

0

Single Family Residential

STYLE:

DEPRECIATION

EX- AT- LAST ACTION 20240617

CREDENCE TO MARKET

DEPR. BUILDING VALUE - CARD

DEPR. OB/XF VALUE - CARD

MARKET LAND VALUE - CARD

TOTAL MARKET VALUE - CARD

TOTAL APPRAISED VALUE - CARD

TOTAL APPRAISED VALUE - PARCEL

TOTAL PRESENT USE VALUE - LAND

TOTAL VALUE DEFERRED - PARCEL

TOTAL TAXABLE VALUE - PARCEL \$

PERMIT

CODE DATE NO.

PRIOR APPRAISAL

ROUT: 112.000WTRSHD:

BUILDING VALUE

OBXF VALUE

LAND VALUE

PRESENT USE VALUE

DEFERRED VALUE

TOTAL VALUE

SALES DATA

OFF RECORD DATE DEED Q/U V/I INDICATE

BOOK PAGE MO. YR. TYPE Q/U V/I SALES PRICE

01244 0200 8 1 2024 WD* Q V 9,200

01244 0200 8 1 2008 WD* X V 30,000

HEATED AREA

NOTES

CONF ELEM

5/20/2024 NO CHANGE

SUBAREA

TYPE GS AREA PCT RPL CS

TOTAL OB/XF VALUE

BLDG DIMENSIONS

LAND INFORMATION

HIGHEST AND BEST USE

USE CODE LOCAL ZONING

FRONTAGE DEPTH DEPTH / SIZE LND MOD COND FACT OTHER ADJ/NOTES RF AC LCL TO OT ROAD TYPE LAND UNIT PRICE TOTAL LAND UNITS UNIT TYPE TOTAL ADJUST ADJUSTED UNIT PRICE LAND VALUE OVERRIDE VALUE LAND NOTES

SFR SUB LOT 0100 178.000 211 1.0000 0 1.0000 RTP 9,000.00 1.0000 LT 1.0000 9,000.00 9000 1.05 AC

TOTAL MARKET LAND DATA

TOTAL PRESENT USE DATA

4542-00-08-7958-000 (4295328) Group:0

6/17/2025 4:08:05 PM

MLS #: L1367345 (Sold) List Price: \$27,500

Lot 38 Highland Ridge Trail MURPHY, NC 28906

Sold Price: \$22,750

Sold Date: 12/5/2022

Selling Office Name: Mountain View Lane Realty (#:181)

Financing: Cash
Selling Agent Name: Sharon Snyder (#:14)

Closing Concessions: 0

Type of Sale:



Apx Acres: 1.84

Type: Lot

Current Use: Residential

Topography: Rolling Slope, Sloped, Wooded

Zoning: Single Family

Lot #: 38

Area: Murphy

Subdivision: Angel Mountain

County: Cherokee

Schools: Cherokee

Water Frontage Name:

Lot Size:

Size of Tract: 1-3 Acres

Deed Book: 1464

Deed Page: 535

Deed Restrictions: Yes

Price Per Acre: \$12,364.13

Tax Year:

Tax Amount \$:

PIN: 453200899302000

PIN # 2:

PIN # 3:

Association Dues:

Association Payment Frequency:

Association Dues Include:

Frontage: Road

Easements: Public Roadway

Drive/Access: Paved Road, Subdivision Road

Improvements: None

Miscellaneous: Deed Restrictions

Communication/Technology:

Water: Shared Well

Sewer: None

Gas: None

Utilities: Underground Utilities

Fence:

Documents on File: Survey/Plat, Deed Restrictions

Public Remarks: **What a VIEW!** A great location with easy access to Murphy, Blue Ridge, Blairsville and McCaysville. Come build your dream home today! Nice entrance and community picnic area with fireplace for residents. Close to all the mountains are known for, hiking, fishing, kayaking, antiquing and relaxing!

Directions: From light at Hwy 64 and 129 go W on 64 to Hwy 294 go about 6 miles turn L on to Candy Mountain Road, take first R on to Highland Ridge, follow up mountain to Lot 38, look for sign on right side of road

Private Remarks: Buyer to satisfy themselves to the build-ability of the property. Shared well

Seller's Name: Larsen

Excl Agy: No

ExclRtSell: Yes

OwnrFinAvl: No

Proposed Financing: Conventional, Cash

Listing Conditions: Not Applicable

Possession: After Closing/Funding

Limited Service Listing: No

Showing Instructions: Show Anytime

Internet: Yes

DsplyAddr: Yes

AllowAVM: No

AllowCmnts: No

DOM: 726

Sign On Property: No

Listing Office: Appalachian Land Company (#:37)

Listing Agent: Deanna Robertson (Removed) (#:169)

Main: (828) 837-9199

Fax: (828) 837-9588


Office License: C8211

Information Herein Deemed Reliable but Not Guaranteed

These land sales
are old but are in
the subject subdiv.

[illegible]

sale

MLS #: L137454S (Sold) List Price: \$22,500		Lot 7 Highland Ridge Trail MURPHY, NC 28906	
Sold Price: \$7,500		Sold Date: 10/22/2021	
Selling Office Name: Creekside Realty (#8927)		Financing: Exchange	
Closing Concessions: None		Selling Agent Name: Claire Janvary (#108)	
		Type of Sale:	
	Apx Acres: 0.63		Lot #: 7
	Type: Lot		Area: Liberty
	Current Use: Residential		Subdivision: Angel Mountain Estates
	Topography: Level		County: Cherokee
	Zoning: Single Family		Schools: Hiwassee Dam
Water Frontage Name:		Lot Size: .63	Size of Tract: Less than 1 Acre
Deed Book: 1620		Deed Page: 306	Deed Restrictions: Yes
Tax Year: 2020		Price Per Acre: \$11,904.76	
PIN: 454200182912000		Tax Amount \$: 47.16	
Association Dues: 300.00		Association Payment Frequency: Annually	PIN # 2:
Frontage: Road, Creek, Other		Easements: Electric Service	PIN # 3:
		Drive/Access: Paved Road, Subdivision Road	Association Dues Include:
Improvements: None			
Miscellaneous: Creek, Stream, Deed Restrictions			
Communication/Technology:			
Water: Shared Well		Utilities: Underground Utilities	
Sewer: None		Fence: None	
Gas: None		Documents on File: Deed Restrictions	
<p>Public Remarks: If you're ready to build your mountain home getaway, this lot is waiting for you! Building site has already been cleared, and you'll enjoy the sounds of the strong running creek when you're relaxing on the deck of your future home. This lot has an expired septic permit. Angel Mountain Estates offers its residents a community picnic and fireplace area, just past the stone column entrance and community pond. Excellent location with easy access to main highway.</p> <p>Directions: From Murphy, go west on Hwy 64 to Highway 294. Turn right onto Hwy 294, go 7 miles to Candy Mountain Rd. Turn left. Go to first road on the right (past recycling center) which is Highland Ridge Trail. Enter Angel Mountain Estates. Follow Highland Ridge Trail around the community pond, bear left. Property is on the left. Lot has been cleared. Watch for sign.</p>			
Private Remarks:			
Seller's Name: Nagel		OwnrFinAvl: No	
Excl Agy: Yes		ExclRtSell:	
Proposed Financing: Conventional, Cash		Listing Conditions: Not Applicable	
Possession: Closing/Funding		Showing Instructions: Show Anytime	
Internet: Yes		Limited Service Listing: No	
DsplyAddr: Yes		AllowAVM: No	
Sign On Property: No		AllowCmmts: No	
		DOM: 210	
Listing Office: Creekside Realty (#8927)		Listing Agent: Claire Janvary (#108)	
Main: (828) 837-3133		Contact #: (770) 945-9450	
Fax: (336) 450-4009		Agent Email: claire@creeksiderealty.net	
Office License:		License Number: 299213	

Information Herein Deemed Reliable but Not Guaranteed

* our property record card shows this as a qualified sale. *

LITTRELL ANTHONY CHARLES & W/ LITTRELL JANE ANNA										Parcel ID: 4542-00-18-2912-000									
HIGHLAND RIDGE TRL 55935										PLAT: 00000/0000 UNIQ ID 382672 ID NO:									
COUNTY TAX (100), FIRE DIST 70 HIWASSEE DAM PD (100) LOT 7 ANGEL MOUNTAIN EST 1620/306										CARD NO. 1 of 1 0.6300 AC TW-56, CL- FR-									
Reval Year: 2020 Tax Year: 2025 Visited By: 28 on 05/20/2024 56038 ANGEL MTN EST										SRC= AT- LAST ACTION 20240522									
CONSTRUCTION DETAIL										CREDENCE TO CORRELATION OF VALUE									
MARKET VALUE										DEPRECIATION									
USE MOD Eff. Area QUAL BASE RATE RCN EYB AYB % GOOD										INORM									
TOTAL POINT VALUE 0										MARKET 0									
BUILDING ADJUSTMENTS 01 00										DEPR. BUILDING VALUE - CARD 0									
TOTAL ADJUSTMENT FACTOR 0 Single Family Residential										DEPR. OB/XF VALUE - CARD 0									
TOTAL QUALITY INDEX 0 STYLE:										MARKET LAND VALUE - CARD 9,000									
										TOTAL MARKET VALUE - CARD 9,000									
										TOTAL APPRAISED VALUE - CARD 9,000									
										TOTAL APPRAISED VALUE - PARCEL 9,000									
										TOTAL PRESENT USE VALUE - LAND 0									
										TOTAL VALUE DEFERRED - PARCEL 0									
										TOTAL TAXABLE VALUE - PARCEL \$ 9,000									
										PERMIT									
										CODE DATE NO.									
										PRIOR APPRAISAL									
										ROUT: WTRSHO:									
										BUILDING VALUE 0									
										OBXF VALUE 0									
										LAND VALUE 18,900									
										PRESENT USE VALUE 0									
										DEFERRED VALUE 0									
										TOTAL VALUE 19,900									
										SALES DATA									
										OFF. RECORD DATE DEED									
										BOOK PAGE MO YR TYPE O/U V/I INDICATE									
										01654 6712 10 2021 WD* 0 Y 8,000									
										01620 0306 8 2019 WD* 0 V 8,000									
										04561 1008 5 2013 WD* 0 V 50,000									
										HEATED AREA									
										NOTES									
										CONF ELEM 5/22/2024 NO CHANGE									
SUBAREA																			
TYPE GS AREA PCT RPL CS										CODE QUALITY DESCRIPTION COUNT LTH WTH UNITS UNIT PRICE ORIG % COND BLDG # AYS EYB DEP SCH OVR % COND OB/XF DEPR. VALUE									
SUBAREA TOTALS 0										TOTAL OB/XF VALUE									
BLDG DIMENSIONS																			
LAND INFORMATION																			
HIGHEST AND BEST USE																			
USE CODE LOCAL ZONING FRONTAGE DEPTH DEPTH / SIZE LND MOD CONG FACT OTHER ADJ/NOTES ROAD TYPE LAND UNIT PRICE TOTAL LAND UNITS UNIT TYPE TOTAL ADJUST ADJUSTED UNIT PRICE LAND VALUE OVERRIDE VALUE LAND NOTES																			
SFR SUB LOT 0100 155.000 0 1.0000 0 1.0000 RTP 9,000.00 1.0000 LT 1.000 9,000.00 9000 0.63 AC																			
TOTAL MARKET LAND DATA																			
TOTAL PRESENT USE DATA																			
4542-00-18-2912-000 (4292999) Group:0										6/17/2025 12:07:36 PM.									

PRICE TANDY & W/ PRICE LORI

319 JERNIGAN CT
61017NN: 18 - Building Partially Completed
COUNTY TAX (100), FIRE DIST 70 HIWASSEE DAM FD
(100)
LOT 47 ANGEL MOUNTAIN EST 1467/778PLAT: 00000/0000 UNQ ID 10626
ID NO:

Parcel ID: 4532-00-98-0544-000

SPLIT FROM ID

Reval Year: 2020 Tax Year: 2026
Visited By 33 on 02/28/2025 55038 ANGEL MTN ESTCARD NO. 1 of 1
0.9000 AC
TW-66 CL- FR-SRC= INSPECTION
AT: LAST ACTION 20250303

CONSTRUCTION DETAIL										MARKET VALUE										DEPRECIATION										CORRELATION OF VALUE																			
Foundation	3	USE	MOD	EFF. Area	QUAL	BASE RATE	RCN	EYB	AYB	JC										0.20000										CREDENCE TO										MARKET									
Continuous Footing	5.00	01	01	2.544	123	111.93	287150	2025	2025	% GOOD										20.0																				57,430									
Sub Floor System	4	TYPE: Single Family Residential										Single Family Residential																																					
Plywood	8.00	STYLE: 5 - Ranch w/ basement																																															
Exterior Walls	07																																																
Cement's Fiber Siding	22.00																																																
Roofing Structure	06																																																
Vaulted/Cathedral	14.00																																																
Roofing Cover	03																																																
Asph/Flt Shingle	8.00																																																
Interior Wall Construction	5																																																
Drywall	22.00																																																
Interior Floor Cover	11																																																
Ceramic Tile	0.00																																																
Interior Floor Cover	20																																																
Engineer Floor	9.00																																																
Heating Fuel	04																																																
Electric	2.00																																																
Heating Type	10																																																
Heat Pump	4.00																																																
Air Conditioning Type	03																																																
Central	5.00																																																
Bedrooms/Bathrooms/Half-Bathrooms	1/4/0																																																
Bedrooms	16.000																																																
TOTAL POINT VALUE										115.000																																							
BUILDING ADJUSTMENTS																																																	
Quality	3	Average																																															
Shape/Design	3	Slight Irregular																																															
Size	Size	SIZE																																															
TOTAL ADJUSTMENT FACTOR										1.070																																							
TOTAL QUALITY INDEX										123																																							

46'

41'

13'

8'

33'

33'

PTO

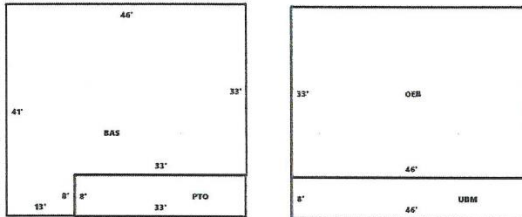
33'

06'

46'

46'

CODE	DATE	NO.	DATE	NO.	AMT.		
SR	11/22/2024	241373					
PRIOR APPRAISAL							
ROUT: 4.100WTRSHD:							
BUILDING VALUE							
CEXF VALUE							
LAND VALUE							
PRESENT USE VALUE							
DEFERRED VALUE							
TOTAL VALUE							
SALES DATA							
OFF. RECORD							
BOOK	PAGE	MO	YR	TYPE	G/U	V/I	SALES PRICE
17452	0432	9	2023	WD*	A	V	35,000
01467	0778	6	2013	WD	X	V	
01456	0248	1	2013	WD*	A	V	29,000
01287	0714	1	2007	WD	X	V	0
HEATED AREA 3,140							
NOTES							
2/28/25 PERMIT# 241373 USTRY SD/SPART FIN BSHT, FOUNDATION, STARTING FRAMING, NICE VIEWS.							



PERMIT										SALES DATA											
CODE	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	BOOK	PAGE	MO	YR	TYPE	QTY	V/I	SALES PRICE	QTY	V/I		
SR	11/12/2024	241373								01454	0432	1	2024	WD*	A	V	15,000	01457	0778		
PRIOR APPRAISAL										01456	0248	1	2013	WD*	A	V	29,000	01287	0714		
BUILDING VALUE										01287	0714	1	2007	WD	A	V	0				
DEPR. VALUE																					
LAND VALUE																					
PRESENT USE VALUE																					
DEFERRED VALUE																					
TOTAL VALUE																					
SALES DATA																					
OFF. RECORD										DATE	DEED	241373		INDICATE							
BOOK										PAGE	MO	YR	TYPE	QTY	V/I	SALES PRICE					
017424										0432	1	2024	WD*	A	V	15,000					
01456										0248	1	2013	WD	A	V	0					
01456										0248	1	2013	WD*	A	V	29,000					
01287										0714	1	2007	WD	A	V	0					
HEATED AREA 3,140																					
NOTES																					
2/28/25 PERMIT# 241373 1STRY SFD/PART FIN BSMT.																					
FOUNDATION, STARTING FRAMING.																					
NICE VIEWS.																					

SUBAREA				CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE	
TYPE	GS AREA	PCT	RPL CS																		
BAS	1,622	100	181550	TOTAL OB/XF VALUE																	
CEB	1,318	025	93452																		
PTO	264	005	1455																		
UBM	368	020	8283																		
FIREPLACE	2	046	2400																		
SUBAREA TOTALS				3,772	287,150																
BLDG DIMENSIONS				BAS=NBE33N33W46S41E13Area:1622;PTO=SBE33N8W33Area:264;UBM=N8W46S8E46Area:368;CEB=N33W46S33E46Area:1318;TotalArea:3772																	
LAND INFORMATION																					
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LAND MOD	COND FACT	OTHER ADJ/NOTES RF AC LG TO OT		ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES			
SFR MOUNTAIN VIEW	0121		30.000	0	1.0000	0	1.0000			RTP	27,000.00	1.0000	LT	1.000	27,000.00	27000		0.90 AC			
TOTAL MARKET LAND DATA																					
TOTAL PRESENT USE DATA																					
4532-00-98-0544-000 (4384180) Group:0																					
6/17/2025 8:43:21 AM																					

6/17/2025 8:43:21 AM

[illegible]

5012

CABIN AND MORE LLC
JENNIGAN CT
61753

COUNTY TAX (100), FIRE DIST 70 HIWASSEE DAM FD
(100)
LOT 45 ANGEL MOUNTAIN EST 1464/1017

Reval Year: 2020 Tax Year: 2025
Visited By 55 on 01/11/2018 66038 ANGEL MTN EST

PLAT: 00000/0000 UNIQ ID 10597
ID NO:

CARD NO. 1 of 1
1.0800 AC
TW-55 CL- FR-

Parcel ID: 4532-00-88-8754-000
SPLIT FROM ID

CONSTRUCTION DETAIL

USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYS	AYB	% GOOD
01	00							

BUILDING ADJUSTMENTS

TOTAL ADJUSTMENT FACTOR 0
TOTAL QUALITY INDEX 0

STYLE: Single Family Residential

DEPRECIATION

EX- AT- LAST ACTION 20231215

CODE	DATE	NO.

CORRELATION OF VALUE

CREDENCE TO MARKET

DEPR. BUILDING VALUE - CARD	0
DEPR. OB/XF VALUE - CARD	0
MARKET LAND VALUE - CARD	9,000
TOTAL MARKET VALUE - CARD	9,000
TOTAL APPRAISED VALUE - CARD	9,000
TOTAL APPRAISED VALUE - PARCEL	9,000
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL \$	9,000

PERMIT

CODE	DATE	NO.

SALES DATA

BOOK	PAGE	NO.	DATE	DEED	TYPE	Q/H	V/H	INDICATE	SALES PRICE
01248	0274	12	2023	WD*	C	V			30,000
01464	1017	5	2013	WD	C	V			0
01455	0240	1	2013	WD*	A	V			29,000
01267	0714	1	2007	WD	X	V			0

NOTES

ROUT: 4.080WTRSHD:

HEATED AREA

SUBAREA

TYPE	GS AREA	PCT	RPL CS	CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYS	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
SUBAREA																				
TOTALS																				
BLDG DIMENSIONS																				

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADD/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
SFR SUB LOT	0100		258.000	0	1.0000	0	1.0000		RTP	9,000.00	1.0000	LT	1.000	9,000.00	9000		1.08 AC
TOTAL MARKET LAND DATA																	
TOTAL PRESENT USE DATA																	

4532-00-88-8754-000 (4366713) Group:0

6/17/2025 12:22:14 PM



Check savings



< Back

Murphy, NC



View as owner



What's your equity? (It's easy to find out)

Off Market

0.44 acre lot

Highland Ridge Trl Lot 5, Murphy, NC 28906



Land

Property type



View as owner

Share

Highland Ridge Trl Lot 5, Murphy, NC 28906
0.44 acre lot

Explore your selling options

We've partnered with companies who offer alternative options intended to allow you to seamlessly sell, buy and move, on the terms that work best for you.

See your offers

Connect with an agent

Get connected with an agent to find out what your home is worth and stay informed about how you can sell your home.



Find my agent

Property details

Exterior

Exterior and Lot Features

- Frontage Type: Road
- Road Access: Paved Road, Subdivision Road

Community

School Information

- School District: Cherokee County

Listing

Land Info

- Lot Description: Land
- Lot Size Acres: 0.44
- Topography: Level, Wooded
- Lot Size Square Feet: 19166

Homeowners Association

- Senior Community: Yes

Highland Ridge Trl Lot 5, Murphy, NC 28906
0.44 acre lot

Other Property Info

- Deed Restrictions
- Source Listing Status: Active
- County: Cherokee
- Restrictions: Yes
- Source Property Type: Land
- Area: Hwassee Dam
- Source Neighborhood: Angel Mountain Estates
- Subdivision: Angel Mountain Estates
- Zoning: Single Family
- Property Subtype: Land
- Lot Number: 5
- Source System Name: C 2 C

Features

Utilities

- Underground Utilities
- Water Source: Community

Show less ^

Find out more about this property.

Contact agent

Local Home Services

Advertisement

Moving

Need a Mover? Get Free Moving Quotes and a Cost Estimate

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Presented By

 moving.com

Highland Ridge Trl Lot 5, Murphy, NC 28906
0.44 acre lot

RealEstimateSM



Is this your home?
Start tracking home investment. [How](#)

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We provide up to three estimates for a comprehensive view of home value.

Maximize your

[Sign up to unlock](#)

[Contact agent](#)



Tap into your home's equity

Connect with a lender to explore a Home Equity Line of Credit (HELOC) to access flexible funding for home remodeling projects, debt consolidation, or other financial needs. A HELOC allows you to borrow against your home's equity, often at lower interest rates than other loan options, giving you the ability to draw funds as needed.

[Connect with a lender](#)

[Latest home equity rates](#)

Murphy market trends

A city in Cherokee, NC

Listing price median
\$361,500

List price/sqft median
\$254

Sold price median
\$325,900

Days on market
65

Nearby home values

Address	RealEstimate SM	Bed	Bath	Sqft	Lot (sqft)
Highland Ridge Trl Lot 5, Murphy, NC 28906					
0.44 acre lot					

Address	Realestimate SM	Bed	Bath	Sqft	Lot (sqft)
100 Burke Mountain Vw Lot 1, Morganton, GA 30560	\$339,000	3	2.5	N/A	95,396
758 Long Branch Rd Lots 2 & 4, Murphy, NC 28906	\$49,900	3	2	960	90,169

See more ▾

Property history

 N/A
2024 taxes

 0 sales
Since 2024

Price history

Today

Mar 26, 2025
966 days after listed

Listing removed
MtLakes

2024

Mar 25, 2024

Listed
MtLakes

\$133,000

Show more ▾

Property Tax

No property tax history available for this property.

Highland Ridge Trl Lot 5, Murphy, NC 28906
0.44 acre lot



Listing

Murphy, NC

Creekside Way • Murphy, NC 28906

Active

Residential Land for Sale in Murphy, North Carolina

\$15,670 1 acre

Images Map Street

By Owner

Share Save

1/11

Contact



Discover Your Perfect Slice of Heaven at Angel Mountain Estates!

Imagine waking up every morning to the serene beauty of the Blue Ridge Mountains, with sweeping views, cool mountain air, and the peaceful sounds of nature surrounding you. Now, picture yourself building your dream home or getaway retreat on a 1-acre lot in the highly sought-after Angel Mountain Estates community in Murphy, NC.

This pristine piece of land offers everything you need to create your perfect mountain escape, all with modern conveniences and a peaceful, natural setting.

Why Choose Angel Mountain Estates?

- **Ideal Location:** Nestled in the heart of the Blue Ridge Mountains, Angel Mountain Estates offers a perfect blend of tranquility and adventure. Whether you love hiking, fishing, or simply enjoying breathtaking views, this location puts you in the center of it all, while still providing the privacy and peace of a mountain retreat.
- **Ready to Build:** With underground utilities already in place, this lot is ready for you to start building right away. No need to worry about delays or costly infrastructure--just bring your vision to life in this stunning location!
- **Paved Road Access:** Enjoy the convenience and **Contact** that comes with paved road access year-round. Whether it's winter or summer, you'll have easy access to your



community known for its quiet, well-maintained roads and beautiful homes. It's the perfect place to escape the hustle and bustle while still being close enough to town for shopping, dining, and entertainment.

- Breathtaking Views & Privacy: This 1-acre lot offers not only privacy and seclusion but also incredible views of the surrounding mountains. Whether you're relaxing on your deck or enjoying the landscape, you'll feel like you're living in your own mountain paradise.
- A Smart Investment: Land in the Blue Ridge Mountains is always in demand, and this lot represents an excellent opportunity for both a peaceful retreat or a solid investment. As the area grows, your property value will only increase!

Ready to Make Your Dream a Reality?

This rare 1-acre lot in Angel Mountain Estates is waiting for you to create the home you've always dreamed of. With easy access, utilities in place, and the natural beauty of the Blue Ridge Mountains as your backdrop, there's no better place to build your future.

Don't miss out on this incredible opportunity! Contact us today to schedule a tour or to get more information. Your mountain retreat awaits!


Residential **By owner** **Mountain** **Owner financed** **Undeveloped**

Contact



County Cherokee County

Community Angel Mountain Estates

Coordinates 35.0909, -84.215 

Land for sale in North Carolina

Property details

Access Public road

Showing Go on your own

Posted Aug 19, 2024 • 9 months ago

Expenses

HOA fee \$400 annually

Detailed attributes



Listing history

Contact





Mar 28, 2025	Price increase	\$15,670	\$6,170 -64.9%	Property seller
Mar 28, 2025	New listing	\$9,500	—	Property seller
Jan 18, 2025	Sold	\$9,500	—	Property seller
Oct 27, 2024	Price drop	\$9,500	\$1,500 -13.6%	Property seller
Sept 25, 2024	Price drop	\$11,000	\$1,500 -12%	Property seller
Sept 2, 2024	Price drop	\$12,500	\$3,500 -21.9%	Property seller
Aug 28, 2024	Price drop	\$16,000	\$2,000 -11.1%	Property seller
Aug 27, 2024	Price drop	\$18,000	\$5,000 -21.7%	Property seller
Aug 18, 2024	New listing	\$23,000	—	Property seller

[Subscribe to listing updates](#)

Payment calculator



Land for sale / North Carolina / Western North Caroli

Contact County / Murphy / 28906



Verify sale details.

Report listing issue

Checked 1 hour ago. Updated Mar 28, 2025. Parcel data by Regrid.



Christopher Dulin

(281) 435-2771

Contact property owner

Message rules

Full name

Email address

Phone number

Contact

MLS #: L152140A (Active) List Price: \$18,000

Listing

0 Ruthe Ridge Lane MURPHY, NC 28906



Apx Acres: 0.96
Type: Lot
Current Use: Residential
Topography: Steep Slope, Sloped, Wooded
Zoning: None

Lot #: 13
Area: Hiwassee Dam
Subdivision: Chestnut Oaks- Joins Angel Mt Sub
County: Cherokee
Schools: Hiwassee Dam

Water Frontage Name:	Lot Size: 0.96	Size of Tract: Lot, Less than 1 Acre
Deed Book: 1183	Deed Page: 604	Deed Restrictions: Yes
Tax Year:		Price Per ACRE: \$18,750.00
PIN: 453200999971000		Tax Amount \$:
Association Dues:	Association Payment Frequency:	PIN # 2:
Frontage:	Easements: None Known	PIN # 3:
		Association Dues Include:
		Drive/Access: Paved Road
Improvements: None		
Miscellaneous: Exceptional View, Hardwoods		
Communication/Technology:		
Water: Community, Well	Utilities: Underground Utilities	
Sewer: None	Fence:	
Gas: None	Documents on File: Deed Restrictions, Aerial Survey	

Public Remarks: If you've been searching for the perfect piece of land to build your dream mountain retreat, this nearly one-acre lot in the Chestnut Oaks subdivision is a rare find. Set against a stunning backdrop of long-range mountain views, this property offers the kind of breathtaking scenery that makes every sunrise and sunset unforgettable. The steep slope isn't a challenge—it's an opportunity to design a home that takes full advantage of the elevation. Paved road frontage and water access via community well adds convenience, while the surrounding natural beauty provides endless possibilities for outdoor enthusiasts. Located in the Hiwassee Dam school district, this property is close to Murphy's charming downtown, hiking trails, and the outdoor adventures of western North Carolina. If you're ready to turn a vision into reality, this lot is waiting for you.

Directions: From Murphy take 64W to R on Hwy. 294, go approximately 7 miles to L in Chestnut Oaks, R on Ruthe Ridge, property on R, see sign.

Private Remarks:

Seller's Name: Gerhardt

Excl Agy: No

ExclRtSell: Yes

OwnrFinAvl: No

Propose Financing: Conventional, Cash

Listing Conditions: Not Applicable

Possession: Closing/Funding	Limited Service Listing: No	Showing Instructions: Show Anytime
Internet: Yes	DsplyAddr: Yes	AllowAVM: No
Sign On Property: Yes	AllowCmnts: No	DOM: 111
Listing Office: Appalachian Land Company (#37)	Listing Agent: Joey Reid (#4)	
Main: (828) 837-9199	Contact #: (828) 361-3439	
Fax: (828) 837-9588	Agent Email: joeyreid3439@gmail.com	
Office License: C8211	License Number: 195926	
Information Herein Deemed Reliable but Not Guaranteed		

RUN DATE: 12/2/2019 3:06 PM

LAND USE ANALYSIS REPORT

Cherokee County

NAME	OCCURRENCES	USE	DESCRIPTION	ZONING	TYPE	UNIT PRICE
66038 ANGEL MTN EST	40	0100			LT	9,000.00
66038 ANGEL MTN EST	1	0111			AC	5,000.00
66038 ANGEL MTN EST	15	0121			LT	27,000.00

no view

interview

\$18,000 more
for view lot
(7070 Reval)

RUN DATE: 12/2/2019 3:06 PM

LAND USE ANALYSIS REPORT

Cherokee County

PARAMETERS SELECTED FOR LAND USE ANALYSIS WITH UNIT PRICE REPORT:

NEIGHBORHOOD NUMBER: 66038 - ANGEL MTN EST

Market or Farm Use: Market

REVAL OR CURRENT: Reval

Base or Adjusted Unit Price: Base Unit Price

TAX YEAR: 2020

Zoning Codes:

From: Candy R. Anderson <candy.anderson@chokeecounty-nc.gov>
Sent: Friday, July 11, 2025 3:50 PM
To: David Badger <david.badger@chokeecounty-nc.gov>; Randy Wiggins
<randy.wiggins@chokeecounty-nc.gov>
Subject: RE: [REDACTED]

Hi David,

So sorry for the delay in responding. End of fiscal year...beginning of new fiscal year... craziness.

I discussed it with Randy and our only option is to have you present the request to the Board of Commissioners at their July 29th meeting. There are 2 reasons why we will have to have Board approval.

1. The pay grade you requested for her was a grade 80 (see your budget request attached). The maximum hourly rate per the County's approved pay plan for a grade 80 is \$52.81 per hour. If [REDACTED] is paid \$100,000 for 36 hours per week, then her hourly rate is \$53.42 per hour. This exceeds the maximum allowed per the County's current approved pay plan. The Commissioners will have to vote to change the County's pay plan and increase the maximum allowed for that grade.
2. On June 6, 2022 (I believe that date is correct) in a budget worksession, you requested the commissioners consider a change in policy to switch to a 36 hour work week with the pay to be the same as a 40 hour work week. The Commissioners agreed to allow employees to work a 36 hour week and still be considered a full-time employee for benefits, but they were against increasing the pay rate in order to be the same total pay for a shorter work week. They insisted the pay rate be calculated at 40 hours per week. And the County's personnel policy states that a work week is 40 hours. Since the Commissioners are already on record as being against calculating pay at 36 hours per week, we will need them to approve the exception for [REDACTED]

Just let us know if you would like to be on the agenda for the July 29th meeting to make the 2 requests above.

Thank you,

Candy R. Anderson, CPA, CGMA
Chief Financial Officer

Cherokee County, NC
Cherokee County Courthouse
75 Peachtree Street, Suite 211
Murphy, NC 28906
(828) 837-2130
(828) 837-9684 Fax
candy.anderson@chokeecounty-nc.gov

Pursuant to North Carolina General Statutes Chapter 132, Public Records, this electronic mail message and any attachments hereto, as well as any electronic mail messages that may be sent in response to it may be considered public record and as such are subject to request and review by anyone at any time. Also, the information contained in this message may be privileged and confidential. We will withhold confidential

\$500 - No Bids.
 4200
 Stacy Howard

VEHICLE & EQUIPMENT CONDITION REPORT

PHOTOCOPY THIS REPORT AS NEEDED - WHEN COMPLETE FAX TO: 1-888-870-6709

SELLER INFORMATION - Please type or print all information clearly (If your info is same for all just fill out top of first report)			
Name of Seller: <u>Cherokee County</u>	Dept: <u>Rec Dept</u>	FLEET #	
Item Location Address: <u>699 Conahetta St.</u>		LOT #	
City: <u>Murphy</u>	State: <u>NC</u>	Zipcode: <u>28806</u>	
Contact Name:	Phone: ()	Fax: ()	
Approval E-Mail: <u>tania.firebaugh@cherokeecounty-nc.gov</u>	Cell: ()		
Board Approval: <input type="checkbox"/> Yes	Meeting Date:		
ITEM INFORMATION - Please type or print the item or vehicle information clearly. Fill out only the parts appropriate for this item.			
Year: <u>2004</u>	Make: <u>Chevrolet</u>	Model: <u>Tahoe</u>	Body Style: <u>SUV</u>
VIN / Serial: <u>1GNEK13V5S1152362</u>	Miles: <u>207197</u>	Hours: <u> </u>	
Engine Make/Model:	Cyl: <u>8</u> Liter: <u>5.3</u> HP:	Gas <input checked="" type="checkbox"/> Diesel <input type="checkbox"/> Propane <input type="checkbox"/> CNG <input type="checkbox"/> Elec <input type="checkbox"/>	
Transmission:	Hydro <input type="checkbox"/> Auto <input checked="" type="checkbox"/> Manual <input type="checkbox"/>	Single Axle <input checked="" type="checkbox"/> Dual Axle <input type="checkbox"/> Tri-Axle <input type="checkbox"/>	
Tire Type/Size:	Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input checked="" type="checkbox"/>	Drive Train: 2WD <input type="checkbox"/> 4WD <input checked="" type="checkbox"/> AWD <input type="checkbox"/> 6x4 <input type="checkbox"/> 6x6 <input type="checkbox"/> N/A <input type="checkbox"/>	
Dump Box Size:	Plow Size:	Mower Size:	Attachment Size:
Does Unit Operate/Drive: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>	Does Vehicle Start: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown <input type="checkbox"/>		
OVERALL CONDITION OF ITEM AND ADDITIONAL OWNERSHIP INFORMATION			
Body: Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/>	Service Records Available: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/>		
Interior: Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/>	Keys Available: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>		
Mechanical: Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input checked="" type="checkbox"/>	Bill of Sale Only (No Title): <input type="checkbox"/> Certificate of Origin Only: <input type="checkbox"/>		
Undercarriage: Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/>	Clean Title Available: <input type="checkbox"/> Transferable Registration: <input type="checkbox"/>		

Please describe any overhauls or maintenance for your item in the box below. Items that have more complete descriptions receive higher bid prices. You should pressure wash your equipment, broom-clean vehicles, and wash the windows before taking digital photographs of your online auction merchandise

Mechanical transmission bad - no battery
cranks w/ boost

Body

Interior

☐ ADDITIONAL INFO Check the box if you provided more info on back of report or on attached sheets

PLEASE FAX COMPLETED CONDITION REPORTS TO: 1-888-870-6709 ATTN: Online Auctioneer
 Please send your digital photographs via email to: listings@auctionsinternational.com (15 MB per email)
 Mail printed photos, photo CD & other info to: Online Auctions, 11167 Big Tree Road, East Aurora, NY 14052

Last Revised: 9.28.2022

RESOLUTION

RESOLUTION AWARDING A SERVICE FIREARM TO A RETIRING SHERIFF OF THE CHEROKEE COUNTY SHERIFF'S OFFICE

- WHEREAS, In accordance with North Carolina General Statute Section 17F-20, the local body of a law enforcement agency shall award a retiring deputy his or her badge and may, in its discretion, award the deputy's service firearm; and
- WHEREAS, The County of Cherokee provides the service firearm of a deputy who retires through the North Carolina Local Government Retirement System with ten (10) or more years of service to Cherokee County as a Deputy Sheriff or who retires due to medical disability; and
- WHEREAS, Mr. Paul Fry, retired after rendering honorable and invaluable service to the County of Cherokee and its citizens as a Sheriff's Deputy. Working from 06/2009, through 06/2025, he was employed at a full-time status. Mr. Fry, held many positions during this time, to include: Detention Officer, Patrol Deputy and Detective. Totalling his full-time status with Cherokee County Sheriff's Office for 16 years. He retires in good standing with the Office of Sheriff for Cherokee County.
- WHEREAS, The Cherokee County Commissioners and the Cherokee County Sheriff wish to honor Mr. Fry, for his service to the County as a law enforcement officer by awarding him his badge and the service firearm GLOCK, Model 45, Serial No. CAEM842; and

NOW, THEREFORE, BE IT RESOLVED BY THE Board of Commissioners for the County of Cherokee as follows:

That Mr. Paul Fry's, badge and a GLOCK, Model 45, Serial No. CAEM842, are declared surplus and that the County Manager and his designee is authorized to award his badge and transfer said firearm to Mr. Paul Fry, in accordance with the provisions of N.C.G.S. § 17F-20:

ADOPTED this _____ day of _____ 2025.

ATTEST

BOARD OF COMMISSIONERS FOR THE COUNTY OF CHEROKEE

Maria Hass, Clerk

BY: _____
Dr. Dan Eichenbaum, Chairman

APPROVED AS TO FORM

Darryl Brown, County Attorney

RESOLUTION

RESOLUTION AWARDING A SERVICE FIREARM TO A RETIRING SHERIFF OF THE CHEROKEE COUNTY SHERIFF'S OFFICE

- WHEREAS, In accordance with North Carolina General Statute Section 17F-20, the local body of a law enforcement agency shall award a retiring deputy his or her badge and may, in its discretion, award the deputy's service firearm; and
- WHEREAS, The County of Cherokee provides the service firearm of a deputy who retires through the North Carolina Local Government Retirement System with ten (10) or more years of service to Cherokee County as a Deputy Sheriff or who retires due to medical disability; and
- WHEREAS, Mr. Montgomery Ward, retired after rendering honorable and invaluable service to the County of Cherokee and its citizens as a Sheriff's Deputy and Jail Administrator. Working from 06/13/2007, through 07/11/2025, he was employed either through full or part-time status. During this time Mr. Ward, held many positions in the agency to include: Detention Officer, Patrol Deputy, Patrol Sgt., Bailiff and Jail Administrator. Mr. Ward's full-time status with Cherokee County Sheriff's Office totaled to 16 years, and at a part-time status for 2 years and 1 month. He retires in good standing with the Office of Sheriff for Cherokee County.
- WHEREAS, The Cherokee County Commissioners and the Cherokee County Sheriff wish to honor Mr. Ward, for his service to the County as a law enforcement officer by awarding him his badge and the service firearm GLOCK, Model 45, Serial No. CCED985; and

NOW, THEREFORE, BE IT RESOLVED BY THE Board of Commissioners for the County of Cherokee as follows:

That Mr. Montgomery Ward's badge and a GLOCK, Model 45, Serial No. CCED985, are declared surplus and that the County Manager and his designee is authorized to award his badge and transfer said firearm to Mr. Ward, in accordance with the provisions of N.C.G.S. § 17F-20:

ADOPTED this _____ day of _____ 2025.

ATTEST

BOARD OF COMMISSIONERS FOR THE COUNTY OF CHEROKEE

Maria Hass, Clerk

BY: _____
Dr. Dan Eichenbaum, Chairman

APPROVED AS TO FORM

Darryl Brown, County Attorney

From: Amanda Dockery <amandandockery@gmail.com>
Sent: Monday, June 16, 2025 10:10 AM
To: Randy Wiggins <randy.wiggins@cherokeeconomy-nc.gov>
Cc: Sarah <sarah.g.henson@gmail.com>; John Stephens <jdt4f@mindspring.com>; Kiffney Stokes <kiffney.griggs@gmail.com>; Sydney Schunk <sydneyschunk01@gmail.com>; Samantha House <housesamantha29@gmail.com>; Emmy Madrigal <emmy.madrigal@gmail.com>
Subject: Lease Agreement

CAUTION: External Sender

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Forward suspicious emails to phishing@cherokeeconomy-nc.gov

Hi Randy,

Attached is a proposed long term lease for the arena located at the Mountain Folk Center. We would like to be added to the agenda for the county's consideration at your convenience. Please let me know if you have any questions.

Amanda Dockery,
Secretary
Cherokee County Saddle Club

NORTH CAROLINA

CHEROKEE COUNTY

LEASE

THIS LEASE, made and entered into this the 00th day of month, 2025 by and between the COUNTY OF CHEROKEE, a body politic and a political subdivision of the State of North Carolina, LESSOR, [which includes CHEROKEE COUNTY COOPERATIVE EXTENSION SERVICE (CES)]; and the CHEROKEE COUNTY SADDLE CLUB, INC., a North Carolina non-profit corporation, LESSEE.

WHEREAS, the Cherokee County Saddle Club, Inc. (hereinafter referred to as "the CLUB" or "the LESSEE") desires to lease from the County of Cherokee (hereinafter referred to as "the COUNTY" or "the LESSOR") a portion of the Cherokee County Farmer's Market Property or the Cherokee County Mountain Folk Center known as and designated as the NORA STARKS MEMORIAL HORSE ARENA and surrounding area (hereinafter "the ARENA") under the terms and conditions hereinafter set forth in this Lease. The area that is the subject of this agreement is defined on the attached site diagram. The CLUB shall also be allowed to use the grass and parking lot areas on the site for parking at their events, as shown on the attached site diagram.

NOW, THEREFORE, in consideration of the foregoing and mutual promises and covenants contained herein, the parties do hereby stipulate and agree as follows:

USE AND SCHEDULING:

1. The COUNTY agrees to allow the CLUB the use of the ARENA for its public events and functions in exchange for performing certain services.
2. The COUNTY agrees that the CLUB is not leasing any buildings on the property and is not responsible for any loss or damage to buildings. This Lease shall also include the non-exclusive use of the following facilities associated with or adjacent to the ARENA: The old NC DOT salt shed, warm up arena, show office, concession stand; the rest rooms located in the concession stand; and the announcer's box. Other organizations may be allowed to use the ARENA, warm up arena, show office, concession stand, rest rooms and announcer's box from time to time, provided no such use will conflict with a previously scheduled CLUB event.
3. The CLUB agrees to handle all scheduling of events at the ARENA, whether those events are CLUB events, the COUNTY's events, or other community events. The CLUB shall keep a current calendar of all scheduled events through the use of a web-based calendar such as Google calendar(s) or through the CLUB's own website. The COUNTY will provide a link to said calendar(s) through CES resources.
4. The COUNTY agrees that the CLUB events that have been previously scheduled will be

given priority for the use of the ARENA, but only so long as there are no previously scheduled events, the CLUB agrees that the use of the ARENA will be on a first come basis.

5. The CLUB agrees to operate, maintain and schedule the ARENA as a venue for typical horse arena, animal, and livestock events. As for scheduling any other activities and functions, the CLUB agrees to seek advance approval from THE COUNTY, by and through CES.
6. The CLUB and the COUNTY agree to establish written rules and guidelines for the use of the ARENA, which will be made available to all who use the ARENA.
7. No alcoholic beverages or non-prescribed controlled substances shall be used or consumed on the subject property.
8. The Cherokee Riders 4-H club shall have a right of first refusal to conduct concession (food and non-alcoholic drink) sales at any events at the subject property. If, with or without compensation, Cherokee Riders 4-H club should decline to provide concession services, CLUB may provide or contract for said services at such events.
9. At the time inquiries are made to the CLUB about scheduling events, the CLUB agrees to provide full information about such things as requirements for insurance, deposit, clean-up, and all rules and regulations.
10. The COUNTY agrees that a representative of the CLUB shall serve as a liaison between the CLUB and the COUNTY and CES.
11. The COUNTY hereby authorizes the CLUB and its representatives as users and possessors of the subject property, and are lawful occupants and persons in charge of the premises for purposes of any criminal trespassing statute under Chapter 14 of the North Carolina General Statutes and may issue orders to vacate the premises and to seek criminal process for violations of the Criminal Trespass laws of the State of North Carolina.
12. The COUNTY may use the facility at any time that such facility may be needed to conduct COUNTY emergency management activities in the event of a declared emergency. The CLUB shall provide keys to the COUNTY for entry at any time the COUNTY deems necessary.

FEES

13. All admission fees for CLUB events collected by the CLUB will be used by the CLUB to fund its activities and to pay its own costs and expenses.
14. For all functions held at the ARENA, the COUNTY shall establish a fee schedule which shall provide use fees for both non-profit and for-profit organizations. The fees may include a flat usage fee and/or percentage of entry, class, or other fees. These fees may vary, depending on the type and purpose of the event.
15. The fees for any non-profit organization may be waived by the COUNTY on a case-by-case

basis and in the sole discretion of the COUNTY.

16. The COUNTY shall have the discretion to waive or adjust fees when deemed appropriate in the sole discretion of the COUNTY.
17. The COUNTY shall use all fees paid to the COUNTY from functions held at the ARENA for repairs and capital improvements to the ARENA and structures that support the use of the ARENA.

EXPENSES AND MAINTENANCE

18. The COUNTY agrees to provide electrical and water/sewer utilities for the ARENA but the COUNTY shall not provide cable or satellite television signals, telephone or internet for the ARENA.
19. The COUNTY agrees that CLUB and all organizations and groups utilizing the ARENA shall be responsible for all their own expenses, set-up and clean-up, except utilities as mentioned above. CLUB shall collect a deposit of \$250.00 for clean-up from each individual or group making use of the facility at non-CLUB events. The CLUB may waive such deposits only with the written permission of the County Manager the COUNTY may enlist inmate labor for the maintenance of the facility as such may be approved by the Sheriff of Cherokee County. This in no way obligates the Cherokee County Sheriff's Department to provide inmate labor to the CLUB.
20. The CLUB agrees to get advance written approval from THE COUNTY for any structural changes or improvements to ARENA. The CLUB shall be allowed to plant indigenous trees on the grounds of the facility and shall be responsible for the care and maintenance of the same. The CLUB shall be allowed to erect and maintain a flagpole on the property to display the American flag in accordance with State and Federal law.
21. The COUNTY agrees to be responsible for all structural repairs which are necessary in providing normal maintenance to the facility. The COUNTY will maintain the entrance road from U.S. Highway 64 and the road which is used to access the ARENA. The COUNTY will bush hog the grounds at least four (4) times per calendar year and will work with the CLUB to schedule the bush hogging at the most opportune time so as not to interfere with any CLUB activity or in support of a scheduled CLUB activity. Other maintenance such as weed trimming and grass cutting beyond the aforementioned bush hogging will be the responsibility of the CLUB. The CLUB has a tractor and arena drag for use in maintaining riding arena surfaces. This equipment is maintained by the CLUB and may be made available to other competent and responsible riding arena surface users age 18 and older for a fee.
22. The CLUB shall supply equipment, tools, materials and/or supplies to accomplish the functions of the CLUB.
23. The COUNTY shall not be responsible to the CLUB for any expenses paid or incurred unless otherwise agreed to in writing by the COUNTY.

24. The CLUB agrees to maintain insurance on all of its equipment and belongings located at the ARENA as well as maintaining full liability insurance for all CLUB events and functions. Specifically, the CLUB shall maintain commercial general liability insurance coverage with a company recognized and accepted by the North Carolina Department of Insurance of not less than one million dollars (\$1,000,000) per occurrence for bodily injury and one million dollars (\$1,000,000) per occurrence for property damage and other such insurance coverage as may be necessary for the conduct of the activities of the CLUB and for such equipment as shall be used for any activities by the CLUB. Any such policy shall include and name the COUNTY as an "additional insured". The COUNTY agrees to maintain premises liability insurance as part of its coverage of all COUNTY owned facilities.
25. The CLUB agrees to indemnify and hold the COUNTY harmless from any and all liability arising from the CLUB's use and occupancy of the ARENA.

TERM OF AGREEMENT:

26. This agreement shall be effective on the last date that a party affixes its signature, and shall continue until through nine years and eleven months at which time it shall automatically renew each year for successive one year terms unless 60 days' advance notice is given by either party. Notice shall be given to the County as follows: County Manager, Cherokee County Courthouse, 75 Peachtree Street, Murphy, NC 28906. Notice shall be given to the CLUB as follows: Cherokee County Saddle Club, Inc., c/o Sydney Schunk, 457 Graham Rd, Murphy, NC 28906; and to email address: info@cherokeecountysaddleclub.org.
27. In the event the CLUB shall commit waste or in any way fail to adhere to the terms of this agreement, the COUNTY may terminate this Lease with 30 days' notice and take possession of the ARENA at the expiration of the 30 day notice.
28. This Agreement may not be assigned by the CLUB without the COUNTY's prior approval which shall be in writing.
29. No change, modification or waiver of any term of any Lease shall be valid or enforceable unless it is in writing and signed by the appropriate authorized COUNTY and the CLUB officers or officials. This Lease constitutes the entire agreement between the parties and supersedes all prior agreements or understandings between the parties.

In Testimony Whereof, the parties hereto have executed this Lease by and through its duly authorized officers or officials on the day and date first above written.

COUNTY OF CHEROKEE

Attest:

By: _____
Chairman, Board of Commissioners

By: _____
Clerk to the Board

Date: _____

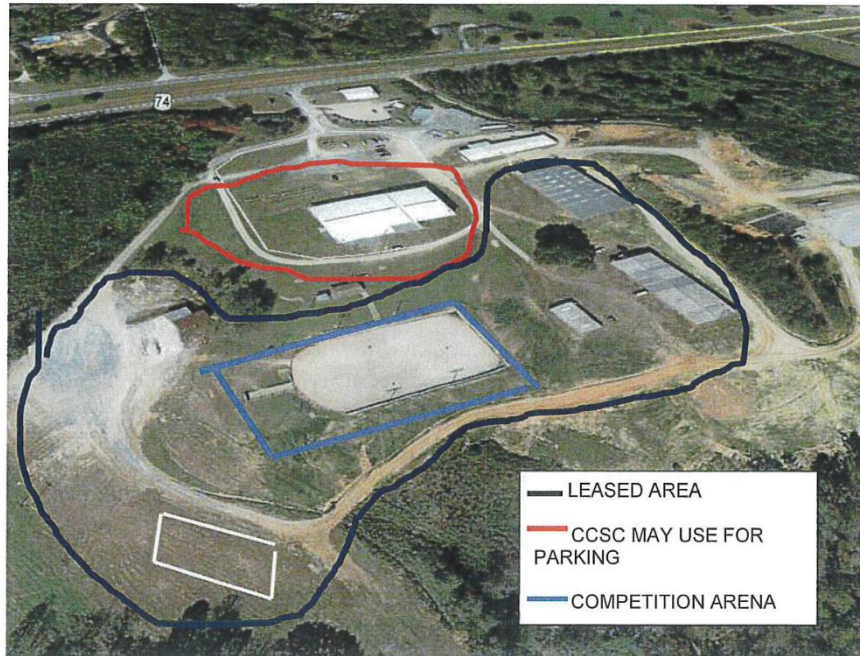
(County Seal)

CHEROKEE COUNTY SADDLE CLUB, INC.

By: _____
Club President

By: _____
Club Secretary

Date: _____



From: Franklin Shook <fshook@nantahalalibrary.org>

Sent: Wednesday, May 28, 2025 11:53 AM

To: Chad Simons <manager@townofmurphync.com>; Randy Wiggins <randy.wiggins@cherokeeconomy-nc.gov>

Subject: Fwd: ARS Construction Roof Quote

CAUTION: External Sender

This email originated from outside of Cherokee County Government. Please do not open links or attachments or respond to requests for information unless you recognize the sender and know the content is safe.

Forward suspicious emails to phishing@cherokeeconomy-nc.gov

Good Afternoon Chad and Randy,

Since speaking with both respective boards about the roof project and getting approval for the estimate of \$116,434 (split) to replace the roof of the Murphy Public Library, we have experienced a material cost increase. Please see the new quote from ARS roofing below and please advise. This is an \$8052.72 increase from the original quote given in March. Each board would have to increase the split by a little over \$4,000.

Have a wonderful day!

Franklin

Franklin R Shook Jr.

Director

Nantahala Regional Library

11 Blumenthal St.

Murphy, NC 28906

828-837-2025\$8052.72

fshook@nantahalalibrary.org

<http://www.nrlibrary.org/>

**ARS
CONSTRUCTION SERVICES, LLC**

**176 Wiggins Rd.
Cander, NC 28715**

**NC GC Lic No. 67876
828-283-3220**

Job Name: Nantahala Reginal Library For: Mr. Franklin Shook
Job Address: 11 Blumenthal St. Mailing Address: _____
City,State,Zip Murphy, NC 28906 Phone 828-837-2025 Fax: _____

Date: 5/27/2025

Scope of Work

Duro-Last Roof Recovery
And Adjacent Wall Recovery

Furnish and install premium recovery separator Sheet
Mechanically attach 50 mil Duro-Last custom pre-engineered roofing
membrane.

Install custom curbs, walls, and penetrations to Duro-Last factory
specifications.

Remove and dispose of wall shingles

Provide and install new board and batton style metal wall covering
in customer's choice of standard colors

Metal trim provided in customerschoice of standard colors

Clean-up and dispose of all project related debris.

\$124,486.72

TERMS: 50% due at signing, 50% due at completion

NOTE: Rotted wood, Deck repair, Asbestos abatement, Insulation replacement, or ANY
REQUIREMENT FOR SERVICES NOT COVERED IN THE SCOPE OF WORK WILL BE AT EXTRA COST.

We authorize the above work to be done at the stated cost.

Buyers' Signature _____ Date: _____
Buyers' Signature _____ Date: _____

NO BID IS BINDING UNTIL SIGNED BY AN OFFICER OF THE COMPANY

DATE: _____ Approved: _____

1547 Mining Gap Rd
Young Harris, Ga 30582
706.896.8835

Job Invoice

SOLD TO <i>Cherokee County</i>	DATE ORDERED <i>6-27-25</i>	ORDER TAKEN BY
	PHONE NO.	CUSTOMER ORDER #
	JOB LOCATION	
	JOB PHONE	STARTING DATE
	TERMS	

[illegible]

WORK ORDERED	TOTAL LABOR		
DATE ORDERED	TOTAL MATERIALS		
DATE COMPLETED	TOTAL MISCELLANEOUS		
CUSTOMER APPROVAL SIGNATURE _____ AUTHORIZED SIGNATURE _____	SUBTOTAL		
	TAX		
	GRAND TOTAL		

**CHEROKEE COUNTY TAX COLLECTOR
REQUESTS FOR RELEASE**

6/7/2025-7/14/25				
Taxpayer Name	Year	Bill#	Tax Amt	Reason
BRIGHTLEAF IMAGING C/O DANIEL PIERCE	2024	3891	13.52	PER THE SECRETARY OF STATE THE BUSINESS WAS DISOLVED ON 2/28/2023
JELLY BEADZ INC	2024	17591	27.43	BUSINESS CLOSED DECEMBER 2023.
L & W ONLINE SUPPLY LLC	2022	19434	2.08	BUSINESS WAS ONLY OPENED A COUPLE OF MONTHS IN 2021
L & W ONLINE SUPPLY LLC	2023	19468	2.08	BUSINESS WAS ONLY OPENED A COUPLE OF MONTHS IN 2021
L & W ONLINE SUPPLY LLC	2024	19818	2.16	BUSINESS WAS ONLY OPENED A COUPLE OF MONTHS IN 2021
MASON, NATHAN	2024	22362	85.00	HOME AND GARAGE HAVE BURNT TO THE GROUND. SOLID WASTE FEE WAS NOT REMOVED
NEW LEAF CENTER	2023	24931	33.55	BUSINESS CLOSED IN 2022
NEW LEAF CENTER	2024	25366	33.55	BUSINESS CLOSED IN 2022
PERSIMMON CREEK CAMPGROUND	2024	27241	60.27	CAMPGROUND CHANGED OWNERS IN 2023
REFUGEE RESALE LLC	2024	28935	36.52	BUSINESS CLOSED IN 2023
SOUTHERN CONCRETE MATERIAL INC	2024	32769	4.15	APPLIED SCOUT FEE IN ERROR
SOUTHERN CONCRETE MATERIAL INC	2024	32768	4.15	APPLIED SCOUT FEE IN ERROR
SUNRISE AND SUNSET MOUNTAIN VIEWS	2024	40355	86.83	THE RENTAL HAS BEEN DOUBLED BILLED
LEDFOORD, HAROLD WOODY ANDERSON, SHEENA	2023	501348	26.44	BOTH OWNERS LIVED IN BUNCOMBE COUNTY AT TIME WHEN GAP BILL WAS ISSUED.
WILLIAMS, DAVID GENE	2024	37773	7.23	MOVED TO CANDLER NC IN 2021 BILLED IN ERROR

TOTAL FINANCE RELEASES

424.96

6/7/2025-7/14/25				NEEDING APPROVAL
COLEMAN CONSTRUCTION	2023	6497	267.35	THE BUSINESS CLOSED IN 2018
DAVID RITZ	2022	39273	102.33	TINY HOME WAS BILLED AS REAL PROPERTY AND SHOULD HAVE BEEN BILLED PERSONAL
DAVID RITZ	2022	39014	182.65	TINY HOME WAS BILLED AS REAL PROPERTY AND SHOULD HAVE BEEN BILLED PERSONAL
JOY ELAINE SUDDERTH	2023	502799	120.02	TAXPAYER LIVES IN CLAY CPUNTY EVEN THOUGHT THEY HAVE A MURPHY ADDRESS
LYLE FOX	2024	200430	521.89	PUV REINSTATED. NOW IN COMPLIANCE
LYLE FOX	2024	200431	521.89	PUV REINSTATED. NOW IN COMPLIANCE
LYLE FOX	2024	200432	521.89	PUV REINSTATED. NOW IN COMPLIANCE

TOTAL BOARD RELEASES

672.35

RUN DATE: 7/15/2025 1:28 PM

CHEROKEE COUNTY REFUND REPORT
REFUNDS 6-6-25 THRU 7-14-25

PARAMETERS SELECTED FOR ACTIVITY REFUND REPORT:

TRANSACTION DATE RANGE: 06/07/2025 12:00:00 AM - 07/14/2025 12:00:00 AM

PAYMENT DATE RANGE:

USER/OPERATOR:

TAX DISTRICT(S):

BILL YEAR RANGE:

BILL# RANGE:

BILL TYPE: Both

SORT BY: Name

RELEASE NUMBER ONLY: No

PAYMENT TYPE: ,Card - CCard,Cash - Cash,Check -
Check,EFT - Electronic Funds Transfer,MOrder - Money
Order,Paymentus - Paymentus,UNKNOWN - ,Web - Web

RUN DATE: 7/15/2025 1:20 PM

CHEROKEE COUNTY REFUND REPORT
REFUNDS 6-6-25 THRU 7-14-25

NAME	BILL NUMBER		PAYMENT TYPE	AMOUNT	OPER	DATE TIME
43551 CALDER DANIELLE CALDER DAVE 6517 HARBOR DR HUDSON, FL 34667	2024-4898	RP: 557600914656000	Check	139.28	TAMMY	7/9/2025 3:35:46 PM
BANK ATTACHMENT FIFTH THIRD BANK REFUND RECIPIENT:						
39155 COSNER ROXANNE LANEY SHIRLEY JT WIROS 158 FISHER ST ANDREWS, NC 28901	2024-7330	RP: 555911751427000	Check	220.90	TAMMY	7/8/2025 3:49:24 PM
BANK ATTACHMENT UCB REFUND RECIPIENT:						
770060080604 DAVIS RICHARD L & W/ DAVIS MARSHA D 1911 HEALEY FIELDS RD ANDREWS, NC 28901	2024-8625	RP: 554601059748000	Check	354.81	ALYSSA	7/7/2025 11:27:15 AM
PD BY SECU LOAN PER LOAN REFUND GOES BACK TO BORROWERS. REFUND RECIPIENT: MARSHA DELAINE DAVIS						
202350240600 HUGHES STEVEN ROYCE HUGHES LAURA JANE 37 HALO LN MURPHY, NC 28908	2023-502406	PERSONAL PROPERTY	Check	135.35	TAMMY	6/27/2025 3:32:47 PM
BANK ATTACHMENT FIRST CITIZENS REFUND RECIPIENT:						
10243 KINDEL DEVERN ANN 275 LONGVIEW RD BOYERTOWN, PA 19612-8014	2024-19318	RP: 445900039517000	EFT	690.03	HUGO	6/18/2025 10:15:16 AM
ACI PAYMENT 5TH-THIRD BANK CONF # 455282 REFUND RECIPIENT: SANDRA KENDEL OR TIMOTHY WRAZEN 1515 TWO ROD RD MARILLA NY 14102						
50387 MASHBURN KATLAN W	2024-22288	RP: 440900122655000	Check	2.51	DELEENNA	7/11/2025 3:31:43 PM

RUN DATE: 7/15/2025 1:20 PM

CHEROKEE COUNTY REFUND REPORT
REFUNDS 6-6-25 THRU 7-14-25

NAME	BILL NUMBER	PAYMENT TYPE	AMOUNT	OPER	DATE	TIME
588 GLEN LOUDERMILK RD						
MURPHY, NC 28906-2255						
REFUND RECIPIENT:						
30352	2024-24396	RP: 557500154479000	Check	325.99	ALYSSA	7/7/2025 4:18:05 PM
MOORE SHERRY, BRISTOL SHELLEY						
CRAWFORD CLIFFORD JACK						
PO BOX 1161						
ANDREWS, NC 28901-1151						
BA PNC CK 537574						
REFUND RECIPIENT: SHERRY MOORE						
40238	2024-25884	RP: 550302864738000	Check	1015.70	TAMMY	6/23/2025 3:32:31 PM
O'KEEFE JOHN JOSEPH						
4407 56th AVENUE DR E						
BRADENTON, FL 34209-6543						
PD BY FIFTH THIRD-ACCOUNT ALREADY PAID IN FULL						
REFUND RECIPIENT:						
56784	2024-27419	RP: 555620919043000	Check	395.43	TAMMY	7/8/2025 3:40:46 PM
PHILLIPS NANCY H						
271 BRISTOL AVE						
ANDREWS, NC 28901-6422						
NANCY PHILLIPS ACCOUNT ALREADY PAID IN FULL						
REFUND RECIPIENT: EMPOWER SETTLEMENT						
SERVICES LLC						
6180 WARREN PARKWAY SUITE 100						
FRISCO TX 75093						
550060019191	2024-31629	PERSONAL PROPERTY	Check	39.29	ALYSSA	6/12/2025 2:37:42 PM
SHIELDS JOHN & WANDA						
C/O SHIELDS WANDA						
115 DAIRY FARM ROAD						
MURPHY, NC 28906						
BA SECU CK 191091						
REFUND RECIPIENT:						
25430	2024-35375	RP: 502502825080000	Check	336.80	ALYSSA	6/12/2025 2:39:37 PM
TRANHAM KENNETH BRIAN & W/						
TRANHAM RHONDA TATHAM						
PO BOX 1040						
ANDREWS, NC 28901						
BA SECU CK 191092						

RUN DATE: 7/15/2025 1:20 PM

CHEROKEE COUNTY REFUND REPORT
REFUNDS 6-6-25 THRU 7-14-25

NAME	BILL NUMBER	REFUND RECIPIENT: RHONDA TRANTHAM	PAYMENT TYPE	AMOUNT	OPER	DATE TIME
202350362800 TRANHAM RHONDA TATHAM	2023-503628	PERSONAL PROPERTY	Check	99.99	TAMMY	6/11/2025 4:15:02 PM
PO BOX 1040 ANDREWS, NC 28901		BANK ATTACHMENT USB REFUND RECIPIENT:				
TOTAL REFUNDS PRINTED:	4,256.66	(Count: 12)				
TOTAL VOID REFUNDS:	0.00	(Count: 0)				
TOTAL:	4,256.66					

RUN DATE: 7/15/2025 1:20 PM

CHEROKEE COUNTY REFUND REPORT
REFUNDS 6-6-25 THRU 7-14-25

VOIDED REFUND AMOUNTS OF REFUNDS NOT IN 6/7/2025 - 7/14/2025

NAME	BILL NUMBER	AMOUNT	OPER	PAYMENT TYPE	DATE TIME	REFUND DATE
TOTAL VOID REFUNDS:						

North Carolina Vehicle Tax System

Pending Refund Report

Payee Name	Primary Owner	Secondary Owner	Address 1	Address 3	Transaction #	Refund Reason	Create Date	Tax Jurisdiction	Levy Type	Change	Interest Change	Total Change
ADAM, ADILA IBRAHIM	ADAM, ADILA IBRAHIM	ADAM, ZUBEDA MOHAMED	1834 HEALY FIELDS RD	ANDREWS, NC 28901	228824876	Vehicle Sold	6/17/2025	C ADVL FR88ADVL	TAX	(\$248.97) (\$22.04)	\$0.00 \$0.00	(\$248.97) (\$22.04)
ADAM, SAEED AHMED	ADAM, SAEED AHMED		133 MAUNEY ST	MURPHY, NC 28906	228214998	Vehicle Sold	6/5/2025	C ADVL C102ADVL	TAX	(\$117.64) (\$81.00)	\$0.00 \$0.00	(\$117.64) (\$81.00)
ALDAMA, MAGALLY PRISCILLA	ALDAMA, MAGALLY PRISCILLA		1359 FLOYD STALCUP RD	MURPHY, NC 28906	229694362	Vehicle Sold	6/30/2025	C ADVL FR46ADVL	TAX	(\$2.47) (\$0.14)	\$0.00 \$0.00	(\$2.47) (\$0.14)
ALDAMA, MAGALLY PRISCILLA	ALDAMA, MAGALLY PRISCILLA		1359 FLOYD STALCUP RD	MURPHY, NC 28906	229694366	Vehicle Sold	6/30/2025	C ADVL FR46ADVL	TAX	(\$28.30) (\$1.58)	\$0.00 \$0.00	(\$28.30) (\$1.58)
ALDAMA, MAGALLY PRISCILLA	ALDAMA, MAGALLY PRISCILLA		1359 FLOYD STALCUP RD	MURPHY, NC 28906	229694378	Vehicle Sold	6/30/2025	C ADVL FR46ADVL	TAX	(\$32.76) (\$1.83)	\$0.00 \$0.00	(\$32.76) (\$1.83)
AVALOS, ANTHONY MICHAEL	AVALOS, ANTHONY MICHAEL	CORRAL, HILDA	148 DEERFIELD MEADOW TRL	MURPHY, NC 28906	228525764	Vehicle Totalled	6/11/2025	C ADVL FR58ADVL	TAX	(\$119.31) (\$9.19)	\$0.00 \$0.00	(\$119.31) (\$9.19)
BUSH, STEPHANIE ANNE	BUSH, STEPHANIE ANNE		PO BOX 907	MURPHY, NC 28906	228825044	Vehicle Totalled	6/17/2025	C ADVL FR45ADVL	TAX	(\$20.47) (\$3.02)	\$0.00 \$0.00	(\$20.47) (\$3.02)
CAIN, REED COLEMAN	CAIN, REED COLEMAN		9308 ERIC BRIAN LN	SODDY DAISY, TN 37379	228048432	Reg . Out of state	6/3/2025	C ADVL FR50ADVL	TAX	(\$22.92) (\$1.76)	\$0.00 \$0.00	(\$22.92) (\$1.76)
EDWARDS, JAMES CARLTON	EDWARDS, JAMES CARLTON	EDWARDS, DEBRA FRANKS	PO BOX 1128	MURPHY, NC 28906	228048616	Vehicle Sold	6/3/2025	C ADVL FR46ADVL	TAX	(\$17.22) (\$0.96)	\$0.00 \$0.00	(\$17.22) (\$0.96)
GIBSON, HELEN FORRISTER	GIBSON, HELEN FORRISTER		15896 W US HIGHWAY 64	MURPHY, NC 28906	228903520	Adjustment	6/18/2025	C ADVL FR36ADVL	TAX	(\$32.72) (\$4.83)	\$0.00 \$0.00	(\$32.72) (\$4.83)
GIBSON, HERBERT CLARK JR	GIBSON, HERBERT CLARK JR	GIBSON, KAREN MOORE	PO BOX 1235	ANDREWS, NC 28901	228824788	Over Assessment	6/17/2025	C ADVL C101ADVL	TAX	(\$79.79) (\$68.01)	\$0.00 \$0.00	(\$79.79) (\$68.01)
GILBERT, CHARLES EDWARD	GILBERT, CHARLES EDWARD	GILBERT, ANGELA BETTINA	30 HOOT OWL LN	MURPHY, NC 28906	229694084	Tag Surrender	6/30/2025	C ADVL FR56ADVL	TAX	(\$246.23) (\$19.78)	\$0.00 \$0.00	(\$246.23) (\$19.78)
GILBERT, MARK ALAN	GILBERT, MARK ALAN	GILBERT, PATRICIA ANN	247 HICKS BRANCH RD	RELINANCE, TN 37369	228284980	Reg . Out of state	6/6/2025	C ADVL FR20ADVL	TAX	(\$146.81) (\$9.15)	\$0.00 \$0.00	(\$146.81) (\$9.15)
	GILBERT, MARK ALAN		347 WYCKE	RELINANCE		Reg .		C ADVL	TAX	(\$59.87)	\$0.00	(\$59.87)

GILBERT, MARK ALAN	GILBERT, MARK ALAN		447 RALPH BRANCH RD	RENNELAND, TN 37369	228284986	Out of state	6/6/2025	FR28ADVL	TAX	(\$3.73)	\$0.00	(\$3.73)
										Refund	\$0.00	\$63.60
HAYES, ALLEN WADE	HAYES, ALLEN WADE	HAYES, TERESA HOLLOWAY	17 SUNNY LN	MARBLE, NC 28905	229458194	Vehicle Sold	6/27/2025	C ADVL	TAX	(\$125.97)	\$0.00	(\$125.97)
								FR45ADVL	TAX	(\$18.58)	\$0.00	(\$18.58)
										Refund	\$0.00	\$144.55
HERMS, MICHAEL EDWARD	HERMS, MICHAEL EDWARD	HERMS, MARILYN ESTELLA	170 BOYD COVE RD	MURPHY, NC 28906	228284968	Vehicle Sold	6/6/2025	C ADVL	TAX	(\$88.74)	\$0.00	(\$88.74)
								FR45ADVL	TAX	(\$13.10)	\$0.00	(\$13.10)
										Refund	\$0.00	\$101.84
HOOD, HUEY ALLEN JR	HOOD, HUEY ALLEN JR	HOOD, DURONDA BARTON	PO BOX 1325	MURPHY, NC 28906	229375474	Vehicle Totalled	6/26/2025	C ADVL	TAX	(\$67.07)	\$0.00	(\$67.07)
								FR44ADVL	TAX	(\$10.88)	\$0.00	(\$10.88)
										Refund	\$0.00	\$77.95
JOHNSON, KAREN CAVENDER	JOHNSON, KAREN CAVENDER	JOHNSON, DONALD EUGENE	1183 HIWASSEE ST	MURPHY, NC 28906	229458322	Vehicle Sold	6/27/2025	C ADVL	TAX	(\$4.85)	\$0.00	(\$4.85)
								CI02ADVL	TAX	(\$3.34)	\$0.00	(\$3.34)
										Refund	\$0.00	\$8.19
JONES, DANA HOUSTON	JONES, DANA HOUSTON		1755 HEALEY FIELDS RD	ANDREWS, NC 28901	229458106	Vehicle Sold	6/27/2025	C ADVL	TAX	(\$126.47)	\$0.00	(\$126.47)
								FR80ADVL	TAX	(\$11.19)	\$0.00	(\$11.19)
										Refund	\$0.00	\$137.66
KEFFER, JOSEPH HUGH	KEFFER, JOSEPH HUGH		200 TWELVE OAKS TRL	MURPHY, NC 28906	229375584	Vehicle Sold	6/26/2025	C ADVL	TAX	(\$33.22)	\$0.00	(\$33.22)
								FR30ADVL	TAX	(\$1.91)	\$0.00	(\$1.91)
										Refund	\$0.00	\$35.13
KLOS, HEATHER KING	KLOS, HEATHER KING		494 HIGHWAY 294	MURPHY, NC 28906	229375462	Vehicle Sold	6/26/2025	C ADVL	TAX	(\$12.61)	\$0.00	(\$12.61)
								FR50ADVL	TAX	(\$0.97)	\$0.00	(\$0.97)
										Refund	\$0.00	\$13.58
LEGUE, EDWIN CHARLES	LEGUE, EDWIN CHARLES		230 PARADISE RD	MURPHY, NC 28906	228048624	Vehicle Sold	6/3/2025	C ADVL	TAX	(\$66.40)	\$0.00	(\$66.40)
								FR45ADVL	TAX	(\$9.79)	\$0.00	(\$9.79)
										Refund	\$0.00	\$76.19
LONG, ZACHARY ALLEN	LONG, ZACHARY ALLEN		254 DUKE ST	MURPHY, NC 28906	229375562	Vehicle Sold	6/26/2025	C ADVL	TAX	(\$59.82)	\$0.00	(\$59.82)
								CI02ADVL	TAX	(\$41.19)	\$0.00	(\$41.19)
										Refund	\$0.00	\$101.01
MILLER, CHERYL LYNN	MILLER, CHERYL LYNN		6079 BLENDON CHASE DR	WESTERVILLE, OH 43081	228593316	Reg . Out of state	6/12/2025	C ADVL	TAX	(\$33.55)	\$0.00	(\$33.55)
								FR56ADVL	TAX	(\$2.70)	\$0.00	(\$2.70)
										Refund	\$0.00	\$36.25
MILLER, ROGER ALLEN	MILLER, ROGER ALLEN		6079 BLENDON CHASE DR	WESTERVILLE, OH 43087	228593308	Reg . Out of state	6/12/2025	C ADVL	TAX	(\$19.03)	\$0.00	(\$19.03)
								FR56ADVL	TAX	(\$1.53)	\$0.00	(\$1.53)
										Refund	\$0.00	\$20.56
MORROW, PENNY RAY	MORROW, PENNY RAY		4695 MARTINS CREEK RD	MURPHY, NC 28906	228593278	Mileage	6/12/2025	C ADVL	TAX	(\$44.53)	(\$2.22)	(\$46.75)
								FR46ADVL	TAX	(\$2.48)	(\$0.13)	(\$2.61)
										Refund	\$0.00	\$49.36
MORTON, WILLIAM JOSEPH JR	MORTON, WILLIAM JOSEPH JR		151 FINCH DR	MURPHY, NC 28906	228825130	Adjustme nt	6/17/2025	C ADVL	TAX	(\$50.18)	\$0.00	(\$50.18)
								FR30ADVL	TAX	(\$7.40)	\$0.00	(\$7.40)
										Refund	\$0.00	\$57.58
MUSGRAVE, JAMES MARVIN	MUSGRAVE, JAMES MARVIN		1055 CAROLINA FOX CIR	MURPHY, NC 28906	229375530	Vehicle Totalled	6/26/2025	C ADVL	TAX	(\$40.34)	\$0.00	(\$40.34)
								FR70ADVL	TAX	(\$4.23)	\$0.00	(\$4.23)
										Refund	\$0.00	\$44.57
NGUYEN, TOM	NGUYEN, TOM		108 TOWN BRANCH RD	ANDREWS, NC 28901	229694142	Reg . Out of state	6/30/2025	C ADVL	TAX	(\$46.79)	\$0.00	(\$46.79)
								CI01ADVL	TAX	(\$39.88)	\$0.00	(\$39.88)
										Refund	\$0.00	\$86.67
NGUYEN, TOM	NGUYEN, TOM		108 TOWN BRANCH RD	ANDREWS, NC 28901	229694142	Reg . Out of state	6/30/2025	C ADVL	TAX	(\$50.23)	\$0.00	(\$50.23)
								CI01ADVL	TAX	(\$51.34)	\$0.00	(\$51.34)
										Refund	\$0.00	\$111.57

NIMEY, MITCHELL JOHN	NIMEY, MITCHELL JOHN		605 SHOAL CREEK RD	MURPHY, NC 28906	228968844	Vehicle Sold	6/19/2025	C ADVL TAX (\$291.01)	\$0.00	(\$291.01)
								FR78ADVL TAX (\$30.53)	\$0.00	(\$30.53)
								Refund		\$321.54
OHARA, FRANCIS JOSEPH	OHARA, FRANCIS JOSEPH		174 CARVERS VIEW TRL	MURPHY, NC 28906	229458046	Vehicle Sold	6/27/2025	C ADVL TAX (\$5.49)	\$0.00	(\$5.49)
								FR38ADVL TAX (\$0.81)	\$0.00	(\$0.81)
								Refund		\$6.30
OHARA, FRANCIS JOSEPH	OHARA, FRANCIS JOSEPH		174 CARVERS VIEW TRL	MURPHY, NC 28906	229458052	Vehicle Sold	6/27/2025	C ADVL TAX (\$29.95)	\$0.00	(\$29.95)
								FR38ADVL TAX (\$4.42)	\$0.00	(\$4.42)
								Refund		\$34.37
OLIVER, JERRY EDWARD	OLIVER, JERRY EDWARD		329 CHALET CIR	MURPHY, NC 28906	229046012	Vehicle Sold	6/28/2025	C ADVL TAX (\$15.28)	\$0.00	(\$15.28)
								FR55ADVL TAX (\$1.35)	\$0.00	(\$1.35)
								Refund		\$16.63
PADRON, JOSEPH R	PADRON, JOSEPH R		594 BRASSTOWN VIEW RD	MURPHY, NC 28906	228460618	Vehicle Sold	6/18/2025	C ADVL TAX (\$25.35)	\$0.00	(\$25.35)
								FR42ADVL TAX (\$1.70)	\$0.00	(\$1.70)
								Refund		\$27.05
PHILLIPS, JORDAN MARIE	PHILLIPS, JORDAN MARIE		322 MOORELAND HEIGHTS ST	MURPHY, NC 28906	229375468	Vehicle Sold	6/26/2025	C ADVL TAX (\$19.17)	\$0.00	(\$19.17)
								CT02ADVL TAX (\$13.20)	\$0.00	(\$13.20)
								Refund		\$32.37
PINKARD, CHARLES FREDERICK JR	PINKARD, CHARLES FREDERICK JR	PINKARD, THERESA PROCTOR	205 DEW DROP LN	MURPHY, NC 28906	228814858	Vehicle Sold	6/16/2025	C ADVL TAX (\$0.83)	\$0.00	(\$0.83)
								FR47ADVL TAX (\$0.87)	\$0.00	(\$0.87)
								Refund		\$0.70
PINKERTON, CYNTHIA STRATTON	PINKERTON, CYNTHIA STRATTON		1478 BELL HILL RD	MURPHY, NC 28906	228903834	Vehicle Sold	6/18/2025	C ADVL TAX (\$71.98)	\$0.00	(\$71.98)
								FR50ADVL TAX (\$5.55)	\$0.00	(\$5.55)
								Refund		\$77.53
POSTELLE, KARA JEAN	POSTELLE, KARA JEAN		1489 LIBERTY RD	MURPHY, NC 28906	229045844	Vehicle Totalled	6/20/2025	C ADVL TAX (\$4.07)	\$0.00	(\$4.07)
								FR78ADVL TAX (\$0.42)	\$0.00	(\$0.42)
								Refund		\$4.49
SALUDES, HENRY JR	SALUDES, HENRY JR		89 CHESTNUT DR	MURPHY, NC 28906	229694380	Adjustment	6/30/2025	C ADVL TAX (\$60.09)	\$0.00	(\$60.09)
								FR44ADVL TAX (\$9.75)	\$0.00	(\$9.75)
								Refund		\$69.84
SELF, JASON LYNN	SELF, JASON LYNN		370 MESSER ST	MURPHY, NC 28906	229694638	Vehicle Sold	6/30/2025	C ADVL TAX (\$7.76)	\$0.00	(\$7.76)
								FR45ADVL TAX (\$1.14)	\$0.00	(\$1.14)
								Refund		\$8.90
SHORE CONSTRUCTION INC	SHORE CONSTRUCTION INC		PO BOX 75	CULBERSON, NC 28903	229375724	Vehicle Totalled	6/26/2025	C ADVL TAX (\$193.00)	(\$9.09)	(\$202.09)
								FR55ADVL TAX (\$17.15)	(\$0.85)	(\$18.00)
								Refund		\$221.49
SHUBITOWSKI, THOMAS BERNARD	SHUBITOWSKI, THOMAS BERNARD		PO BOX 92	BRASSTOWN, NC 28902	229458274	Vehicle Sold	6/27/2025	C ADVL TAX (\$60.72)	\$0.00	(\$60.72)
								FR45ADVL TAX (\$8.96)	\$0.00	(\$8.96)
								Refund		\$69.68
SMITH, CATHERINE ALICE	SMITH, CATHERINE ALICE		85 BOX TURTLE LN	MURPHY, NC 28906	229045756	Vehicle Sold	6/20/2025	C ADVL TAX (\$58.46)	\$0.00	(\$58.46)
								FR38ADVL TAX (\$8.62)	\$0.00	(\$8.62)
								Refund		\$67.08
SMITH, MICHAEL PAUL	SMITH, MICHAEL PAUL	SMITH, MARCIA MAZGAJ	46 RAINBOW VALLEY DR	MURPHY, NC 28906	228815032	Vehicle Sold	6/16/2025	C ADVL TAX (\$54.80)	\$0.00	(\$54.80)
								FR50ADVL TAX (\$4.22)	\$0.00	(\$4.22)
								Refund		\$59.02
SOHNE, RICHARD FRANK JR	SOHNE, RICHARD FRANK JR	SOHNE, CARMEN DELORES	40 GOLD FINCH LN	MURPHY, NC 28906	229458248	Vehicle Sold	6/27/2025	C ADVL TAX (\$85.98)	\$0.00	(\$85.98)
								FR50ADVL TAX (\$6.62)	\$0.00	(\$6.62)
								Refund		\$92.60
WELLINGTON, STEPH ANN	WELLINGTON, STEPHANIE		488 TROUT LN	OLDSMAR, FL 34677	22804	Reg. Out of	6/3/2025	C ADVL TAX (\$13.63)	\$0.00	(\$13.63)
								FR55ADVL TAX (\$1.21)	\$0.00	(\$1.21)

ANN				state				Refund	\$14.84
WOODLING, ROBERT EARLE	WOODLING, ROBERT EARLE	WOODLING, TONYA MARIE	54 REGAL ST	MURPHY, NC 28906	229375536	Vehicle Sold	6/26/2025	C ADVL TAX (\$75.03)	\$0.00 (\$75.03)
								C102ADVL TAX (\$51.66)	\$0.00 (\$51.66)
								Refund	\$126.69
								Refund Total	\$3765.28

CHEROKEE COUNTY
RESOLUTION TO ESTABLISH MINIMUM TAX

WHEREAS, in consideration of the expense involved in collecting minimal taxes charged on the tax records and that tax being an amount equal to or larger than the tax charged; and

WHEREAS, NC General Statute 105-321(f) authorizes the governing body of a taxing unit that collects its own taxes to direct, by Resolution, the Tax Collector not to collect minimal taxes; and

WHEREAS, the Cherokee County Tax Assessor has determined that the estimated cost to Cherokee County of billing the taxpayer for the amounts due on a tax receipt or tax notice is approximately (\$5.00) five dollars; and

WHEREAS, minimal taxes being defined as the combined taxes and fees of the taxing unit due on a tax receipt prepared pursuant to NCGS 105-321(f) in a total original principal amount that does not exceed an amount, up to (\$5.00) five dollars.

BE IT RESOLVED by the Cherokee County Board of Commissioners that the Cherokee County Tax Collector is directed not to collect the combined taxes and fees of Cherokee County and any other unit of government for which it collects taxes, due on a tax receipt prepared pursuant to NCGS 105-320 or on a tax notice prepared pursuant to NCGS 105-330.5, when the total original principal amount is (\$5.00) five dollars or less; and

BE IT FURTHER RESOLVED that pursuant to NCGS 105-321(f) the Tax Collector shall not bill the taxpayer for, or otherwise collect, such minimal taxes but shall keep a record of all such minimal taxes by receipt number and amount and shall make a report of these taxes to the Cherokee County Board of Commissioners at the time of the settlement.

NOW, THEREFORE, BE IT RESOLVED that the Cherokee County Board of Commissioners hereby rescinds the June 24, 2013 resolution, and adopt this resolution to serve as the official policy and procedures for Cherokee County to establish minimal tax, which shall remain in effect until amended or repealed by resolution of the Cherokee County Board of Commissioners.

ADOPTED this the _____ day of July, 2025.

Dan Eichenbaum, Chairman

Cherokee County Board of Commissioners

Attest:

Maria Hass, Clerk to the Board

RESOLUTION

A RESOLUTION BY THE CHEROKEE COUNTY BOARD OF COMMISSIONERS TO ESTABLISH AND ADOPT A FORMAL POLICY AND PROCEDURE FOR RESIDUAL TAX VALUES OF PERSONAL PROPERTY

WHEREAS, NC General Statute 105-284 states it is the duty of the Tax Assessor to appraise all properties at its true value or use value as determined under NCGS 105-283 or NCGS 105-277.6 and taxes shall be levied uniformly on assessments determined in accordance with this section; and

WHEREAS, NCGS 105-285(b) states that the value, ownership and place of taxation of personal property, both tangible and intangible, shall be determined annually as of January 1; and

WHEREAS, this policy is only for personal property in that the residual tax value for Business Personal Property is 35% of the original purchase price; and

WHEREAS, the current policy established by the Cherokee County Board of Commissioners was established over a decade ago and requires periodic updates to compete with current market conditions; and

WHEREAS, there has been no review of residual values of personal property since before 2015; and

WHEREAS, it is necessary to adopt a policy for residual tax values, so that taxes are administered fairly and equitably; and

WHEREAS, the following policies and procedures will guide the Cherokee County Tax Office in carrying out the duties of its office, concerning residual tax values:

Recommended Residual Values

Utility Trailers (single axel) = \$500 (double axel or enclosed) = \$1,000

Cars = \$1,000

SUVs/Trucks/Vans = \$1,500

Motorcycles = \$500

Camping Trailers = \$2,000

Mobile Homes (livable) = \$1,000 (storage) = \$500 (dilapidated) = \$300

- The right to appeal the assessed value of personal property would still be made available if the required documentation (bill of sale, including price and sale date) or said personal property is available for inspection to determine condition and value within 30 days of the date of the notice of value (tax bill).

NOW, THEREFORE BE IT RESOLVED that the Cherokee County Board of Commissioners hereby rescinds the October 8, 2015 policy and procedures, and adopts this resolution to serve as official policy and procedures for Cherokee County Residual Tax Values of Personal Property.

This the ____ day of July, 2025.

Dan Eichenbaum, Chairman
Cherokee County Board of Commissioners

Attest:

Maria Hass, Clerk to the Board

Maria Hass

From: Alisa Cobb <alisa.cobb@ncacc.org>
Sent: Wednesday, July 2, 2025 12:05 PM
To: County Managers; County Clerks
Subject: Voting Delegate Designation for NCACC 118th Annual Conference - Pitt County

CAUTION: External Sender

This email originated from outside of Cherokee County Government. Please do not open links or attachments or respond to requests for information unless you recognize the sender and know the content is safe.

Forward suspicious emails to phishing@cherokeecounty-nc.gov

Good afternoon, County Managers and Clerks to the Board,

In order to capture voting delegate designations for the upcoming NCACC Annual Conference in August, we are asking your county to submit your voting delegate designation. You will have the option to select one person to serve as the voting delegate and one person as an alternate if that is your preference.

Click [here](#) to indicate who will serve as your voting delegate for the NCACC Annual Conference.

The NCACC's 118th Annual Conference Business Session will be held in Pitt County on Saturday, August 23 at 2 p.m., with each county entitled to one vote on items that come before the membership, including the election of the NCACC Second Vice President.

NCACC Constitution, Article VI:

"On all questions, including the election of officers, each county represented shall be entitled to one vote, which shall be the majority expression of the delegates of that county. The vote of any county in good standing may be cast by any one of its County Commissioners who is present at the time the vote is taken; provided, if no commissioner be present, such vote may be cast by another county official, elected or appointed, who holds elective office or an appointed position in the county whose vote is being cast and who is formally designated by the Board of County Commissioners. These provisions shall likewise govern district meetings of the Association. A county in good standing is defined as one which has paid the current year's dues."

Please submit your voting delegate designations by Wednesday, Aug. 20, by close of business. Should you have any questions, please contact Alisa Cobb at alisa.cobb@ncacc.org.

Thank you,