



TOWN COUNCIL AGENDA ITEM

MEETING DATE: June 10, 2025

Agenda Title/Category:	Tax Refunds / Consent Agenda			
Staff Contact/Presenter:	Christopher Tucker, Finance Director			
Meets Strategic Initiative or Approved Plan:	Yes	No	If yes, list:	N/A
Background:	Throughout the year, taxpayers may appeal their tax bills to the Mecklenburg County Assessor and/or Tax Collector. If the bill has been paid prior to the successful appeal, the County will advise the Town to refund the taxes paid with interest.			
Discussion:				
Fiscal impact:	Ad Valorem Tax Revenue will decrease by \$78,016			
Attachments:	Staff Memo, Refund Guidance from County (x5)			
Recommended Motion to be made by Council:	Approve as Presented			



June 5, 2025

To: Honorable Mayor and Town Council
Ryan Spitzer, Town Manager
Lisa Snyder, Town Clerk

From: Christopher Tucker, Finance Director CMT

RE: Council Action Request – Tax Refunds

For Council's consideration at the June 5, 2025 Council Meeting, please find attached the below tax refunds per Mecklenburg County guidance.

2024	P# 221110301	(\$128.25)
2023	P# 20708119	(\$1,486.56)
2024	P# 20708119	(\$1,486.56)
Non Parcel Billing Adjustments		(\$104.63)
2019	P# 22119302	(\$15,126.21)
2020	P# 22119302	(\$15,126.21)
2021	P# 22119302	(\$15,126.21)
2022	P# 22119302	(\$15,126.21)
2023	P# 22119302	(\$7,152.36)
2024	P# 22119302	(\$7,152.36)

TOTAL: (\$78,015.56)

PINEVILLE Refunds

Tax Year	Bill Number	Parcel #	Source Type	Adj. #	Adj. Reason	Date of Adj.	Recipient Name	Address	City	State	Zip Code	Payment Date for Interest Calculation	Refund Amount (\$)	Total Interest to Pay if mailed on or before 4/2/2025 (\$)	Total Interest to Pay if mailed on or before 4/11/2025 (\$)
2024	0002015287-2024-2024-0000-01	22110301	REI	630472	BER Decision	12/20/2024	NASYR, SARAH	11603 STOCKDALE CT	PINEVILLE	NC	28134	1/7/2025	128.25	5.45	5.45
TOTAL													128.25	5.45	5.45

PINEVILLE Refunds

Tax Year	Bill Number	Parcel #	Source Type	Adj. #	Adj. Reason	Date of Adj.	Recipient Name	Address	City	State	Zip Code	Refund Amount (\$)	Total Interest to Pay if mailed on or before 4/2/2025 (\$)	Total Interest to Pay if mailed on or before 4/16/2025 (\$)
2023	0001970257-2023-2023-0000-00	20708119	REI	631290	PTC Decision	03/19/2025	HD DEVELOPMENT OF MARYLAND INC C/O HOME DEPOT USA INC	PO BOX 105842 STE 3608 ATTEN:PROPERTY TAX DEPT	ATLANTA	GA	30348-5842	1,486.56	147.27	151.83
2024	0001970257-2024-2024-0000-00	20708119	REI	631291	PTC Decision	03/19/2025	HD DEVELOPMENT OF MARYLAND INC C/O HOME DEPOT USA INC	PO BOX 105842 STE 3608 ATTEN:PROPERTY TAX DEPT	ATLANTA	GA	30348-5842	1,486.56	27.69	32.26
TOTAL												2,973.12	174.96	184.09

PINEVILLE Refunds

Tax Year	Bill Number	Parcel #	Source Type	Adj. #	Adj. Reason	Date of Adj.	Recipient Name	Address	City	State	Zip Code	Refund Amount (\$)
2024	0008157096-2024-2024-0000-00		BUS	631392	Listed In Error	03/20/2025	FIFTH THIRD BANK NA	PO BOX 218	NORTHBROOK	IL	60065	83.25
TOTAL												83.25

PINEVILLE Refunds

Tax Year	Bill Number	Parcel #	Source Type	Adj. #	Adj. Reason	Date of Adj.	Recipient Name	Address	City	State	Zip Code	Refund Amount (\$)
2024	0008070214-2024-2019-0000-00		BUS	631726	Penalty In Err	04/14/2025	RYAN LLC	FAMILY DOLLAR PO BOX 460389 DEPT 120	HOUSTON	TX	77056	6.31
2024	0008070214-2024-2020-0000-00		BUS	631725	Penalty In Err	04/14/2025	RYAN LLC	FAMILY DOLLAR PO BOX 460389 DEPT 120	HOUSTON	TX	77056	5.47
2024	0008070214-2024-2021-0000-00		BUS	631724	Penalty In Err	04/14/2025	RYAN LLC	FAMILY DOLLAR PO BOX 460389 DEPT 120	HOUSTON	TX	77056	4.51
2024	0008070214-2024-2022-0000-00		BUS	631723	Penalty In Err	04/14/2025	RYAN LLC	FAMILY DOLLAR PO BOX 460389 DEPT 120	HOUSTON	TX	77056	4.18
2024	0008070214-2024-2023-0000-00		BUS	631722	Penalty In Err	04/14/2025	RYAN LLC	FAMILY DOLLAR PO BOX 460389 DEPT 120	HOUSTON	TX	77056	0.91
TOTAL												21.38

PINEVILLE Refunds

Tax Year	Bill Number	Parcel #	Source Type	Adj. #	Adj. Reason	Date of Adj.	Recipient Name	Address	City	State	Zip Code	Payment Date for Interest Calculation	Refund Amount (\$)	Total Interest to Pay if mailed on or before 6/18/2025 (\$)	Total Interest to Pay if mailed on or before 7/3/2025 (\$)
2021	0002016405-2021-2021-0000-00	22119302	REI	632038	PTC Decision	06/02/2025	MCCARTER & ENGLISH LLP	DANIEL P ZAZZALI 100 MULBERRY STREET FOUR GATEWAY CENTER	NEWA	NJ	07102	1/6/2022	15,126.21	4,174.01	4,223.74
2019	0002016405-2019-2019-0000-00	22119302	REI	632036	PTC Decision	06/02/2025	MCCARTER & ENGLISH LLP	DANIEL P ZAZZALI 100 MULBERRY STREET FOUR GATEWAY CENTER	NEWARK	NJ	07102	1/7/2020	15,126.21	6,594.20	6,643.93
2020	0002016405-2020-2020-0000-00	22119302	REI	632037	PTC Decision	06/02/2025	MCCARTER & ENGLISH LLP	DANIEL P ZAZZALI 100 MULBERRY STREET FOUR GATEWAY CENTER	NEWARK	NJ	07102	1/6/2021	15,126.21	5,384.10	5,433.83
2022	0002016405-2022-2022-0000-00	22119302	REI	632039	PTC Decision	06/02/2025	MCCARTER & ENGLISH LLP	DANIEL P ZAZZALI 100 MULBERRY STREET FOUR GATEWAY CENTER	NEWARK	NJ	07102	1/6/2023	15,126.21	2,963.91	3,013.64
2023	0002016405-2023-2023-0000-00	22119302	REI	632062	PTC Decision	06/03/2025	MCCARTER & ENGLISH LLP	DANIEL P ZAZZALI 100 MULBERRY STREET FOUR GATEWAY CENTER	NEWARK	NJ	07102	1/6/2024	7,152.36	829.28	852.80
2024	0002016405-2024-2024-0000-00	22119302	REI	632063	PTC Decision	06/03/2025	MCCARTER & ENGLISH LLP	DANIEL P ZAZZALI 100 MULBERRY STREET FOUR GATEWAY CENTER	NEWARK	NJ	07102	1/7/2025	7,152.36	253.96	277.47
SUBTOTAL													74,809.56	20,199.46	20,445.41