

LM-25-09-04-00006

Local Landmark Designation

Applicant: Lynda Hancock & Lucy Penegar

PID: 192796

Address: 5302 Bud Wilson Rd, Gastonia

Known As: William Clarence Wilson House





GASTON COUNTY
BUILDING AND DEVELOPMENT SERVICES

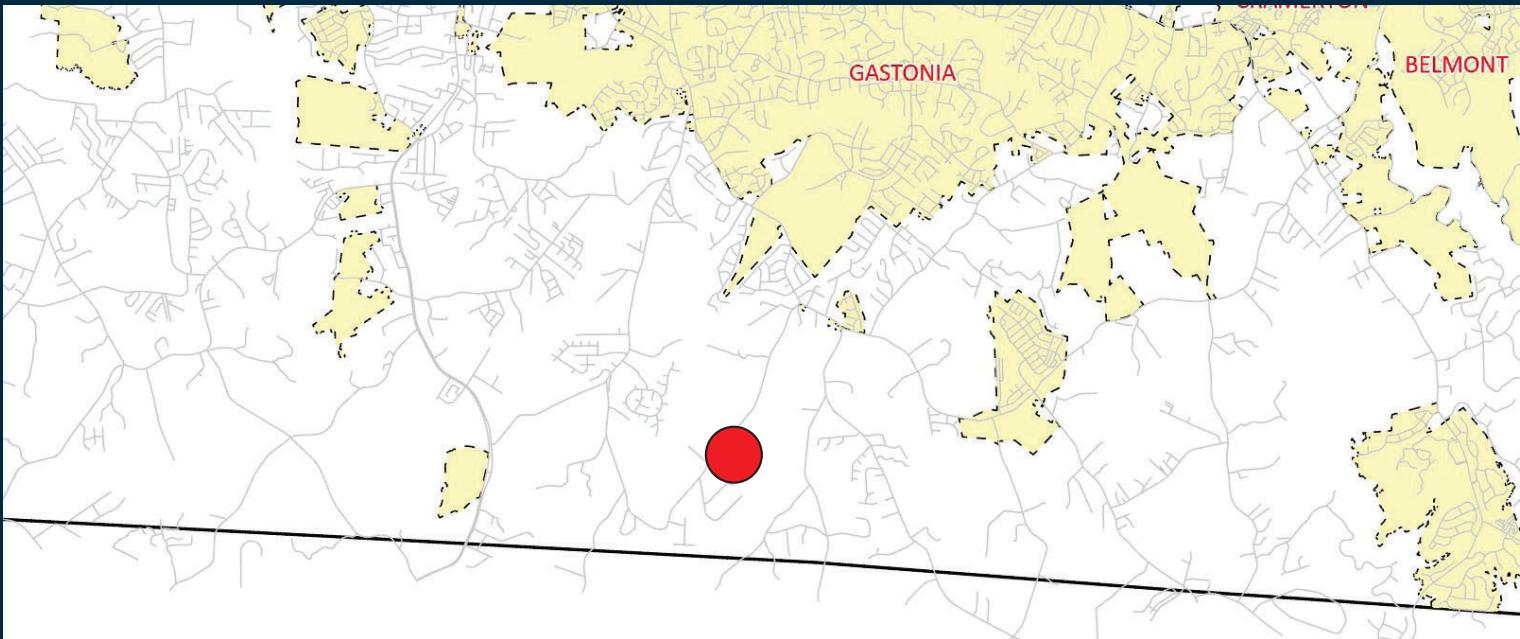
VICINITY MAP
LM-25-09-04-00006

LEGEND

— Roads

■ Municipalities

● Subject Parcel(s)



The information provided on this map is not intended to be considered as a legal document or description. This map is believed to be accurate, but Gaston County does not guarantee its accuracy. This map may not be resold or otherwise used for trade or commercial purposes without the expressed written consent of Gaston County, in accordance with NCGS 132-10.



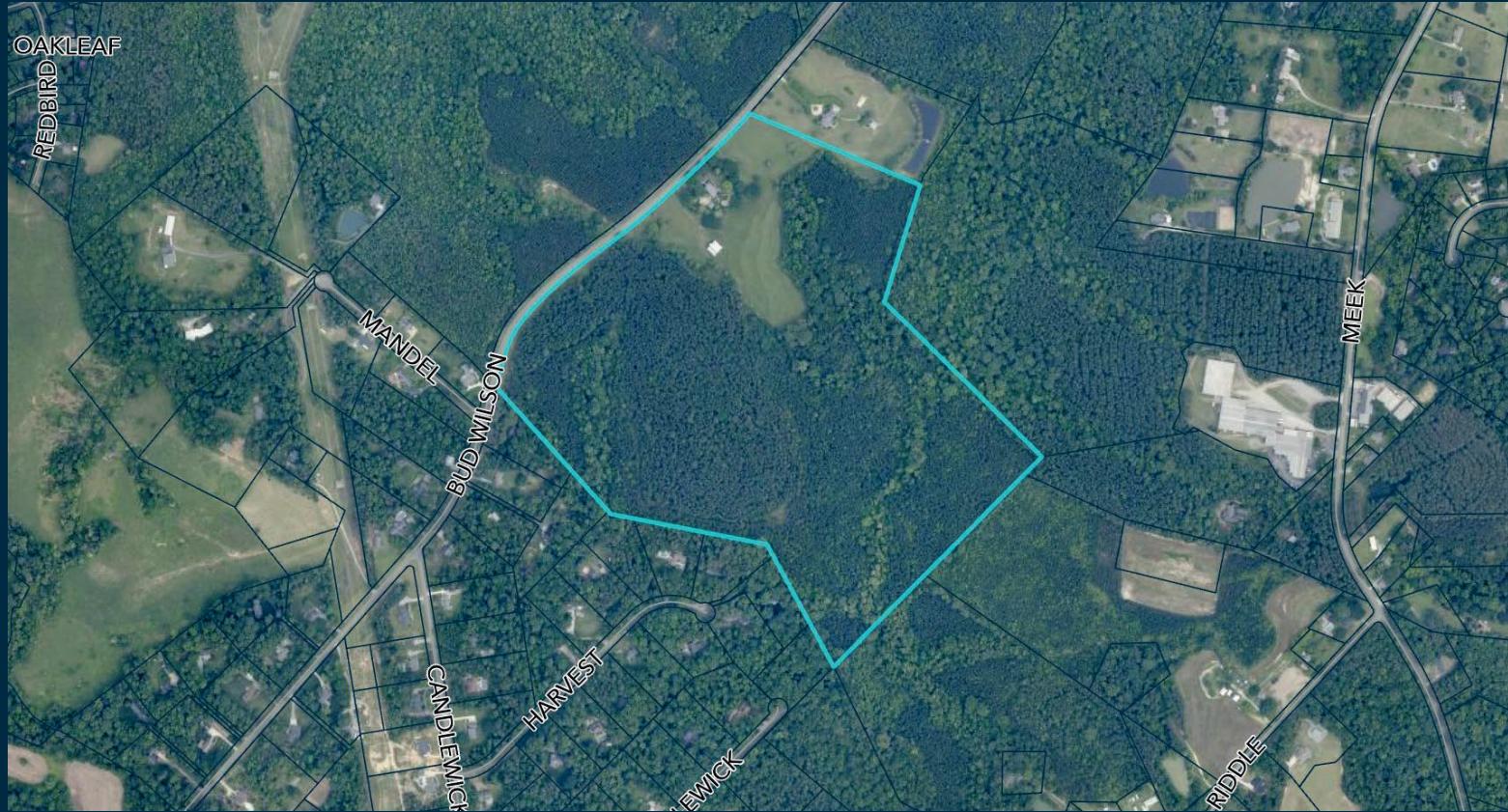


GASTON COUNTY
BUILDING AND DEVELOPMENT SERVICES

ORTHO PHOTO MAP
LM-25-09-04-00006

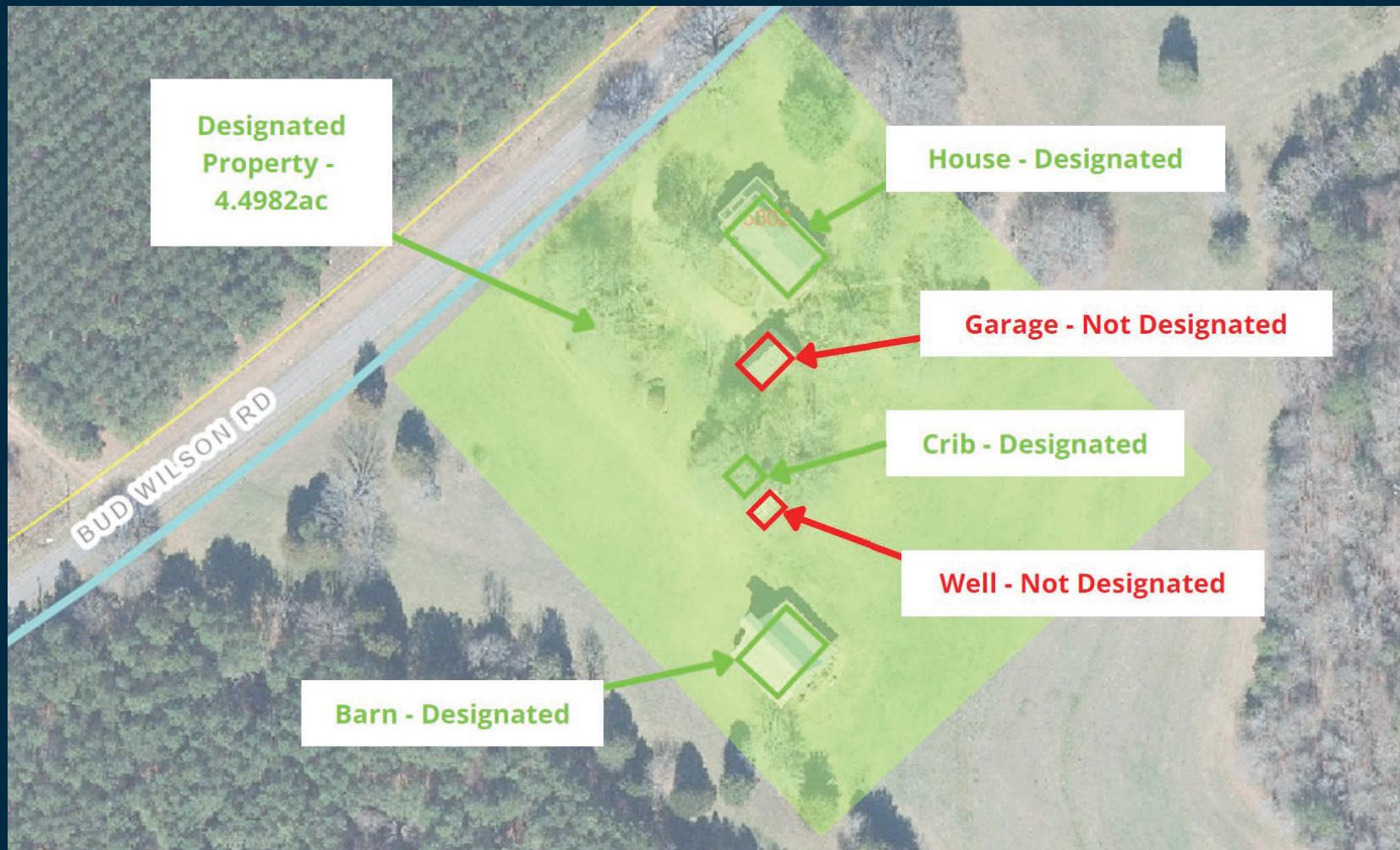
LEGEND

- Roads
- Parcels
- Subject Parcel(s)



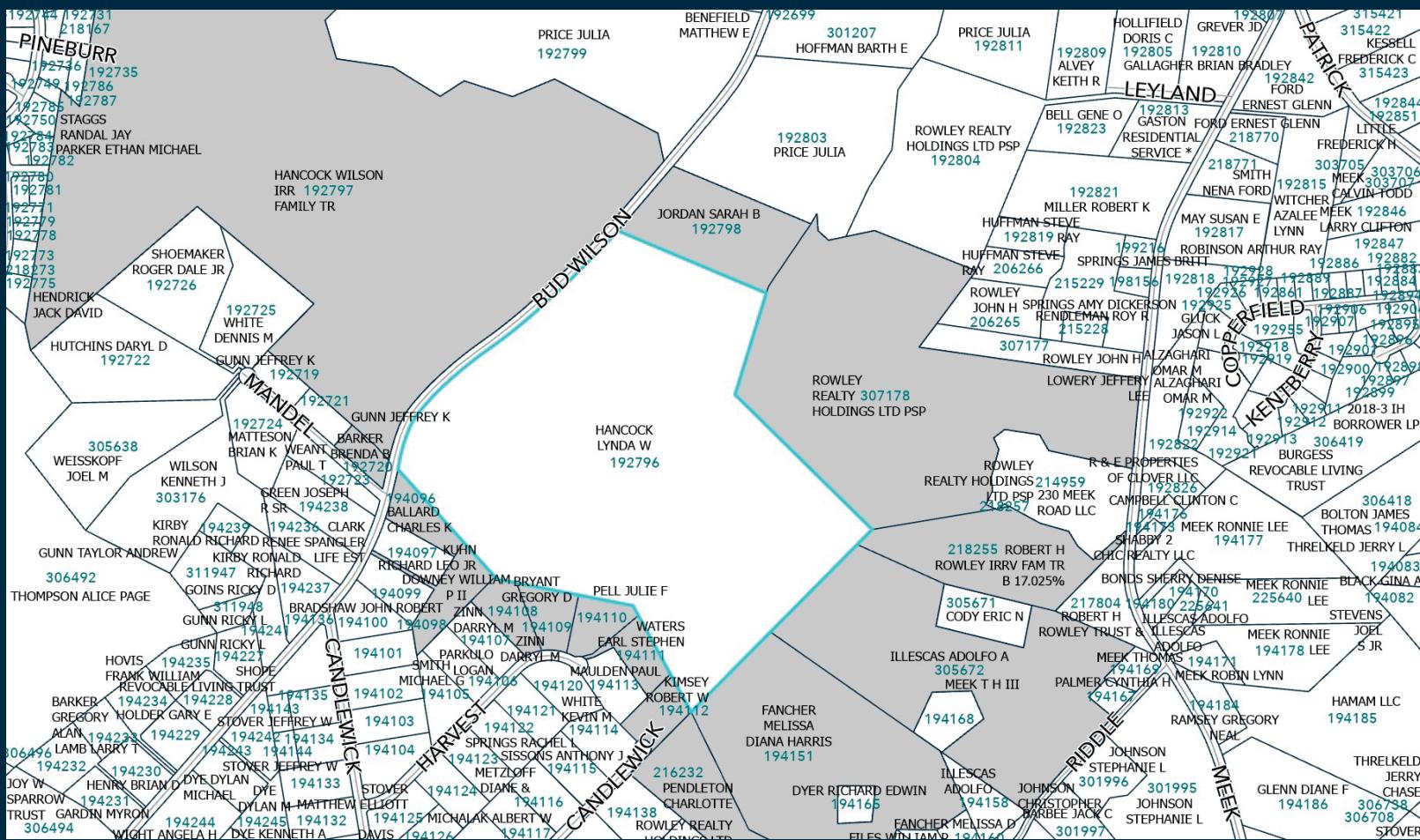
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SITE PLAN





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PID	Property Address	Owner Name 1	Owner Name 2	Mailing Address 1	Mailing Address 2	City	State	Zip
194151	1120 RIDDLE RD	FANCHER MELISSA DIANA HARRIS	HARRIS JOSEPH HENRY III	1126 RIDDLE RD		GASTONIA	NC	280569502
216232	1146 RIDDLE RD	PENDLETON CHARLOTTE		1146 RIDDLE RD		GASTONIA	NC	280560000
192796	5302 BUD WILSON RD	HANCOCK LYNDA W		1351 ROBINWOOD RD APT B104		GASTONIA	NC	280546675
305672	1030 RIDDLE RD	ILLESCAS ADOLFO A		261 MEEK RD		GASTONIA	NC	28056
192798	5210 BUD WILSON RD	JORDAN SARAH B		5210 BUD WILSON RD		GASTONIA	NC	280560000
194110	5401 HARVEST LN	PELL JULIE F		5401 HARVEST LN		GASTONIA	NC	280568929
194111	5402 HARVEST LN	WATERS EARL STEPHEN	WATERS BRENDA B	5402 HARVEST LANE		GASTONIA	NC	280560000
194109	5407 HARVEST LN	BRYANT GREGORY D	BRYANT TWILA M	5407 HARVEST LANE		GASTONIA	NC	280540000
192720	5417 BUD WILSON RD	BARKER BRENDA B		5417 BUD WILSON RD		GASTONIA	NC	280560000
194096	5418 BUD WILSON RD	BALLARD CHARLES K	BALLARD PATRICIA	5418 BUD WILSON R		GASTONIA	NC	280560000
194108	5411 HARVEST LN	ZINN DARRYL M	ZINN KYUNG C	5427 HARVEST LANE		GASTONIA	NC	28056
194098	5430 BUD WILSON RD	DOWNEY WILLIAM P II	DOWNEY CAROL ANN	5430 BUD WILSON RD		GASTONIA	NC	280569043
194112	5548 CANDLEWICK TRL	KIMSEY ROBERT W	KIMSEY PAMELA H	5548 CANDLEWICK TR		GASTONIA	NC	280560000
192797	NO ASSIGNED ADDRESS	HANCOCK WILSON IRR FAMILY TR		C/O LYNDA HANCOCK	1351 ROBINWOOD RD APT A115	GASTONIA	NC	280546675
218255	232 MEEK RD	ROBERT H ROWLEY IRRV FAM TR B 17.025%	VAUGHN E ROWLEY TRUST 50%	C/O RYAN LLC	P O BOX 460069 DEPT 124	HOUSTON	TX	77056
307178	NO ASSIGNED ADDRESS	ROWLEY REALTY HOLDINGS LTD PSP		PO BOX 98		MIDDLEBORO	MA	02346





Research

- Study List
- Designation Report
- State Preservation Office Review
- Final HPC and Staff Review



Public Hearing

- County Commissioners for Final Decision



Post Hearing

- Staff to Complete and Record Resolution
- Applicant is Responsible for Applications to Tax Office



GASTON COUNTY
BUDGET & APPRAISAL DIVISION



WESTERN ELEVATION





SOUTHERN ELEVATION



GASTON COUNTY
BUILDING DEPARTMENT



EASTERN ELEVATION





NORTHERN ELEVATION





NORTH AND SOUTH ELEVATIONS OF GAMBREL-ROOF BARN





NORTH AND SOUTH ELEVATIONS OF CORN CRIB



Structure Type	Conventional
Property Use	Residential
Year Built	1880
Square Footage	3396
Bedrooms	5
Bathrooms	3
Acreage	91.02
Market Land Value	\$926,180
Market Improvement Value	\$499,100
Market Value/Taxable Value	\$1,425,280

Amount	County	Fire
Property Value	\$1,425,280	
Current Tax	\$3,377.88	\$648.51
W/ Exemption	\$1,866.72	\$358.39
Difference	-\$1,511.16	-\$290.12



TAX BREAKDOWN



TAX DEFERMENT PROGRAM

- Disqualifying event = 3 years of the amount of taxes that were deferred plus interest
- Example of disqualifying event = failure to obtain a COA prior to external alterations made to the structure
- New owners must apply to participate in the program



Photo Provided by Property Owner



QUESTIONS

HPC MEMBER AND APPLICANT RECOGNITION

