

BUILDER'S AFFIDAVIT

RE: Newly Constructed Single-Family Dwellings
S27-31-29, Mississippi Code of 1972

PLEASE READ ALL INFORMATION CAREFULLY

TO: Madison County Tax Assessor
PO Box 292
Canton, MS 39046
Phone 601-859-1921
Fax 601-859-2899

or

Madison County Tax Assessor
Madison Annex
171 Cobblestone Dr
Madison, MS 39110
Phone 601-856-1796
Fax 601-856-1855

This is to certify that the below described Real Property on which is located a single family dwelling was built or caused to be built by me to completion before January 1, 2017, and is owned by me and none of the described property has been **LEASED, RENTED, SOLD OR OCCUPIED** by anyone.

*I understand I am to furnish a Certificate of Occupancy for each dwelling completed before January 1 with this affidavit.

*Document must be notarized or signed in the presence of a Deputy Tax Assessor.

***Deadline for filing is April 1.** You should request a stamped and dated copy as an official record.

Builder/Owner: New Village Properties, LLC

Address: Post Office Box 2302
Madison, MS 39130-2302

Phone: 601-941-7788 Fax: _____

Email: jterry7@comcast.net

Date: _____

SUBDIVISION: Saddlebrook, Part One Address: 108 Saddlebrook Cove

Lot # 3 Parcel # Madison, MS 39110

Lot # _____ Parcel # 081F-24-487/00.00

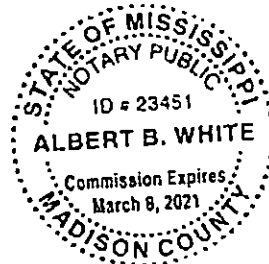
Lot # _____ Parcel # _____

Owner's signature: *[Signature]*
JEFF TERRY, MEMBER/MANAGER

SWORN TO AND SUBSCRIBED BEFORE ME, THIS THE 18th DAY OF April, 2017.

[Signature]
Notary Public

3/8/2021
Commission Expires



Deputy Assessor Signature

Date

WARNING: Closing attorneys and others should be aware this affidavit is an application only and the Tax Assessor's office must be contacted for approval verification.

Revised 01/16/14

Parcel Details

Parcel number	081F-24-487/00.00
PPIN	54354
Owner's name	NEW VILLAGE PROPERTIES LLC
Physical street number	108
Physical street name	SADDLE BROOK CV
Mailing address	P O BOX 2302
Mailing city	MADISON
Mailing state	MS
Mailing zip	39130
True Values	
Land	45000
Improvement	0
Total	45000
Assessed Values	
Total	6750
Legal description	LOT 3 SADDLE BROOK PT ONE
Legal description 2	
Legal description 3	
Township	08N
Range	01E
Section	24
Taxing District:	2 M
Taxing Exempt:	NO
Supervisor District	2
Municipality	
School District	MADISON COUNTY
Special Assessment District	SOUTH MADISON COUNTY FIRE DIST

Deeds signed through 12/31/2015 and recorded by 1/7/2016

Book / Page / Date

3164 / 96 / 2015-01-15 [\[View Deed\]](#)

2954 / 985 / 2013-06-10 [\[View Deed\]](#)

[\[Search By Legal Description\]](#)

June 1, 2017

Madison County Board of Supervisors
Chancery Administrative Building
Canton, MS 39046

Re: 108 Saddlebrook Cove, Madison, MS 39110, Madison County MS
Lot 3 Saddlebrook, Part One, Parcel #081F-24-487/00.00

Dear Board Members:

The above-referenced real property was New Construction and was not leased, rented, sold or occupied as of January 1, 2017.

The property was purchased by James R. Schroeder and Wendy M. Schroeder on April 21, 2017. The Purchase Contract for the property with contingencies was signed on 03/22/2017.

When the 2017 taxes were being prepared for closing, it was discovered that the taxes included improvements and without a homestead exemption for the 2017 tax year. The estimated 2017 improved property tax amount would be \$5831.00 as opposed to the 2017 unimproved property tax for subject property of \$679.59. (A difference of \$5151.41.) With that information, a Builder's Affidavit was prepared that day and taken to the Tax Assessor's office. But, due to the date, I was told it would have to be presented to the Board of Supervisors for approval.

This letter is to respectfully request that the improvements be removed from the tax bill for 2017 and the Schroeder's above referenced property be billed as unimproved for the 2017 tax year because it was new construction that had never been leased, rented, sold or occupied prior to them purchasing it on April 21, 2017.

I have included a Builders Affidavit for the property. The delay in filing was due to a clerical filing oversight error resulting from circumstances surrounding the contract contingencies, the timing of the closing going beyond April 1, and a new building permit being issued after April 1, 2017 due to property change provisions in the purchase contract.

In addition to the Builders Affidavit, I have included the attached supporting documents:

- A) The original Building Permit on 10/29/2015
- B) The Certificate of Occupancy on 06/17/2016
- C) The additional Building Permit on 04/19/2017
- D) The Warranty Deed at closing on 04/21/2017

Thank you for your consideration in this matter. I have built new homes in Madison County for about 17 Years and have never been in this situation before.



Jeff Terry, Managing Member
New Village Properties LLC
P O Box 2302
Madison, MS 39130
601-941-7788

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Phone: 601-941-7788 Fax: _____

Email: jterry7@comcast.net

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SUBDIVISION: Saddlebrook, Part One Address: 108 Saddlebrook Cove

Lot # 3 Parcel # Madison, MS 39110

Lot # _____ Parcel # 081F-24-487/00.00

Lot # _____ Parcel # _____

Owner's signature: [Signature]
JEFF TERRY, MEMBER/MANAGER

SWORN TO AND SUBSCRIBED BEFORE ME, THIS THE 18th DAY OF April, 2017.

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Notary Public

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Book / Page / Date	
3164 / 96 / 2015-01-15	[View Deed]
2954 / 985 / 2013-06-10	[View Deed]
	[Search By Legal Description]

A

BUILDING PERMIT

021632

Madison County, Miss.

NO VERBAL PERMITS GIVEN ON ANYTHING

10/29/2015

This permit is issued subject to compliance with all ordinances and or building regulations of Madison County, Mississippi in force and effect at the time this permit is issued. All permits for construction which has not begun within six(6) months of the date of issuance, or for which work has been abandoned for a period of six(6) months are declared null and void.

Permission is hereby granted NEW VILLAGE PROPERTIES LLC Owner

NEW VILLAGE PROPERTIES Contractor

To erect, repair or remodel RESIDENCE

Location 108 SADDLE BROOK CV City MADISON
side of street. Map No. 81

Lot 3 Blk _____ Subdivision SADDLE BROOK PT ONE

Zoning PUD Occupancy 1 Type of construction VI

and Township 08N Range 1E Section 24 Parcel# 081F-24 -487/00.00

Work will start IMMEDIATLEY Building size 3215

Land description LOT 3 SADDLE BROOK PT ONE

ALL WORK TO COMPLY WITH MADISON COUNTY LAND ZONING AND BUILDING REQUIREMENTS

Forms 335/910 not Required

EXTRA CK#2048/\$45 ENTERGY/CP-5/13/16

Flood insurance rate zone X
Flood insurance rate map and panel no 28089C0395F
Front set back 40
Side set back 15
Rear set back 35

Inspection fee 345.00 Pay method Check Check # 1934
Permit fee 1126.00 Pay method Check Check # 1934
TOTAL 1471.00 TOTAL VALUE OF ALL WORK 322,000.00

Owner NEW VILLAGE PROPERTIES LLC
Mail address P O BOX 2302
MADISON MS 39130 601 941-7788

Contractor NEW VILLAGE PROPERTIES
Mail address P O OBX 2302
MADISON MS 39130 601 941-7788

Building inspector JOHN NOBLE 601 859-3414 601 720-7999

The above permit is a receipt for money paid for permit fee when signed by a building inspector or his representative.

OWNER/BUILDER SHALL PROVIDE SANITARY FACILITIES AT JOB SITE.

CUSTOMER

B

CERTIFICATE OF OCCUPANCY

(USE PERMIT)

MADISON COUNTY, MISSISSIPPI

No. 015928

KNOW ALL MEN BY THESE PRESENTS:

THAT NEW VILLAGE PROPERTIES LLC is hereby authorized and granted the right to use the following described property which is zoned PUD for the following uses and purposes:

SF RESIDENCE

Permit Number: 021632
 Parcel Number: 081F-24 -487/00.00
 Legal Description: LOT 3 SADDLE BROOK PT ONE
 Address of Property: 108 SADDLEBROOK CV
 SADDLE BROOK PT ONE
 003
 Name of Owner: NEW VILLAGE PROPERTIES LLC
 Address of Owner: P O BOX 2302
 MADISON MS39130
 Section/Township/Range: 24 08N 1E

Description of that portion of the structure approved for which the certificate is issued:

Dated this 17 day of June, 2016

By Scott Weeks
 Building Official

Wilfredo Hawkins

The described portion of the structure has been inspected and complies with the requirements of the 2006 International Residential

BUILDING PERMIT

023207

Madison County, Miss.

NO VERBAL PERMITS GIVEN ON ANYTHING

4/19/2017

This permit is issued subject to compliance with all ordinances and or building regulations of Madison County, Mississippi in force and effect at the time this permit is issued. All permits for construction which has not begun within six(6) months of the date of issuance, or for which work has been abandoned for a period of six(6) months are declared null and void.

Permission is hereby granted NEW VILLAGE PROPERTIES LLC Owner

NEW VILLAGE PROPERTIES Contractor

To erect, repair or remodel MINOR ALTERATION (SCREEN PORCH)

Location 108 SADDLE BROOK CV City MADISON
side of street. Map No. 81

Lot 3 Blk Subdivision SADDLE BROOK PT 1

Zoning PUD Occupancy 1 Type of construction VI

and Township 08N Range 1E Section 24 Parcel# 081F-24 -487/00.00

Work will start IMMEDIATLEY Building size 391

Land description LOT 3 SADDLE BROOK PT ONE

ALL WORK TO COMPLY WITH MADISON COUNTY LAND ZONING AND BUILDING REQUIREMENTS

Forms 335/910 not Required

ONE INSPECTION WHEN ALL WORK IS DONE..

Flood insurance rate zone X

Flood insurance rate map and panel no 28089C0395F

Front set back 0

Side set back 10

Rear set back 10

Inspection fee	<u>90.00</u>	Pay method	Check	Check #	<u>2383 paid</u>
Permit fee	<u>70.00</u>	Pay method	Check	Check #	<u> </u>
TOTAL	<u>160.00</u>	TOTAL VALUE OF ALL WORK			<u>2,000.00</u>

Owner NEW VILLAGE PROPERTIES LLC
 Mail address P O BOX 2302
MADISON MS 39130 601 941-7788

Contractor NEW VILLAGE PROPERTIES
 Mail address P O BOX 2302
MADISON MS 39130 601 941-7788

Building inspector JOHN NOBLE 601 859-3414 601 720-7999

The above permit is a receipt for money paid for permit fee when signed by a building inspector or his representative.

OWNER/BUILDER SHALL PROVIDE SANITARY FACILITIES AT JOB SITE.

CUSTOMER

D

PREPARED BY:
Cecil D. McClellan III (MB#10478)
McClellan Law Firm, P.A.
100 Webster Circle, Suite 1
Madison, MS 39110
601.919.0045

RETURN TO:
Advantage Closing & Escrow, Inc.
100 Webster Circle, Suite 1
Madison, MS 39110
601.919.0045
File #: 2017-1543

WARRANTY DEED

STATE OF MISSISSIPPI
COUNTY OF MADISON

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the GRANTOR:

New Village Properties, LLC
P.O. Box 2302
Madison, MS 39130
Phone Number: (601)941-7788

does hereby bargain, sell, grant, convey, and warrant unto GRANTEES:

**James R. Schroeder and Wendy M. Schroeder, as joint tenants
with full rights of survivorship and not as tenants in common**
108 Saddle Brook Cove
Madison, MS 39110
Phone Number: () _____

the following described land and property located in Madison County, Mississippi, and more particularly described as follows:

Complete Legal Description is attached hereto as Exhibit A.


INDEXING INSTRUCTIONS: Lot 3, Saddle Brook, Part One, Madison County,
Mississippi

Excepted from this deed and warranty hereof are all zoning and building ordinances; easements, covenants and rights of way of record; and prior reservations and conveyances of minerals.

IT IS AGREED and understood that the taxes for the current year have been prorated as to this date on an estimated basis. When said taxes are actually determined, if the pro-ration as of this date is incorrect, then the Grantor agrees to pay the Grantees or their assigns any amount which is deficit on an actual pro-ration and likewise, the Grantees agree to pay the Grantor any amount overpaid by the Grantor.

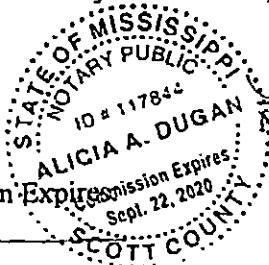
IN WITNESS THEREOF, the undersigned Grantor has executed this Warranty Deed on the 21 day of April, 2017.

New Village Properties, LLC


BY: Jeffrey V. Terry
ITS: Member

STATE OF MISSISSIPPI
COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 21 day of April, 2017, within my jurisdiction, the within named Jeffrey V. Terry, who acknowledged to me that he is a Member of New Village Properties, LLC, and that he executed, signed and delivered the above and foregoing instrument on behalf of New Village Properties, LLC, and as its act and deed, after first being duly authorized by said Mississippi Limited Liability Company to do so.


Alicia A. Dugan
NOTARY PUBLIC
My Commission Expires 9-22-20