

*******RECIPIENT OF THE 2024 MISSISSIPPI ASSOCIATION OF SUPERVISORS
SCHOLARSHIP IS CAROLINE NORRIS*******


**ORDER: BOARD TAKING UNDER ADVISEMENT OBJECTION OF 2024 REAL
PROPERTY VALUE FOR PPIN NUMBER 6787 AND 6633, ACC OP (OXFORD
MISSISSIPPI) LLC UNTIL BOARD MEETING AUGUST 19, 2024**

Motion was made by John Morgan, duly seconded by Greg Bynum, to take under advisement objection of 2024 Real Property value for PPIN #6787 and 6633, ACC OP (Oxford Mississippi) LLC until Board meeting August 19, 2024.

The vote on the motion was as follows:

Supervisor Brent Larson, voted yes
Supervisor John Morgan, voted yes
Supervisor Tim Gordon, voted yes
Supervisor Scott Allen, voted yes
Supervisor Greg Bynum, voted yes

After the vote, President Larson, declared the motion carried, this the 5th day of August, 2024.


Brent Larson, President
Board of Supervisors


Mike Roberts, Chancery Clerk

ACC OP (Oxford Mississippi) LLC
PO Box 530292
Birmingham, AL 35253-0292

7/22/2024

Clerk of the Chancery Court
300 N. Lamar Blvd
Oxford, MS 38655

Dear Clerk of the Chancery Court:

Enclosed is the tax year 2024 real property request for review for PPINs 6787 and 6633 owned by ACC OP (Oxford Mississippi) LLC.

We are dissatisfied with the proposed assessment and are objecting to it in writing, per MS Code § 27-35-93. We ask that this objection be submitted to the board for the August meeting. We also request that this objection be filed by the clerk and docketed and preserved with the roll.

We have also submitted this letter and request to the County Tax Assessor.

Thank you,

A handwritten signature in black ink that reads "Wesley Vaughn". The signature is written in a cursive style with a large, stylized initial "W".

Wesley Vaughn
wv@campusapt.net
205-216-4539

Lafayette County Tax Assessor
300 N. Lamar, Ste. 103, Oxford, MS 38655
Phone: 662.234.5562 Fax 662.238.7992

REAL PROPERTY REQUEST FOR REVIEW

Tax Year: 2024
Parcel Number / PPIN: _____ PPIN: 6787 & 6633
Name: ACC OP (OXFORD MISSISSIPPI) LLC
Physical Address: 100 U Club Cove Oxford, MS 38655
Mailing Address: PO BOX 530292 BIRMINGHAM, AL 35253-0292
Email Address: wv@campusapt.net
Phone (Cell): _____ Phone (Work): 205-216-4539

REASON FOR REQUEST: The property's actual income indicates a lower value than proposed. An appraisal supporting a lower value has been provided.

Please submit the following information to the Assessor's Office:

1. Any and all appraisals for the subject property.
2. Any and all closing statements.
3. Any and all loan agreements for the subject property.
4. Any and all financial agreements, forms and/or value analysis.
5. Tax Representatives must have a letter of authorization from each company that is represented, including the owner of the company's contact information (name, phone number and email address). This all needs to be on the company's letterhead.
6. Audited Operating Income Expense Statement signed by the company's C.P.A.
7. Any and all insurance policies that pertain to the real estate of the subject property.
8. A signed and notarized affidavit from the authorizing company officer and assigned tax representative certifying that all information is accurate and true to the best of their knowledge.

Property Owner Signature: _____ Printed Name: _____
Date: _____ Phone #: _____ Email: _____
Tax Rep Signature: Wesley Vaughn Printed Name: Wesley Vaughn
Date: 7/22/2024 Phone #: 205-216-4539 Email: wv@campusapt.net



NOTICE OF AUTHORIZATION

July 21, 2024


To Whom It May Concern:

This document shall authorize Duggan Property Services, Inc., Charles Duggan, and Wesley Vaughn to represent American Campus Communities before all proper governmental property taxation authorities in Lafayette County and the State of Mississippi.

Mr. Duggan and Mr. Vaughn are authorized to file real estate tax returns, sign appeal forms on our behalf, and otherwise represent our best interests in negotiations with taxing authorities.

American Campus Communities is the General Partner for the property listed below.

ACC OP (OXFORD MISSISSIPPI) LLC
PPIN 6787 & 6633



Steve Beinke, SVP Tax

2020 Mississippi Code
Title 27 - Taxation and Finance
Chapter 35 - Ad Valorem Taxes-Assessment
Article 1 - General Provisions
§ 27-35-93. Objections must be filed or
assessment to stand

Universal Citation: MS Code § 27-35-93 (2020)

A person who is dissatisfied with the assessment may, at the August meeting, present objections thereto in writing which shall be filed by the clerk and docketed and preserved with the roll. All persons who fail to file objections shall be concluded by the assessment and precluded from questioning its validity after its final approval by the board of supervisors or by operation of law, except minors and persons non compos mentis.