

*Mt. Hermon Lutheran Church*

3011 LEAPHART ROAD  
WEST COLUMBIA, S.C. 29169

November 12, 2019

Disciples of Christ who call Mt. Hermon home,

What a privilege it is to serve Christ at Mt. Hermon. On Sunday, November 17<sup>th</sup>, we will be having our annual congregational meeting. The nominations for council members are as follows:

Adult: (Elect 4)

Missy Addy  
Daryl Leigh Anthony  
Parker Boulware  
Buddy Hydrick  
Karen Nicholson  
Jenny Scott  
Earl Sease  
Joel Price, Sr.

Youth: (Elect 1)

Mitch Stevens  
Jackson Price

Other items on the agenda are the 2020 Mission Spending Plan, Treasurer's Report, Constitution changes, Farming Church update, and discussion of Mt. Hermon's Parsonage. At our meeting last May we discussed the following options for the parsonage before deciding on using for church-related ministry:

1. Sell the property and home
2. Sell home only, but keep property
3. Rent home
4. Use facility for church-related activities/ministries

At the time we were in discussions with Mt. Tabor for using the parsonage for their intern. That did not materialize and therefore we believe we should open discussions again with the congregation on how to proceed with the parsonage. There was very robust discussion at the May meeting and there were several follow-up questions on several of the options. Below is information provided to council by member Robin Ellisor, who followed up on those questions that had been raised during that meeting.

**Mt. Hermon's Parsonage**  
**1605 Methodist Park Road**  
**West Columbia, SC 29170**

**Rental Option:**

- I contacted Mandy Smith who recommended two rental/property management companies her firm works with. They are Ray Covington and Wolfe & Taylor. I called them and Ray Covington agency did not give any advice other than we could set our own rental price. I talked with Sheila at Wolfe & Taylor and she recommended coming to the parsonage to walk through it in addition to searching MLS for comparable rentals in our area. Her research showed that there are rarely any rentals in this area and the last one she found was a 3 bedroom house from 2015 that rented for \$1300. She suggested that since our house is a 4 bedroom that we list it for \$1500-\$1600 monthly and set a timetable if there is no interest that we decrease the price. She realistically thinks we can expect to receive \$1300-\$1400 monthly.
- I also contacted one of my customers, Ms. Elizabeth Narr, who is a realtor with Town and Country Realty Services. She also did a MLS search for rental and selling the parsonage. She agreed that there are few rentals in the area, but she did see one with the same square footage of 2300 square feet that was built in 2009 that is on the market currently for \$1725 monthly. She recommends we start with a price of \$1800 monthly.
- Wolfe & Taylor will put a sign on the property in addition to listings on multiple internet sites. They charge a \$500 new rental lease charge to pay for the time of listing and advertising. They also charge 10% service fee of the monthly rent received and if we ask them to be contacted for repairs/maintenance there is a 10% fee of the repair costs. If the tenant decides to renew their lease for an additional year, they charge \$175.
- I contacted Rick Anthony of State Farm Insurance to see what change in insurance premium there would be to rent the parsonage. His underwriters estimated an increase of \$120-\$180 annually due to our increased liability.
- I contacted Lexington County Tax Assessors office to estimate what our annual property taxes would be. They asked what size lot I anticipated the parsonage would be on. I contacted Earl Sease of the Property Board and he estimated we could have a ¾ acre lot available for a new plat. The tax office used the lot size, house size, and property location to estimate annual property taxes of \$3000-\$4000. This is a large amount because we are taxed at a 6% rate instead of the 4% rate and we do not receive a homestead exemption since it is not a primary residence. They said once the property is resurveyed and we fill out an application in their office they would send out an assessor to decide the exact rate and our property taxes would be due December 2020.
- I asked them if the parsonage would be subject to rollback taxes. They said that rollback taxes are only assessed if the property was zoned as agricultural property. They checked our church plat and assured me it was not zoned that way and we would pay no rollback taxes.

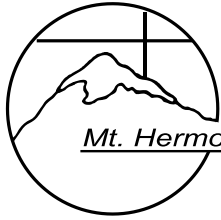
- I contacted Earl Sease of the Property Board to get a key to go into the parsonage and he told me he had a copy of the church plat. He saw on there the original surveyor and he agreed to contact them about an estimate of survey costs. Their company told him they had originally done the survey for free and would agree to do it again for us at no cost.

### **Sell Option:**

- I contacted the Lexington County Tax Assessor's office and asked them what value they would estimate the parsonage would be taxed at. She said the computer estimated for a  $\frac{3}{4}$  acre lot with a 2300 square foot house the value would be \$180,000 before a formal assessment would be conducted.
- Ms. Elizabeth Narr estimated we should list the house for \$189,000 which was a lower than current square foot pricing for the area because of the location next to a cemetery and the house not having been updated since it was built. She believes we could get at least \$170,000. She recommended planting cypress trees in the back to create a natural barrier to block the view of the cemetery. She like the rental agency recommended we paint the entire house, clean the carpets, replace the carpets in the main living area, and update the oven.
- Rick Anthony estimates we would save \$300 annually in insurance costs if the parsonage is sold.

### **Maintenance Recommended:**

- Paint the entire interior of house and ceilings (possible \$300 in paint and supply costs)
- Replace 24-inch oven (unit only \$429)
- Replace range hood (unit only \$78)
- Replace den, hall, dining room carpet with vinyl plank snap in flooring at \$1.98-\$2.98 per square foot which we would need 945 square feet (\$2002-\$3013 after sales tax for materials only)
- Clean carpet in bedrooms-contacted 3 businesses and it would be \$140-\$160 depending on company we went with
- Check gas logs: contacted Bart Fireside and they said a plumber would do that and recommended both Webster Plumbing & Gas and Broom Heating & Air. They said they would need to pull out the unit during their inspection to see the model number we have. The model number is needed to determine the cost of a new screen.



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NON PROFIT ORG  
US POSTAGE PAID  
PERMIT # 958  
COLUMBIA, SC

RETURN SERVICE REQUESTED

Annual Meeting  
November 17<sup>th</sup>  
Fellowship Hall  
Immediately following  
9:00 worship