

SEP 14 2022

Edwards,Michelle

From: Susan Tingley <stingley1998@gmail.com>
Sent: Tuesday, September 13, 2022 6:06 PM
To: Azar, George; DeBaun,Curtis; Boland,Tammy; Auler,Amy; Elliott,Earl; Loudermilk,Cheryl; Nation,Todd; Garrison,Neil; Crossen,Martha; Edwards,Michelle
Subject: EXTERNAL -Petition to Rezone 1930 S Center St

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Help Desk

Dear Council Members,

We are writing to express our opposition to the rezoning of the property at 1930 S. Center so a Botox Clinic can be placed there. We have lived at 2015 S. Center for over 24 years and believe that allowing a business to locate in our neighborhood would be detrimental to all of the property values nearby.

We read, with a great deal of confusion, that the Petitioner and her attorney believe that there is "general deterioration" of our neighborhood, which they assert creates a hardship for them. We strongly disagree with that statement. Houses in our neighborhood are selling fast, for record amounts.

According to Beacon, the property the Petitioner purchased sold for \$223,400. That price does not reflect a neighborhood that is deteriorating! For comparison, here are the estimated property values from Zillow and/or [Realtor.com](https://www.realtor.com) for properties in the same block as 1930 S. Center and properties in the next block south:

Home estimate values in 1900 block (same block as 1930 S. Center)

1920 S. Center - \$108,000
1921 S. Center - \$181,500
1925 S. Center - \$132,900
1933 S. Center - \$181,500
1912 S. Center - \$125,800
1916 S. Center – Sold for \$25,000 in Nov. 2020 and work is being done to improve the property.

Home estimate values in 2000 block (directly south of 1930 S. Center)

2000 S. Center - \$100,500
2010 S. Center - \$121,500
2014 S. Center - \$109,300
2015 S. Center - \$111,600 (we purchased this home in 1998 for \$60,000)
2022 S. Center - \$114,900
2025 S. Center - \$158,400
2029 S. Center - \$122,800

Both of the following properties were recently only on the market for a few days prior to sale:

2001 S. Center – sold on 7/19/22 for \$239,900
2006 S. Center – sold on 7/20/22 for \$139,000

These property values, in our opinion, do not reflect a deteriorating neighborhood. Nor does the fact that our neighbors take very good care of their houses and yards. Along with several of our neighbors, we walk our dogs in this neighborhood and feel very safe. We stop and talk to neighbors sitting on their porches in the evening. It

is a wonderful residential area and we would hate to see it negatively impacted by allowing a business to operate here.

Susan Tingley & Michael Tingley
2015 S Center St
812-512-4914 (Susan's cell)