

Public records for Chatham County's top taxpayers and employers

To help our readership better understand who the top tax payers are to Chatham County, as well as who the top employers are in Chatham County, we have collected the information below. In future editions we will provide updates that will include charts and graphs as well in our endeavor to inform our readership.

PROPERTY TAXES. Chatham County's 2018-2019 tax rate is \$0.6281 per \$100 of assessed value. Additional rates apply for property located in towns and special districts. View a comprehensive property tax rate at chathamnc.org. There is no

state property tax. Personal and real property are taxed at the same rate. For additional information, visit the Chatham County Tax Office (<http://tinyurl.com/y684jmmw>).

SALES & USE TAX. The sales tax rate for Chatham County is 6.75%, lower than many nearby municipalities. Builders and businesses are encouraged to ensure they are paying the correct sales tax rate when shopping in certain zip codes. The tax is shared between North Carolina and Chatham County.

CORPORATE INCOME TAX: The 2019 corporate income tax

rate is 2.5%, the lowest in the nation among states that levy the tax. Only C-corporations or entities that opt to be taxed as C-corporations are subject to corporate income tax. The State of North Carolina collects corporate income tax.

PERSONAL INCOME TAX. The 2017 individual income tax rate is 5.499%. Businesses that are organized as S-corporations or limited liability companies file through the individual income tax. The State of North Carolina collects personal income tax.

For additional information, visit the North Carolina Department of Revenue (www.ncdor.gov).

Top 25 Corporate Taxpayers

| TAXES OWED* | TAXPAYER | ASSESSED VALUE | NUMBER |
|--------------|------------------------------------|----------------|--------|
| \$757,399.15 | Chatham Park Investors, LLC | \$120,585,759 | 1 |
| \$721,735.10 | Carolina Meadows, Inc. | \$114,907,676 | 2 |
| \$649,843.63 | Galloway Ridge, Inc. | \$103,461,808 | 3 |
| \$498,850.99 | Arauco Panels USA, LLC | \$79,422,225 | 4 |
| \$310,156.06 | Mountaire Farms of NC, Inc. | \$49,380,045 | 5 |
| \$286,417.41 | Minnesota Mining & MFG, Co. | \$45,600,608 | 6 |
| \$202,519.64 | NNP Briar Chapel, LLC | \$32,243,205 | 7 |
| \$169,897.67 | Mountaire Farms, Inc. | \$27,049,462 | 8 |
| \$164,287.35 | CSP Community Owner LLC | \$26,156,239 | 9 |
| \$154,210.06 | General Shale Brick, Inc. | \$24,551,825 | 10 |
| \$129,605.68 | Fitch Creations, Inc. | \$20,634,568 | 11 |
| \$126,514.98 | Wal-Mart Real Estate | \$20,142,489 | 12 |
| \$125,465.57 | Moncure Plywood, LLC | \$19,975,414 | 13 |
| \$117,741.02 | Ashton Raleigh Residential, LLC | \$18,745,580 | 14 |
| \$102,857.99 | Triangle Brick Co. | \$16,376,051 | 15 |
| \$99,303.07 | Arclin USA, LLC | \$15,810,072 | 16 |
| \$96,174.73 | Homes By Dickerson, Inc. | \$15,310,419 | 17 |
| \$94,325.08 | Governors Club, Inc. | \$15,017,527 | 18 |
| \$86,749.32 | Triangle Brick Company | \$13,811,386 | 19 |
| \$83,537.28 | Contentnea Creek Development Co. | \$13,300,000 | 20 |
| \$78,903.12 | Old Chatham Golf Club | \$12,562,191 | 21 |
| \$69,287.66 | Vanguard Property of the Carolinas | \$11,031,269 | 22 |
| \$65,431.13 | CPF, LLC | \$10,417,312 | 23 |
| \$63,885.33 | F-L Legacy Owner, LLC | \$10,171,209 | 24 |
| \$62,712.44 | Weekly Homes, LLC | \$9,984,462 | 25 |

*NOTE: This information was obtained from the Chatham County Tax Department. Taxes "owed" corresponds to what the tax payer pays to Chatham County in real property taxes.

Top 25 Employers

| BUSINESS NAME | INDUSTRY | NUMBER OF EMPLOYEES |
|--|------------------------------------|---------------------|
| 1. Chatham County Schools | Education & Health Services | 1000+ |
| 2. County of Chatham | Public Administration | 500-999 |
| 3. Carolina Meadows | Education & Health Services | 250-499 |
| 4. Mountaire Farms of NC | Manufacturing | 250-499 |
| 5. Galloway Ridge | Education & Health Services | 250-499 |
| 6. Wal-Mart Associates | Trade, Transportation, & Utilities | 250-499 |
| 7. Arauco North America | Manufacturing | 100-249 |
| 8. Chatham Hospital | Education & Health Services | 100-249 |
| 9. Fitch Creations | Construction | 100-249 |
| 10. The Laurels of Chatham | Education & Health Services | 100-249 |
| 11. Boise Cascade Company | Trade, Transportation, & Utilities | 100-249 |
| 12. Palletone of North Carolina | Manufacturing | 100-249 |
| 13. Piedmont Health Services | Education & Health Services | 100-249 |
| 14. Sunrise Home Care | Education & Health Services | 100-249 |
| 15. Harris Teeter | Trade, Transportation, & Utilities | 100-249 |
| 16. Lowes Home Centers | Trade, Transportation, & Utilities | 100-249 |
| 17. Brookwood Farms | Manufacturing | 100-249 |
| 18. Food Lion | Trade, Transportation, & Utilities | 100-249 |
| 19. Mas Acme | Manufacturing | 100-249 |
| 20. Sweetwater Landscapes | Professional & Business Services | 100-249 |
| 21. Governors Club | Leisure & Hospitality | 100-249 |
| 22. Town & Country Hardware | Trade, Transportation, & Utilities | 100-249 |
| 23. Triangle Electrical Services | Construction | 100-249 |
| 24. Aegis Home Care | Education & Health Services | 100-249 |
| 25. Central Carolina Community College | Education & Health Services | 50-99 |

Things Are Happening in Chatham Park



2018 Successes

In 2018 we celebrated the opening of Penguin Place (lower left); the first mix of retail and office space to open in Chatham Park. Penguin Place is 100% leased and home to Allen Tate Realtors, Edward Jones, House of Hops, Marco's Pizza, NewView Eye Care, Root Cellar, and The Nationwide Seagroves Agency. Mi Cancun Mexican Restaurant will open this spring. Additionally, UNC Health System now occupies 25,000+ sf (lower right) and an additional 16,000 sf is currently occupied by retail and office tenants. The Jim and Betsy Bryan Hospice Home is open, our solar farm is completely operational and the full access interchange off Highway 64 is complete.

Here's what to expect in 2019

This year will see more available commercial sites and our first residential homesites. Construction will begin on Thales Academy, Chatham Park's first school. Mosaic (top), a soon-to-be premiere entertainment and lifestyle destination, will begin construction. PLUS new roadways will open including Chatham Park Way - connecting Chatham Park to Highway 64 and eastern Pittsboro.



Visit us at ChathamPark.com