

**PRELIMINARY ASSESSMENT ROLL RESOLUTION
STREET LIGHTING ASSESSMENT PROJECT
CARDINAL WOODS SUBDIVISION AND CARDINAL WOODS ESTATE
OPERATION COSTS FY 2025**

WHEREAS, the Mecklenburg Board of County Commissioners has adopted a street lighting assessment program pursuant to North Carolina law; and

WHEREAS, twenty-four acorn street lighting fixtures have been installed and are being operated on streets within the Cardinal Woods Subdivision and Cardinal Woods Estate; and

WHEREAS, the Mecklenburg Board of County Commissioners adopted a Final Assessment Resolution on this project on October 20, 1998, approving the project and requesting that Duke Power Company install and operate the acorn street lighting fixtures on the streets in the Cardinal Woods Subdivision and Cardinal Woods Estate, and providing that the monthly charges would be paid to Duke Power Company by Mecklenburg County, and that the operating costs would be assessed to the property owners by Mecklenburg County; and

WHEREAS, Mecklenburg County has paid a total of \$6,280.18 to Duke Power Company for the monthly operation costs incurred for these street lighting fixtures in the Cardinal Woods Subdivision and Cardinal Woods Estate during the 2025 Fiscal Year and has incurred \$300 in legal and other costs for a total of \$6,580.18 spent for the operation of these acorn street lighting fixtures in the Cardinal Woods Subdivision and Cardinal Woods Estate during the 2025 Fiscal Year; and

WHEREAS, the basis for assessment will be 100% of the property owner's share of the total costs to operate these street lighting fixtures during the 2025 Fiscal Year plus other costs as described in Section 153A-193 of the General Statutes of North Carolina, said total cost to be apportioned equally to each parcel of land on

the streets in the Cardinal Woods Subdivision and Cardinal Woods Estate where the acorn street lighting fixtures are located; and

WHEREAS, the proposed terms of payment of the assessment are such that each property owner must pay the total per lot share upon receipt of an assessment from Mecklenburg County, plus 8% per annum rate of interest if payment is not received by the due date as indicated on each individual assessment; and

WHEREAS, the method of payment for each property owner's portion of the cost of said operation must be paid by direct payment to Mecklenburg County; and

WHEREAS, the Mecklenburg County Land Use and Environmental Services Agency (LUESA) has prepared the Preliminary Assessment Roll and a map showing each lot assessed, the basis for assessment, the amount assessed against each lot and the name of the owner of each lot as shown on the Mecklenburg County tax records, which Preliminary Assessment Roll and map are attached hereto and incorporated herein by reference; now, therefore be it.

RESOLVED, that the Mecklenburg Board of County Commissioners does adopt this Preliminary Assessment Roll Resolution on the street lighting assessment project for the operational cost of the acorn street lighting fixtures in the Cardinal Woods Subdivision and Cardinal Woods Estate during the 2025 Fiscal Year, and as required by the North Carolina General Statutes does hereby set a public hearing on this Preliminary Assessment Roll for 6:30 p.m., or as soon thereafter as the agenda allows, on October 21, 2025 in the Meeting Chamber of the Charlotte-Mecklenburg Government Center, 600 East Fourth Street, and does hereby instruct that a copy of this Preliminary Assessment Roll and Resolution be on file in the office of the Clerk to the Board of the County Commissioners and the Mecklenburg County Land Use and Environmental

Services Agency where it shall be available for public inspection. The Clerk is hereby instructed to publish, or cause to be published, at least ten (10) days prior to the date of the public hearing in a newspaper of general circulation in the County, a notice that this Preliminary Assessment Roll Resolution has been completed, the time and place of public hearing and the time and place it is available for public inspection. The LUESA Director is hereby instructed to mail, or cause to be mailed, a notice of the public hearing by first-class mail to each property owner on said streets in the Cardinal Woods Subdivision and Cardinal Woods Estate at the address as shown in the tax records at least ten (10) days prior to the date set for the public hearing. The notice shall state the time and place the Preliminary Assessment Roll is available for inspection, the amount shown on the Preliminary Assessment Roll as the assessment against the property; and the date, time, and place of the public hearing on the Preliminary Assessment Roll; and further, the LUESA Director is hereby instructed to certify to the Board of County Commissioners that the notices of the public hearing were mailed by first-class mail and the date on which they were mailed.

ADOPTED ON THE _____ DAY OF _____ 2025.

Clerk to the Board

APPROVED AS TO FORM:

County Attorney

**Cardinal Woods Subdivision and
Cardinal Woods Estate**
SL 98 - 04
Preliminary
Assessment Roll for FY 2025

PARCEL	OWNER1	OWNER2	SITUS_ADDRESS	MAILING_ADDRESS	CITY_STATE	LEGAL_DESC	COST
22301301	Godwin Mbamalu		12507 Cardinal Woods Dr	12507 Cardinal Woods Dr	Pineville NC 28134	L1 B2 M29-596	\$ 32.40
22301302	Eric Nagley	Amanda Nagley	12511 Cardinal Woods Dr	12511 Cardinal Woods Dr	Pineville NC 28134	L2 B2 M29-596	\$ 32.40
22301303	Jay Mejia	Ashley Meadows	12515 Cardinal Woods Dr	12515 Cardinal Woods Dr	Pineville NC 28134	L3 B2 M29-596	\$ 32.40
22301304	Steven R Wimmer	Cynthia M Wimmer	12519 Cardinal Woods Dr	12519 Cardinal Woods Dr	Pineville NC 28134	L4 B2 M29-596	\$ 32.40
22301305	Channeh Comma		12523 Cardinal Woods Dr	12523 Cardinal Woods Dr	Pineville NC 28134	L5 B2 M29-596	\$ 32.40
22301306	Linda M Funderburk		12529 Cardinal Woods Dr	12529 Cardinal Woods Dr	Pineville NC 28134	L6 B2 M29-596	\$ 32.40
22301307	Jared Gaudet		12535 Cardinal Woods Dr	12535 Cardinal Woods Dr	Pineville NC 28134	L7 B2 M29-596	\$ 32.40
22301308	Christopher David Difatta		12545 Cardinal Woods Dr	12545 Cardinal Woods Dr	Pineville NC 28134	L8 B2 M29-596	\$ 32.40
22301309	Ernest P Girard	Gloria M Girard	12605 Cardinal Woods Dr	12605 Cardinal Woods Dr	Pineville, NC 28134	L9 B2 M29-596	\$ 32.40
22301310	Atlantic Palisades Investment Group LLC		12611 Cardinal Woods Dr	13663 Providence Rd STE 182	Matthew, NC 28104	L10 B2 M29-596	\$ 32.40
22301311	Manjesh Gorajala	Savitha Venkatesh	12617 Cardinal Woods Dr	12617 Cardinal Woods Dr	Pineville NC 28134	L11 B2 M29-596	\$ 32.40
22301312	Bridget Anne Patin	Trust Bridget Ann Patin Revocable	12625 Cardinal Woods Dr	12625 Cardinal Woods Dr	Pineville NC 28134	L12 B2 M29-596	\$ 32.40
22301313	Lydia Nabors		12633 Cardinal Woods Dr	12633 Cardinal Woods Dr	Pineville NC 28134	L13 B2 M30-403	\$ 32.40
22301314	Stephen David Michalek	Shelley L Michalek	12639 Cardinal Woods Dr	12639 Cardinal Woods Dr	Pineville NC 28134	L14 B2 M30-403	\$ 32.40
22301315	Armando Perdomo	Aida Perdomo	13713 Bluffton Ct	13713 Bluffton Ct	Pineville NC 28134	L15 B2 M30-403	\$ 32.40
22301316	Elizabeth Anne Coyle	Luis Enrique Valle Rhor	13721 Bluffton Ct	13721 Bluffton Ct	Pineville NC 28134	L16 B2 M30-403	\$ 32.40
22301317	Shelia Osaka		13731 Bluffton Ct	13731 Bluffton Ct	Pineville NC 28134	L17 B2 M30-403	\$ 32.40
22301318	MCH SFR NC Owner 1 LP		13735 Bluffton Ct	14355 Commerce Wy	Hialeah FL 33016	L18 B2 M30-403	\$ 32.40
22301319	SWH 2017-1 Borrower LP		13739 Bluffton Ct	8665 East Hartford Dr Ste 200	Scottsdale, AZ 85255	L19 B2 M30-403	\$ 32.40
22301320	Katherine Cowan	Richard Christopher	13742 Bluffton Ct	13742 Bluffton Ct	Pineville NC 28134	L20 B2 M30-403	\$ 32.40
22301321	John Dixon	Susan Dixon	13738 Bluffton Ct	13738 Bluffton Ct	Pineville, NC 28134	L21 B2 M30-403	\$ 32.40
22301322	Susan Marie Weed	Steven S Weed	13734 Bluffton Ct	13734 Bluffton Ct	Pineville NC 28134	L22 B2 M30-403	\$ 32.40
22301323	Osmar Canas	Norman V Romero Canas	13730 Bluffton Ct	11116 Megwood Dr	Charlotte, NC 28277	L23 B2 M30-403	\$ 32.40
22301324	AMH NC Properties LP		13724 Bluffton Ct	30601 Agoura Rd Ste 200	Agoura Hills, CA 91301	L24 B2 M30-823	\$ 32.40
22301325	AMH NC Properties LP		13718 Bluffton Ct	30601 Agoura Rd Ste 200	Agoura Hills, CA 91301	L25 B2 M30-403	\$ 32.40
22301326	Kyle Freeman	Tonya Freeman	13712 Bluffton Ct	13712 Bluffton Ct	Pineville NC 28134	L26 B2 M30-823	\$ 32.40
22301327	Gregory Lichtwardt	Stephanie Lichtwardt	13708 Bluffton Ct	9128 Island Point Rd	Charlotte, NC 28278	L27 B2 M30-403	\$ 32.40
22301328	Kenyada V Gill		13702 Bluffton Ct	13702 Bluffton Ct	Pineville NC 28134	L28 B2 M30-823	\$ 32.40
22301338	James Grubbs	Kim Holbrook Grubbs	12648 Cardinal Woods Dr	12648 Cardinal Woods Dr	Pineville NC 28134	L38 B2 M33-905	\$ 32.40
22301339	Benjamin N Igwe	Sonya Igwe	12646 Cardinal Woods Dr	12646 Cardinal Woods Dr	Pineville NC 28134	L39 B2 M30-403	\$ 32.40
22301340	Brittini Nicole Kinney	Zachary Luke Ratliff	12642 Cardinal Woods Dr	12642 Cardinal Woods Dr	Pineville NC 28134	L40 B2 M30-403	\$ 32.40
22301341	Maria Del Pilar Dominguez		12638 Cardinal Woods Dr	12638 Cardinal Woods Dr	Pineville NC 28134	L41 B2 M30-403	\$ 32.40
22301342	Mark A Simpson	Jennifer S Simpson	12632 Cardinal Woods Dr	12632 Cardinal Woods Dr	Pineville NC 28134	L42 B2 M30-403	\$ 32.40
22301343	Crystal P Similio	Christian C Similio	12628 Cardinal Woods Dr	12628 Cardinal Woods Dr	Pineville, NC 28134	L43 B2 M30-403	\$ 32.40
22301344	Todd Wilson	Regina Wilson	12624 Cardinal Woods Dr	12624 Cardinal Woods Dr	Pineville, NC 28134	L44 B2 M29-596	\$ 32.40
22301345	James M Helms	Ruth M Helms	12620 Cardinal Woods Dr	12620 Cardinal Woods Dr	Pineville, NC 28134	L45 B2 M29-596	\$ 32.40
22301346	Evan Bailes	Mariah Bailes	12614 Cardinal Woods Dr	12614 Cardinal Woods Dr	Pineville NC 28134	L46 B2 M29-596	\$ 32.40
22301347	James W Jr. Reynolds	Trust James W Reynold Jr. Revocable	13630 Edgetree Dr	PO BOX 7036	Port St Lucie, FL 34984	L47 B2 M29-596	\$ 32.40
22301348	FKH SFR PROPCO D LP	ATTN FIRSTKEY HOMES LLC	13622 Edgetree Dr	1850 Parkway Place Unit 900	Marietta, GA 30067	L48 B2 M29-596	\$ 32.40
22301349	Amairani Hernandez Maldonado	Mitchell Robert Lerdahl	13612 Edgetree Dr	13612 Edgetree Dr	Pineville NC 28134	L49 B2 M31-457	\$ 32.40
22301350	Brett Stenhouse	Kory Gebhart	13604 Edgetree Dr	13604 Edgetree Dr	Pineville NC 28134	L50 B2 M31-321	\$ 32.40
22301351	Currie N Bryant	Joseph A Wiggins	12107 Autumn Winds Ln	12107 Autumn Winds Ln	Pineville NC 28134	L51 B2 M31-457	\$ 32.40
22301352	Omar Correal	Rossy Correal	12113 Autumn Winds Ln	12113 Autumn Winds Ln	Pineville, NC 28034	L52 B2 M31-457	\$ 32.40
22301353	Robert D Poole		12119 Autumn Winds Ln	12119 Autumn Winds Ln	Pineville NC 28134	L53 B2 M31-321	\$ 32.40
22301354	Vesselina Ratcheva		12127 Autumn Winds Ln	12127 Autumn Winds Ln	Pineville NC 28134	L54 B2 M31-457	\$ 32.40
22301355	Robbie Stevens	Julianne Louise Stevens	12133 Autumn Winds Ln	12133 Autumn Winds Ln	Pineville NC 28134	L55 B2 M31-321	\$ 32.40
22301356	Alto Asset Company 2 LLC		12139 Autumn Winds Ln	5001 Plaza on the Lake Ste 200	Austin, TX 78746	L56 B2 M31-457	\$ 32.40
22301357	IH6 Property North Carolina LP		12145 Autumn Winds Ln	9335 Harris Corners PKWY Suite	Charlotte, NC 28269	L57 B2 M31-457	\$ 32.40
22301358	George Greenman	Shaolian DU	12151 Autumn Winds Ln	12151 Autumn Winds Ln	Pineville NC 28134	L58 B2 M31-457	\$ 32.40
22301359	Jeffrey Bean		12155 Autumn Winds Ln	12155 Autumn Winds Ln	Pineville NC 28134	L59 B2 M31-457	\$ 32.40
22301360	Wei Heng Loh	Trieu Xuan Le	12159 Autumn Winds Ln	12159 Autumn Winds Ln	Pinville NC 28134	L60 B2 M31-457	\$ 32.40
22301361	Eric Crank	Linda Crank	12156 Autumn Winds Ln	12156 Autumn Winds Ln	Pineville NC 28134	L61 B2 M31-457	\$ 32.40
22301362	Fred Ramsey	Susan Ramsey	12152 Autumn Winds Ln	12152 Autumn Winds Ln	Pineville NC 28134	L62 B2 M31-321	\$ 32.40

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SL 98 - 04
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PARCEL	OWNER1	OWNER2	SITUS_ADDRESS	MAILING_ADDRESS	CITY_STATE	LEGAL_DESC	COST
22301363	Joseph Letizia	Allison Ann Lerizia	13528 Honeytree Ln	13528 Honeytree Ln	Pineville, NC 28134	L63 B2 M31-321	\$ 32.40
22301364	AMH NC Properties TWO LP		13522 Honeytree Ln	30601 Agoura Rd Ste 200	Agoura Hills, CA 91301	L64 B2 M31-457	\$ 32.40
22301365	Jarod Morgan	Melissa Lai	13516 Honeytree Ln	13516 Honeytree Ln	Pineville NC 28134	L65 B2 M31-457	\$ 32.40
22301366	Martin Gillette	Martin Gillette	13508 Honeytree Ln	13508 Honeytree Ln	Pineville NC 28134	L66 B2 M31-457	\$ 32.40
22301367	Boyce Boya Sr Friday	Marilyn T Friday	13500 Honeytree Ln	13500 Honeytree Ln	Pineville NC 28134	L67 B2 M31-457	\$ 32.40
22301368	Samanta Lynne Sanderson	Jamaal J Sanderson	13438 Honeytree Ln	13438 Honeytree Ln	Pineville NC 28134	L68 B2 M31-321	\$ 32.40
22301369	Marquiez D Ballard		12215 Pinegate Ct	12215 Pinegate Ct	Pineville NC 28134	L69 B2 M31-457	\$ 32.40
22301370	IH6 Property North Carolina LP		12219 Pinegate Ct	1717 Main St Ste 2000	Dallas, TX 75201	L70 B2 M31-457	\$ 32.40
22301371	Felix De Lucio Torres	Sofia Esparza Ruiz	12223 Pinegate Ct	12223 Pinegate Ct	Pineville, NC 28134	L71 B2 M31-457	\$ 32.40
22301372	JMJ Lee Properties LLC		12224 Pinegate Ct	7341 Edenbridge Ln	Charlotte, NC 28226	L72 B2 M31-457	\$ 32.40
22301373	Bo Htun Thurein	Myat Nandar Tun	12220 Pinegate Ct	12220 Pinegate Ct	Pineville, NC 28134	L73 B2 M32-711	\$ 32.40
22301374	Maria L Rosas		12216 Pinegate Ct	12216 Pinegates Ct	Pineville NC 28134	L74 B2 M31-457	\$ 32.40
22301375	Jamey R Bowser		12210 Pinegate Ct	12210 Pinegate Ct	Pineville NC 28134	L75 B2 M31-457	\$ 32.40
22301376	2017-1 IH Borrower LP	C/O Invitation Homes	12204 Pinegate Ct	PO BOX 13270	Scottsdale, AZ 85267	L76 B2 M31-457	\$ 32.40
22301377	Thomas M Civitello	Ellen L Civitello	13416 Honeytree Ln	13416 Honeytree Ln	Pineville NC 28134	L77 B2 M31-457	\$ 32.40
22301378	Salvatore Iabarbera	Holly Darpino	13408 Honeytree Ln	13408 Honeytree Ln	Pineville NC 28134	L78 B2 M31-457	\$ 32.40
22301379	Alva T Redden	William S Briggs	13404 Honeytree Ln	13404 Honeytree Ln	Pineville NC 28134	L79 B2 M31-457	\$ 32.40
22301380	Caitlin Clarke Adams	Ryan Whitney Adams	13400 Honeytree Ln	13400 Honeytree Ln	Pineville NC 28134	L80 B2 M31-457	\$ 32.40
22301381	Ricardo P Maset		13405 Honeytree Ln	231 Goldfinch Circle	Greer, SC 29650	L81 B2 M31-457	\$ 32.40
22301382	Nicolas D Atkinson		13411 Honeytree Ln	13411 Honeytree Ln	Pineville NC 28134	L82 B2 M31-457	\$ 32.40
22301383	Julie Hardin		13417 Honeytree Ln	13417 Honeytree Ln	Pineville NC 28134	L83 B2 M31-457	\$ 32.40
22301384	Daniel Szudzik	Elizabeth Szudzik	13423 Honeytree Ln	6732 B Bevington Ridge Rd	Charlotte, NC 28277	L84 B2 M31-457	\$ 32.40
22301385	AMH Properties LP		13429 Honeytree Ln	30601 Agoura Rd Ste 200	Agoura Hills, CA 91301	L85 B2 M31-457	\$ 32.40
22301386	Sibel Carba Hovis		13435 Honeytree Ln	13435 Honeytree Ln	Pineville NC 28134-9136	L86 B2 M31-457	\$ 32.40
22301387	Victor W Molina	Amparo B Jimenez	13441 Honeytree Ln	13441 Honeytree Ln	Pineville NC 28134	L87 B2 M31-457	\$ 32.40
22301416	Rachel Powell Meena	Amar Kumar Meena	13330 Edgetree Dr	13330 Edgetree Dr	Pineville NC 28134	L23 B2 M33-831	\$ 32.40
22301417	Chinmay P Nadkarni	Devarki Nadkarni	13324 Edgetree Dr	3425 Rhett Butler Pl	Charlotte, NC 28270	L22 B2 M33-831	\$ 32.40
22301418	Colleen S Briggs	William S Briggs	13318 Edgetree Dr	13318 Edgetree Dr	Pineville NC 28134	L21 B2 M33-831	\$ 32.40
22301419	Jennifer Stephens	Matthew Hilton	13312 Edgetree Dr	13312 Edgetree Dr	Pineville NC 28134	L20 B2 M33-831	\$ 32.40
22301420	Viola M Russell		13306 Edgetree Dr	13306 Edgetree Dr0	Pineville NC 28134	L19 B2 M33-831	\$ 32.40
22301421	Deborah Zahn		13305 Edgetree Dr	13305 Edgetree Dr	Pineville NC 28134	L18 B2 M33-831	\$ 32.40
22301423	Tina Smith Gardner	Alan J Chadd	13315 Edgetree Dr	13315 Edgetree Dr	Pineville NC 28134	L16 B2 M33-831	\$ 32.40
22301424	Anabel Bueno Ventura		13321 Edgetree Dr	13321 Edgetree Dr	Pineville NC 28134	L15 B2 M33-831	\$ 32.40
22301425	Phillip J Nolan	Amber L Nolan	13327 Edgetree Dr	13327 Edgetree Dr.	Pineville, NC 28134	L14 B2 M33-831	\$ 32.40
22301426	AMH NC Properties LP		13333 Edgetree Dr	30601 Agoura Rd Ste 200	Agoura Hills, CA 91301	L13 B2 M33-831	\$ 32.40
22301427	Alexander Demidovich	Zarina Demidovich	13403 Edgetree Dr	2015 Manhattan Beach BV Suite 1	Redondo Beach, CA 9027	L12 B2 M33-831	\$ 32.40
22301428	Fred R Torres	Jennifer M Torres	13407 Edgetree Dr	13407 Edgetree Dr	Pineville NC 28134	L11 B2 M33-831	\$ 32.40
22301429	FKH SFR L LP	ATTN FIRSTKEY HOMES LLC	13413 Edgetree Dr	1850 Parkway Pl STE 900	Marietta, GA 30067	L10 B2 M33-831	\$ 32.40
22301430	Damion L Jordan		13419 Edgetree Dr	13419 Edgetree Dr	Pineville NC 28134	L9 B2 M33-831	\$ 32.40
22301431	Maria Cecilia Ona	Trust Maria Cecilia Ona Living	13425 Edgetree Dr	6047 Arundale Ln	Ft Mill, SC 29707	L8 B2 M33-831	\$ 32.40
22301432	Charles James Halat		13433 Edgetree Dr	13433 Edgetree Dr	Pineville NC 28134	L7 B2 M33-831	\$ 32.40
22301433	Ann Richey		13443 Edgetree Dr	13443 Edgetree Dr	Pineville NC 28134	L6 B2 M33-831	\$ 32.40
22301434	Nikolay A Ganchenko		13449 Edgetree Dr	13449 Edgetree Dr	Pineville NC 28134	L5 B2 M33-831	\$ 32.40
22301436	Aaron James Smedley		13309 Edgetree Dr	13309 Edgetree Dr	Pineville NC 28134	L17 B2 M33-831	\$ 32.40
22301437	Kendall Walters		12030 Harmon Ln	12030 Harmon Ln	Pineville NC 28134	L53 B1 M36-33	\$ 32.40
22301438	William T Chappell	Margaret E Bates	12022 Harmon Ln	12022 Harmon Ln	Pineville NC 28134	L52 B1 M36-33	\$ 32.40
22301439	Christian Johnson Solis		12016 Harmon Ln	12016 Harmon Ln	Pineville, NC 28134	L51 B1 M36-33	\$ 32.40
22301440	Sumip Dinesh Patel	Chhavi Arora Patel	12008 Harmon Ln	5020 Stirling St	Granite Bay, CA 95746	L50 B1 M36-33	\$ 32.40
22301441	Andrew S Michael	Amber L Michael	12002 Harmon Ln	12002 Harmon Ln	Pineville NC 28134	L49 B1 M36-33	\$ 32.40
22301442	Msm Properties Llc		11944 Harmon Ln	4645 Matthews Mint Hill Rd	Matthews NC 28105	L48 B1 M36-33	\$ 32.40
22301443	Johnson C Kuriakose	Shiji Johnson	11938 Harmon Ln	11938 Harmon Ln	Pineville NC 28134	L47 B1 M36-33	\$ 32.40
22301444	David H Hollifield	Jayne J Hollifield	11932 Harmon Ln	11932 Harmon Ln	Pineville NC 28134	L46 B1 M36-33	\$ 32.40
22301445	AMH NC Properties LP		11928 Harmon Ln	30601 Agoura Rd Ste 200	Agoura Hills, CA 91301	L45 B1 M36-33	\$ 32.40

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PARCEL	OWNER1	OWNER2	SITUS_ADDRESS	MAILING_ADDRESS	CITY_STATE	LEGAL_DESC	COST
22301446	Martin Rissmann		11922 Harmon Ln	5033 Morrowick Rd	Charlotte, NC 28226	L44 B1 M36-33	\$ 32.40
22301447	Alexander Hengstebeck	Morgan Hengstebeck	11918 Harmon Ln	11918 Harmon Ln	Pineville NC 28134	L43 B1 M36-33	\$ 32.40
22301448	Timothy R Shenise	Enid N Shenise	11912 Harmon Ln	11912 Harmon Ln	Pineville NC 28134	L42 B1 M36-33	\$ 32.40
22301449	Vivek Sinha	Shweta Sinha	11906 Harmon Ln	11906 Harmon Ln	Charlotte NC 28134	L41 B1 M36-33	\$ 32.40
22301450	Alexandra Shope	Christopher Shope	11902 Harmon Ln	11902 Harmon Ln	Pineville NC 28134	L40 B1 M36-33	\$ 32.40
22301451	Jessika Bell	Dalton S Bell	11905 Harmon Ln	11905 Harmon Ln	Pinville NC 28034	L39 B1 M36-33	\$ 32.40
22301452	Michael R Guthrie		11911 Harmon Ln	11911 Harmon Ln	Pineville NC 28134	L38 B1 M36-33	\$ 32.40
22301453	Brian A Anderson	Jolundra S Anderson	11917 Harmon Ln	11917 Harmon Ln	Pineville NC 28134	L37 B1 M36-33	\$ 32.40
22301454	John Wesley Jones		11925 Harmon Ln	11925 Harmon Ln	Pineville NC 28134	L36 B1 M36-33	\$ 32.40
22301455	Richard Charles Bonham	Karina Bonham	11929 Harmon Ln	11929 Harmon Ln	Pineville NC 28134	L35 B1 M36-33	\$ 32.40
22301456	Hi Xuong Lam	Xuan Le Trieu	11933 Harmon Ln	11933 Harmon Ln	Pineville NC 28134	L34 B1 M36-33	\$ 32.40
22301457	Matheos Pahoumis	Gissela Johns	11937 Harmon Ln	11937 Harmon Ln	Pineville NC 28134	L33 B1 M36-33	\$ 32.40
22301458	Aviv Efrat		11941 Harmon Ln	39 JonnyBrook Rd	Montvale, NJ 07645	L32 B1 M36-33	\$ 32.40
22301459	Jose Ricardo Martinez	Sarah M Martinez	11945 Harmon Ln	11945 Harmon Ln	Pineville NC 28134	L31 B1 M36-33	\$ 32.40
22301460	Kirsten Scott		13316 Alex Mill Dr	13316 Alex Mill Dr	Pineville NC 28134	L30 B1 M37-75	\$ 32.40
22301461	Khalid A Alnabulsi		13304 Alex Mill Dr	13304 Alex Mill Drive	Pineville NC 28134	L29 B1 M37-75	\$ 32.40
22301462	Luis Fernando Castillo	Brenda Castillo	13230 Alex Mill Dr	13230 Alex Mill Dr	Pineville NC 28134	L28 B1 M37-75	\$ 32.40
22301463	Nancy Little	Brindin Taylor	13220 Alex Mill Dr	13222 Alex Mill Dr	Pineville NC 38134	L27 B1 M37-75	\$ 32.40
22301464	Aaron Mills	Kristina Mills	13218 Alex Mill Dr	13218 Alex Mill Dr	Pineville NC 28134	L26 B1 M37-75	\$ 32.40
22301465	FKH SFR PROPCO J LP	ATTN FIRSTKEY HOMES LLC	13214 Alex Mill Dr	1850 Parkway Place ste 900	Marietta, GA 30067	L25 B1 M37-75	\$ 32.40
22301466	Michael A Varela	Merry K Varela	13208 Alex Mill Dr	13208 Alex Mill Dr	Pineville NC 28134	L24 B1 M37-75	\$ 32.40
22301467	David E Towns	Garbielle Neboyia	13202 Alex Mill Dr	13202 Alex Mill Dr	Pineville NC 28134	L23 B1 M37-75	\$ 32.40
22301468	Lollie G Russo		13209 Alex Mill Dr	13209 Alex Mill Dr	Pineville NC 28134	L22 B1 M37-75	\$ 32.40
22301469	Michael L Jones	Michelle L Jones	13215 Alex Mill Dr	13215 Alex Mill Dr	Pineville NC 28134	L21 B1 M37-75	\$ 32.40
22301470	Maynak Patel		13223 Alex Mill Dr	13223 Alex Mill Dr	Pineville NC 28134	L20 B1 M37-75	\$ 32.40
22301471	Paul F Skinner	Leslie J Little	13229 Alex Mill Dr	13229 Alex Mill Dr	Pineville NC 28134	L19 B1 M37-75	\$ 32.40
22301501	Ryan Michael Daughtrey	Abbie Daughtrey	13503 Honeytree Ln	13503 Honeytree Lane	Pineville NC 28134	L10 B3 M31-321	\$ 32.40
22301502	Lynn M Douglas	Stacey M Douglas	13507 Honeytree Ln	13507 Honeytree Ln	Pineville NC 28134	L9 B3 M31-457	\$ 32.40
22301503	Shereen Soraya Bolouri	Mohammad Reza Bolouri	13511 Honeytree Ln	13511 Honeytree Ln	Pineville NC 28134	L8 B3 M31-457	\$ 32.40
22301504	David H Toe	Dearlean C Toe	13517 Honeytree Ln	13517 Honeytree Ln	Pineville NC 28134	L7 B3 M31-457	\$ 32.40
22301505	Kathleen Grace Buttcher	Carl Patrick Erdman	12134 Autumn Winds Ln	12134 Autumn Winds Ln	Pineville NC 28134	L6 B3 M31-321	\$ 32.40
22301506	Jonathan Williard	Gretchen Marie Hurd	12128 Autumn Winds Ln	12128 Autumn Winds Ln	Pineville NC 28134	L5 B3 M31-321	\$ 32.40
22301507	Meghan Mcaleer	William C Fariss	12122 Autumn Winds Ln	12122 Autumn Winds Ln	Pineville NC 28134	L4 B3 M31-321	\$ 32.40
22301508	Lars Alrick Kirk Gordon	Jamie Lynn Poncelet	12118 Autumn Winds Ln	12118 Autumn Winds Ln	Pineville, NC 28134	L3 B3 M31-321	\$ 32.40
22301509	Kyle Lueth	Katherine Portalanza De La Cuadra	12112 Autumn Winds Ln	12112 Autumn Winds Ln	Pineville NC 28134	L2 B3 M31-457	\$ 32.40
22301510	Koji Krzywosz	Erica Sweeney	13538 Edgetree Dr	13538 Edgetree Dr	Pineville NC 28134	L1 B3 M31-457	\$ 32.40
22301511	Dharmesh Patel	Harnisha Patel	13526 Edgetree Dr	13526 Edgetree Dr	Pineville NC 28134	L32 B2 M33-831	\$ 32.40
22301512	Ali Patsiyev	Lala Gasanova	13504 Edgetree Dr	13504 Edgetree Dr	Pineville NC 28134	L31 B3 M33-831	\$ 32.40
22301513	Alan L Vaugh	Jean L Vaugh	13450 Edgetree Dr	13450 Edgetree Dr	Pineville NC 28134	L30 B3 M33-831	\$ 32.40
22301514	Joseph W Rumsey	Margarita S Rumsey	13444 Edgetree Dr	13444 Edgetree Dr	Pineville NC 28134	L29 B3 M33-831	\$ 32.40
22301515	AMH NC Properties LP		13438 Edgetree Dr	30601 Agoura Rd Ste 200	Agoura Hills, CA 91301	L28 B3 M33-831	\$ 32.40
22301516	Pamela M Janik		13432 Edgetree Dr	13432 Edgetree Dr	Pineville NC 28134	L27 B3 M33-831	\$ 32.40
22301517	Salim Punjani		13426 Edgetree Dr	8650 Valderama Dr.	Duluth, GA 30097	L26 B3 M33-831	\$ 32.40
22301518	Manuel Lapura	Glenda Lapura	13420 Edgetree Dr	13420 Edgetree Dr	Pineville NC 28134	L25 B3 M33-831	\$ 32.40
22301519	Lorie Ann Sanhueza	Luis Sanhueza	13410 Edgetree Dr	13410 Edgetree Dr	Pineville NC 28134	L24 B3 M33-831	\$ 32.40
22301601	Eric M Madden	Melissa J Madden	11808 Jacobs Ridge Ct	11808 Jacobs Ridge Ct	Pineville NC 28134	L18 B1 M37-75	\$ 32.40
22301602	Ramadevi S Nair		11804 Jacobs Ridge Ct	11804 Jacobs Ridge Ct	Pineville NC 28134	L17 B1 M37-75	\$ 32.40
22301603	CPI/Amherst SFR Program Ow		11805 Jacobs Ridge Ct	5001 Plaza on the Lake Ste 200	Austin, TX 78746	L16 B1 M37-75	\$ 32.40
22301604	Vladislav Iurco	Liliya Iurco	11809 Jacobs Ridge Ct	11809 Jacobs Ridge Ct	Pineville NC 28134	L15 B1 M37-75	\$ 32.40
22301606	MY DUC Phan	Bong THI Phan	13303 Alex Mill Dr	13303 Alex Mill Dr	Pineville NC 28134	L14 B1 M37-75	\$ 32.40
22301607	BAF Assets 5 LLC		13307 Alex Mill Dr	5001 Plaza on the Lake ste 200	Austin, TX 78746	L13 B1 M37-75	\$ 32.40
22301608	Louisa Kleto	James Kleto	13311 Alex Mill Dr	13311 Alex Mill Dr	Pineville, NC 28134	L12 B1 M37-75	\$ 32.40
22301609	Sharon C Williams		13317 Alex Mill Dr	13317 Alex Mill Dr	Pineville NC 28134	L11 B1 M37-75	\$ 32.40

**Cardinal Woods Subdivision and
Cardinal Woods Estate**
SL 98 - 04
Preliminary
Assessment Roll for FY 2025

PARCEL	OWNER1	OWNER2	SITUS_ADDRESS	MAILING_ADDRESS	CITY_STATE	LEGAL_DESC	COST
22301610	Amatya Sashi S	Asha S Amatya	13323 Alex Mill Dr	13323 Alex Mill Dr	Pineville NC 28134	L10 B1 M37-75	\$ 32.40
22301611	Madison Tillman Keever		13329 Alex Mill Dr	13329 Alex Mill Dr	Pineville NC 28134	L9 B1 M37-75	\$ 32.40
22301612	Elsamma Thomas	George V Thomas	13335 Alex Mill Dr	13335 Alex Mill Dr	Pineville NC 28134	L8 B1 M37-75	\$ 32.40
22301613	Frederick W Borger	Pamela Devost	12007 Harmon Ln	12007 Harmon Ln	Pineville, NC 28134	L7 B1 M36-33	\$ 32.40
22301614	Nancy Messina		12015 Harmon Ln	12015 Harmon Ln	Pineville, NC 28134	L6 B1 M36-33	\$ 32.40
22301615	Sunbelt Investors Asset Company LLC		12019 Harmon Ln	5001 Plaza on the Lake ste 200	Austin, TX 78746	L5 B1 M36-33	\$ 32.40
22301616	Russell Hobbs	Julie Hobbs	12025 Harmon Ln	12025 Harmon Ln	Pineville NC 28134	L4 B1 M37-75	\$ 32.40
22301617	Veneliza May Rivera Salcedo	Jeffery Lucas Meyer	11622 Rudolph Place Dr	11622 Rudolph Place Dr	Pineville NC 28134	L3 B1 M37-75	\$ 32.40
22301618	Rebecca Mulbah	Yanquae Mulbah	11616 Rudolph Place Dr	11616 Rudolph Place Dr	Pineville NC 28134	L2 B1 M37-75	\$ 32.40
22301619	Jesse A Kleinmeier		11612 Rudolph Place Dr	11612 Rudolph Place Dr	Pineville NC 28134	L1 B1 M37-75	\$ 32.40
22301702	Mehmet Ali Konuralp	Assena Konuralp	11611 Rudolph Place Dr	11611 Rudolph Place Dr	Pineville NC 28134	L56 B1 M37-75	\$ 32.40
22301703	Cesear A Hernandez	Linda A Hernandez	11615 Rudolph Place Dr	11615 Rudolph Place Dr	Pineville NC 28134	L55 B1 M37-75	\$ 32.40
22301704	Reginald Ferrell	Teresa M Ferrell	11621 Rudolph Place Dr	11621 Rudolph Place Dr	Pineville NC 28134	L54 B1 M37-75	\$ 32.40
22301705	Ananthakrishnan Subramaniam	Parvathy Ananthakrishn	13505 Edgetree Dr	13505 Edgetree Dr	Pineville NC 28134	L4 B1 M33-831	\$ 32.40
22301706	Musa Imreish	Sohaila Imreish	13515 Edgetree Dr	13515 Edgetree Dr	Pineville NC 28134	L3 B1 M33-831	\$ 32.40
22301707	Dale Hiebing	Dawn Hiebing	13525 Edgetree Dr	13525 Edgetree Dr	Pineville NC 28134	L2 B1 M33-831	\$ 32.40
22301708	MONTPELIER ASSETS LLC		13531 Edgetree Dr	401 CONGRESS AVE 33RD FLO	Austin, TX 78701	L1 B1 M33-831	\$ 32.40
22301709	Celia Houston Staples	Dennis Staples	13539 Edgetree Dr	13539 Edgetree Dr	Pineville NC 28134	L11 B1 M31-457	\$ 32.40
22301710	Steven G Mcatee	Pamela S Mcatee	13603 Edgetree Dr	13603 Edgetree Dr	Pineville NC 28134	L10 B1 M31-457	\$ 32.40
22301711	Christopher W Queen	Julie S Queen	13609 Edgetree Dr	13609 Edgetree Dr	Pineville NC 28134	L9 B1 M31-457	\$ 32.40
22301712	Mark S Westfall		13615 Edgetree Dr	13615 Edgetree Dr	Pineville NC 28134	L8 B1 M31-457	\$ 32.40
22301713	Patricia Action Killebrew	Buddy Killebrew	13621 Edgetree Dr	13621 Edgetree Dr	Pineville NC 28134	L7 B1 M29-596	\$ 32.40
22301714	Daniel C Lisk	Tracy G Lisk	13629 Edgetree Dr	13629 Edgetree Dr	Pineville NC 28134	L6 B1 M29-596	\$ 32.40
22301715	Lieu Pham	Hoang My Hong	12544 Cardinal Woods Dr	12544 Cardinal Woods Dr	Pineville NC 2834	L5 B1 M29-596	\$ 32.40
22301716	Andrew M Ebneith	Monica L Ebneith	12538 Cardinal Woods Dr	12538 Cardinal Woods Dr	Pineville NC 28134	L4 B1 M29-596	\$ 32.40
22301717	Benjamin R Howard	Kristen E Howard	12532 Cardinal Woods Dr	12532 Cardinal Woods Dr	Pineville NC 28134	L3 B1 M29-596	\$ 32.40
22301718	AMH NC Properties LP		12526 Lancaster Hwy	30601 Agoura Rd Ste 200	Agoura Hills, CA 91301	L2 B1 M29-596	\$ 32.40
22301719	Elizabeth Tovar		12514 Cardinal Woods Dr	12514 Cardinal Woods Dr	Pineville, NC 28134	L1 B1 M29-596	\$ 32.40
							\$6,059.26
22301329	David K Cline		12649 Cardinal Woods Dr	12649 Cardinal Woods Dr	Pineville NC 28134	L29 B2 M33-905	\$57.88
22301330	Edwin G Abercrombic	Beverly M Abercrombic	12653 Cardinal Woods Dr	12653 Cardinal Woods Dr	Pineville NC 28134	L30 B2 M35-289	\$57.88
22301331	Diana Giel	Ryan Giel	12657 Cardinal Woods Dr	12657 Cardinal Woods Dr	Pineville NC 28134	L31 B2 M35-289	\$57.88
22301332	Peter A Cumming	Rosalind Cumming	12661 Cardinal Woods Dr	12661 Cardinal Wood Dr	Pineville NC 28134	L32 B2 M35-289	\$57.88
22301333	Jennifer Giles	Benjamin Reed Giles	12670 Cardinal Woods Dr	12670 Cardinal Woods Dr	Pineville NC 28134	L33 B2 M35-289	\$57.88
22301334	James D Rogers	Palmer L Rogers	12666 Cardinal Woods Dr	12668 Cardinal Woods Dr	Pineville NC 28134	L34 B2 M33-905	\$57.88
22301335	Bianca Romero Kooi	Stephen William Kooi	12662 Cardinal Woods Dr	12662 Cardinal Woods Drive	Pineville NC 28134	L35 B2 M33-905	\$57.88
22301336	AMH NC Properties LP		12658 Cardinal Woods Dr	30601 Agoura Rd Ste 200	Agoura Hills, CA 91301	L36 B2 M33-905	\$57.88
22301337	Kevin E Adams	Ruth M Adams	12654 Cardinal Woods Dr	12654 Cardinal Woods Dr	Pineville NC 28134	L37 B2 M33-905	\$57.88
						Sub Total:	\$520.92
						Total:	\$6,580.18
Mecklenburg County North Carolina LUESA		Drawn by DL (August 10, 2025) Checked by MS Approved by DC		Cardinal Woods Subdivision and Cardinal Woods Estate SL 98-04 Street Lighting Assessment Project Preliminary Assessment Roll Operation Costs FY 2025			
				Source: tax maps Tax records. Method: ACAD, digitizing			

