

South Carolina State Housing Finance and Development Authority

Request for Reconsideration – One (1) Point Deduction, Placed-in-Service Years 31+

Project Name: Knollwood Apartments

Applicant Name: Knollwood Apts II, LP

We respectfully request that the Authority reconsider reinstating the one (1) point deducted from our preliminary application under the Placed-in-Service date criterion of 31+ years. Knollwood Apartments was originally placed in service in 1979, making the development 46 years old. A signed affidavit executed by former owner Joseph M. Brantley, III, confirms the 1979 placed-in-service date and that the secondary 515 loan taken in 1995 was used only for critical repairs.

While the owner obtained additional USDA Rural Development Section 515 financing in 1995 for the purpose of completing critical repairs and improvements, that subsequent financing did not establish a new placed-in-service date for the development. The 1995 financing was solely for the preservation of the existing property via critical repairs and does not alter the original 1979 placed-in-service date.

This position is further supported by two independent sources. York County property records confirm that the buildings comprising Knollwood Apartments were constructed in 1979 and 1980. Additionally, an email from USDA Rural Development Regional Director Byron Waters confirms that Knollwood Apartments' first date of operation was January 4, 1979 and there is no secondary PIS date.

Given the affidavit of the previous owner, the corroborating county property records, and the confirmation from USDA Rural Development, we are confident that Knollwood Apartments satisfies the Placed-in-Service 31+ years criterion and respectfully ask that the Authority reinstate the deducted point. We appreciate the Authority's time and consideration and are available to provide any additional documentation upon request.

Respectfully,

An authorized Manager of the General Partner duly executed this document on the 11th day of May 2026.

OWNER ENTITY: Knollwood Apts II, LP
By: Knollwood Apartments II GP, LLC


Herbert B. Iverson, III, Manager

AFFIDAVIT

STATE OF SOUTH CAROLINA

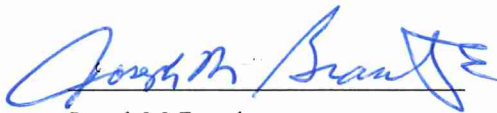
COUNTY OF YORK

BEFORE ME, the undersigned Notary Public, personally came and appeared **Joseph M. Brantley, III**, in his capacity as a general partner of Knollwood Apartments, A Limited Partnership, who, being first duly sworn by me, did depose and say that:

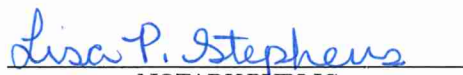
1. Knollwood Apartments, A Limited Partnership (the "Owner"), is the owner of "Knollwood Apartments," a fifty-two (52) unit multifamily housing development located at 822 Archie Street, Fort Mill, South Carolina 29715 (the "Development").
2. The Development was original constructed by the Owner in 1979, utilizing loan financing from United States of America, acting through the United States Department of Agriculture ("RD"), made pursuant to Section 515 of the National Housing Act.
3. The Development was placed-in-service by the Owner in 1979.
4. The Owner obtained additional financing from RD in 1995 pursuant to Section 515 of the National Housing Act for the sole purpose of making critical repairs to the Development. The additional financing and critical repairs did not result in a new placed-in-service date for the development.

Further the Affiant sayeth not.

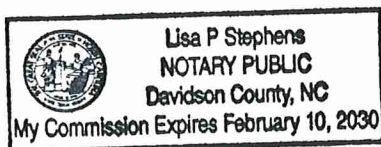
AFFIANT:


Joseph M. Brantley

SWORN TO AND SUBSCRIBED before me, the undersigned Notary Public, on this 6th day of May, 2026.


NOTARY PUBLIC

SEAL



York County, SC

Summary

Parcel Number	0200601061
Account #	71065
Location Address	834 ARCHIE ST 13A
Tax District	FORT MILL DISTRICT 4 - FORT MILL
Land Use Classification	COMMERCIAL IMPROVED (CI) (Note: Not Zoning Info)
Acres/Lot	6.000
Legal Description	1285 BANKS RD APARTMENTS 1A;1B ;1C;1D (Note: Not to be used on legal documents.)
Neighborhood	Commercial Land

[View Map](#)

Scanned Property Card

Property cards are edited to 12/31/2019 and no longer updated.



Owners

[KNOLLWOOD](#)
% BRANTLEY PROPERTIES
P O BOX 450233
ATLANTA GA 31145

Valuation

	2025	2024	2023	2022
Market Land Value	\$712,000	\$1,200,000	\$1,200,000	\$1,200,000
+ Market Improvement Value	\$712,000	\$1,568,650	\$1,568,650	\$1,568,650
+ Market Misc Value	\$0	\$26,250	\$26,250	\$26,250
= Total Market Value	\$1,424,000	\$2,794,900	\$2,794,900	\$2,794,900
Taxable Land Value	\$665,746	\$497,114	\$497,114	\$497,114
+ Taxable Improvement Value	\$665,747	\$649,832	\$649,832	\$649,832
+ Taxable Misc Value	\$0	\$10,874	\$10,874	\$10,874
- Ag Credit Value	\$0	\$0	\$0	\$0
= Total Taxable Value	*\$1,331,493	*\$1,157,820	*\$1,157,820	*\$1,157,820
Assessed Land Value	\$39,945	\$29,827	\$29,827	\$29,827
+ Assessed Improvement Value	\$39,945	\$38,990	\$38,990	\$38,990
+ Assessed Misc Value	\$0	\$652	\$652	\$652
= Total Assessed Value	\$79,890	\$69,469	\$69,469	\$69,469

*This parcel is subject to the value cap

Land

Land Use	Number of Units	Unit Type	Land Type
COMMERCIAL IMPROVED (CI)	6.00	Acres	Site

Commercial Buildings

Style	MULTI FAMILY / APT_TWNHSE		Foundation
Gross Sq Ft	2626		Roof Type
Finished Sq Ft	2496		Roof Coverage
Stories	1		Flooring Type
Interior Walls			Heating Type
Exterior Walls			Full Bathrooms
Year Built	1980		Half Bathrooms
Code	Description	Sketch Area	Finished Area
COMM_CP	COMM COV PCH	130	0
COM	Commercial Area	2,496	2,496
TOTAL		2,626	2,496

Style	MULTI FAMILY / APT_TWNHSE		Foundation
Gross Sq Ft	2496		Roof Type
Finished Sq Ft	2280		Roof Coverage
Stories	1		Flooring Type
Interior Walls			Heating Type

Exterior Walls			Full Bathrooms
Year Built	1980		Half Bathrooms
Code	Description	Sketch Area	Finished Area
COMM_CP	COMM COV PCH	216	0
COM	Commercial Area	2,280	2,280
TOTAL		2,496	2,280

Style	MULTI FAMILY / APT_TWNHSE		Foundation
Gross Sq Ft	2496		Roof Type
Finished Sq Ft	2280		Roof Coverage
Stories	1		Flooring Type
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COMM_CP	COMM COV PCH	216	0
COM	Commercial Area	2,280	2,280
TOTAL		2,496	2,280

Style	MULTI FAMILY / APT_TWNHSE		Foundation
Gross Sq Ft	2696		Roof Type
Finished Sq Ft	2592		Roof Coverage
Stories	1		Flooring Type
Interior Walls			Heating Type
Exterior Walls			Full Bathrooms
Year Built	1980		Half Bathrooms
Code	Description	Sketch Area	Finished Area
COMM_CP	COMM COV PCH	104	0
COM	Commercial Area	2,592	2,592
TOTAL		2,696	2,592

Style	MULTI FAMILY / APT_TWNHSE		Foundation
Gross Sq Ft	2696		Roof Type
Finished Sq Ft	2592		Roof Coverage
Stories	1		Flooring Type
Interior Walls			Heating Type
Exterior Walls			Full Bathrooms
Year Built	1980		Half Bathrooms
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COMM_CP	COMM COV PCH	104	0
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TOTAL		2,696	2,592

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Finished Sq Ft	2592		Roof Coverage
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COMM_CP	COMM COV PCH	104	0
COM	Commercial Area	2,592	2,592
TOTAL		2,696	2,592

Style	MULTI FAMILY / APT_TWNHSE	Foundation
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Gross Sq Ft	2696		Roof Type
Finished Sq Ft	2592		Roof Coverage
Stories	1		Flooring Type
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COMM_CP	COMM COV PCH	104	0
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TOTAL		2,696	2,592

Style	MULTI FAMILY / APT_TWNHSE		Foundation
Gross Sq Ft	2696		Roof Type
Finished Sq Ft	2592		Roof Coverage
Stories	1		Flooring Type
Interior Walls			Heating Type
Exterior Walls			Full Bathrooms
Year Built	1980		Half Bathrooms
Code	Description	Sketch Area	Finished Area
COMM_CP	COMM COV PCH	104	0
COM	Commercial Area	2,592	2,592
TOTAL		2,696	2,592

Style	MULTI FAMILY / APT_TWNHSE		Foundation
Gross Sq Ft	1992		Roof Type
Finished Sq Ft	1824		Roof Coverage
Stories	1		Flooring Type
Interior Walls			Heating Type
Exterior Walls			Full Bathrooms
Year Built	1980		Half Bathrooms
Code	Description	Sketch Area	Finished Area
COMM_CP	COMM COV PCH	168	0
COM	Commercial Area	1,824	1,824
TOTAL		1,992	1,824

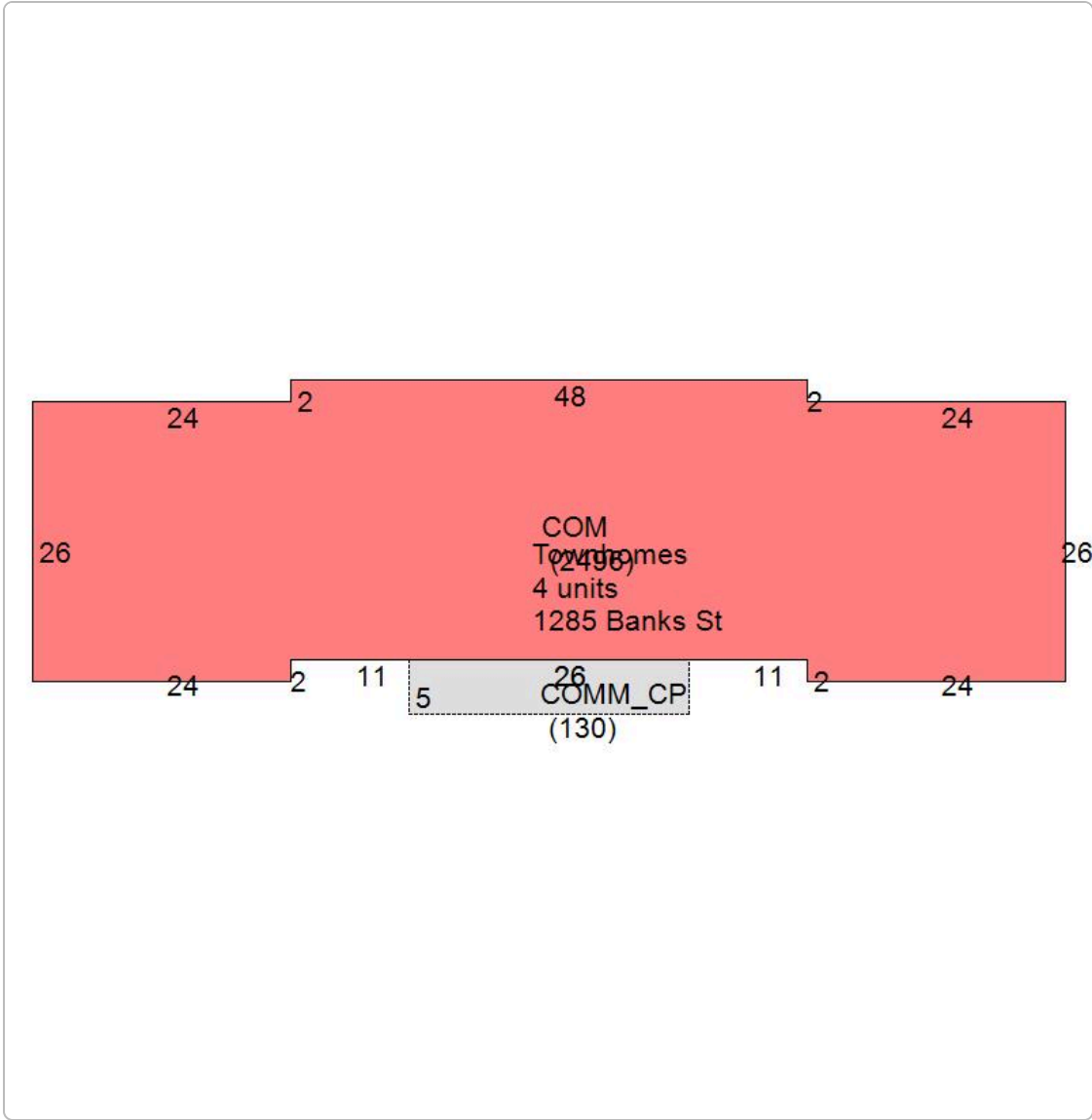
Style	MULTI FAMILY / APT_TWNHSE		Foundation
Gross Sq Ft	1992		Roof Type
Finished Sq Ft	1824		Roof Coverage
Stories	1		Flooring Type
Interior Walls			Heating Type
Exterior Walls			Full Bathrooms
Year Built	1980		Half Bathrooms
Code	Description	Sketch Area	Finished Area
COMM_CP	COMM COV PCH	168	0
COM	Commercial Area	1,824	1,824

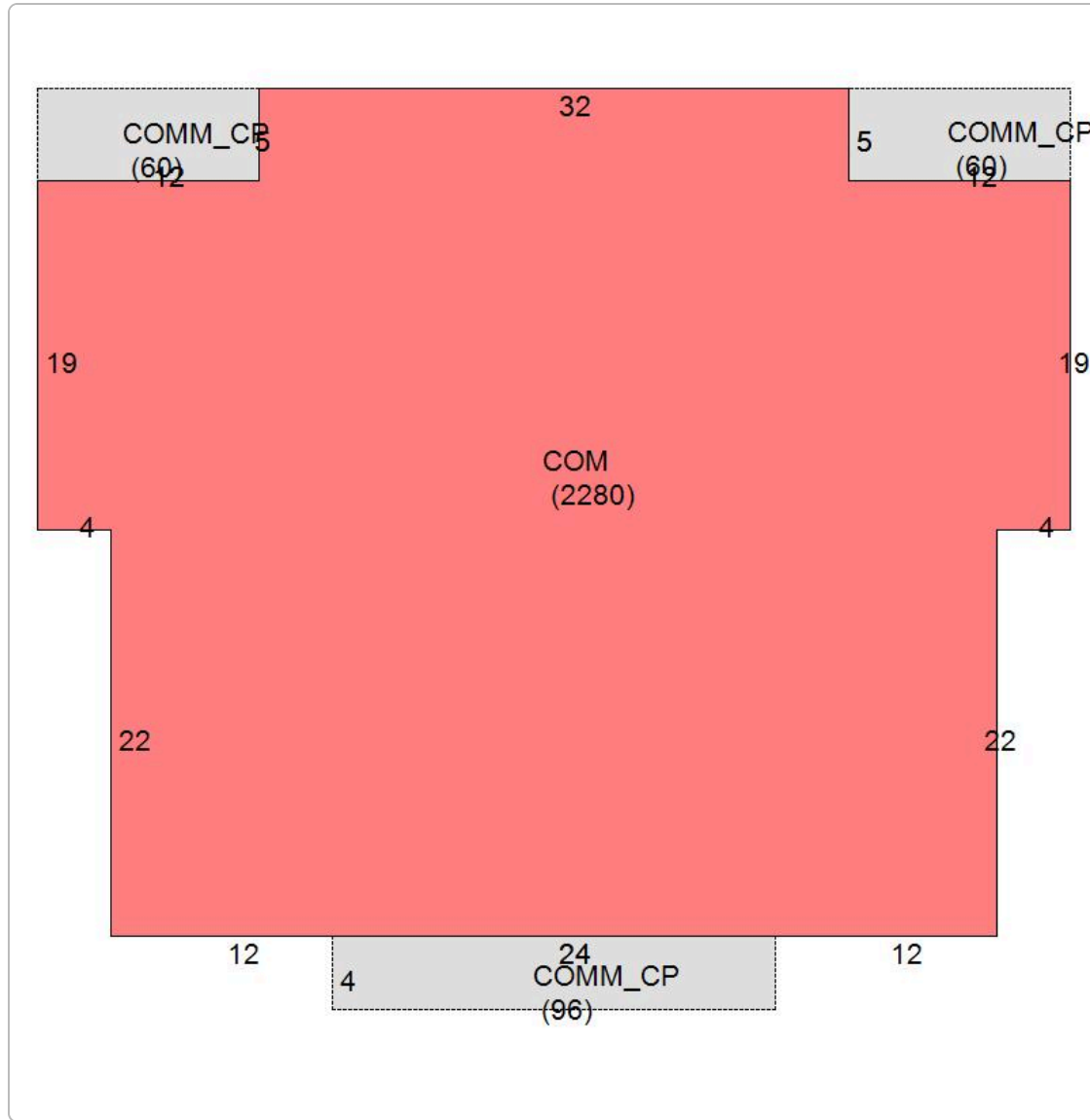
Code	Description	Sketch Area	Finished Area
TOTAL		1,992	1,824

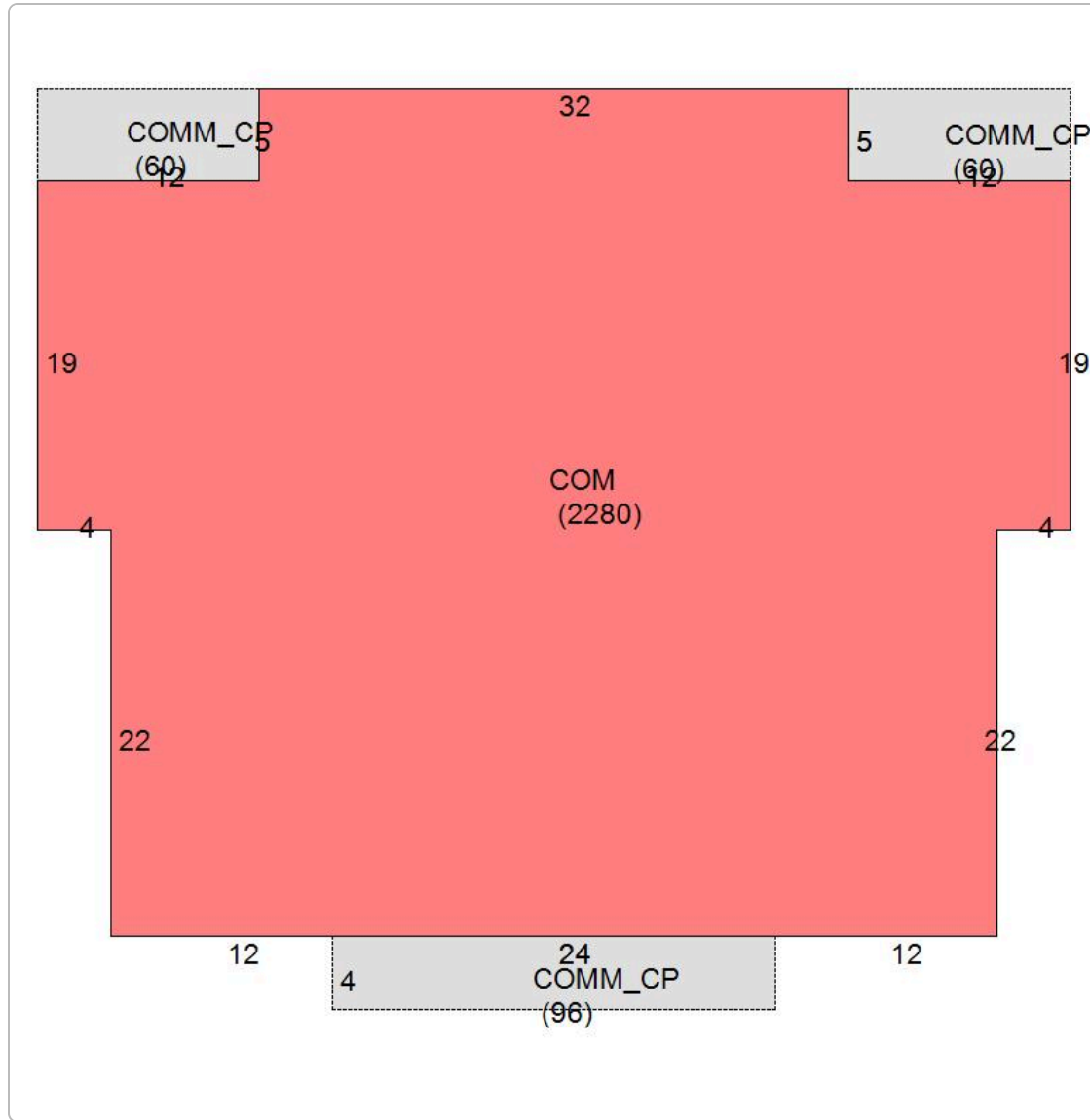
Yard Items

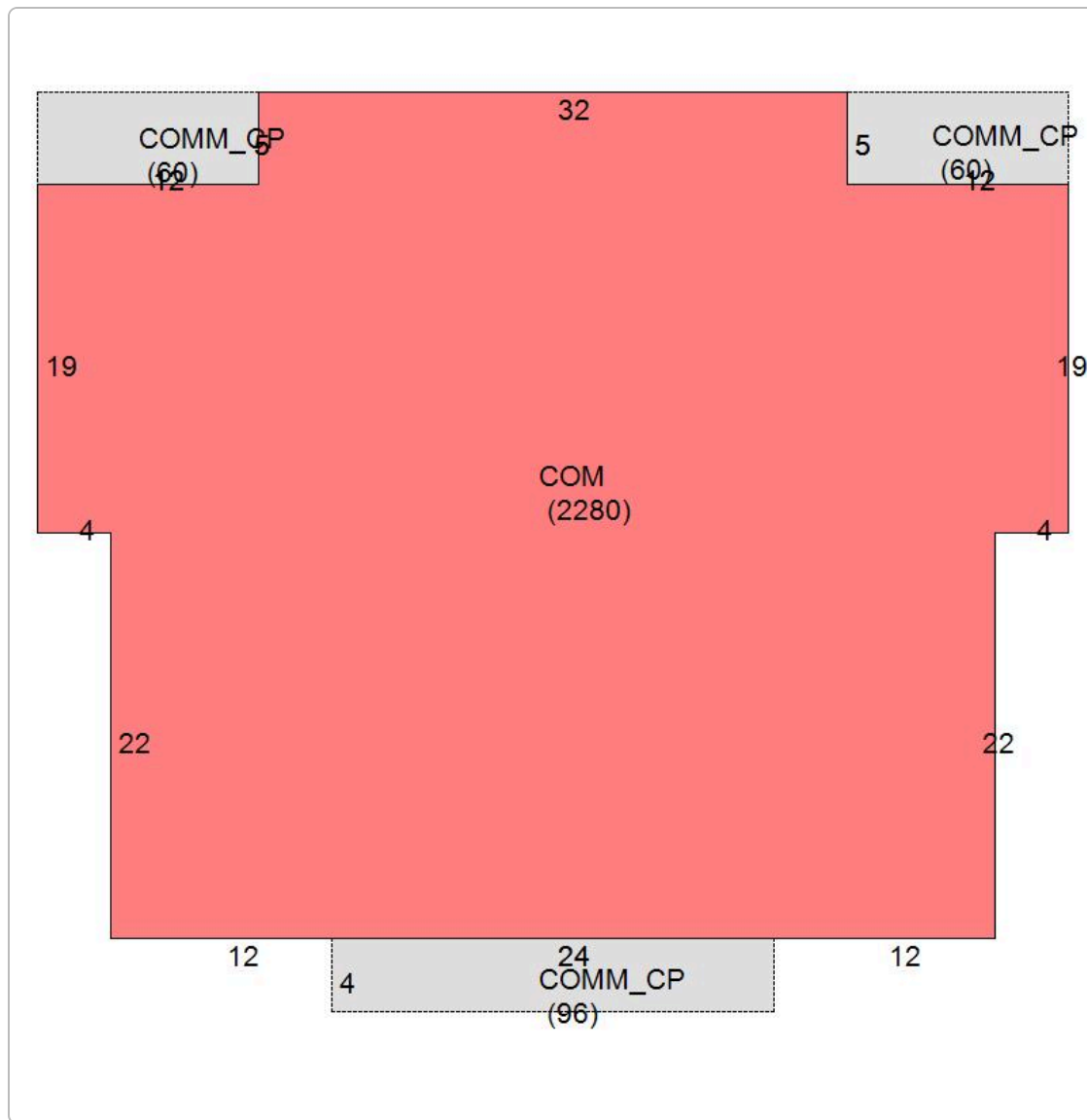
Description	Year Built	Out Building Type	Size	Quantity	Units	Grade
Asphalt Paving 2"	0	Asphalt Paving 2" (ASPH PAV)	0 x 0	0	35000 SF	

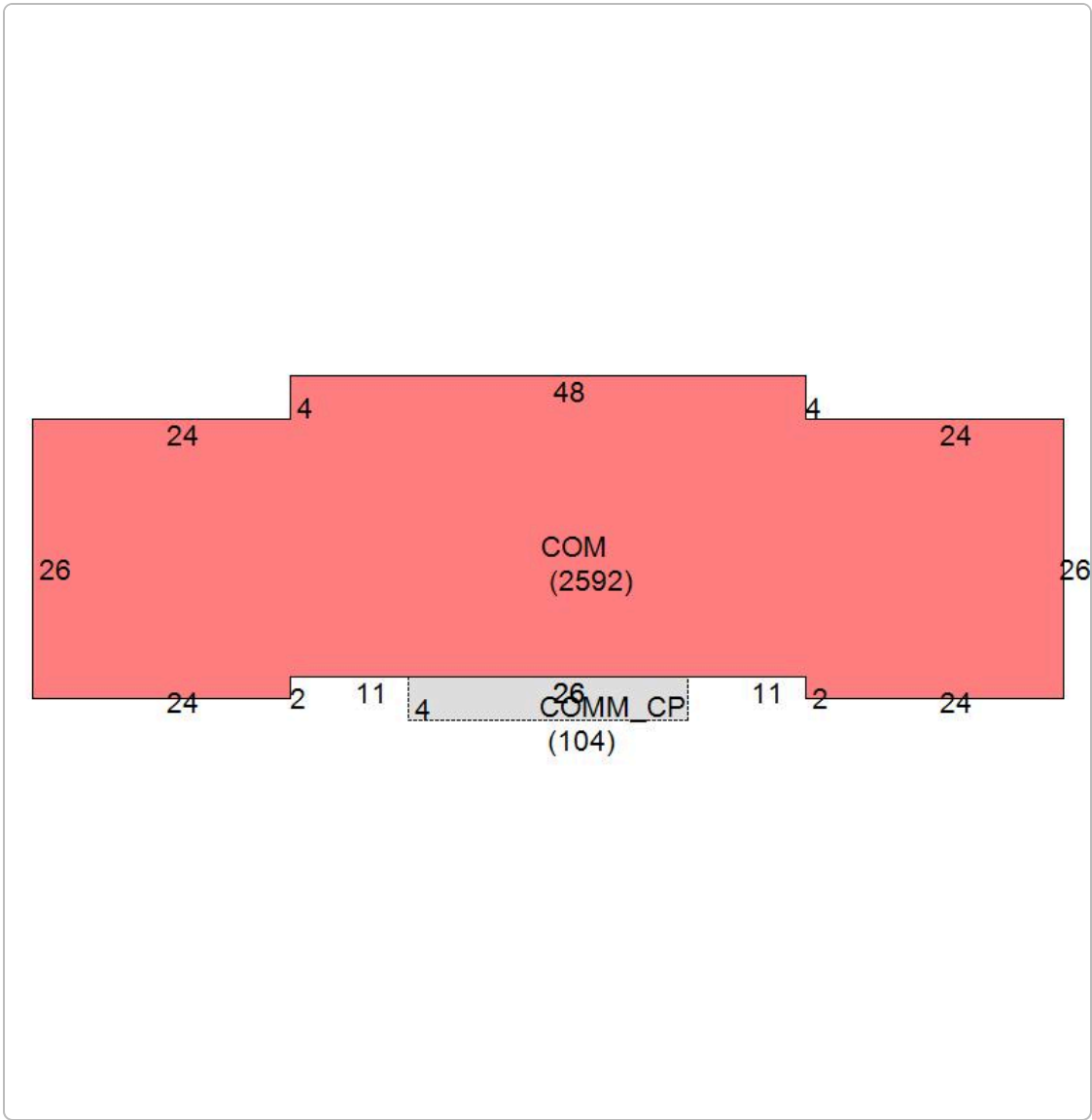
Sketches

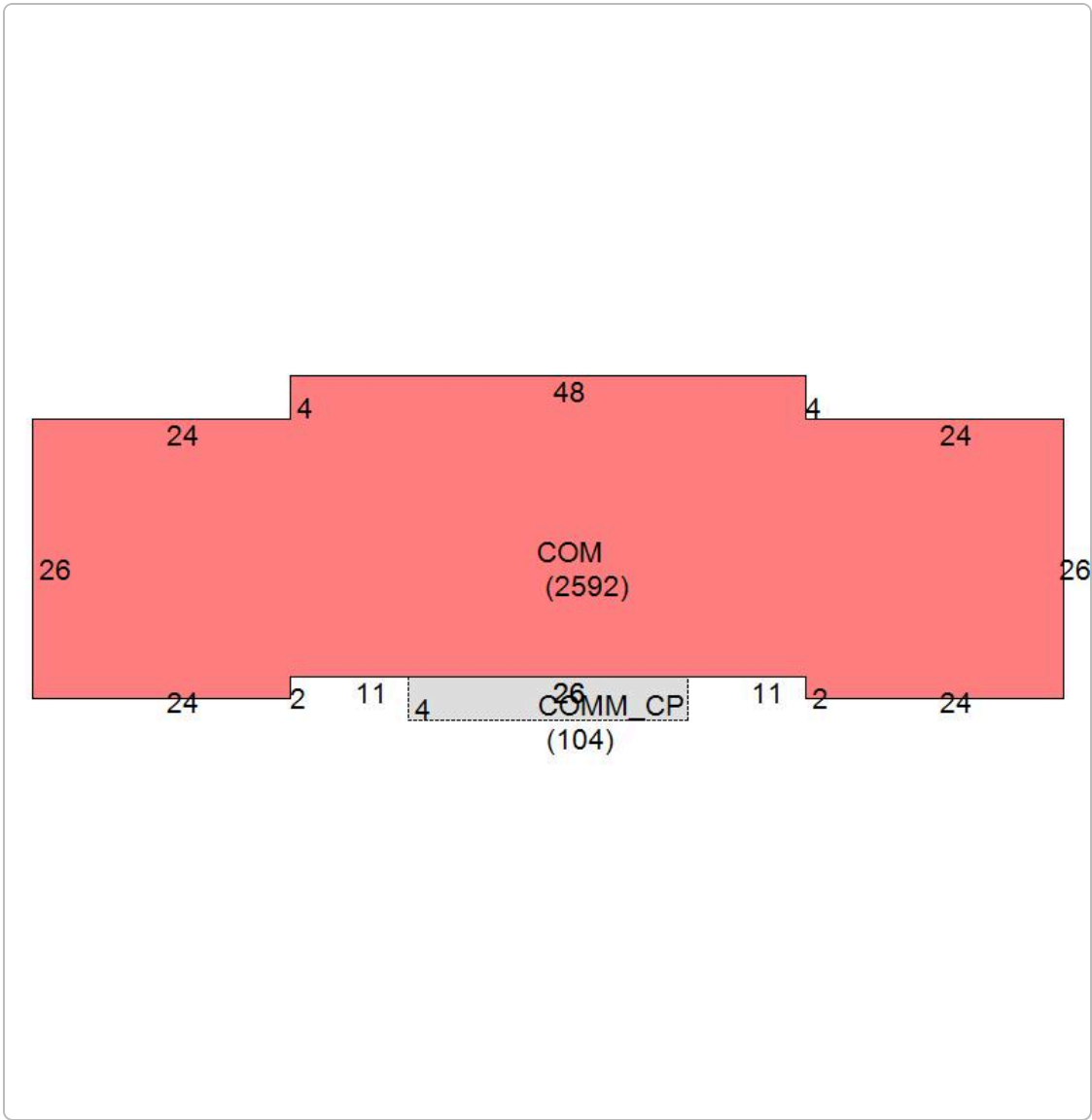


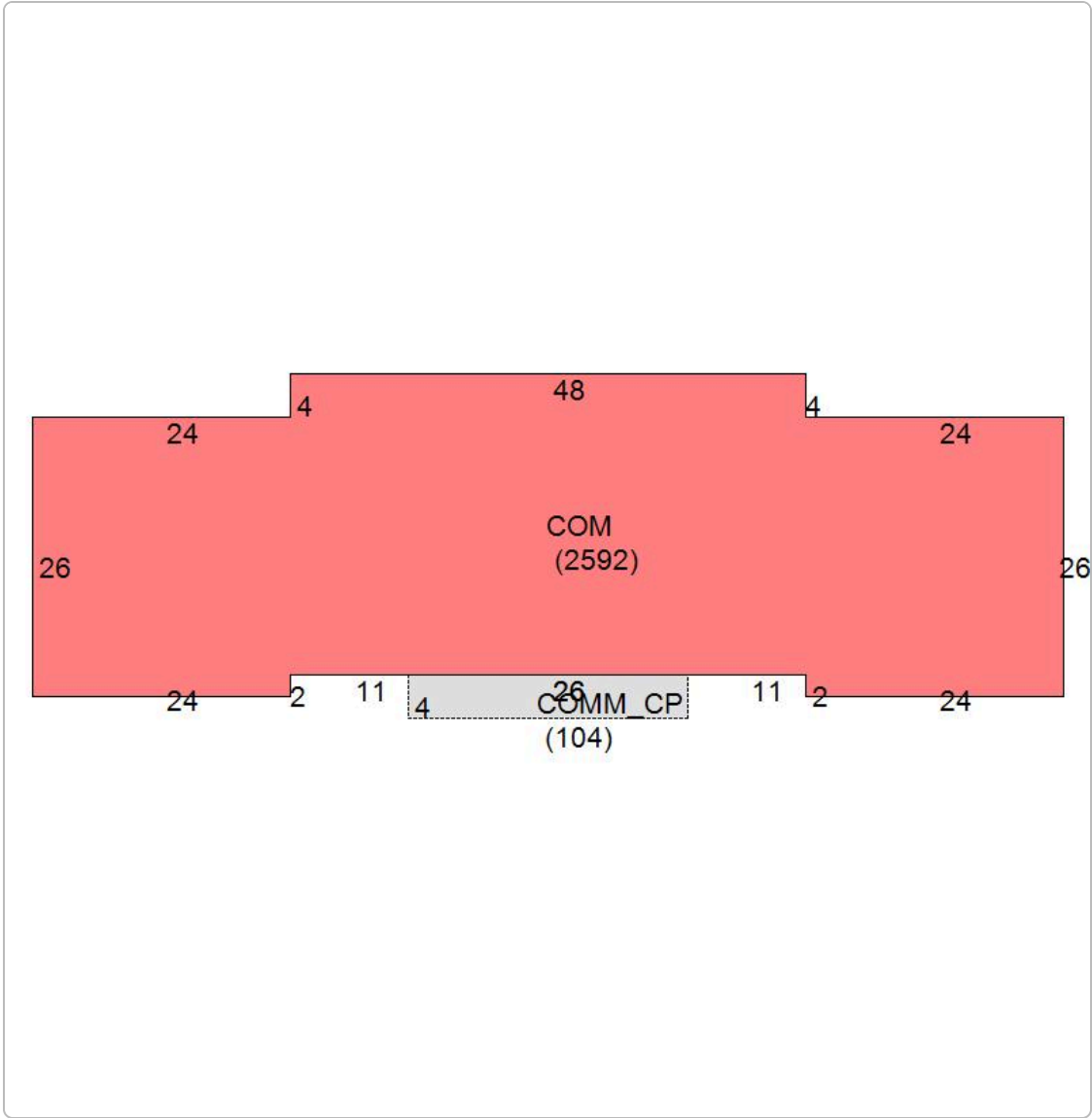


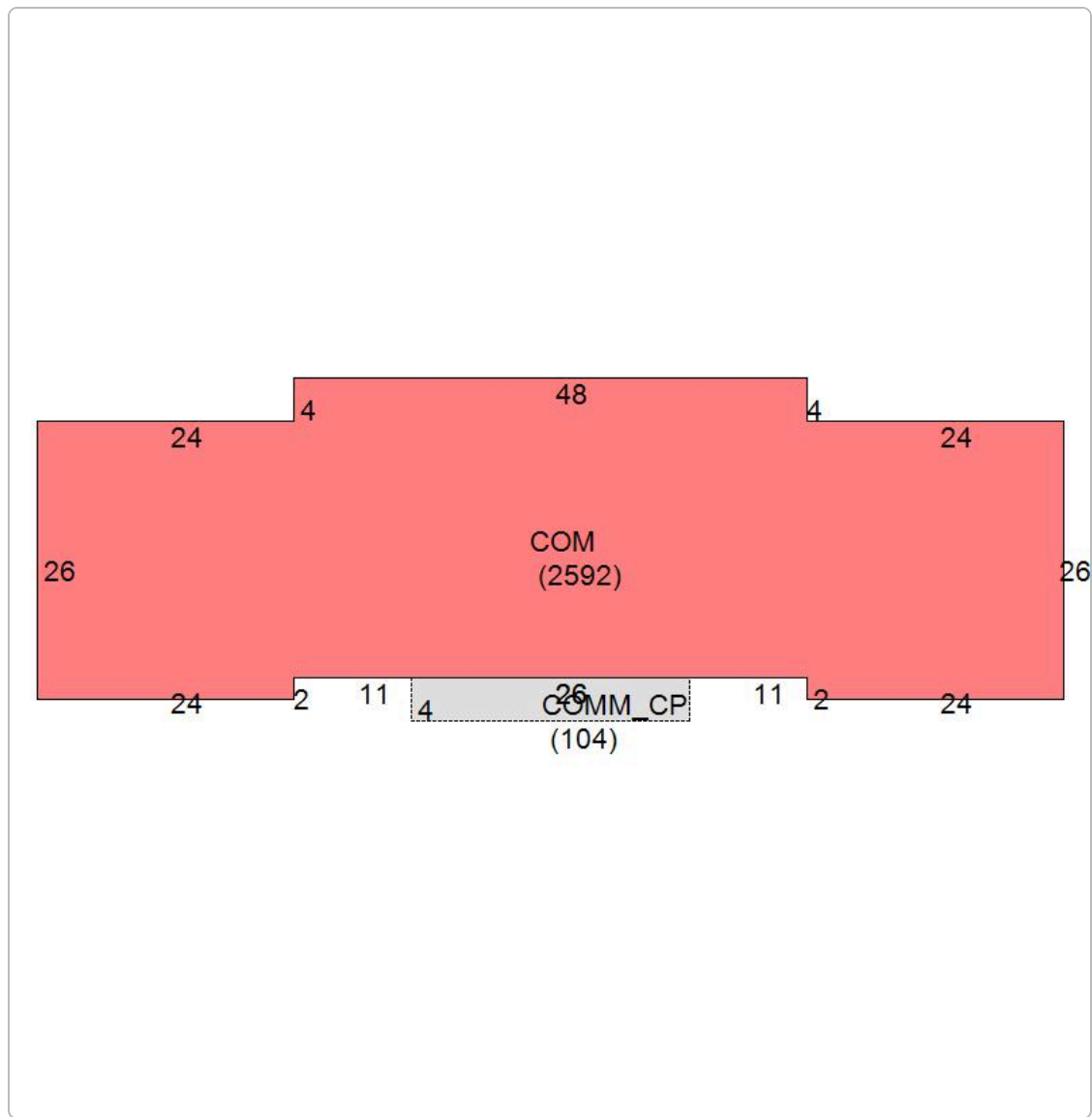


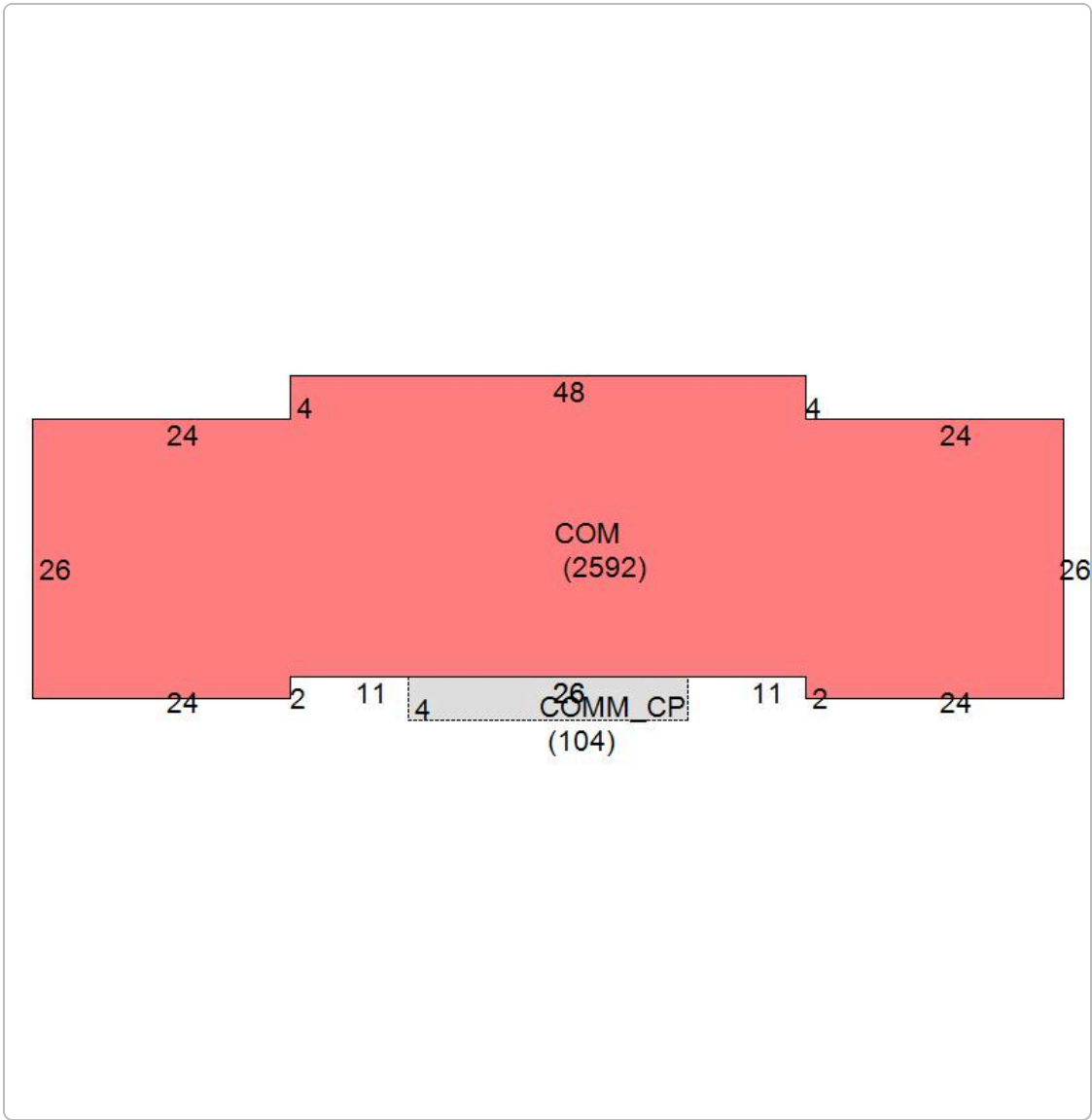


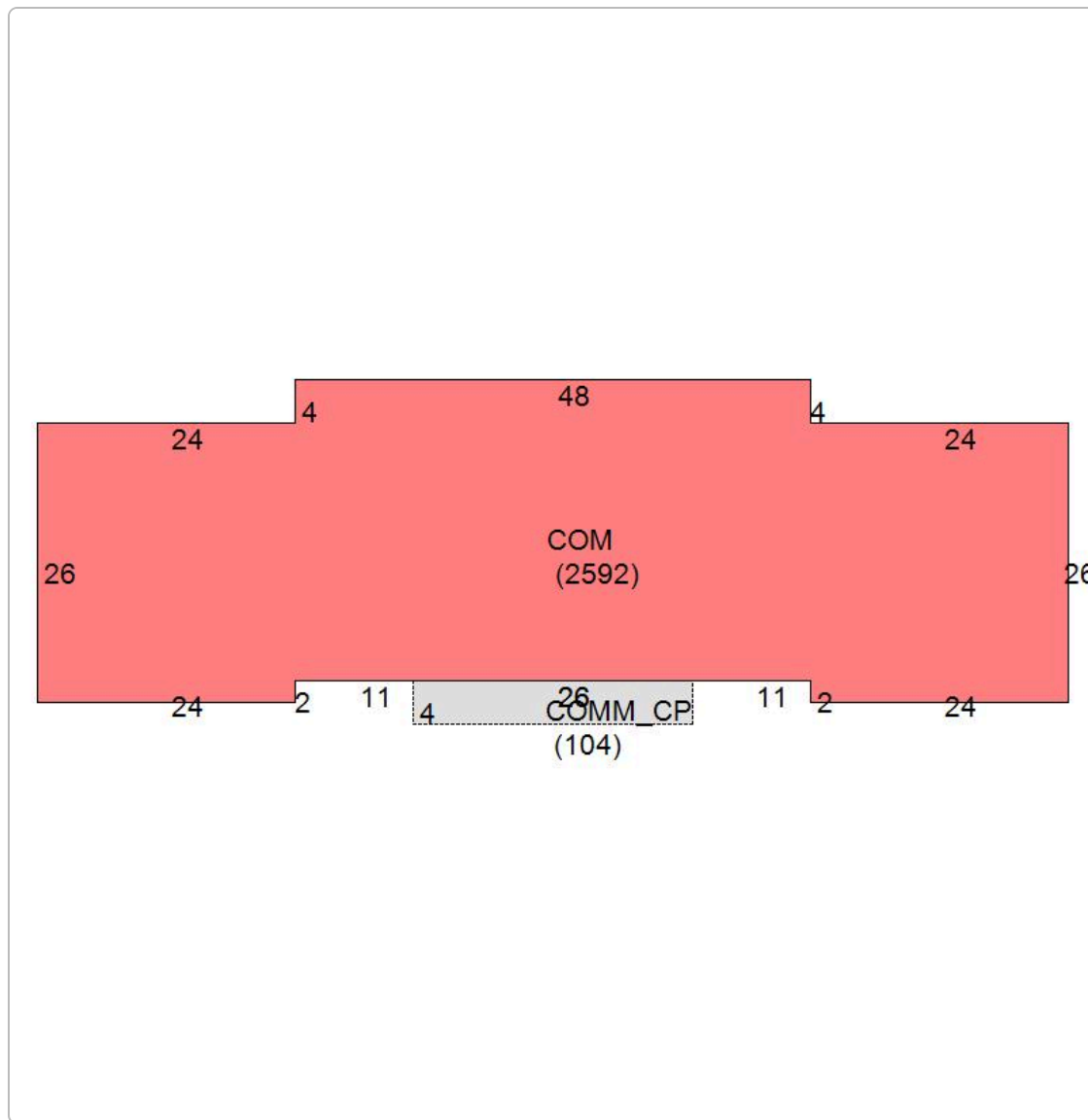


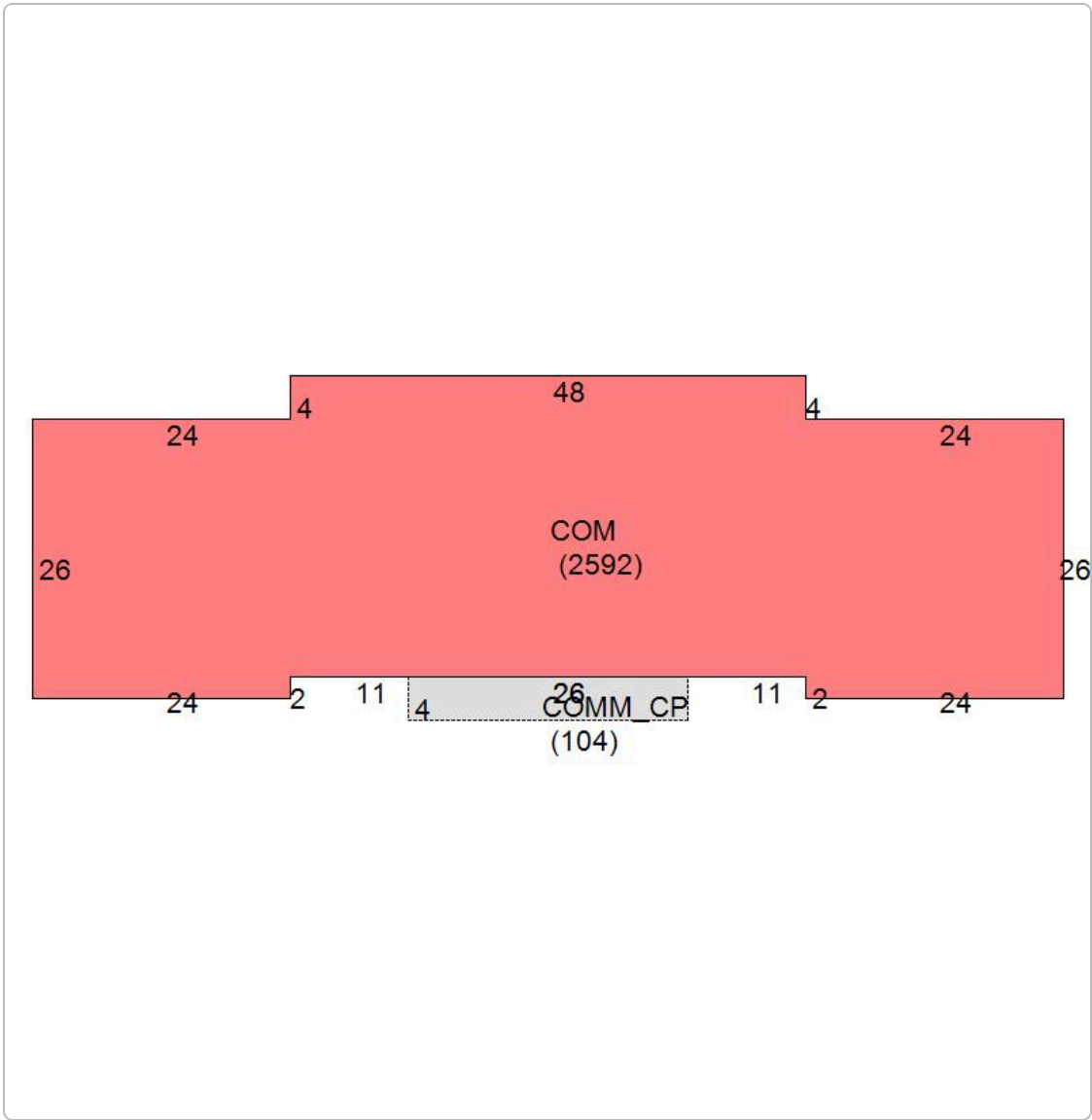


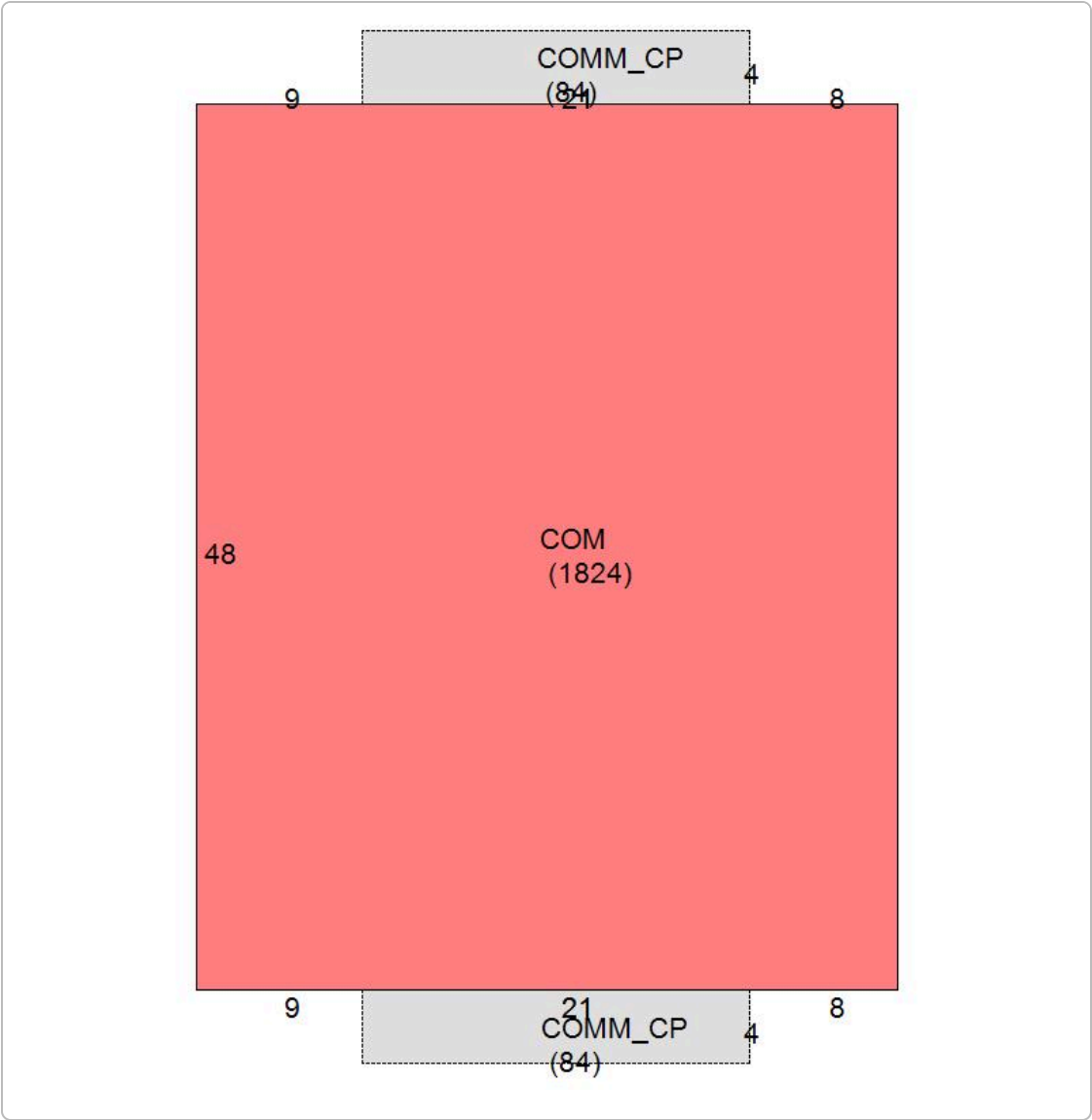


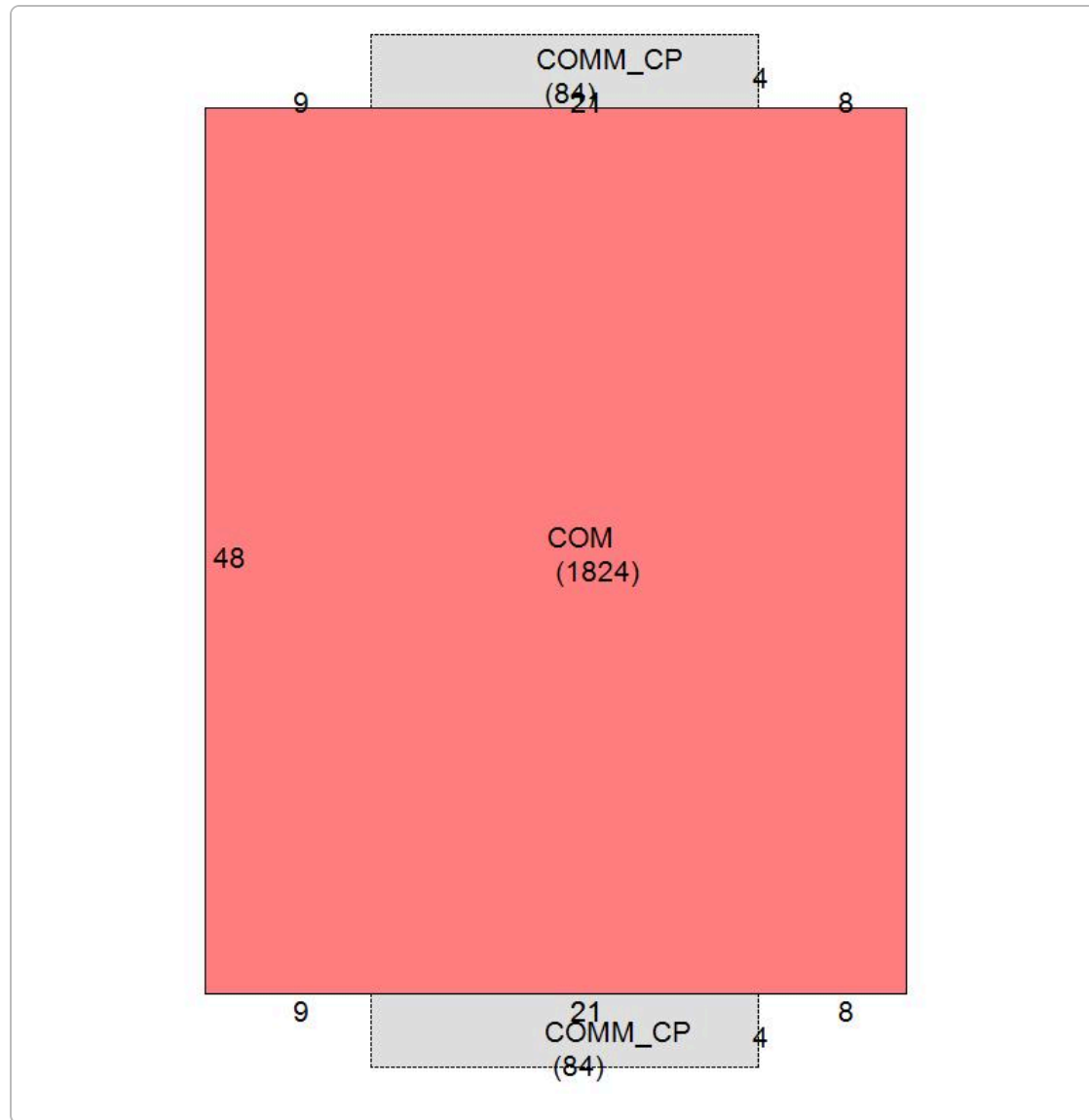












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Developed by
 **SCHNEIDER**
 GEOSPATIAL

York County, SC

Summary

Parcel Number	0200601062
Account #	71066
Location Address	851 ARCHIE ST 14A
Tax District	FORT MILL DISTRICT 4 - FORT MILL
Land Use Classification	COMMERCIAL IMPROVED (CI) (Note: Not Zoning Info)
Acres/Lot	0.560
Legal Description	OFF LINK ST (Note: Not to be used on legal documents.)
Neighborhood	Commercial Land

[View Map](#)

Scanned Property Card

Property cards are edited to 12/31/2019 and no longer updated.



Owners

[KNOLLWOOD](#)
C/O BRANTLEY PROPERTIES
P O BOX 450233
ATLANTA GA 31145

Valuation

	2025	2024	2023	2022
Market Land Value	\$200,000	\$200,000	\$200,000	\$200,000
+ Market Improvement Value	\$174,700	\$136,463	\$136,463	\$136,463
+ Market Misc Value	\$0	\$0	\$0	\$0
= Total Market Value	\$374,700	\$336,463	\$336,463	\$336,463
Taxable Land Value	\$60,425	\$58,515	\$58,515	\$58,515
+ Taxable Improvement Value	\$52,781	\$39,925	\$39,925	\$39,925
+ Taxable Misc Value	\$0	\$0	\$0	\$0
- Ag Credit Value	\$0	\$0	\$0	\$0
= Total Taxable Value	*\$113,206	*\$98,440	*\$98,440	*\$98,440
Assessed Land Value	\$3,626	\$3,511	\$3,511	\$3,511
+ Assessed Improvement Value	\$3,167	\$2,396	\$2,396	\$2,396
+ Assessed Misc Value	\$0	\$0	\$0	\$0
= Total Assessed Value	\$6,793	\$5,907	\$5,907	\$5,907

*This parcel is subject to the value cap

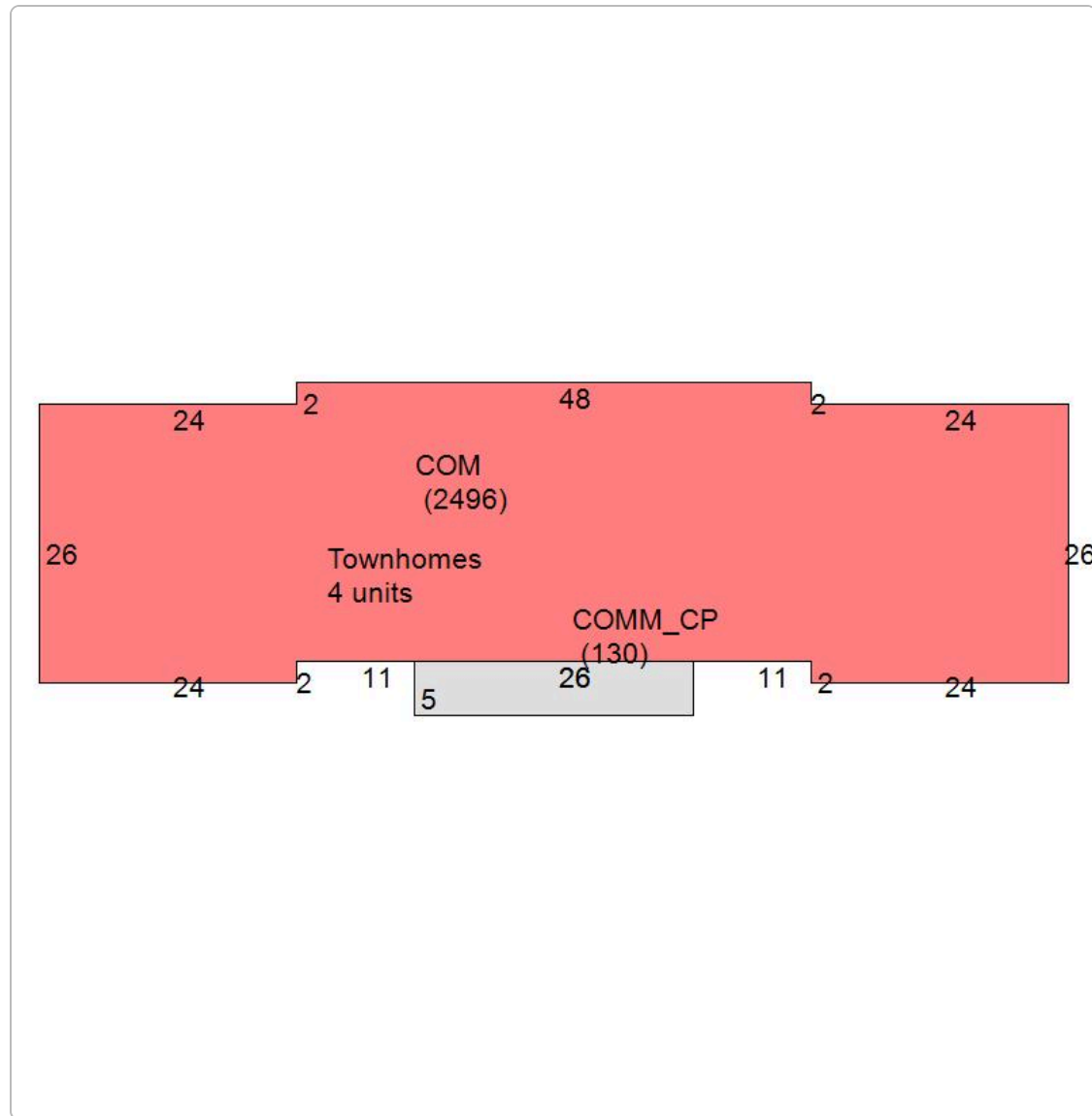
Land

Land Use	Number of Units	Unit Type	Land Type
COMMERCIAL IMPROVED (CI)	0.56	Acres	Site

Commercial Buildings

Style	SINGLE RES W/LAND / TOWN		Foundation
Gross Sq Ft	2626		Roof Type
Finished Sq Ft	2496		Roof Coverage
Stories			Flooring Type
Interior Walls			Heating Type
Exterior Walls			Full Bathrooms
Year Built	1979		Half Bathrooms
Code	Description	Sketch Area	Finished Area
COMM_CP	COMM COV PCH	130	0
COM	Commercial Area	2,496	2,496
TOTAL		2,626	2,496

Sketches



No data available for the following modules: Exemptions, Buildings, Yard Items, Sales.

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