

MINUTES

Board of Equalization and Review
May 7, 2014

Board Members Present: Jane Sparks, Chair
Bronwyn Merritt, Regular
Jennifer Marsh, Regular

Staff Members Present: Roger Gunn, Chief Appraiser
Steve Hensley, Appraiser
Scherri McCray, Recording Secretary

The meeting was called to order at 3:00PM on May 7, 2014 by Jane Sparks.

Sanders

PIN # 9893066773

Katharine Sanders elected not to appear before the Board and requested that her documentation serves as her appeal. She is appealing the valuation of her property, RED HILL FARM, LOT 17B, HILLSBOROUGH. The current tax value assigned to the property by Orange County is \$ 129,600. The appellant is requesting that the value be adjusted to \$ 40,000. The appellant's document stated that this property was the subject of an appeal in 2013 when the appellant requested a valuation of approximately \$70,000. At the time, the property had been listed for a year at \$49,000. The first and only offer received in seven years was for \$ 37,000. The Buyer discovered during due diligence that not only did the 2007 revision to the flood maps limit greatly the buildable footprint, but the County anticipated a further and significant expansion of the flood zone. The transaction was terminated. In addition, the anticipated \$5,000- \$10, 0000 cost of an access bridge to this property quoted at the time of purchase in 2006 is now approximately \$ 60,000. This change is due to new regulations regarding the increased flood zone as well as requirements for emergency service vehicle access to the property. The regulations were implemented after 2009 rendering what would have been a relatively small undertaking into a major construction project.

The document went on to note that the 2007 flood zone expansion confined the building footprint to a far corner of the property, close to US Hwy. 70. Such placement would be less desirable to a buyer due to noise and traffic consideration and would require a much longer, costlier driveway from the Rowan Walk Extension access. Furthermore, if this property were not subject to the Red Hill Farm Homeowners Association regulations, the site's problems could possibly be resolved via direct access from US Hwy. 70, but the Red Hill Farm Homeowners Board opposes such access and buyers are unwilling to step into an immediate litigation situation with their neighbors. Lastly, the information provided claims that while the submitted application requests a value of \$ 40,000, the appellant feels that the property is actually worthless as a building lot.

During deliberation, the Board reviewed all information provided by the appellant and the County. After review and deliberation, Ms. Bronwyn made a motion that no change be made to

the current valuation assessed by the County. The appellant did not provide any evidence to support the claim that the County's valuation is incorrect. Ms. Marsh seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Blass

PIN # 9788159323

Andrew Blass did not appear before the Board to appeal the value of his property located at 100 CAMERON GLEN DRIVE, CHAPEL HILL but elected to allow the appeal form and supporting documentation serve as his appeal. The current tax value assigned to the property by Orange County is \$ 591,800. The appellant is asking that the value of his property be adjusted to \$486,500, stating that he believes the recent "city appraisal" is too high. He submitted an appraisal to support his request.

The County reviewed the subject and recommended adjustments be made. The recommended adjustments were: the removal of a porch on the property record card, the construction modifier of 1.09 be removed, the depreciation adjusted from 12% to 17% and to add an additional bathroom. The County's recommended adjustments would bring the price per square foot to \$ 217.80 which would result in a value of \$ 529,600.

During deliberation, the Board reviewed all information provided by the appellant and the County. After review and deliberation, Ms. Sparks made a motion to accept the County's recommendations and added that the appraisal that was submitted by the appellant did not contain comparable sales from the applicable time frame of prior to January 1, 2009 and could not serve as evidence to support Mr. Blass's request for adjustment in value. Ms. Bronwyn seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Booker

PIN #9747980589L59

Jeffery Booker did not appear before the Board to appeal the value of his property located at 1419 FORD ROAD, CHAPEL HILL but elected to allow the appeal form and supporting documentation to serve as his appeal. The current tax value assigned to the property by Orange County is \$ 30,400. The appellant did not provide a proposed valuation amount. The documentation stated that the property is a 2001 doublewide mobile home located on a rented lot and the tax value is a lot more than what he paid for this mobile home.

During deliberation, the Board reviewed all information provided by the appellant and the County. After review and deliberation, Ms. Marsh made a motion that no change be made to the value citing a lack of evidence to prove that the County's current valuation is incorrect. Ms. Merritt seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Zhu

PIN # 9799769228

Hua Zhu appeared before the Board to appeal the valuation of her property located at 106 COLBY PLACE, CHAPEL HILL. The current tax value assigned to the property by Orange County is \$ 268,836. The appellant is requesting that the Board adjust her current valuation to \$ 195,596 citing that the comparable home sales that she obtained from the Zillow website supported a reduced assessment.

Upon County staff review, a recommendation was made to make an adjustment to correct the addition and the deck. The corrections would adjust the value of the subject to \$ 251,300.

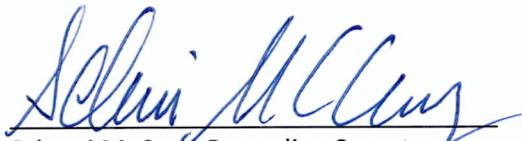
Ms. Zhu requested that the Board clarify the revaluation process and how the property values were determined. Ms. Sparks expounded upon the County's property revaluation administration.

During deliberation, the Board reviewed all information provided by the appellant and the County. After review and deliberation, Ms. Sparks made a motion to accept the County's recommendations. Ms. Marsh seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Having heard all of the appeals scheduled on this date, Ms. Sparks made a motion to adjourn this meeting. Ms. Marsh seconded the motion and the meeting was adjourned at 4:00 PM.


Jane Sparks, Chair


Scherri McCray, Recording Secretary