MINUTES

2015 Board of Equalization and Review
June 25, 2015

Board Members Present: Jennifer Marsh, Chair
Patricia Roberts, Regular
Pamela Davis, Regular

Staff Members Present: Roger Gunn, Chief Appraiser
Steve Hensley, Appraiser
Scherri McCray, Secretary
Mike Sutton, Commercial Appraiser

The meeting was called to order at 2:00PM on June 25, 2015 by Ms. Marsh.

McCullock PIN # 9825555968

Mr. Tony McCullock appeared before the Board to appeal the valuation on his property located at 7600 YORK LOOP, MEBANE. The current Orange County assigned value is $230,400. The appellant is requesting that the Board adjust this value to $175,458-$181,545 citing sales occurring in 2008. The appellant stated that he felt his tax value was too high based on an appraisal he obtained in March 2014, which indicated a value then of $198,000. After the appellant was informed that the tax value was based on sales prior to 2009, he requested the appraiser go back in time and select comparable sales from 2008. He presented four properties that he thought were similar to the subject.

Ms. Marsh made the appellant aware that two of the four comparable sales were in Alamance County and are not comparable in location to his property. Ms. Marsh further stated the remaining two comparable sales were of foreclosed properties, which are not considered relevant evidence, and overall, the appraiser did not provide the appellant with the proper information to support his claim.

The appellant described his house as a single level, modular home with a bonus room over the attached garage. The appellant feels that because the home is of on-frame modular construction, it should have a lower value. The appellant admitted having a difficult time finding comparable sales data for similar properties. Additionally, he inquired as to why the value of the subject increased from $223,600 in May 2014 to $230,400 in April 2015. The County explained that the increase in value was due to a correction to the appellant's property record card with the addition of a deck that was not previously recorded.

The Board reviewed all documents and information provided by the appellant and the County. After deliberation and review, Ms. Marsh made a motion to not change the current assessed value based on the lack of evidence presented by the appellant. There was no second to this motion. Ms. Davis made a motion to increase the depreciation to 1.5% a year and 20% total depreciation on the subject, which would adjust the value to $225,700. Ms. Roberts seconded Ms. Davis's motion and the motion carried.

Yes: 2
No: 1

Cazco, Inc. **PIN # 9787950729**

Ms. Carol Ann Zinn elected not to appear before the Board and requested that the documentation that she submitted serve as her appeal. Ms. Zinn, the owner of Cazco, Inc., is appealing the current assigned value of the property located at 235 PARKER ROAD, CHAPEL HILL. This property is valued at $784,900 and it is the appellant's opinion that the value should be $662,575 based on the level of completion of improvements on January 1, 2015. To support this claim, the appellant submitted a letter from her builder, Jeffrey Jones. Mr. Jones stated that as of January 1, 2015 the construction of the subject was only 60% complete and the value of the property as of January 1, 2015 was only $663,000.

The County reviewed the subject and is in agreement with the builder that the improvements were only 60% complete as of January 1, 2015. The County recommends adjusting the percentage construction remaining to reflect 60% completion resulting in a revised assessed value of $684,300 for the subject.

The Board reviewed all documents and information provided by the appellant and the County. After deliberation and review, Ms. Marsh made a motion to accept the County's recommendation and adjust the subject value to $684,300. Ms. Davis seconded the motion and the motion carried.

Yes: 3
No: 0

Rindfuss **PIN# 9788066395.080**

Mr. Ronald Rindfuss elected not to appear before the Board and requested that the documentation that he submitted serve as his appeal. The property is located at 601 WEST ROSEMARY STREET, APT 605, CHAPEL HILL. The current value assigned by the County is 437,600. The appellant is requesting that the Board reduce this value to $ 288,400 based on the unit's sales price in September 2013. In the appellant's correspondence to the Board, he states that it is his understanding that Orange County is basing its assessed values for tax purposes on the most recent revaluation of January 1, 2009. Since the County's last revaluation, the appellant was under the assumption that the appraisal occurred in 2008. It is his opinion that the condominiums at 601 W. Rosemary St, known as Greenbridge, first opened in 2010, well after the most recent revaluation. It is his further understanding that the original developer's pricing for the condominium units was considerably higher that the actual market value for the units as evidenced by the subsequent difficulty the developer had selling the units.

Mr. Rindfuss is the first owner of this unit. He purchased this property in September 2013 for $288,400 and noted that the assessed value is 52% higher than what he paid. The appellant further stated that he does not comprehend how the $437,600 value was determined, but he suspects that it was based either on the original developer's offering price or on the few units that sold prior to the developer defaulting. Mr. Rindfuss noted that in any event, given the slow pace of the sales by the original developer and the subsequent default, the real estate market was clearly indicating that the asking prices were too high.

The Board reviewed all documents and information provided by the appellant and the County. After deliberation and review, Ms. Marsh made a motion of no change to the current assessed value based on the lack of time relevant evidence presented by the appellant to prove the value was incorrect. She noted that the values were reflective of the pre-sales that took place prior to the revaluation period and subsequently closed in 2010. Ms. Roberts seconded the motion and the motion carried.

Yes: 3
No: 0

Crowson PIN# 9798193939

Mr. Christopher Crowson appeared before the Board to appeal the valuation of his property located at 620 GREENWOOD ROAD, CHAPEL HILL. The current Orange County assessed value is $488,100. The appellant is requesting that the Board adjust the value to $368,813.24. This amount is based on the average price per square foot of other homes sold in the Greenwood Subdivision in the tax years 2007 and 2008. The appellant claims that the average price per square foot should be $170.75 and that a recent appraisal from January 19, 2015 conducted for renovation purposes determined that the value of the subject was $435,000. It is the appellant's opinion that both of these valuations are considerably lower than the assessed value that the County has assigned to his property, and the assessed value does not represent the true market value of the property as of January 1, 2009.

Upon review, the County noted that the subject had an additional bathroom that was not on the property record card. This would increase the value of the subject to $492,300.

The Board reviewed all documents and information provided by the appellant and the County. After deliberation and review, Ms. Davis made a motion to change the land adjustment to -30% due to the topography of the appellant's property and to add the third bathroom. These changes would result in a new valuation of $484,400. Ms. Marsh seconded that motion and the motion carried.

Yes: 3
No: 0

Smith 2016 PIN 9876159090

For the Board's consideration, Mr. Gunn presented an untimely filed application for the Present Use Value program from Steven & Christina Smith regarding their 141.52 acre property located on PHELPS ROAD, HILLSBOROUGH.
Mr. Gunn stated that the couple acquired the lots that comprise this property just this year and they would like to apply for forestry present-use value for 2015 but legally, the Smiths are not eligible to apply for 2015 and 2016 would be the earliest year in which they could apply. Mr. Gunn stated that furthermore, the Smiths have not yet met the ownership requirements for the program. Mr. Gunn stated that the County's recommendation is that the application should not be accepted.

The Board reviewed all documents and information provided by the County. After deliberation and review, Ms. Marsh made a motion not to accept the application. Ms. Davis seconded that motion and the motion carried.

Yes: 3
No: 0

Clark **PIN# 9878737109 & 9878757837**

For the Board's consideration, Mr. Gunn presented an untimely filed application for the Present Use Value program from Colleena and Jasper Clark regarding their properties located at and adjacent to 2720 PEARSON ROAD, HURDLE MILLS.

Mr. Gunn stated that the couple has owned one of the properties for the required length of time, but it does not meet the size requirements for agricultural present use value. The second piece of property does meet the size requirements but the ownership requirements have not been met. In addition, they are past the statutory deadline to apply for 2015. Mr. Gunn stated that the County's recommendation is that since the deadline to file the application has passed and since one of the properties does not meet the ownership requirements and the other property does not meet the size requirements, the application should not be accepted.

The Board reviewed all documents and information provided by the County. After deliberation and review, Ms. Marsh made a motion not to accept the application. Ms. Roberts seconded that motion and the motion carried.

Yes: 3
No: 0

Ms. Marsh adjourned the meeting at 3:40pm.

Jennifer Marsh, Chair

Scherri McCray, Recording Secretary