

MINUTES
Board of Equalization and Review
May 03, 2012

Board Members Present:

Chair: Karen Morrisette
Pam Davis
Reginald Morgan

Staff Members Present: Jenks Crayton, Director
Steve Hensley, Appraiser
Roger Gunn, Appraiser
Scherri McCray, Recording Secretary

Ballal

PIN# 9777876353

Mr. Ballal appeared before the Board to appeal the value of his property located at 115 NOLEN LANE, CHAPEL HILL, NC. The current tax value assigned to the property by Orange County is \$ 407,281. The Appellant is requesting that the Board adjust the valuation of this property to \$ 310,207 based on comparable sales that he obtained from the Value Appeal website. This property is a townhome in Southern Village. The sales that were presented to the Board are detached houses in other subdivisions. Mr. Ballal stated that these home values were lower than his townhouse's value and that there were no sales for similar properties. He also noted that he could not find any sales in his neighborhood that were relevant to the required time frame of January 1, 2009.

During deliberations, the Board considered all information presented by the appellant and the County. The County provided sales for the Board to review. These comps were for properties that were in the appellant's neighborhood and were within the appropriate time frame. After deliberation, the Board determined that the appellant presented no evidence that the Orange County value was incorrect. The Board also noted that the County's comparable sales demonstrated that some properties in the appellant's neighborhood were listing for \$ 490,000 during the time appropriate period. Based upon this determination, Mr. Morgan made a motion that no change be made to the current valuation. Ms. Davis seconded the motion and the motion carried.

Ayes: 3
Noes: 0

The Orange County Tax Director, Jenks Crayton, appeared before the Board to request that the Board make a motion to allow the County to conduct a field review of the homes within the Collington Farms subdivision. Mr. Crayton informed the Board that he was notified by an Orange County Commissioner that there were inconsistencies with similar residential properties in the Collington Farms area. He stated that a field review was necessary to discover these inconsistencies and to determine what adjustments were

needed to the buildings and values to make them consistent with one another. Mr. Crayton provided the Board with examples of the changes that were needed to correct this matter.

Mrs. Morrisette made a motion to allow the County to conduct a field review of the Collington Farms subdivision and make the required corrections to the properties to make them consistent with one another. She also added that the County would bring these new valuations before the Board for final review and acceptance. Ms. Davis seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Evans

PIN # 9824344871

The Evans chose not to appear before the Board but elected to have their documents serve as their appeal. They are appealing the value of their property located at 117 BRAY DRIVE, MEBANE, NC. The Appellants believe that their value is incorrect and that the square footage of the property is incorrect. The current tax value assigned to the property by Orange County is \$ 210,400. They are requesting a property value of \$ 169,900 based on comparable sales that they submitted to the Board for review.

The County informed the Board that there are both building and land calculation errors on the appellant's property and those errors were made by the County. The County recommended correcting these errors and made a recommendation to the Board to accept the changes.

During deliberations, the Board considered all information presented by the appellant and the County. After deliberation, the Board agreed that changes needed to be made to both the building and land values to decrease the overall value to \$ 167,700 and accept the factual changes explained by the County so that the property is correct in valuation. Mr. Morgan made a motion to accept the County's recommended changes. Mrs. Morrisette seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Knox Tate ETAL & Stella Waugh

PIN #9789838112

The Appellants chose not to appear before the Board but elected to have their documents serve as their appeal. They are appealing the value of their property located at 116 MEADOWBROOK DRIVE, CHAPEL HILL, NC. The current tax value assigned to the property by Orange County is \$ 331,201. The Appellant is requesting that the Board adjust the valuation of this property to \$ 281,200. In the Appellant's Notice of Appeal document, he states that the "property is valued at a higher amount than comparable

properties in our neighborhood”, and, “ Comparable properties have not sold in 2-3 years at prices below or just above the value of our house as stated on the tax bill”.

During deliberations, the Board considered all information presented by the appellant and the County. The sales of comparable properties were also considered. After deliberation, the Board determined that there was not enough evidence presented to justify a change to the current valuation. The County provided an online CMA for the Board to review. Based on all sales provided, the Board determined that the County’s sales are valid and relevant to this assessment. The sales that were provided by the Appellant had sales prices that were higher than the subject’s tax value and no evidence was provided that the values had been reconciled. Ms. Davis made a motion that no change be made to the current property valuation citing the reasons mentioned above. Mrs. Morrissette seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Peterson

PIN #9767128540

The Petersons chose not to appear before the Board but elected to have their documents serve as their appeal. They are appealing the value of their property located at 128 CAROLINA FOREST ROAD, CHAPEL HILL, NC. The current tax value assigned to the property by Orange County is \$ 573,272. The Petersons are requesting that the Board adjust their property valuation to \$ 475,000 based on financial hardship and an over evaluation of their property. The Appellants presented sales from the relevant time frame for the Board’s consideration.

During deliberations, the Board considered all information presented by the appellant and the County. It was discovered that there was a discrepancy between the square footage that was stated on the appraisal and what the County had documented. Mr. Morgan made a motion that the County Staff perform a field review to determine the correct square footage and review the property’s feature construction grade. He instructed the County Staff to bring those findings back to the Board for ruling. Mrs. Morrissette seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Having heard all the appeals scheduled on this date, Karen Morrissette made a motion to adjourn this meeting. Reginald Morgan seconded the motion and the meeting was adjourned at 3:03 pm.

Karen Morrissette
Karen Morrissette- Chair

Scherri McCray
Scherri McCray- Recording Secretary