

MINUTES
Board of Equalization and Review
May 10, 2012

Board Members Present:

Chair: Karen Morrisette
Barbara Levine
Reginald Morgan

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

Teaney

PIN # 9798572097

Mr. Teaney appeared before the Board to appeal the valuation of his property located at 105 FAISON ROAD, CHAPEL HILL, NC. The current tax value assigned to the property by Orange County is \$ 871,119. He informed the Board that this property is located in the Meadowmont Subdivision and that all the homes were basically similar, except some had basements. He also stated that he had an unfinished basement and an unfinished attic. Mr. Teaney feels that this property is worth \$ 620,755. He provided comparable sales from The Oaks subdivision and the Chapel Hill area.

During deliberations, the Board considered all information presented by the appellant and the County. The County provided sales for the Board to review. These sales consisted of properties that were in the appellant's neighborhood and sold within the appropriate time frame. After reviewing the appellant's property card and the documentation that the appellant provided, the County discovered that there were discrepancies with the structural description of the property. They recommended a correction be made to the attic and basement descriptions. Mrs. Morrisette made a motion to accept the recommendations made by the County to correct the information concerning the structure itself and that no other changes be made to the valuation. Mr. Morgan seconded the motion and the motion carried. The corrections by the County resulted in a value change for the property to \$ 867,100.

Ayes: 3
Noes: 0

Mrs. Teresa Moore, from the County's Tax Administration office appeared before the Board to request an approval for two late Farm Use applications. The applications were considered late after the January 31 deadline and needed the Boards approval before processing. Mrs. Morrisette made a motion to accept the two late applications. Mr. Morgan seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Peterson

PIN # 9767128540

Mr. Roger Gunn from the County's Tax Administration appeared before the Board with a property that was to be brought back before the Board for review. The issue was a discrepancy in the appellant's property condition. The County recommended that physical depreciation be changed to 33% for the property. This will change the value of the property to \$ 571,800. Mr. Morgan motioned to accept the recommendation made by the County and to make no further changes to the value. Mrs. Morrissette seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Thorp

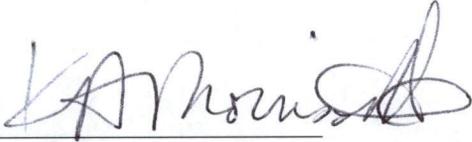
PIN # 9798464985

Mr. Thorp appeared before the Board to appeal the valuation of his property located at 1095 BURNING TREE DRIVE, CHAPEL HILL, NC. The current tax value assigned to the property by Orange County is \$ 781,564. The appeal request is based on sales comparables that he obtained from the Value Appeal website that suggested a lower assessment of \$ 648,328. The sales that the Appellant provided were for generally smaller properties.

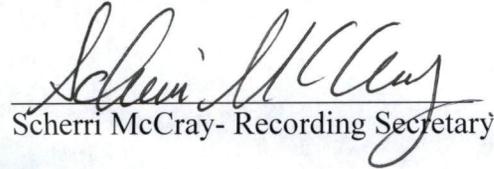
During deliberations, the Board considered all information presented by the appellant and the County. The County provided sales for the Board to review. Upon further examination of the Appellant's property, the County discerned that the house warranted a lower grade and the structure was only a one and $\frac{3}{4}$ story residence and not a story and a half as noted on the property record card. Mr. Morgan made a motion to change the story height and the grade of the structure to A+30 to reflect the quality of the residence. Mrs. Morrissette seconded the motion and the motion carried. These changes resulted in a change of value for the property to \$ 759,100.

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 3:36 pm.



Karen Morrissette- Chair



Scherri McCray- Recording Secretary