MINUTES

Board of Equalization and Review
May 30, 2012

Board Members Present:
Chair: Karen Morrissette
Barbara Levine
Pam Davis

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

Witt Putney, a contractor for Orange County, appeared before the Board to present new values for 126 properties in the Collington Farms subdivision. On May 3, 2012 the Board ordered County staff to re-inspect the properties in Collington Farms and correct any and all errors and inconsistencies and to report back to the Board with the results. Mr. Putney presented detailed information regarding the changes made to each property, including each property's value.

Upon reviewing all the documentation submitted by Mr. Putney, Mrs. Morrissette made a motion to accept the changes. Mrs. Davis seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Grosser ***PIN #9787288015***

George Grosser appeared to present evidence on his property located at 101 OAK PARK DRIVE, CHAPEL HILL, NC. The current tax value assigned to the property by Orange County is $ 561,682. Mr. Grosser stated in his appeal that the assessed value of the property, per square foot, is significantly out of line with similar properties in the area based on sales occurring in 2008. He claims that while the properties are not identical, there appears to be insufficient differences to justify the disparity. He purchased this property in 1995. Mr. Grosser when on to explain his sales to the Board.

While reviewing and deliberating the evidence presented by both the Taxpayer and County staff, discrepancies were discovered between the subject's property record card and the information that was presented. Mrs. Morrissette motioned that this appeal be tabled until such discrepancies were investigated and the findings and any subsequent correction be brought back before the Board for review. Mrs. Davis seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Otey/ Rustioni *PIN # 9788127516*

Carol Otey & Aldo Rustioni elected not to appear before the Board and requested to allow the appeal form and all supporting documentation to serve as their appeal for the property located at 519 DOGWOOD DRIVE, CHAPEL HILL, NC. The current tax value assigned to the property by Orange County is $ 548,668. They are requesting that the value be lowered to $ 458,000.

During deliberations, the Board considered all information presented by the appellant and the County. The sales of comparable properties were also considered. After deliberation, Mrs. Morrissette made a motion that no change to value be made due to the lack of evidence to support a value change. The Board would also like to add that what information provided by the appellant was not relevant to the appeal for the 2009 values. Mrs. Davis seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Dudli *PIN # 9799382341*

Christine Dudli elected not to appear before the Board and requested to allow the appeal form and all supporting documentation to serve as her appeal for the property located at 106 MOSSBARK LANE, CHAPEL HILL, NC. The current tax value assigned to the property by Orange County is $ 164,600. Ms. Dudli wrote that based on comparison of recent sales as well as market condition for similar properties, it is her opinion that the realistic value of her property is $ 120,000. She went on to state that properties of comparable size and location are currently on the market in the $ 130,000 range. However, these properties list significant improvements and her property would require significant expense to bring it to market standard as estimated by the Realtor.

Upon inspection by County staff, it was suggested that the physical depreciation be increased to 30% due to the condition of the property. This would result in a value decrease for the property to $ 154,100.

During deliberations, the Board considered all information presented by the appellant and the County. The sales of comparable properties were also considered. After deliberation, Mrs. Davis made a motion to accept the recommendation suggests by the County Staff and increase the physical depreciation to 30% based on the condition indicating deferred maintenance. 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. Pam Davis seconded the motion and the meeting was adjourned at 2:50 pm.

Karen Morrissette- Chair

Scherri McCray- Recording Secretary