

MINUTES
Board of Equalization and Review
June 14, 2012

Board Members Present:

Chair: Karen Morrissette
Barbara Levine
Reginald Morgan

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

Bell Family Properties

PIN# 9788372875

Leslie Brock, the property manager and agent for the appellant, appeared before the Board to appeal the property located at 208 NORTH COLUMBIA STREET, CHAPEL HILL, NC. The current tax value assigned to the property by Orange County is \$ 1,843,585. She is requesting a lower assessment of \$ 1,295,000 based on a comparable property located next door at 210 N. Columbia Street and a recent sale on E. Rosemary Street which is located one block away. Ms. Brock presented additional information for the Board to review with a comparison of assessed values of other commercial properties in the area. She stated that the subject is a three story office building that currently rents for \$ 8,500 per month and that the rent is similar to it rent in 2009.

County staff reviewed other comparable properties and recommended making a 32% market adjustment, reducing the value to \$ 1,253,700. This adjustment will make the subject's value equitable with the referenced property located next door.

During deliberations, the Board considered all information presented by the appellant and the County. Mrs. Morrissette made a motion to accept the County's recommendation of a 32% market adjustment, which will reduce the value of this property \$ 1,253,700. Mrs. Levine seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Brown***PIN# 9990132979***

The appellants chose to not appear before the Board but elected to have their documents serve as their appeal. They wish to appeal the value of their property located at 9546 MEREDITH DRIVE, ROUGEMONT, NC. The current tax value assigned to the property by Orange County is \$ 160,990. They are requesting a lower assessment of \$ 127,000 based on a recent purchase and appraisal.

During deliberations, the Board considered all information and documents presented by the appellant and the County. After deliberation, Mrs. Morrissette made a motion that no change be made to the current valuation stating that the evidence presented by the appellants only consisted of comparable sales from 2012 which are not relevant to the value assessment date of January 1, 2009. Mrs. Levine seconded the motion and the motion carried.

Ayes: 3

Noes: 0

OConner/ Fredrick***PIN# 9798561083***

The appellants chose to not appear before the Board but elected to have their documents serve as their appeal. They wish to appeal the value of their property located at 1121 PINEHURST DRIVE, CHAPEL HILL, NC. The current tax value assigned to the property by Orange County is \$ 1,874,884. They are requesting a lower assessment of \$ 1,518,000 citing that the value of the house is too high for the current market. They submitted a 2012 appraisal as evidence for the lower assessment. This property was purchased in 2005 for \$ 1,245,000. It is a two and a half story residence with a finished third floor.

During deliberations, the Board considered all information and documents presented by the appellant and the County. After deliberation, Mrs. Morrissette made a motion that no change be made to the current valuation stating that the taxpayer presented no evidence other than a 2012 appraisal which did not contain any comparable sales relevant to the valuation date of January 1, 2009, so no reduction in value is warranted. Mrs. Morrissette noted to Staff that a change to the description of the property should be corrected to reflect an all frame exterior. Mr. Morgan seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Small***PIN # 9777878321***

Edward Small appeared before the Board to appeal the value of his property located at 108 NOLEN LANE, CHAPEL HILL, NC. The current tax value assigned to the property by Orange County is \$ 385,198. Mr. Small is basing his appeal on sales that he obtained from the Value Appeal website to support his claim that the value is incorrect. The information he obtained suggested that the lower assessment should be \$ 305,475. He stated that he purchased this property five years ago and feels that the value should be lower due to the sales of similar sized properties that had larger lot sizes and were valued lower than his property. The appellant noted out that his property is 2192 square feet which is a forty-one square foot difference between what the County has as the square footage. The County noted that the difference was less than 5%, which is an acceptable variance. The appellant noted that the property was purchased in May 2007 for \$ 350,000.

During deliberations, the Board considered all information and documents presented by the appellant and the County. After deliberation, Mrs. Morrissette made a motion that no change be made to the current valuation stating that the taxpayer presented no evidence that would warrant a change to the current assessed value. The comparable sales provided by the taxpayer were for detached home outside the subdivision, whereas 2008 sales within the subdivision were higher than the taxpayer's assessment. Mrs. Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Curtis

PIN# 9788285247

The appellant chose not to appear before the Board but elected to have his documents serve as his appeal. He is appealing the value of his property located at 408, 408A & 408B PRITCHARD AVENUE, CHAPEL HILL, NC. The current tax value assigned to the property by Orange County is \$ 501,033. The appellant is requesting an unspecified reduction to the current assessed values based on a 2012 appraisal. This property is a triplex.

During deliberations, the Board considered all information and documents presented by the appellant and the County. After deliberation, Mr. Morgan made a motion that no change be made to the current assessed value due to the taxpayer not providing an appraisal, or any other evidence relevant to the revaluation date of January 1, 2009. Mrs. Morrissette seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Fritz

PIN # 9799608015

Robert Fritz appeared before the Board to appeal the value of his property located at 101 TREETOP PLACE, CHAPEL HILL, NC. The current tax value assigned to the property by Orange County is \$ 749,500. Mr. Fritz is asking that the Board re-adjust the value of his property for 2011 and 2012. He states that his property has been devalued by the Jordan Lake buffer that it is over 110 feet wide across

the rear portion of his property and has rendered only the remainder of this site usable. He claims that due to this buffer, he cannot improve or even landscape it. He added that his house has been on the market for two years and many prospective buyers rejected the property for the reason stated. He submitted a survey of this property for the Board to review. The appellant feels that the rear of the property is worth no value.

During deliberations, the Board considered all information and documents presented by the appellant and the County. After deliberation, Mrs. Morrissette informed the appellant that appeals are not retroactive and that he is not legally entitled to a refund for a prior tax year. She made a motion to reduce the overall value of the property for 2012 to \$ 585,400 by reducing the land value by 50% for having an intermittent stream and buffer zone. Mr. Morgan seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Rusyn

PIN # 9787050568.002

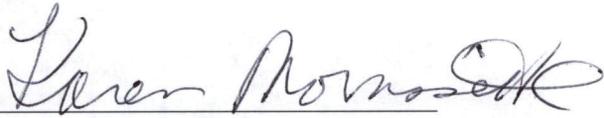
Olena Rusyn appeared before the Board to appeal the value of her property located at 615 COPPERLINE DRIVE, CHAPEL HILL, NC. The current tax value assigned to the property by Orange County is \$ 316,412. She is requesting a reduction of her current value to \$ 255,000. Ms. Rusyn claims that she had an appraisal conducted in 2008 but could not obtain a copy of it to present to the Board. She informed the Board that she purchased this condo in 2005 for \$ 243,500.

The County provided sales prior to the revaluation date that confirmed that there were sales in the neighborhood. 600 Copperline Drive sold in May 2008 for \$ 273,000.

During deliberations, the Board considered all information and documents presented by the appellant and the County. After deliberation, Mr. Morgan made a motion that no change be made to the current assessed value as the appellant did not provide sufficient evidence to show that the tax value was incorrect. 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. Barbara Levine seconded the motion and the meeting was adjourned at 4:30 pm.



Karen Morrissette- Chair



Scherri McCray- Recording Secretary