

MINUTES
Board of Equalization and Review
June 21, 2012

Board Members Present:

Chair: Barbara Levine
Pam Davis
Jennifer Marsh

Staff Members Present: Steve Hensley, Appraiser
Roger Gunn, Appraiser

Coriale

PIN # 9788987320

Danielle Coriale appeared before the Board to appeal the value of her property located at 220 GLENHILL LANE, CHAPEL HILL, NC. The current tax value assigned to the property by Orange County is \$ 462,226. She is requesting the value be reduced to \$ 330,000. Ms. Coriale stated that they bought the smallest house in the neighborhood in 2012. She presented the Board with CMA performed by Tony Hall, for sales in 2008. The appellant states that homes in the CMA are generally in better condition than the subject. She also states that structural issues exist such as the floors are buckled and asbestos tile is exposed. The appellant provided a chart of neighboring homes indicating much lower assessed values per square footage than the appellant's property.

Mrs. Davis noted that there was a discrepancy between the gross living area in the appellant's appraisal report and what the tax department records show. Mrs. Coriale also noted that the house is a 2 bedroom house which diminished the property's value as does a sewer easement through the site. She states that the home has deferred maintenance issues, having very little updating since construction.

The County acknowledged deferred maintenance including asbestos and molding areas and recommended adding functional obsolescence of 5% for lack of a third bedroom, increasing physical depreciation to 35% for condition, changing grade to A+00 and adding -15% topography adjustments for slope. These changes will result in a value decrease to \$ 378,900.

During deliberations, the Board considered all information presented by the appellant and the County. After deliberation, Mrs. Levine made a motion to accept the County's recommendation. Mrs. Davis seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Thomas

PIN # 9778496954

John and Mary Thomas appeared before the Board to appeal their property located at 1705 N GREENSBORO STREET, CARRBORO, NC. The current tax value assigned to the property by Orange County is \$ 258,000. Mr. Thomas mentioned that his home was reassessed in 2011 for \$ 258,000 as a result of a review from an Orange County staff appraiser. He states that a local Realtor did a market analysis and discovered the square footage represented by the tax department was overstated at 1604 square foot versus the actual heated area of 1100 square foot. Mrs. Thomas stated that the home has only 1 bathroom and no way to expand the residence to include a second bathroom. Mr. Thomas feels similar homes are valued significantly less per square foot than his residence and provided evidence to prove this claim. Mrs. Thomas feels the condition of the residence would not permit it to be sold for its current value and Mr. Thomas mentioned the presence of a sewer easement through the site that adversely affects the value.

The County provided evidence that the area coded as an attached addition be reclassified to a glassed porch and suggested a 5% functional obsolescence be added due to the home having only one bathroom. These adjustments would lower the value to \$ 234,600.

During deliberations, the Board considered all information presented by the appellant and the County. After deliberation, Mrs. Levine made a motion to accept the County recommendation. Mrs. Davis seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Patel

PIN # 9788164814.035

The Patels elected not to appear before the Board and requested to allow the appeal form and all supporting documentation to serve as their appeal. Their property is located at 400 WEST ROSEMARY STREET, UNIT 405 CHAPEL HILL, NC. The current tax value assigned to the property by Orange County is \$393,120. They are requesting a reduction in value to \$ 250,000. The appellant's documents state that the appellants feel the value of their property has gone down significantly and they have attached documents showing the sales that occurred in the same building.

During deliberations, the Board considered all information presented by the appellant and the County. After analyzing all the information presented, Mrs. Davis made a motion that no change in value be made due to no time relevant information being provided. Mrs. Marsh seconded the motion. Mrs. Levine recused herself as she is a property owner in subject project. The motion carried.

Ayes: 2
Noes: 0

O'Brien & Virchick

PIN # 9778857132

Ellen O'Brien and Mitchell Virchick elected not to appear before the Board and requested to allow the appeal form and all supporting documentation to serve as their appeal. Their property is located at 411 SOUTH GREENSBORO STREET, CARRBORO, NC. The current tax value assigned to the property by Orange County is \$120,670. They are requesting a reduction in value. The appellant states that the property is overvalued due to lack of sewer availability.

The County noted that the current value reflects this condition.

During deliberations, the Board considered all information presented by the appellant and the County. Based on the lack of relevant information to support a change, Mrs. Levine made a motion that no change be made to the current value. Mrs. Marsh seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Bassetts

PIN# 9778586947

The Bassetts elected not to appear before the Board and asked that the form and evidence from the Value Appeal website serve as their appeal. They are appealing the value of their property located at 120 OAK STREET, CARRBORO, NC. The current tax value assigned to the property by Orange County is \$ 164,192. They are requesting a reduction in value to \$ 108,596 as suggested by the Value Appeal service.

During deliberations, the Board considered all information presented by the appellant and the County. The Board recognized that sales provided by the appellant were not relevant as some did not have addresses, some were in inferior neighborhoods and all were larger homes. Mrs. Davis made a motion that no change be made to the value due to the reasons mentioned. Mrs. Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Li & Yin

PIN # 9799888012

Fengling Li and Ming Yin elected not to appear before the Board and asked that forms and supporting documentation serve as their appeal. They are appealing the value of their property located at 200 BLUEFIELD ROAD, CHAPEL HILL, NC. The current tax value assigned to the property by Orange County is \$ 294,498. They are requesting a reduction in value to \$250,000. The appellants stated that this value does not represent the true market value. They also noted that they paid \$ 272,500 for this property in October 2006 and the value of this townhouse keeps going down since they purchased it.

During deliberations, the Board considered all information presented by the appellant and the County. After analyzing information provided by all parties, Mrs. Marsh made a motion that no change be made to the value due to no time relevant information submitted by the appellant to support a change. Mrs. Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Zhang & Liu

PIN # 9799879131

Xiaddong Zhang and Hua Liu elected not to appear before the Board and asked that forms and supporting documentation serve as their appeal. They are appealing the value of their property located at 312 CHARLESTON LANE, CHAPEL HILL, NC. The current tax value assigned to the property by Orange County is \$ 293,760. They are requesting a reduction in value to \$ 254,000 based on the most recent appraisal report that indicated that the current market value is much lower than the tax value. The appellants provided an appraisal from June 2012.

During deliberations, the Board considered all information presented by the appellant and the County. After analyzing information provided by all parties, Mrs. Davis made a motion that no change be made to the value due to no time relevant information submitted by appellant to support a change. Mrs. Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Bullard & Noonan

PIN # 9789863880

Chrys Bullard and Jim Noonan elected not to appear before the Board and asked that forms and supporting documentation serve as their appeal. They are appealing the value of their property located at 1804 SOUTH LAKESHORE DRIVE, CHAPEL HILL, NC. The current tax value assigned to the property by Orange County is \$ 589,212. They are requesting a reduction in value to \$ 490,000 citing that the valuation for tax purposes is too high. They also stated that all of their research indicates that Chapel Hill property values have remained flat from January 2009 to May 2012. The appellant submitted an appraisal from May 2012.

During deliberations, the Board considered all information presented by the appellant and the County. After analyzing information provided by all parties, Mrs. Davis made a motion that no change be made to the value due to no time relevant information submitted by the appellant, only an appraisal from May 2012. Mrs. Levine seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Patterson

PIN # 9789784254

The Pattersons elected not to appear before the Board and asked that forms and supporting documentation serve as their appeal. They are appealing the value of their property located at SHADY LAWN ROAD, CHAPEL HILL, NC. The current tax value assigned to the property by Orange County is \$ 156,065. They are requesting that the value of their property be reduced to \$ 110,000 due to lack of water and sewer availability. The appellants presented evidence that water and sewer was not available and that it would be necessary to obtain a private easement in order to connect to available resources.

During deliberations, the Board considered all information presented by the appellant and the County. After analyzing information provided by all parties, Mrs. Davis made a motion to reduce land value by 25% resulting in a change in value to \$ 117,000 due to the lack of water and sewer availability. Mrs. Levine seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Mosby

PIN # 9778639317

The Mosbys elected not to appear before the Board and asked that forms and supporting documentation serve as their appeal. They are appealing the value of their property located at 108 MARLOWE COURT, CARRBORO, NC. The current tax value assigned to the property by Orange County is 110,315. They are requesting a reduction in value to \$ 97,500 due to the condition of the property at purchase. The appellants provided photographs of the condition of the property and an appraisal from April 2012.

During deliberations, the Board considered all information presented by the appellant and the County. After analyzing all information presented, Mrs. Levine made a motion to not change the value based on no time relevant information being presented, only an April 2012 appraisal. Mrs. Davis seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Viscomi & Fernandez

PIN # 9788597019

Property location: 514 NORTH STREET, CHAPEL HILL, NC.

Mr. Roger Gunn of Orange County Tax Administration presented evidence to the Board on the behalf of Joseph Viscomi and Maria Fernandez. On June 12, 2012, staff appraiser Ray Jordan visited the subject

property in reference to a telephone call from the taxpayer insisting that the gross living area on the County tax records was overstated. Upon inspection of the property, Mr. Jordan verified that the gross living area was incorrect and corrected the gross living area from 3498 square feet to 3353 square feet. This change would result in a value decrease from \$ 692,353 to 690,000.

After reviewing all the information submitted by County staff, Mrs. Levine made a motion to accept the changes suggested by the County. Mrs. Marsh seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Silva

PIN # 9831509704

Property location: 7205 THUNDER MOUNTAIN ROAD, EFLAND, NC

Roger Gunn of Orange County Tax Administration presented evidence to the Board on the behalf of Christine Silva. At the Silvas' request on, June 12, 2012, staff appraiser Ray Jordan visited the subject property to verify the size of building areas listed on Orange County records. Upon inspecting the property, Mr. Jordan corrected several listing errors including changing the gross living area from 4946 square feet to 3880 square feet. This and other changes would reduce the value of the subject property to \$ 707,100.

After reviewing all the information submitted by County staff, Mrs. Marsh made a motion to accept the changes made by Mr. Jordan and the county to adopt the new value of \$ 707,100 for the property. Mrs. Davis seconded the motion and the motion.

Ayes: 3
Noes: 0

Little School Development

PIN # 9873246523

PIN # 9873259462

Property locations: COLLEGE PARK ROAD, HILLSBOROUGH, NC

Roger Gunn of Orange County Tax Administration presented evidence to the Board regarding two vacant tracts of land on College Park Road, owned by The Little School Development Group, LLC. On January 6, 2012, information was provided to the Orange County Tax Department from the Town of Hillsborough Planning Department indicated that the two parcels are required open space for the Waterstone Development and may not be developed. Based on this evidence, the County recommended the following adjustments: reducing PIN # 9873246523 from \$ 458,040 to \$1 and reducing PIN # 9873259462 from \$ 151,800 to \$ 1 as well as \$ 1 is the assessed valuation generally assigned to dedicated open space and/or common area.

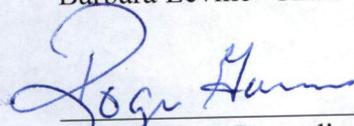
After reviewing all the information submitted by County staff, Mrs. Levine made a motion to accept the recommended value changes for both parcels. Mrs. Davis seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Having heard all the appeals scheduled on this date, Barbara Levine made a motion to adjourn this meeting. Jennifer Marsh seconded the motion and the meeting was adjourned at 5:00 pm.


Barbara Levine- Chair


Roger Gunn- Recording Secretary