

# MINUTES

## Board of Equalization and Review June 28, 2012

Board Members Present:

Chair: Karen Morrisette  
Barbara Levine  
Pam Davis

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

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### ***Kremer Family Revocable Living Trust*** ***PIN # 9787871573***

Chris Kremer and Mrs. Kremer (Owner) appeared before the Board to appeal the value of the property located at 1412 POINSETT DRIVE, CHAPEL HILL, NC. The current tax value assigned to the property by Orange County is \$ 395,673. The Kremers are requesting a value reduction to \$ 335,000 based on a current appraisal conducted in March 2012 and an appraisal from October 2009. He stated that this property was built in 1966 and needs major repairs. He is also requesting a refund of overpaid taxes from previous years. The appellant provided information as to the condition of the property stating that it is a wonderful house but showing its age. The appellants have concerns about the plumbing and stated there are no showers or full baths on the first floor. The property needs a new air conditioning unit and furnace. There two fireplaces, one on first floor and one in basement.

During deliberations, the Board considered all information presented by the appellant and the County. The Board discovered that there were discrepancies in the square footage among the two appraisals presented by the taxpayer and what the County had on record. The County noted that there was already 31% depreciation on the appellant's property. After deliberation, Mrs. Morrisette informed the appellant that changes were only effective for the current tax year and years going forward. She instructed the County to adjust the county's square footage measurements to match the appraisals and to correct the sketch of the appellant's property as needed. She motioned to add a functional obsolescence of 5% due to the appellant's floor plan and for lack of a garage. Mrs. Levine seconded the motion and the motion carried.

After the County corrected the sketch and applied 5% functional depreciation to the Kremer property as the Board requested, the resulting value was reduced to \$ 371,300.

Ayes: 3  
Noes: 0

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***Chen/Shi***

***PIN # 9890412466***

Ke Chen and Qian Shi 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 210 RIVER BIRCH LANE, CHAPEL HILL, NC. The current tax value assigned to the property by Orange County is \$ 395,832. The appellants are requesting that the Board adjust the valuation of this property to \$ 343,094 based on comparable sales that they obtained from the Value Appeal website that suggested a lower assessment.

During deliberations, the Board considered all information presented by the appellant and the County. After deliberation, Mrs. Davis motioned that no change be made to the current assessed value based on the fact that the sales that were provided by the appellant contained comparables for much older homes than the appellant's home and were not in the subject neighborhood. She noted that the sales that were provided by the County were closer to the age of the subject property and were within the range of value for this property. Mrs. Morrisette seconded the motion and the motion carried.

Ayes: 3  
Noes: 0

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### ***Samara***

***PIN #9890304146***

Basil Samara chose not to appear before the Board but elected to have his documents serve as his appeal. He is appealing the value of his townhome located at 102 CHERRYWOOD CIRCLE, CHAPEL HILL, NC. The current tax value assigned to the property by Orange County is \$ 212,853. The appellant is requesting that the Board adjust the valuation of this property to \$145,027 based on comparable sales that he obtained from the Value Appeal website that suggested a lower assessment.

During deliberations, the Board considered all information and documentation presented by the appellant and the County. After deliberation, Mrs. Morrisette made a motion that no change be made to the current tax value citing that the appellant's sales were not relevant as they did not include properties that were in the appellant's subdivision. She also noted that the sales that the County provided were all townhomes in the subject subdivision and included nine sales in the relevant time frame preceeding January 1, 2009. Mrs. Levine seconded the motion and the motion carried.

Ayes: 3  
Noes: 0

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### ***Thompson***

***PIN # 9880304295***

Vaida Thompson chose not to appear before the Board but elected to have her documents serve as her appeal. She is appealing the value of her property located at 2 BARBARA COURT, CHAPEL HILL, NC.

The current tax value assigned to the property by Orange County is \$ 335,285. The appellant's concern pertaining to his tax valuation is relative to those of her neighbors. She states in a letter submitted to the Board that she feels, given the original prices set by the builders and the fact that there have been no

upgrades to her property, other than routine maintenance, her house should still have the lowest valuation and thus, the lowest tax rate. She also referenced other properties in her neighborhood.

During deliberations, the Board considered all information and documentation presented by the appellant and the County. After deliberation, Mrs. Morrisette made a motion that no change be made to the current tax value citing that the valuation applied by the County is based on the characteristics of each property, not the original builder's pricing as believed by the taxpayer and no evidence was presented to indicate the County's description and value for the property are inaccurate. Mrs. Morrisette also stated that the subject property appears equitably assessed with the valuation of several other properties in the neighborhood. Mrs. Levine seconded the motion and the motion carried.

Ayes: 3

Noes: 0

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### ***Garrigues***

***PIN # 9798662474***

Amy and Grant Garrigues 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 306 FAISON ROAD, CHAPEL HILL, NC. The current tax value assigned to the property by Orange County is \$ 685,941. The appellant is requesting that the Board adjust the valuation of this property to \$517,134 based on comparable sales that they obtained from the Value Appeal website that suggested a lower assessment. This property was purchased in March 2011 for \$ 640,000. It was originally purchased in July 2003 for \$ 535,000.

During deliberations, the Board considered all information and documentation presented by the appellant and the County. After deliberation, Mrs. Davis made a motion that no change be made to the current value based on the sales evidence provided by the appellant. She cited that some of the evidence referenced older homes that were not in the subject's neighborhood. She went on to reference similar homes in the Meadowmont subdivision that had sales that were similar to the County's appraised value. Mrs. Morrisette seconded the motion and the motion carried.

Ayes: 3

Noes: 0

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### ***Sethupathy***

***PIN # 9885021810***

Praveen and Rebecca Sethupathy elected not to appear before the Board but requested that their documentation serve as their appeal. They are appealing the value of their property located at 512 ROLLESBY COURT, HILLSBOROUGH, NC. The current tax value assigned to the property by Orange County is \$ 360,200. The appellants are requesting a reduction to the value of \$ 309,990 citing that they purchased this newly built house in April 2012 for this amount. They claim that it was on the market for over two months before they purchased it. They believe that the purchase price is the best

indicator of market value, furthermore that the property value, for tax purposes, of \$360,200 is excessive and not a fair or accurate reflection of the houses worth.

The County found inaccuracies with the valuation and based on the appellant's appraisal has already made changes that adjusted the square footage of the property to reflect the correct measurements of 3422 square feet. They also corrected the number of bathrooms from three and a half to four bathrooms. These adjustments reduced the value to approximately \$ 353,600.

During deliberations, the Board considered all information and documentation presented by the appellant and the County. After deliberation, Mrs. Davis made a motion to accept the adjustments and corrections made to the property's description, by the County and accept the valuation of \$353,600, in light of the fact that the appraisal submitted by the taxpayer contained no time relevant comparable sales. Mrs. Morrissette seconded the motion and the motion carried.

Ayes: 3

Noes: 0

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***Bryan***

***PIN # 9880423022***

Michael Bryan 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 105 BUENA VISTA WAY, CHAPEL HILL, NC. The current tax value assigned to the property by Orange County is \$ 341,158. The appellant states that he believes that the property value on his house is assessed too high and is requesting a reduction to \$ 264,219.

During deliberations, the Board considered all information and documentation presented by the appellant and the County. The Board looked at the physical characteristics and the current valuation of the appellant's property and two others mentioned by the taxpayer. The County value schedules are applied to the current characteristics of the property and do not consider the rate of increase or decrease of value from past revaluation. After deliberation, Mrs. Morrissette made a motion that no change be made to the current value. Mrs. Levine seconded the motion and the motion carried.

Ayes: 3

Noes: 0

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***WU***

***PIN # 9890417105***

Shiyong Wu appeared before the Board to appeal the value of his property located at 102 CORBIN HILL CIRCLE, CHAPEL HILL, NC. The current tax value assigned to the property by Orange County is \$ 343,428. The appellant is requesting that the Board adjust the valuation of this property to \$293,212 based on comparable sales that he obtained from the Value Appeal website that suggested a lower assessment. He claims that there is new road construction going near his property and it is greatly

depreciating the value of his house. He noted that his neighbors were compensated by the North Carolina Department of Transportation due to the proximity of their homes to this highway construction.

During deliberations, the Board considered all information and documentation presented by the appellant and the County. After deliberation, Mrs. Morrissette made a motion to not change the value due to the sales presented by the appellant not being truly comparable as all were located in different neighborhoods unaffected by the roadway construction. After discussion, the motion failed to be seconded.

Mrs. Pam Davis then made a motion to place a 5% economic adjustment to the subject property to account for the effect on its value due to the roadway construction. After further deliberation, this motion also failed to be seconded.

Mrs. Morrissette then made a motion to not change the value of the property due to (1) the sales presented by the appellant not being comparable to the subject and not being affected by the roadway construction and (2) although the appellant had a meritorious argument that the road way construction likely diminishes the value of the property, no quantitative evidence was presented to substantiate the value change. Mrs. Levine seconded the motion and the motion carried.

Ayes: 2

Noes: 1

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***Garard***

***PIN # 9870516910***

Richard Garard appeared before the Board to appeal the value of his property located at 1908 NORTH HAWICK COURT, CHAPEL HILL, NC. The current tax value assigned to the property by Orange County is \$ 454,717. The appellant is requesting that the Board adjust the valuation of this property to \$342,474 based on comparable sales that he obtained from the Value Appeal website that suggested a lower assessment. The appellant presented the Board with a revised proposal to help substantiate his appeal. He submitted this to amend the prior appeal submitted to the Board. Mr. Garard proceeded to explain the changes that he made to the initial proposal. He stated that on page 3, he took houses out of consideration and derived with a new value with the remaining 4 properties being located in or around the surrounding subdivision. The appellant purchased this property in 1992 for \$ 267,000. The property listed for sale for \$ 425,000. Mr. Garard went on to reference listings of property currently on the market in his subdivision.

During deliberations, the Board considered all information and documentation presented by the appellant and the County. After deliberation, Mrs. Davis made a motion that no change be made to the value due to no evidence being presented that the current assessed value was incorrect. The appellant only focused on the current value and the sales were not in the subject neighborhood. The sales also contained incorrect square footage and were for townhomes. The appellant's property is a detached home. Mrs. Morrissette seconded the motion and the motion carried.

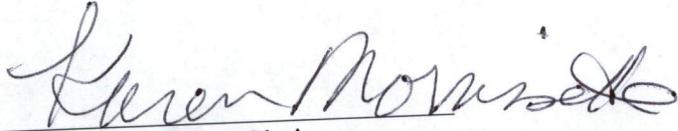
Ayes: 3

Noes: 0

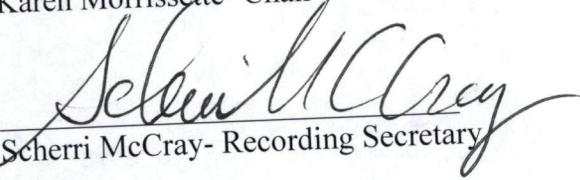
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Having heard all the appeals scheduled on this date, Mrs. Morrisette made a motion to adjourn this meeting. Mrs. Davis seconded the motion and the meeting was adjourned at 5:15 pm.

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Karen Morrisette- Chair



Scherri McCray- Recording Secretary