

MINUTES
Board of Equalization and Review
August 16, 2012

Board Members Present:

Chair: Barbara Levine
Jennifer Marsh
Pam Davis

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

Molby

PIN # 9885011703

Lance Molby appeared before the Board to appeal the value of his property located at 316 MADDINGTON PLACE, HILLSBOROUGH, NC. The current tax value assigned to the property by Orange County is \$ 506,400. The appellant is requesting a reduction to the value to \$ 65,498 citing that his house was not built at the time of the January 1, 2009 revaluation. He has submitted documentation that he believes shows the true market value of the lot at that time. This property was purchased in September 2011 for \$ 347,931. It has 3000 square feet, with a finished basement, two car garage, porch and deck. Mr. Molby discussed neighboring properties, claiming that they are bigger in square footage and lot sizes. He states that he did not bring any comparables to substantiate this claim. He also noted that there is a 100 feet "no build" line on his property and that this is the least expensive house that the developer built. The appellant did not submit an appraisal but did provide the Board with fliers of sales that he felt were comparable.

Upon review, the County recommended that the grade be lowered from A-05 to B+00, remove the masonry foundation from the sketch, and add a 162 square foot deck. These recommended changes would decrease the value of the property to \$ 418,400. This will bring the value per square foot to \$ 138.45. The County added that the subject has a large premium lot that backs up to a wooded area.

During deliberations, the Board considered all information presented by the appellant and the County. After deliberation, the Board noted that the comparables that were provided by the County showed the price per square foot was lower than the appellant's assessed price per square foot. Mrs. Davis made a motion to accept the recommendations suggested by the County. Mrs. Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Charmforoosh**PIN # 977832587**

Farshad Charmforoosh elected not to appear before the Board. However, Louise Kohl, who is an authorized representative for the appellant, appeared before the Board to appeal the value of his property located at 2 MAPLE DRIVE, CHAPEL HILL, NC. The current tax value assigned to the property by Orange County is \$ 301,589. The appellant is requesting a reduction in the value to \$ 240,000. Mrs. Kohl started by saying that she and Mr. Charmforoosh conducted separate evaluations of his property. They found that there were discrepancies between the two findings. Mrs. Kohl collected sales data from June 2008 thru December 2009 of homes that were built in 1952, that had two and three bedrooms, 1 ½ bathrooms, on similar lots with similar square footage. A garage, and patio. Of those properties, she chose four to compare and extracted an average of \$ 179 per square foot. She also presented a MLS listing sheet of subject property and a map. The taxpayer claims that he had done nothing to the house since its purchase. It is currently a rental property. The monthly rental amount is between \$1,275 and \$ 1,300 per month.

Upon review, the County recommended that functional obsolescence of 5% be deducted to account for the subject only having two bedrooms. This would reduce the property value to \$ 296,400.

During deliberations, the Board considered all information presented by the appellant and the County. After deliberation, Mrs. Marsh made a motion to accept the County's recommendation to add the 5% functional obsolescence adjustment thus reducing the property value to \$ 296,400. Mrs. Levine seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Bower**PIN # 9778327387**

Louise Bower elected not to appear before the Board and requested to allow the appeal form and all supporting documentation to serve as her appeal. Her property is located at 112 ROSE WALK LANE, CARRBORO, NC. The current tax value assigned to the property by Orange County is \$323,158. The appellant is requesting that the Board adjust the valuation of this property to \$ 292,100 claiming that market data shows a lower current value than the assessed value set by the Orange County Tax Assessor's Office in 2009. This property was purchased for \$ 348,000 in 2007. The subject is currently on the market for \$ 300,000. The taxpayer submitted comparables for the Board to review.

During deliberations, the Board considered all information presented by the appellant and the County. After deliberation, Mrs. Levine made a motion that no change be made to the value citing insufficient evidence from the taxpayer to support the claim that the County's valuation of this property was incorrect. Mrs. Davis seconded the motion and the motion carried.

Ayes: 3
Noes: 0

DiFelice

PIN # 9788851305

Ronald and Susan DiFelice elected not to appear before the Board and requested to allow the appeal form and all supporting documentation to serve as their appeal. This property is located at 106 LAUREL HILL ROAD, CHAPEL HILL, NC. The current tax value assigned to the property by Orange County is \$1,051,200. The appellant is requesting that the Board adjust the valuation of this property to \$ 875,000 claiming that the assessed value does not accurately reflect the value of the property on January 1, 2009. The appellants presented comparables that they claim support the valuation of \$ 875,000. They purchased this property in February 2012 for \$ 865,000 and stated that this amount was not in-line with the assessed value placed on the property in June 2012, which they felt was too high at \$ 1,051,200.

During deliberations, the Board considered all information presented by the appellant and the County. The sales of comparable properties were also considered. After deliberation, the Board determined that the appellant presented no evidence that the Orange County value was incorrect. The comparables that were presented by the taxpayer were not relevant. The 2009 values were not relevant to the revaluation period of January 1, 2009 and the values were for homes in inferior condition. Based upon this determination, Mrs. Davis made a motion that no change be made to the current value. Mrs. Levine seconded this motion and the motion carried.

Ayes: 3
Noes: 0

Kenny

PIN # 9820271780

Paul Kenny appeared before the Board to appeal the value of his property located at 5901 WILLOW OAK DRIVE, MEBANE, NC. The current tax value assigned to the property by Orange County is \$ 328,706. The appellant is requesting a reduction in the value to \$296,698. He stated that he had purchased this property in 2004 and refinanced it in February 2009. In September 2009 he submitted a written appeal. Mr. Kenny did not submit an appraisal at this time. The appellant stated that he refinanced again in 2012. He claims that he calculated the value by backing into the value from the properties that sold prior to 2009. He noted that there was a 7% decrease in value from 2009 to 2012.

The Board made a motion to table this appeal to allow the taxpayer to provide the 2009 appraisal for review.

Straight***PIN # 9787875116***

David and Carol Straight appeared before the Board to appeal the value of their property located at 1423 POINSETT DRIVE, CHAPEL HILL, NC. The current tax value assigned to the property by Orange County is \$ 458,000. The appellant is requesting a reduction in the value to \$410,378. The owners added a master bedroom suite to the main floor of the house and in order to support the addition, they had to add an unheated/unfinished basement to the existing structure. The previous size of the property was 2,317 square feet. The size that it is currently on the Orange County Tax records is 3,234 square feet. Mr. Straight claims that this is a 917 square foot increase, and because the proposed 2012 assessed value of their house included this unheated and unfinished basement and bedroom, they believe that the square footage and the 2012 assessed value is overstated. There is also an addition of a 12 x 16 deck.

Upon review, the County noted that there were discrepancies in the basement square footage and recommended that the percentage of finished basement be adjusted to 45%.

During deliberations, the Board considered all information presented by the appellant and the County. After deliberation, Mrs. Levine made a motion to accept the recommendations made by the County to adjust the percentage of finished basement to 45%, thus reducing the value to \$ 442,700. Mrs. Davis seconded the motion can the motion carried.

Ayes: 3

Noes: 0

McPherson***PIN # 9820224767***

Charles McPherson appeared before the Board to appeal the value of his property located at 6471 NC 54 WEST, CHAPEL HILL, NC. The current tax value assigned to the property by Orange County is \$ 218,562. The appellant states that 9 acres of the 10.02 acres is in Farm Use and that it should be assessed the same value as that in Alamance County. He feels that the house and the land use value are too high compared to Alamance County. There have been additions to the property. The sun porch that was added is not heated.

Upon review, the County recommended changing the porch to unheated area which would adjust the value to \$ 214,747.

During deliberations, the Board considered all information presented by the appellant and the County. After deliberation, Mrs. Marsh informed the appellant that the Farm Use values are set by the State of North Carolina and assigned to each county. They cannot be adjusted by the counties. Mrs. Marsh motioned to accept the recommendations by the County. Mrs. Levine seconded the motion and the motion carried.

Ayes: 3

Noes: 0

McPherson***PIN # 9820138290***

Charles McPherson appeared before the Board to appeal the value of his property located at 6465 NC 54 WEST, CHAPEL HILL, NC. The current tax value assigned to the property by Orange County is \$ 132,436. The appellant stated that this is an old country house built in 1930. It has no air conditioning or heating and the plumbing is old. It does have a small finished basement.

Upon review, the County made a recommendation to remove a non-existent half and adjust the percentage of the basement to 25% finished. This will decrease the value of the property to \$ 119,812.

During deliberations, the Board considered all information presented by the appellant and the County. After deliberation, Mrs. Marsh informed the appellant that the Board was not able to compare Alamance County values with Orange County values. She motioned to accept the recommendation made by the County. Mrs. Levine seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Martineau***PIN # 9799433894***

This appeal was originally dismissed on August 15, 2012. However it was discovered that the appellant called on August 15, 2012 while the Board was meeting, claiming that he was stuck in traffic and could not make the appointment. The appellant was rescheduled for August 16, 2012. However on August 16, 2012, the appellant called with a conflict and the appointment was again rescheduled for August 29, 2012.

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Campbell***PIN # 9853046212***

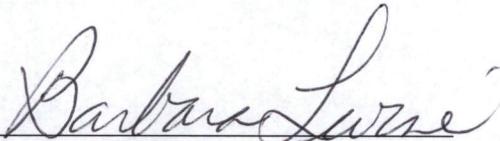
Nelson Campbell appeared before the Board to appeal the value of his property located at 3424 MONADNOCK RIDGE, EFLAND, NC. The current tax value assigned to the property by Orange County is \$ 425,700. The appellant is requesting a reduction in his property value to \$ 380,000. He purchased this property in 2010 for \$ 350,000. He is requesting that the valuation based on the 2010 sales price. Mr. Campbell was unaware of the revaluation process and needed clarification.

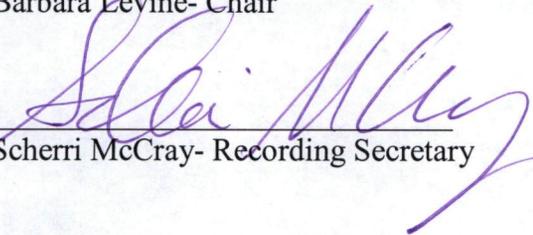
The County explained the revaluation and assessment processes.

Based on this explanation, the taxpayer was satisfied with his value and withdrew his appeal. Mrs. Levine made a motion that no change be made to the value. Mrs. Marsh seconded this 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


Scherri McCray- Recording Secretary