

MINUTES
Board of Equalization and Review
August 22, 2012

Board Members Present:

Chair: Barbara Levine
Jennifer Marsh
Pam Davis

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

Derby

PIN # 9799505864

Daniel Derby appeared before the Board to appeal the value of his property located at 1315 BRIGHAM COURT, CHAPEL HILL, NC. The current tax value assigned to the property by Orange County is \$ 418,700. The appellant is requesting that the Board adjust the valuation on this property to \$ 380,000 based on a recent appraisal. The appellant stated that he purchased this property in 2004, and he presented the Board with sales of properties that have sold and asking prices for properties that are currently on the market in his neighborhood. He stated that a recent renovation to his house triggered a value adjustment but he claims that the renovations are incomplete.

During deliberations, the Board considered all information presented by the appellant and the County. After deliberation, Mrs. Davis made a motion that no change be made to the value stating that the appraisal that was presented by the taxpayer only contained current market values which are not relevant to the January 1, 2009 valuation. No evidence was presented to show the current assessed value was incorrect. Mrs. Levine seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Schenk

PIN # 9789542665

Thomas Schenk appeared before the Board to appeal the value of his property located at 707 CASWELL ROAD, CHAPEL HILL, NC. The current tax value assigned to the property by Orange County is \$ 614,744. The appellant is requesting that the Board adjust the valuation on this property to \$476,420. This property was purchased in June 2007 for \$ 682,000. It has 3,261 square feet of heated space. The appellant states that he had received a value notice from the County and he thinks that an insurance claim triggered the value change. He claims that there was no new construction or renovations done to the house. The taxpayer submitted comparable sales for a couple of properties in his neighborhood during the relevant valuation period. One of those sales was 1515 at

Cumberland which had a price per square foot of \$ 150 and it was on a .48 acre lot. Another property was located in Estes Hills that sold in 2008 for a price per square foot of \$ 136. Mr. Schenck stated that he could not sell the house at this value. He also described how there was 2.3 acres that were not useable and that the property's topography was not desirable.

During deliberation, 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 that the taxpayers comparables were no valid. None of the taxpayer's comparables properties had swimming pools and large lot like the subjects. When reviewing the sales presented by the County, the Board verified that the current tax value was lower than the purchase price. Mrs. Marsh seconded the motion and the motion carried.

Ayes: 3

Noes: 0

The Little School

PIN # 9873256187

Wendy Vavrousek and Jennifer Dock, representatives for The Little School, appeared before the Board to request that the Board waive the penalties that were charged on the property located at 301 COLLEGE PARK ROAD, HILLSBOROUGH, NC. The penalties associated with this property were due to a 2010 discovery made by the Tax Assessor's Office. The school was built in 2010 but not included on that year's tax roll. The representatives claimed that they had no knowledge that they were not being taxed on the 2010 improvements. The appellants state that they will pay all the taxes associated with this 2010 tax year discovery but request that the Board waive the penalties.

Mrs. Marsh made a motion to waive the penalties on this 2010 tax year discovery based on the fact that the appellant did not receive an abstract in which to notify the County that there were changes made to the property. Mrs. Davis seconded the motion and the motion carried.

Ayes: 3

Noes: 0

White

PIN # 9823119005

David White chose not to appear before the Board but elected to have his documents serve as his appeal. He is appealing the value of his 9.65 acre parcel. 9.62 acres are within Alamance County, while .03 acres falls within Orange County. The current tax value assigned to the property by Orange County is \$ 13,365. The appellant states that this is clearly a mistake and is requesting that the Board adjust the valuation of this property to \$168.

Upon review, the County agrees that property value is incorrect. The County recommends that the Board adopts the value of \$ 168.

Mrs. Davis made a motion to accept the recommendation made by the County to correct the land value from \$ 13,365 to \$168. Mrs. Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Chang

PIN # 9875625354

The County was unable to schedule an appointment for the appellant to meet with the Board. The County informed the Board that several attempts were made to contact the appellant and phone calls to the appellant were not returned. However, the appellant did submit evidence and the County is suggesting that the Board allow the form and documents to stand as the appeal. This property is located at 711 CHURTON GROVE BOULEVARD, HILLSBOROUGH, NC. The current tax value assigned to the property by Orange County is \$ 492,753. The appeal request is based on sales comparables that he obtained from the Value Appeal website that suggested a lower assessment of \$ 408,682. This property was purchased in 2010 for \$ 445,000.

The County provided 2008 sales in the Churton Grove subdivision for the Board to review.

During deliberation, 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 based on the lack of taxpayer evidences. When reviewing the sales that were presented by the County, the Board determined that the value per square foot was in range with the average sales price per square foot in the taxpayer's subdivision. The taxpayer's value per square foot is \$ 126.00. The average price per square foot in the subdivision is \$ 121.00. Mrs. Marsh seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Pereira

PIN # 9799053715

Sandra Pereira 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 202 N. ELLIOTT ROAD, CHAPEL HILL, NC. The current tax value assigned to the property by Orange County is \$509,739. The appeal request is based on sales comparables that she obtained from the Value Appeal website that suggested a lower assessment of \$ 400,133. The appellant purchased the property in 2006 for \$ 490,000.

Upon review, the County discovered a deck that was included on the property record and recommended that the Board approves the addition of a 272 square foot deck to the property record. This will increase the property value to \$ 518,200.

During deliberation, the Board considered all information presented by the appellant and the County. After deliberation, Mrs. Davis commented that the taxpayer's sales were not located in the taxpayer's neighborhood and that the sales submitted by the County indicated the value per square foot for the taxpayer's property should be \$ 186.00. The taxpayer requested a price per square foot at \$ 175.00. The Board determined that this was well within the range of prices in the area. Mrs. Marsh seconded that motion and the motion carried.

Ayes: 3
Noes: 0

Kantor***PIN # 9860914647***

Boris Kantor appeared before the Board to appeal the value of his property located at 108 HOGAN GLEN COURT, CHAPEL HILL, NC. The current tax value assigned to the property by Orange County is \$ 390,300. The appellant is requesting that the Board adjust the valuation on this property to \$350,000. He presented the Board with evidence to support his claim that the value is incorrect. This property was purchased in 2011 for \$ 336,000. Mr. Kantor obtained an estimated analysis from 2008 that states that the value was less. He listed comparable sales that he obtained and applied a scientific approach to determine the value. He went on to say that the third floor of the house was completed and he feels that is what triggered the value increase. Mr. Kantor does not feel that there should have been any further increase to the value of the house. This was only a finished attic and it should not have increase the value from \$ 357,790 to \$ 390,300. The cost to finish the attic was \$ 10,000. The appellant submitted an appraisal from 2011. It showed that the average home sale price was \$ 366,000. The taxpayer claims that his square footage is 2443 square feet and the appraisal has the square footage as 2294 square feet. This measurement did not include the attic. The taxpayer's appraisal has the attic as a walk up. Mr. Kantor feels that his property is over assessed and that the property increased by 31% since 2008.

During deliberation, the Board considered all information presented by the appellant and the County. The County provided sales for the Board to review. These sales consisted of properties that were in the appellant's neighborhood and sold within the appropriate time frame. After deliberation, Mrs. Davis made a motion that no change be made to the value according to the taxpayer's appraisal that has the square footage of the house at 2702 square feet and the County's estimate of square footage is less. Mrs. Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Pei***PIN # 9890234599***

Zhen Ming Pei appeared before the Board to appeal the valuation of his property located at 101 SAN SOPHIA DRIVE, CHAPEL HILL, NC. The current tax value assigned to the property by Orange County is \$ 844,800. The appellant is requesting that the value be reduced to \$ 720,000 citing that when he purchased this property for \$ 685,000 in November 2009, the appraisal had the property value at \$ 800,000. Mr. Pei stated that he has a corner lot that faces Weaver Dairy Road. The traffic and noise is becoming increasingly heavier than before with all the road extension and improvements. He feels this also limits the value further. He has prepared and submitted additional documents for the Board for review.

During deliberation, the Board considered all information presented by the appellant and the County. The appraisal and sales of comparable properties were considered. After deliberation, Mrs. Davis made a motion that due to the proximity of the appellant's property to Weaver Dairy Road a reduction in land value was warranted. The land value will be adjusted by \$ 50,000, reducing the overall value of the property to \$ 794,800. Mrs. Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Soeters

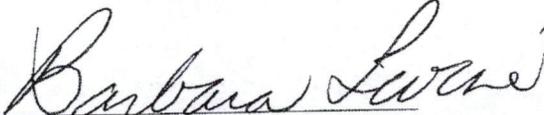
PIN # 9777960392

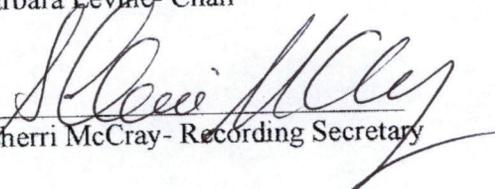
William Soeters appeared before the Board to appeal the valuation of his property located at 207 GRAYLYN DRIVE, CHAPEL HILL, NC. The current tax value assigned to the property by Orange County is \$ 749,519. He received a value increase letter from the County Assessor's office and learned that there was an increase to his value due to an attic completion. Mr. Soeters claims that the attic is not complete and stated that the price per square foot seems high. He also claims that the County's square footage of his property is incorrect. The County has the taxpayer's house at 3,757 square feet, the appellant claims that the correct square footage is 3,161 square feet pointing out the unfinished attic. The appellant's appeal requested value is based on sales comparables that he obtained from the Value Appeal website that suggested a lower assessment of \$ 636,500.

During deliberation, the Board considered all information presented by the appellant and the County. All comparable sales evidence was reviewed. The County recommended removing the finished attic bringing his tax value to \$ 677,400. After deliberation, Mrs. Marsh made a motion to correct the attic and adjust the price per square foot of the house to \$ 214.30. This new value per square foot will bring this property value in line with sales of similar properties in the taxpayer's neighborhood. No other changes will be made to the value. Mrs. Levine 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


Scherri McCray- Recording Secretary