

MINUTES
Board of Equalization and Review
November 8, 2012

Board Members Present:

Chair: Karen Morrissette
Barbara Levine
Jennifer Marsh

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

Kenney

PIN # 9820271780

Paul and Lori Kenney had appeared before the Board to appeal the value of their property located at 5901 WILLOW OAK DRIVE, MEBANE, NC. This case was brought back to the Board from August 16th, 2012. The purpose for bringing the case back before the Board was to allow the appellants the opportunity to provide an appraisal that had been performed on the property. No appraisal was furnished after the August 16th meeting. Mrs. Morrissette motioned for no change in value due to no additional evidence being submitted to suggest the County's value was incorrect. Mrs. Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Ellington

PIN # 9864775491

Joyce Ellington appeared before the Board to appeal the value of her property located at 405 WEST QUEEN STREET, HILLSBOROUGH, NC. The current tax value assigned to the property by Orange County is \$ 39,203. The appellant is requesting that the Board adjust the valuation of this property to \$ 20,000. The subject property is approximately a .33 acre vacant lot with no public water or sewer connection. The appellant states that over the years she has experienced numerous problems with the property, most notably the inaccessibility to public water and sewer and the high cost to connect to public water and sewer. She also noted that the lots proximity to a rest home and its high block privacy wall was a detriment to her property's value as well. Ms. Ellington provided evidence that the home had been marketed since before the revaluation, starting at \$ 95,000 and was most recently marketed in September 2012 for \$ 25,000. She also provided a letter from Hillsborough Planning Department regarding the subject's non-conforming status and remedies.

Land sales evidence was submitted by the County for the Board to review.

Mrs. Morrissette felt that although some effort and cost would be necessary to develop the lot, no evidence was submitted to suggest the value was incorrect. However, Mrs. Levine felt that the value was too high and made a motion to lower the value to \$ 25,000 due to other land sales, high cost to develop and economic obsolescence affecting the property. Mrs. Marsh seconded the motion and the motion passed 2-1 with Mrs. Morrissette voting nay.

Ayes: 2
Noes: 1

Housewright Building Company

PIN # 9874082790.001 **PIN#9874082790.005**

PIN# 9874082790.002 **PIN#9874082790.006**

PIN# 9874082790.003 **PIN# 9874082790.007**

PIN# 9874082790.004 **PIN # 9874082790.008**

Mr. Allen Knight of Housewright Building Company appeared before the Board to appeal the value of eight condominium properties, known as Old Mill Condominiums located on NORTH CHURTON STREET, HILLSBOROUGH, NC. The current tax values assigned to the properties by Orange County are as follows:

PIN # 9874082790.001 is valued at \$ 66,800.

PIN # 9874082790.002 is valued at \$ 66,800.

PIN # 9874082790.003 is valued at \$ 63,400.

PIN # 9874082790.004 is valued at \$ 54,000.

PIN # 9874082790.005 is valued at \$ 138,000.

PIN # 9874082790.006 is valued at \$ 87,400.

PIN # 9874082790.007 is valued at \$ 66,200.

PIN # 9874082790.008 is valued at \$ 87,100.

Mr. Knight states that the property consisted of two buildings comprised of six (6) apartment units and a storage building/garage. He also states that the property was platted for condominiums in late 2011 but no additional steps to "condominiumize" the property have taken place. The appellant feels that the values on the eight units are excessive given the condition of the units. Mr. Knight mentioned that one of the units was uninhabitable but the five other units were rented for an average of \$ 425 per month, although other documentation presented stated that the units rent for between \$475 and \$ 525 per month.

Mr. Knight submitted documentations and photographs of the properties to substantiate his position regarding the condition of the units. The appellant claims that one unit had an unfinished second story which is not part of the living area and is only accessible by a scuttle. He also claims that the 2011 assessment of the property as apartments was approximately \$ 350,000 and a September 2010 appraisal valued the apartment property at only \$ 250,000.

As no sales of similar condominium properties exist in Hillsborough, Mr. Knight submitted sales of what he considered similar detached homes in Hillsborough and condominiums sales in Durham.

The Board considered all information and evidence presented by the appellant and the County.

The County staff recommended that the value of the land be reduced by 50% for all of the units and the second story of the two story unit be changed from finished main area to storage area.

Mrs. Levine made a motion to accept the changes recommended by the County and to make no further reduction to the units' values. Mrs. Morrissette seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Hoyle

PIN # 9825381024

Bobby Hoyle elected not to appear before the Board and requested to allow the appeal form and all supporting documentation to serve as his appeal. His is appealing the value of his property located at 602 STAGECOACH ROAD, MEBANE, NC. The current tax value assigned to the property by Orange County is \$ 25,462. The appellant is requesting that the Board adjust the valuation of this property to \$ 17,000. The subject is a .47 acre lot with a storage building.

The Board analyzed all the information contained on the appeal forms. Mrs. Morrissette made a motion for no change to be made to the current value based on no evidence being submitted in the appeal form to indicate that the County's value was incorrect. Mrs. Marsh seconded the motion and the motion carried.

Ayes: 3

Noes: 0

McGarvey

PIN # 9788145178

Sunanda McGarvey did not appear before the Board. Her property is located at 424 BROOKSIDE DRIVE, CHAPEL HILL, NC and Orange County currently has it valued at \$ 350,700. Staff noted that several messages had been left for the appellant to schedule a meeting with no response. Staff also notes that previous documentation submitted by the appellant indicated that an appraisal was in process. The County has not received any appraisal from the appellant.

The subject is a 1904 square foot residence constructed in 1955 near the Westwood neighborhood in Chapel Hill and is occupied by students. The appellant believes the

value is excessive due to the lack of upgrades and car storage. An appraisal that was conducted in 2005 has valued the property at \$ 285,000. The appellant feels that \$ 265,000 would be a realistic value as of January 2009.

Sales data was presented by the County for the Board to review. After analyzing all evidence submitted, Mrs. Morrisette made a motion for no change to the value as no evidence was submitted by the appellant to indicate that the current valuation is incorrect. Mrs. Marsh seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Waechtershaeuser

PIN # 9789501970

Dorothy and Gunter Waechtershaeuser 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 209 MILL RACE DRIVE, CHAPEL HILL, NC. The current tax value assigned to the property by Orange County is \$ 717,200. The appellant is requesting that the Board adjust the valuation of this property to \$ 680,000. The subject property is a .37 acre lot improved with a 3813 square foot residence constructed in 1997. The appellants feel that the value is overstated due to an error in the calculation of a bonus room over the garage. They stated that the bonus room is only 360 square feet as opposed to 460 feet. The appellants submitted their costs for the finishing of the bonus room. The Waechtershaeusers further stated that no home has sold for more than \$ 685,000 in the neighborhood and \$ 680,000 is a more realistic value.

The County submitted sales data for the Board to review. The County Staff recognized that the bonus room area was overstated and recommended correction of the square footage to 360 square feet for that area.

After analyzing all the data presented by the appellant and the County, Mrs. Morrisette made a motion to adopt the changes recommended by the County and to make no further adjustments to the value. Mrs. Marsh seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Cathy F Carroll, Trustee

PIN # 9852770197

Cathy Carroll and Lindi Ingold appeared before the Board to appeal the value of the property located at 3902 ORANGE GROVE ROAD, HILLSBOROUGH, NC. The current tax value assigned to the property by Orange County is \$ 88,100. The appellant is requesting that the Board adjust the valuation of this property to \$ 65,000. The property is a 2.32 acre lot improved with an 1146 square foot manufactured home constructed in 1986.

In preparation for selling the property, two appraisals were performed on the property in 2011. These two appraisals indicated that the value was \$ 55,000 and \$ 52,000 respectively. The subject was recently sold to the neighbors, Lindi and James Ingold in September 2012 for \$ 43,500. The appellants contend that the value has been overestimated since 2009, and there is no way the value had dropped 50% since revaluation. The appellant is seeking that the value be change to reflect current value and a refund for overpayment of taxes since 2009.

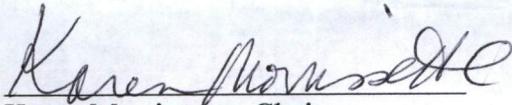
The Board informed the appellant that refunds for prior tax years were not legally allowed and the Board had no authority to order refunds; their decision will be for the 2012 valuation and subsequent years. The appellant had no data to support a changed in value as of January 2009.

The County presented sales of manufactured home in the relevant time frame but conceded that the land value of the subject property was probably excessive. The staff recommended decreasing the value of the land by 20 % due to the shape and utility of the land. This recommendation would reduce the overall value of the property to \$ 77,800. The staff also noted that the subject is presently undergoing interior renovation. Mrs. Morrisette made a motion to accept the changes recommended by the County and to make no additional changes to the property value for 2012, but re-inspect the property for 2013 to capture any changes in value as a result of the renovation. Mrs. Levine seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Having heard all the appeals scheduled on this date, Karen Morrisette made a motion to adjourn this meeting. Barbara Levine seconded the motion and the meeting was adjourned at 4:40 pm.


Karen Morrisette- Chair


Roger Gunn- Recording Secretary