

MINUTES

Board of Equalization and Review
2014 Organizational Meeting
April 23, 2014

Board Members Present: Jane Sparks, Chair
Bronwyn Merritt, Regular
Jennifer Marsh, Regular
Patricia Roberts, Alternate

Staff Members Present: Roger Gunn, Chief Appraiser
Steve Hensley, Appraiser
Dwane Brinson, Tax Administrator
Scherri McCray, Recording Secretary
Mike Sutton, Appraiser

The meeting was called to order at 2:00PM on April 23, 2014 by Jane Sparks.

Dunn

PIN # 0806333943

Martha Dunn elected not to appear before the Board and requested that her documents serve as her appeal. She is appealing the valuation of her property located at 6201 OAK VIEW COURT, HILLSBOROUGH. The current tax value assigned to the property by Orange County is \$ 516,687. The appellant is requesting the value be adjusted to \$ 454,248 citing comparable sales from 2010 and 2013. The appellant also submitted an appraisal indicating that as of January 2011, the property had a market value of \$435,000.

The County reviewed the property and noted that there were discrepancies in the square footage between the County's records and the square footage indicated on the appraisal. The County's property record card indicated the square footage of the appellant's property was 3,390 square feet. The appellant's appraisal listed the property's square footage at 4,206 square feet.

The County explained that the square footage discrepancies were caused by the County's prior software systems inability to account and adjust for the measurement of angles on a structure. This system has since been replaced and following Orange County staff's re-measurement and re-sketch of the subject, the square footage was determined to be 4,197 square feet. An adjustment was made to the property record card to reflect the correct measurements. The County requests that the Board accept the County's recommendations to accept the new square footage, remove the 1.23 construction modifier, adjust physical depreciation from 13% to 24%, adjust a yard item, correct the measurements of the garage, adjust the bathrooms from 2 ½ baths to 4 baths, and include an unfinished basement. With the recommended modifications applied, the adjusted value of the property would be \$ 493,500.

The Board reviewed all documentations presented by the appellant and the County. After review and deliberation, Ms. Marsh made a motion to accept the County's recommendations. Ms. Sparks seconded the motion and the motion carried.

Ayes: 3
Noes: 0

RME Management LLC

PIN #9799352127

The appellant elected not to appear before the Board but requested that their documents serve as their appeal. They are appealing the valuation of the commercial property known as the Chapel Hill University Inn, formerly Holiday Inn, located at 1301 FORDHAM BOULEVARD, CHAPEL HILL. The current tax value assigned to the property by Orange County is \$ 6,261,007. The appellant is requesting that the value be adjusted to \$ 4,000,000 citing that this property no longer has the Holiday Inn franchise affiliation and, as a result, income continues to decline. The appellant submitted the property's 2011-2013 financial information as evidence of the declining income.

The County stated, upon review, that an economic adjustment factor was already applied to the property. Furthermore, the financial data that was presented by the appellant were from the years 2011-2013 and not relevant to the revaluation date of January 1, 2009. It was also noted by the County that the loss in income was due to an economic change, which by law is insufficient grounds to adjust a property's value in a non-revaluation year.

The Board reviewed all documentations presented by the appellant and the County. After review and deliberation, the Board stated that the appellant did not submit any time relevant information to justify an adjustment to the current assessed value. Ms. Spark made a motion to not change the current assessed value. Ms. Merritt seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Board of Trustees, University United Methodist Church

PIN # 9890316018

Mike Saunders, the Minister of Administration for the University United Methodist Church, appeared before the Board to request that the listing penalties associated with a Notice of Discovery from the Tax Office be waived. The notice is for the property located at 2467 FOXWOOD DRIVE, CHAPEL HILL. The appellant stated that in September 2012, they submitted paperwork to change the church owned property from tax exempt status to a nonexempt status. This property was once a parsonage but has been changed to a rental property beginning with the calendar year 2013. Mr. Saunders noticed that the church received a property tax bill for the other church properties but did not receive a bill for the referenced property. Upon communication with the Tax Office, the appellant was informed that the property was still listed as exempt from property taxes. Mr. Saunders told the Tax Office that this was not correct and that the church would gladly pay the property taxes that were due for 2013 but would like to request that the listing penalties be waived.

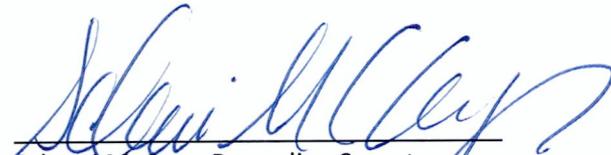
Upon review by the County, it was determined that the property was formerly exempt and that the County neglected to remove the exempt status from the appellant's account for 2013.

The Board reviewed all documentations presented by the appellant and the County. After review and deliberation, Ms. Sparks made a motion to waive the listing penalties based on the information provided by the appellant. Ms. Marsh seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Having heard all of the appeals scheduled on this date, Ms. Sparks made a motion to adjourn this meeting. Ms. Marsh seconded the motion and the meeting was adjourned at 3:00 PM.


Jane Sparks, Chair


Scherri McCray, Recording Secretary