

MINUTES

2014 Board of Equalization and Review

May 8, 2014

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

Staff Members Present: Roger Gunn, Chief Appraiser
Steve Hensley, Appraiser
Nancy Freeman, Recording Secretary

The meeting was called to order at 2:00PM on May 8, 2014 by Jane Sparks.

LASKOWITZ/GURLEY

PIN #9880250191

Mr. Daniel Laskowitz appeared before the Board to appeal the valuation of his recently acquired property located at 1007 KAREN WOODS ROAD, CHAPEL HILL. The owner as of January 1, 2014 was Kelley C. Gurley. The current tax value assigned to the property by Orange County is \$839,247. The appellant is requesting that the Board lower his 2014 valuation to \$670,000 citing the fact that the recent sales price was much lower and an independent appraisal reflects a lower value.

The appellant stated that he purchased home in March 2014 at \$644,555. The County valuation is 30% higher than the price that he paid for the home. The property was on the market for over a year at the tax value and did not sell.

Mr. Laskowitz stated that the bank appraisal showed 3792 square feet, and that is about 500 square feet different from the tax office information. He mentioned that \$170/ per square foot was the average for the comparables that he originally gathered, based on current values. Once he was educated on the fact that the last revaluation was based on January 1, 2009 values, he looked at values prior to 2009. He found amounts from 2007 of \$165 per square foot and \$169 per square foot for properties similar to his property.

Mr. Gunn stated that the size of his lot makes a considerable difference in the price per square foot of his property. The appellant stated that he searched for properties with lots greater than 4 acres. Ms. Marsh mentioned that the closest to his acreage was \$22 per square foot different than the appellant's property per square foot price.

Mr. Laskowitz stated that he is looking for the Board to change his value to close to \$670,000 and also to correct the error in square footage. Ms. Marsh informed Mr. Laskowitz that the tax office measures differently than appraisers for a bank loan, especially considering the fact that tax office appraisers often are measuring from the outside of a structure.

Mr. Gunn asked for the sketch that the appellant's independent appraiser created, because it was not in the original paperwork. Mr. Laskowitz provided it in the additional paperwork he provided at the beginning of the meeting.

Mr. Hensley stated that the property record card shows a garage and carport for the home, and that both show living quarters above. In addition, the property record card shows that the sizes of the living area above both are the same size as the lower level. Mr. Hensley provided a picture of the home and stated that the area above is clearly smaller. Correcting this error lowers the square footage to 3619 square feet. In addition, Mr. Hensley showed a picture of the in-ground swimming pool that had a large hole in the liner and recommended that the completion percentage should be changed to 85% due to the damage. The appellant confirmed that the hole was there January 2014. Mr. Hensley also stated that the property record card reflected a deck on the back of the home, which is really a porch. Mr. Hensley further stated that the corrections he recommended would change the value for 2014 to \$776,800.

The appellant asked for clarification of the process. Ms. Sparks explained that the Board would deliberate and consider all of the evidence presented by the appellant and by the County. She stated that the appellant will be notified of the Board's decision by mail. Mr. Laskowitz asked when the next revaluation would occur, and Mr. Gunn responded that it would be 2017, and that the decision letter the appellant would receive will also include information on how to appeal to the North Carolina Property Tax Commission if the appellant is not satisfied with the Board's decision. Mr. Gunn also stated that any changes would affect the January 2014 value and future values.

Mr. Hensley visited the property on May 7, and Mr. Laskowitz was home, so Mr. Hensley was able to access the property in order to find the aforementioned discrepancies. The new value that Mr. Hensley recommends is \$214.64 per square foot. Mr. Gunn reminded the Board members that the higher square footage drives the value up but value per square foot down. Per Mr. Gunn, the grade of construction is A+30.

The Board reviewed all documentations presented by the appellant and the County. After review and deliberation, Ms. Merritt made a motion to accept the County's recommendation to lower the value to \$776,800 and to correct the square footage per Mr. Hensley's findings to 3619 square feet. Included in the motion is a directive to readdress the completion of the in-ground pool at the end of 2014 to verify if it has been repaired. Ms. Sparks seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Mr. Gunn reminded the Board members that Ms. Sparks would not be present at the next scheduled Board meeting on Thursday, May 15, 2014 and that Ms. Barbara Levine would serve as an alternate and Jennifer Marsh would act as chair for that meeting.

Having heard all of the appeals scheduled on this date, Ms. Sparks made a motion to adjourn this meeting. Ms. Merritt seconded the motion, the motion carried, and the meeting was adjourned at 2:20 PM.


Jane Sparks, Chair

Nancy Freeman
Nancy Freeman, Recording Secretary