

MINUTES
Board of Equalization and Review
April 27, 2011

Board Members Present:

Chair: Raymond Atwater
Pamela Davis
Karen Morrisette

Staff Members Present: Judy Ryan, Deputy Assessor
Steven Hensley, Appraiser
Scherri Robinson, Recording Secretary

Before hearing appeals scheduled for this day, Ms. Davis was named as Vice-Chair to the 2011 Board of Equalization and Review. Mr. Atwater stated that appellants that fail to appear for their scheduled appointment should be given an opportunity to be heard if they contacted the Clerk prior to their adjournment. It was also suggested that a break be scheduled during the afternoon meetings.

James Blatchley - PIN # 9890221626

Mrs. Blatchley appeared before the Board to appeal the valuation of the property located at 108 CHESELY COURT, CHAPEL HILL, NC. The current tax value assigned to the property by Orange County is \$ 710,266. This property is a four-bedroom, two and one half bath, and 2269 square foot residential structure with located on a .78 acre lot. It was built in 1993 and the appellant purchased it in December 2010 for \$ 564,750. The appellant submitted a mortgage finance appraisal that concluded a value of \$ 588,000. She also stated to the Board that when they purchased the property, it looked to be in good condition but upon further inspection they found that a lot of major issues were not disclosed. The appellant states that the property has had extensive mold and the siding showed signs of decay, there is water under the home due to grading issues. The electric is not up to code and the subfloor and joists are in decay. They feel this house is below standard and have submitted to the Board a home inspection report to document these issues. The appellant feels that they are over assessed based upon the comparable properties that were presented to the Board in the appraisal documents.

During deliberation, the Board considered all the information presented by the appellant and that, which was offered by the County. The comps were reviewed and discussed with the appellant. Ms. Davis noted that the appraisal that was presented to the board stated that the house was in good conditions. Mrs. Blatchley directed the Board to review the

inspection report. Ms. Davis noted that some adjustments were warranted on the garage, pool and deck based on information in the appraisal and photographs offered by the County. These adjustments would reduce the value of the property to an estimated \$ 667,300. Additionally, the physical deterioration of the property was reviewed. Ms. Davis made a motion to change the depreciation to 15% and to make the adjustment in the square footage of the LQ, correct the dimensions of the pool and combine the deck measurements. Mr. Atwater seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Vivek Bhargava – PIN # 9880053229

Mr. Bhargava appeared before the Board to appeal the valuation of his property located at 116 CAMILLE COURT, CHAPEL HILL, NC. The current tax value assigned to the property is \$ 439,510. The property is listed as a five-bedroom, three baths, 2446 square foot, and two-story residential structure. It was built in 2001 in the Northwood area. The property backs up to Weaver Dairy Road. Mr. Bhargava paid \$ 435,000 in 2006 for this property.

The appellant provided the Board with an online appraisal that was prepared on April 7, 2011 that concluded a value of \$ 304,882. The appellant states that there are only 4 bedrooms and that he feels that his price per square foot is higher than that of the rest of the neighborhood. He states that he has a smaller lot and smaller square footage compared to his neighbors.

During deliberation, the Board considered all the information presented by the appellant and that, which was offered by the County. Upon further examination of the online appraisal provided by Mr. Bhargava, the Board stated that the comparables were not as detailed as needed to justify the argument for value reduction. The comparables that were provided by the County were much more similar to the subject property. The property is also graded at an A+30, which is similar to that in the area. The Board also noted that the County had already made an 11% adjustment on the property. Further consideration was given to the location of the property in relation to Weaver Dairy Road. Ms. Davis made a motion to drop the grade of the property to A+20. Ms. Morrissette seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Zenghua Su and Daju Fan- PIN # 9890402810

Mr. Su appeared before the Board to appeal the valuation of his property located at 109 CRANE MEADOW PLACE, CHAPEL HILL, NC. The current tax value assigned to the property is \$ 349,213. This is a four bedroom, three bath residential structures with 1878 square foot of living area. This property was purchased in July 1994, for \$175,500. Mr. Su informed the Board that he had received a letter from a company that stated his property was over valued. The letter stated that his property value should be \$ 268,660. This is what prompted him to appeal the value. He provided comparable for five different properties, which he obtained from this company's website. The appellant has not had a professional fee appraisal performed.

During deliberation, the Board considered all the information presented by the appellant and that, which was offered by the County. Due to that lack of sufficient evidence presented by the appellant, the Board determined that no decrease in the property value was warranted. Mrs. Davis made a motion that no change be made to the value. Ms. Morrisette seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Chunlei Liu & Karen Yih-Liang Chen- PIN # 9880730924

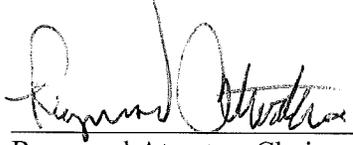
Mr. Liu chose not to appear before the Board and wanted to have his documents serve as his appeal. This property is located at 61 CEDAR HILL CIRCLE, CHAPEL HILL, NC. The current tax value assigned to the property by Orange County is \$ 510,315. It was built in 1984. This is a 3270 square foot residential structure with 4 bed rooms and three and one half baths. Included in the appellants' documents was an appraisal that was conducted in 2010 for refinancing purposes. The appraisal had the appellants' property valued at \$ 447,000.

During deliberation, the Board considered all the information presented by the appellant and that, which was offered by the County. The comparables that were presented to the Board for review by the appellant were not similar to the subject and were deemed to not be the best comparables for the property and the sale dates were outside of the specified timeframe. Orange County staff offered some comparable properties for consideration. Ms. Morrisette noted that a change was warranted on the patio and open porch. Ms. Morrisette made a motion to change the patio to an open porch and to change the depreciation to 24%. Mr. Atwater seconded the motion and the motion carried.

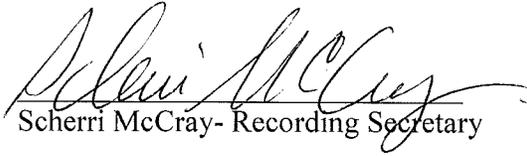
Ayes: 3

Noes: 0

Having heard all the appeals scheduled on this date, Raymond Atwater made a motion to adjourn this meeting. Karen Morrissette seconded the motion and the meeting was adjourned at 4:00 pm.



Raymond Atwater- Chair



Scherri McCray- Recording Secretary