

MINUTES
Board of Equalization and Review
April 22, 2009

Board Members Present: Jane Sparks, Chair
Jerry Kruter
Reginald Morgan.

Staff Members Present: John Smith, Assessor
Judy Ryan, Deputy Assessor
Steve Hensley, Appraiser
Pam Bryant, Recording Secretary

Ms. Sparks called the meeting to order at 1:15 p.m. on Wednesday, April 22, 2009.

Susan Bowman **766420**

Ms. Bowman did not appear before the Board, but asked that her letter and all supporting documents serve as her appeal. Ms. Bowman's property is 221 Oval Park Place in Chapel Hill. The current tax value assigned to the property by Orange County is \$1,328,180. The property is currently listed for sale on the open market for \$1,095,000. The county has assigned a design factor of .40 to reflect that the subject property has an elevator and other valuable amenities.

During deliberations, the Board considered all information presented by the appellant. Reg Morgan made a motion that the design factor be changed from .40 to .30 to reflect a reduced valuation. Jane Sparks seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Linda Long **Tract 727190**

Ms. Long's property is located at 1805 Oak Tree Drive, Chapel Hill, NC. The current tax value assigned to the property by Orange County is \$169,725. Ms. Long failed to appear before the Board. Since the appellant presented no evidence, Jane Sparks made a motion that no change be made to the value. Reg Morgan seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Whitney Long **701880**

Ms. Long's property is located at 216 Nunn Lane, Chapel Hill, NC. The current tax value assigned to the property by Orange County is \$145,098. Ms. Long failed to appear before the Board, but Reg Morgan spoke to Ms. Long by phone. Ms. Long stated that there are construction restrictions in place that prevent her from making any additions to her home, which could impact her value.

During deliberations, the Board considered all information presented by the appellant including the recent purchase price. Reg Morgan recused himself since Ms. Long is a business associate. Jane Sparks made a motion that no change be made to the value. Jerry Kruter seconded the motion and the motion carried.

Ayes: 2
Noes: 0

Mary Brady **Tract 728986**

Ms. Brady's property is located at 306 Spring Valley, Carrboro, NC. The current tax value assigned to the property by Orange County is \$259,860. Ms. Brady failed to appear before the Board. Since the appellant presented no evidence, Reg Morgan made a motion that no change be made to the value. Jerry Kruter seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Anthony Strickland **732027**

Mr. Strickland's property is located at 196 Finley Forest Dr., Chapel Hill, NC. The current tax value assigned to the property by Orange County is \$178,680. Mr. Strickland presented photos of water damage to his condo along with a March 2009 fee appraisal indicating a market value of \$175,000.

During deliberations, the Board considered all information presented by the appellant. Reg Morgan made a motion that no change be made to the value. Jane Sparks seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Jackie Elmore & Darrell Cook **224786**

The appellants failed to appear before the Board. The subject property is located at 7402 NC 49, Mebane, NC. The current tax value assigned to the property by Orange County is \$197,192.

During deliberations the Board reviewed aerial photos of the property. Reg Morgan made a motion that a field review of the property be done by a staff appraiser to check the grade of the modular home and size of the garage and other outbuildings and report back to the Board. Jerry Kruter seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Jay Vaughn Miller **362332**

Mr. Miller's property is located at 5120 Meadow Field Dr., Mebane, NC. The current tax value assigned to the property by Orange County is \$178,553. Mr. Miller presented four exhibits for the Board to review. Mr. Miller feels that the tax values assigned to the properties in his neighborhood are varied and are inequitable to some. He contends that the house next door to him is significantly larger and is valued at \$175,282.

During deliberations, the Board considered all information presented by the appellant. In an effort to make all valuations equitable for the neighborhood, Reg Morgan made a motion that no change be made to the value of Mr. Miller's property, and that a staff appraiser be directed to do a field review of the property located next door (Tract 362331). Jane Sparks seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Frank Rogers **708615**

Mr. Roger's property is located at 1605 Ferrell Rd., Chapel Hill, NC. The current tax value assigned to the property by Orange County is \$300,725. Mr. Rogers stated that the home actually has 2 baths, not 3 as indicated by county records. Mr. Rogers paid \$250,000 for the property in 2003. The house is a split level home with a basement.

During deliberations, the Board considered all information presented by the appellant. Jane Sparks made a motion that the baths be changed to two, the grade be changed to A+05, and that the design factor be removed. Reg Morgan seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Christian Siewers 708615

Mr. Siewer's property is located at 1519 Highbranch Way, Hillsborough, NC. The current tax value assigned to the property by Orange County is \$473,911. Mr. Siewers presented an appraisal with a value of \$445,000, with an effective date of February 2009. He also presented a value estimate by an online service setting the value at \$428,000. Mr. Siewers stated that there are only 3.5 baths rather than 4 as reflected in county records.

During deliberations, the Board considered all information presented by the appellant. Reg Morgan made a motion that the baths be changed to 3.5 and an adjustment be made to the square footage to reflect the actual square footage of 3220. The value will be \$458,217 after these changes are made. Jane Sparks seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Having heard all the appeals scheduled on this date, Ms. Sparks made a motion to adjourn this meeting. Jerry Kruter seconded the motion and the meeting was adjourned at 4:00 pm.


Jane Sparks, Chair


Pamela Bryant, Recording Secretary