

MINUTES
Board of Equalization and Review
April 23, 2009

Board Members Present: Jane Sparks, Chair
Jerry Kruter
Bill Crowther

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 1:08 p.m. on Thursday, April 23, 2009. Jerry Kruter made a motion to accept the minutes from the Board meeting Tuesday, April 21, 2009. Jane Sparks seconded the motion and the motion carried.

Mark Peedin **756355**

Mr. Peedin's property is located at 3818 Holly Springs Ct., Hillsborough, NC. The current tax value assigned to the property by Orange County is \$452,599. Mr. Peedin presented an appraisal made of his property February 26, 2009 with a value of \$500,000. Mr. Peedin's property has already been adjusted downward \$35,408 due to his informal appeal.

During deliberations, the Board considered all information presented by the appellant. Jane Sparks made a motion to make no value adjustments but to have a county appraiser re-inspect the property due to the discovery of a barn and pool listed in the appraisal, which are not listed in county records, and to increase the total valuation according to the value determined for the barn and pool. Bill Crowther seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Peter Hoyt **Tract 500097**

Mr. Hoyt's property is located at 1921 Piney Grove Church Road, Hillsborough, NC. The current tax value assigned to the property by Orange County is \$239,017. Mr. Hoyt pointed out that there are several properties located near his home which are unkempt

with debris in the yards which adversely affects his property value. The appellant presented electronic photos showing these properties.

During deliberations, the Board considered all information presented by the appellant. Jane Sparks made a motion the county record be changed from 17 to 15 to correctly reflect a 1 ½ story dwelling. Bill Crowther seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Andrew William Blass **737084**

Mr. Blass' property is located at 100 Cameron Glen Dr., Chapel Hill, NC. The current tax value assigned to the property by Orange County is \$514,455. Mr. Blass 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 at this time. Should the property owner request to reschedule, prior to board adjournment, his case can be reconsidered at that time. Jerry Kruter seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Dorothy Trotman **Tract 300645**

Ms. Trotman's property is an 8.25 Acre tract located off Frazier Road, Hillsborough, NC. The current tax value assigned to the property by Orange County is \$64,796. Ms. Trotman stated that the property has two perk sites and can be improved with two 4-bedroom homes or one 5-bedroom home. There is a small creek bed at the rear of the property, but the property does not flood or have standing water. Ms. Trotman paid \$48,000 for the property in March of 2009.

During deliberations, the Board considered all information presented by the appellant. Jerry Kruter made a motion that no change be made to the property valuation. Jane Sparks seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Melvina Harris **701345**

Ms. Harris' property are Lots 64 & 65, Cole Heights Ext, Carrboro, NC. The current tax value assigned to the property by Orange County is \$34,586. Ms. Harris 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 at this time. Should the property owner wish to reschedule, prior to board adjournment, her case can be reconsidered at that time. Jerry Kruter seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Thomas Gates **702264**

Mr. Gates property is located at 1113 Hatch Rd., Chapel Hill, NC. The current tax value assigned to the property by Orange County is \$303,313. Mr. Gates feels his tax value increase is out of line and appealed to the Board to reduce his property valuation.

During deliberations, the Board considered all information presented by the appellant. It was noted that a staff appraiser had already visited Mr. Gates property for an informal appeal and changes are pending. Bill Crowther made a motion that Mr. Gates review be pulled out of the scheduling system so that he will get a notice from the Board of Equalization and Review. Jerry Kruter seconded the motion and the motion carried.

Ayes: 3

Noes: 0

James Bulbrook **741434**

Mr. Bulbrook's property is located at 603 Cotton St., Chapel Hill, NC. The current tax value assigned to the property by Orange County is \$211,881. Mr. Bulbrook 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 at this time. Should the property owner request to reschedule, prior to board adjournment, his case can be reconsidered at that time. Jerry Kruter seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Vaida Thompson 708938

Ms. Thompson's property is located at 2 Barbara Ct., Chapel Hill, NC. The current tax value assigned to the property by Orange County is \$354,416. Ms. Thompson failed to appear before the Board. Because of possible valuations discrepancies noticed by the Board, Jane Sparks made a motion that a field review be ordered and whatever the staff reviewer decides will be the final decision. Bill Crowther 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 3:35 pm.


Jane Sparks, Chair


Pamela Bryant, Recording Secretary