MINUTES
Board of Equalization and Review
April 29, 2009

Board Members Present: Jane Sparks, Chair
Jerry Kruter
Reg 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 1:11 p.m. on Wednesday, April 29, 2009. Jane Sparks made a motion to accept the minutes from the Board meeting Wednesday, April 23, 2009. Jerry Kruter seconded the motion and the motion carried.

Shaheen Louis 758424

Mr. Louis' property is located at 106 Graylyn Drive, Chapel Hill, NC. The current tax value assigned to the property by Orange County is $842,311. Mr. Louis' home is approximately 4103 square feet with 4.5 baths. It is a two-story home with a finished 3rd floor. Mr. Louis feels the valuation should be closer to $176 per square foot and is approximately 10% too high. He pointed out that the home directly across the street from him is listed for $759,000 and has been on the market for about one year.

During deliberations, the Board considered all information presented by the appellant. The Board reviewed several comparable sales, which were similar to Mr. Louis' property. Jerry Kruter made a motion that there be no change in value. Reg Morgan seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Valarie Kenion Tract 240220

Ms. Kenion's property is located at 3926 Walnut Grove Church Road, Hillsborough, NC. The current tax value assigned to the property by Orange County is $191,836. Ms. Kenion provided the board with an appraisal of her property completed February 2009. Ms. Kenion feels the valuation should be closer to her appraised value of $155,000. The home is a stick built home and has a full, unfinished basement.

During deliberations, the Board considered all information presented by the appellant. Reg Morgan made a motion to adjust the grade from B+05 to C+15. Jerry Kruter seconded the motion and the motion carried.

Ayes: 3
Noes: 0

David Guilkey 701502

Mr. Guilkey's property is located at 246 Glandon Dr., Chapel Hill, NC. The current tax value assigned to the property by Orange County is $925,059. Mr. Guilkey did not appear before the Board, but asked that his documentation serve as his appeal.

During deliberations, the Board considered all information presented by the appellant. 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

William & Rachel Clayton 500152 & 500303

Mr. and Mrs. Clayton's property is located at 5331 Old Hillsborough Rd., Durham, NC. The current tax value assigned to the property by Orange County is $176,305. Mr. and Mrs. Clayton own two tracts of land on Old Hillsborough Road. Tract 500152 is improved with their home and the other is an unimproved lot valued at $11,198. The two tracts front Old Hillsborough Road, but do not adjoin. Mr. and Mrs. Clayton presented the Board with a drawing and photographs of their property at 5331 Old Hillsborough Road. The drawing and photos show a power line that crosses their property as well as the close proximity of the railroad to their property. Their property also adjoins a tract of land that is improved with a mobile home that is not lived in and the lot is unkempt. Mr. and Mrs. Clayton feel these factors detract from their value of their home.

The Clayton's purchased the vacant lot in 2002. At that time the tract was approved by Orange County for one perc site. Five years later the Clayton's had an offer on the lot, but could not sell it because the County said it would no longer perc. The Board suggested that Mr. and Mrs. Clayton contact the State Environmental Health Department to request further perc testing. The Clayton's requested that the County appraiser come to their home and do a site visit.

During deliberations, the Board considered all information presented by the appellant. Reg Morgan made a motion that a staff appraiser visit the site and make appropriate

changes to the county valuation based upon findings. Jane Sparks seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Ward Huffman 761580

Mr. Huffman's property is located at 2084 Ditchley Rd., Chapel Hill, NC. The current tax value assigned to the property by Orange County is $402,652. Mr. Huffman is currently out of the country and asked that his documentation serve as his appeal.

During deliberations it was felt by the Board that there could be a discrepancy between the correct square footage of the home and that of County records. Reg Morgan made a motion that a staff appraiser visit the site and make appropriate changes to the county valuation based upon findings. Jane Sparks seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Mei Huang 460873

Ms. Huang's property is located at 905 Ingram Ct., Hillsborough, NC. The current tax value assigned to the property by Orange County is $280,159. Ms. Huang presented photos showing repairs that need to be made to the property.

During deliberations the Board was informed that because of an informal appeal, there is a pending downward adjustment to be made to all properties in this development. Jane Sparks made a motion that no further change be made to the valuation. Reg Morgan seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Collene Riggsbee-Rogers 750813

Ms. Roger's property is located at 108 Collene Ln., Chapel Hill, NC. The current tax value assigned to the property by Orange County is $385,154. Ms. Roger's provided the Board with a copy of a plat and the deed to her property. Ms. Roger's feels that there are several detrimental factors that adversely affect her property value. At the time Ms. Rogers built her home, she was required to allow a 30' power line easement to cross her

property. She also was required to set aside 75' for a land use buffer for Orange County, thereby reducing her useable land area from 4 acres to 3.10 acres. Ms. Roger's says she receives no county services and has a contaminated well.

During deliberations the Board considered all information presented by the appellant. Reg Morgan made a motion that a county appraiser be directed to do a site visit and check the grade of the home and building sections for any inconsistencies and make appropriate changes to the county valuation based upon findings. Jane Sparks seconded the motion and the motion carried.

Ayes: 3
Noes: 0

David Rutter 701311

Mr. Rutter's property is located at 8714 Old NC 86, Chapel Hill, NC. The current tax value assigned to the property by Orange County is $250,158. Mr. Rutter feels that there are two detrimental factors that adversely affect his property value. First, he feels his home's close proximity to NC 86 is a detriment to value. Second, at the time the septic system was put in place, the septic lines were placed in all 4 quadrants of the tract, and for this reason even though he has 4 acres of land it cannot be subdivided. He contends that there are several maintenance issues that need to be addressed. His last appraisal was completed in 2001 and shows square footage of 1922± and the value was $198,000. Heat is forced warm air using a propane tank for fuel and there is no air-conditioning.

During deliberations the Board considered all information presented by the appellant. Reg Morgan made a motion to change land adjustment from A-10 to A-20 and correct the heating from 7 to 1. Jane Sparks seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Christopher Bogan 758516

Mr. Bogan's property is located at 425 Lakeshore Ln., Chapel Hill, NC. The current tax value assigned to the property by Orange County is $1,470,875. Mr. Bogan pointed out that his property valuation had increased 55%. Mr. Bogan feels the increase is excessive and should be closer to the 25%-35% range. It was noted that County staff has made a decision to re-adjust land values slightly downward for all lake front properties. Mr. Bogan feels that there are two detrimental factors that adversely affect his property value. First there is a Resource Conservation District, which encroaches on his property and second the 100 year flood plain has been extended further into his property. When Mr. Bogan purchased the property in 2004, the previous owner had combined two lots into

one large lot. He is in the process of returning it to two separate lots. At purchase he renovated the home and added a garage and bonus room and made various updates, including updating the kitchen and baths.

During deliberations the Board considered all information presented by the appellant. Reg Morgan made a motion that a county appraiser be directed to do a site visit and check the square footage of the home and make appropriate changes to the county valuation based upon findings. Jane Sparks seconded the motion and the motion carried

Ayes: 3
Noes: 0

Andrew Fekete 709745

Mr. Fekete's property is located at 4602 Oak Hill Rd., Chapel Hill, NC. The current tax value assigned to the property by Orange County is $494,753. Mr. Fekete purchased the home in 1988. He presented a color copy of an appraisal completed March 2009. He referred the Board to photos of damage to his home caused by a leaking roof and termites. There is possible structural damage to the first floor. He pointed out that his home is not a traditional style home and does not sell very quickly on the open market. He has a small eat-in kitchen that cannot be expanded without a lot of expense. The lot is heavily wooded, trees cannot be cut to allow for a yard, and there are expansion restrictions.

During deliberations the Board considered all information presented by the appellant. Jane Sparks made a motion to change the physical depreciation from 26% to 35%. Reg Morgan seconded the motion and the motion carried

Ayes: 3
Noes: 0

Jeanne Lorio	**104 Weather Vane Dr., Carrboro, NC**	**763979**
Tuy Tran	**125 Governor Burke Rd., Hillsborough, NC**	**438625**
Grasshopper Prop., LLC	**#14 Cobb Terrace, Chapel Hill, NC**	**702531**
Nancy Wilkes	**2415 Scenic View Dr., Chapel Hill, NC**	**747142**
Julia Stickle	**1201 Hatch Rd., Chapel Hill, NC**	**704031**

The appellant's listed above failed to appear before the Board. Since the appellants presented no evidence, Jane Sparks made a motion that no change be made to the values at this time. Should any of these property owners request to reschedule, prior to Board adjournment, their case can be reconsidered at that time. Reg Morgan 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. Reg Morgan seconded the motion and the meeting was adjourned at 4:35 pm.

Jane L Sparks

Jane Sparks, Chair

Pamela Bryant

Pamela Bryant, Recording Secretary