

MINUTES
Board of Equalization and Review
August 25, 2009

Board Members Present: Jane Sparks, Chair
Barbara Levine
Margaret Brown

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

Ms. Sparks called the meeting to order at 2:10 p.m. on Tuesday, August 25, 2009. Jane Sparks made a motion to accept the minutes of Wednesday, June 17, 2009. Barbara Levine seconded the motion and the motion carried.

Ayes: 2
Noes: 0

John Lloyd **675187, 675188, 646659**

Mr. John Lloyd appeared before the Board to appeal the value of three properties located in Mebane, NC. All of the properties participate in the Orange County land use program. Mr. Lloyd stated that he did not wish to contest the valuation placed on Tract 646659. This property is located at 7319 Bradshaw Quarry Rd., Mebane, NC. It is a 58.54 acre tract of land improved with an 1832 square foot residence. According to the owner, the tract is part of a watershed protection easement area, for which Mr. Lloyd was compensated.

Tract 675188 is a 10.63 acre unimproved tract located on Teer Road, Mebane, NC. Tract 675187 is located at 6303 Teer Rd., Mebane, NC. The property is a 54.09 acre tract of land improved with a 2164 square foot residence. Mr. Lloyd feels there is a disparity between the value place on the residence on this property and the value of the residence on Tract 646659. He feels the valuation placed on this the residence at 6303 Teer Road is excessive.

During deliberations the Board considered all information presented by the appellant. Sales of comparable properties were considered. Jane Sparks made a motion that no change be made to any of the valuations. Margaret Brown seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Donald Stanford 704412

Mr. Donald Stanford appeared before the Board to appeal the valuation of his property. Mr. Stanford pointed out that his house is an old house built in 1932 and repairs and replacements are expensive. Per the owner, Mallette Street is a busy street with a traffic count of between 3,000 and 4,000 cars each day. Trucks and buses are banned from taking Mallette Street, but according to Mr. Stanford, this ordinance is violated many times per day and there are serious crime issues along Mallette Street. According to Mr. Stanford there are only five homes on his street that are owner occupied, the remainder of the homes are used as student rental houses. Many of the houses used as student rentals have several cars parked in the yard and driveways, which Mr. Stanford stated is illegal according to the city ordinance. Per the appellant, 129 Mallette St. backs up to a commercial property and because of the floodlights, his property receives excessive lighting at night.

During deliberations the Board considered the appraisal and all information presented by the appellants. Barbara Levine made a motion that no change be made to the valuation. Margaret Brown seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Alan Hecht 746809

Mr. Alan Hecht appeared before the Board to appeal the valuation of his property located at 127 Tremont Cr., Chapel Hill, NC. Mr. Hecht is aware that the property value was adjusted downward from \$379,162 to \$371,071 due to a correction in the square footage during the informal appeals process but wishes to pursue further reduction in the valuation. The property is a 10,049 square foot lot improved with a 2239 square foot residence. Mr. Hecht compared his home to other homes in the immediate area and believes his value should be \$345,000. The appellant also pointed out that the rear of the property has drainage issues.

During deliberations the Board considered all information presented by the appellant. Sales of comparable properties were considered. Jane Sparks made a motion to remove the .20 design factor on building section D. Barbara Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Judith Harrow **471322**

Ms. Judith Harrow appeared before the Board to appeal the valuation of her property located in Braddock Place at 604 Bartlett Cr., Hillsborough, NC. The current tax value assigned to the property by Orange County is \$230,154. Ms. Harrow purchased the property in 2005 for \$205,000. Documentation included listing sheets for condominiums in her community that have sold or currently listed for sale. Ms. Harrow believes her valuation should be \$207,000±. Included in the documentation was a floor plan of her condominium unit, which shows the square footage of 1824 square feet. Ms. Harrow requested that the square footage be reviewed and changed to 1824.

During deliberations the Board considered all information presented by the appellant. Barbara Levine made a motion to direct staff to make appropriate changes to correct the square footage and valuation. This property will not need to come before the Board for further review. Jane Sparks seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Kaja Finkler **712408**

Ms. Kaja Finkler appeared before the Board to appeal the valuation of her property located at 1906 Overlook Dr., Chapel Hill, NC. The owner's documentation included a market analysis completed by a local realtor with a suggested market value of \$252,000. Ms. Finkler believes her value is excessive and should be closer to the value of the market analysis.

During deliberations the Board considered all information presented by the appellant. The market analysis and sales of comparable properties were considered. Jane Sparks made a motion to change the depreciation from 29% to 34%. Barbara Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Mr. Craig Fox **759417**

Mr. Craig Fox appeared before the Board to appeal the valuation of his property located at 104 Graylyn Dr., Chapel Hill, NC. The appellants purchased the property in 2001 for \$475,000. The property is a 0.21 acre lot improved with a 3654 square foot residence. Documentation included an appraisal completed January 2009. Mr. Fox compared his property to properties in his neighborhood that are currently on the market or properties that have sold recently. The appellant believes his value should be \$650,000.

During deliberations the Board considered all information presented by the appellant. The appraisal and sales of comparable properties were considered. Jane Sparks made a motion to add a land adjustment of A-23 to adjust the land value to \$170,000±, to make it more in line with other properties in the neighborhood. Barbara Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Mary Bird Ferguson **771438**

Ms. Mary Bird Ferguson appeared before the Board to appeal the valuation of her condominium unit in the Hilltop Condominium Complex. Ms. Ferguson feels her valuation is excessive because her condominium is located on the back side of the building with a screened-in porch rather than a sunroom, and has a view of the parking lot.

During deliberations the Board considered all information presented by the appellant. Sales of comparable properties were considered. Margaret Brown made a motion that no change be made to the valuation. Barbara Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Lorena L. Talley **301902**

Ms. Lorena Talley appeared before the Board to appeal the valuation of her property located at 114 N. Ninth St., Mebane, NC. The current tax value assigned to her property by Orange County is \$96,920. Per Ms. Talley, much of the property is located in a flood plain and there have been no improvements to the house since 1982. The appellant believes the market value is \$80,000±.

During deliberations the Board considered all information presented by the appellant. Sales of comparable properties were considered. Jane Sparks made a motion to add a land adjustment of A-19 to give an approximate value of \$35,100 to the land. Barbara Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Redwing Land LLC 774463 & 774462

Mr. D. R. Bryan and Ms. Rosemary Waldorf appeared before the Board to appeal the valuation of their property located at 77 Vilcom Center Dr., Chapel Hill, NC. Tract 774463 is a .66 acre lot improved with a 26,460 square foot office building. Tract 774462 is a .59 acre unimproved lot. Documentation included an appraisal completed January 2009 with an estimated value of \$4,670,000 for Tract 774463 and \$1,500,000 for Tract 774462.

Since completion of the building two years ago, the owners have not been able to get any signed leases and have dropped the rental rates for the last six months and offered to pay \$22 per square foot toward upfit for new tenants. Mr. Bryan also pointed out that there is a difference in the square footage in the appraisal and the square footage recorded by the county.

During deliberations the Board considered all information presented by the appellants. The appraisal and sales of comparable properties were considered. Jane Sparks made a motion to table any decision regarding this property until staff has had time to recheck the square footage and review the property. Staff should present a recommendation of value for this property to the Board for a final decision. Margaret Brown seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Lin Gu 758993

The appellant listed above 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 this property owner request to reschedule, prior to Board adjournment, their case can be reconsidered at that time. Barbara Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Having heard all the appeals scheduled on this date, Jane Sparks made a motion to adjourn this meeting. Barbara Levine seconded the motion and the meeting was adjourned at 5:25 pm.


Jane Sparks, Chair


Pamela Bryant, Recording Secretary