

MINUTES
Board of Equalization and Review
August 26, 2009

Board Members Present: Jane Sparks, Chair
Barbara Levine
Reg Morgan

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 2:15 p.m. on Wednesday, August 26, 2009. Jane Sparks made a motion to approve the minutes of Friday, June, 19, 2009. Reg Morgan seconded the motion and the motion carried.

Ayes: 2
Noes: 0

The Assessor presented the Board with a list of properties whose valuations should be changed for various reasons, and asked the Board to adopt/approve the changes. Barbara Levine made a motion to approve the changes as recommended by the revaluation team. Reg Morgan seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Donald Thomas 469001

Mr. Donald Thomas appeared before the Board to appeal the value of his property located at 2801 Winton Dr., Hillsborough, NC. The current tax value assigned to the property by Orange County is \$726,506. The property is a 4.14 acre parcel improved with a 3493 square foot residence. Mr. Thomas presented a spreadsheet comparing his property valuation with properties that have sold in his immediate area. The appellant pointed out that the county record showed his house to be 3593 square feet, but actual square footage was 3496.

During deliberations the Board considered all information presented by the appellant. Sales of comparable properties were considered. Jane Sparks made a motion to change the grade from A+50 to A+20. Reg Morgan seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Valerie Yow **701491**

Ms. Valerie Yow appeared before the Board to appeal the valuation of her property located at 12 Davie Cr., Chapel Hill, NC. The current tax value assigned to the property by Orange County is \$271,303. Ms. Yow is aware that the property value was adjusted downward from \$281,050 to \$271,303 during the informal appeal process, but wishes to pursue further reduction in the valuation. The appellant compared her property valuation to properties that have sold in her immediate area. According to Ms. Yow, many of the homes on her street are used for student rentals and documentation included a photograph of some of the debris on her street.

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

Ayes: 3
Noes: 0

Stephen Wilson **702918**

Mr. Stephen Wilson appeared before the Board to appeal the valuation of his property located at 113 W. Main St., Carrboro, NC. The property is a 12,400 square foot lot improved with a home built in 1931, which has been converted into two offices. Mr. Wilson's surveying business occupies one side and the other is occupied by a law firm. The appellant feels his valuation is excessive when compared to properties that have sold in the immediate area.

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

Ayes: 3
Noes: 0

Zhou Huiqiang **754917**

Mr. Zhou Huiqiang appeared before the Board to appeal the valuation of his property located at 103 Old Markham Pl., Chapel Hill, NC. The current tax value assigned to the property by Orange County is \$448,255. Mr. Huiqiang purchased the property in 2000 for \$279,000. The property is a 9,450 square foot lot improved with a 2910 square foot residence. Mr. Huiqiang compared his home to other homes in the immediate area and believes his market value to be \$415,000. The appellant believes that the irregular shape of his lot detracts from the value of his property.

James Abernathy **708966**

Mr. James Abernathy appeared before the Board to appeal the valuation of his property located at 110 Virginia Dr., Chapel Hill, NC. Mr. Abernathy was accompanied by his appraiser, Mr. Matt McAndrews. Mr. Abernathy is aware that the property value was adjusted downward from \$426,683 to \$397,523 during the informal appeal process, but wishes to pursue further reduction in the valuation. Documentation included a market analysis completed by Mr. McAndrews as of January 2009.

During deliberations the Board considered all information presented by the appellant. The market analysis and sales of comparable properties were considered. Reg Morgan made a motion to change the grade from A+15 to A+00 and change the depreciation from 24% to 38%. Barbara Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Francisco Benzoni **715266**

Mr. Francisco Benzoni provided documentation which included an appraisal dated March 2009. Mr. Benzoni feels his valuation is excessive when compared to properties that have recently sold in his immediate area.

During deliberations the Board considered all information presented by the appellant. The appraisal and sales of comparable properties were considered. Barbara Levine made a motion that no change be made to the valuation. Reg Morgan seconded the motion and the motion carried.

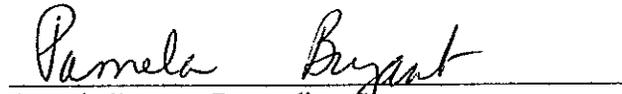
Ayes: 3
Noes: 0

James & Susan Kitchen 737975
Mark Miller 158462

The appellants 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 these property owners request to reschedule, prior to Board adjournment, their case can be reconsidered at that time. Barbara Levine seconded the motion and the motion carried

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 4:30 pm.


Jane Sparks, Chair


Pamela Bryant, Recording Secretary