

MINUTES
Board of Equalization and Review
December 15, 2009

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

Staff Members Present: John Smith, Assessor
Judy Ryan, Deputy Assessor
Steve Hensley, Appraiser

Jane Sparks called the meeting to order at 1:00 p.m. on Tuesday, December 15, 2009.

Carolyn Goldfinch 702388

The Board had required further staff review of this property and had instructed that it be brought back to them for final decision.

After review and deliberation, Jane Sparks motioned to make no adjustment for 2009..
Barbara Levine seconded and the motion passed.

Ayes: 3
Noes: 0

Colonial Inn 400523

The Board had required further staff review of this property and had instructed that it be brought back to them for final decision.

After review and deliberation, Jane Sparks motioned to change the economic depreciation on the building to 65%. Barbara Levine seconded and the motion passed.

Ayes: 3
Noes: 0

Ismail Suayah 703254

The Board had tabled this appeal so that the appellant could send in an appraisal.

The appraisal was not received. After review and deliberation, Jane Sparks motioned to make no adjustment for 2009. Margaret Brown seconded and the motion passed.

Ayes: 3
Noes: 0

David Nicolaysen 566172

The Board had required further staff review of this property and had instructed that it be brought back to them for final decision.

After review and deliberation, Barbara Levine motioned to make no change. Margaret Brown seconded and the motion passed.

Ayes: 3
Noes: 0

Uniquities 701854

The Board had required further staff review of this property and had instructed that it be brought back to them for final decision.

After review and deliberation, Margaret Brown motioned to make no change. Jane Sparks seconded and the motion passed.

Ayes: 3
Noes: 0

Kwok Wong 714965

The Board had required further staff review of this property and had instructed that it be brought back to them for final decision.

After review and deliberation, Barbara Levine motioned to adjust the 2009 value to \$487,530. Margaret Brown seconded and the motion passed.

Ayes: 3
Noes: 0

Samuel Wells 444261

The Board had required further staff review of this property and had instructed that it be brought back to them for final decision.

After review and deliberation, Jane Sparks motioned to make no change. Margaret Brown seconded and the motion passed.

Ayes: 3
Noes: 0

Mary Jane Wiley 438264

The Board had required further staff review of this property and had instructed that it be brought back to them for final decision.

After review and deliberation, Margaret Brown motioned to adjust the grade/market factor to B-05 and adjust the physical depreciation to 18%. Jane Sparks seconded and the motion passed.

Ayes: 3
Noes: 0

Gaye VonCannon 271702

The Board had required further staff review of this property and had instructed that it be brought back to them for final decision.

After review and deliberation, Jane Sparks motioned to adjust the value to \$424,184. Margaret Brown seconded and the motion passed.

Ayes: 3
Noes: 0

Nickie Turner 632463

The Board had required further staff review of this property and had instructed that it be brought back to them for final decision.

After review and deliberation, Barbara Levine motioned to adjust the value to \$87,956. Margaret Brown seconded and the motion passed.

Ayes: 3
Noes: 0

Michael Toellen 260739

The Board had required further staff review of this property and had instructed that it be brought back to them for final decision.

After review and deliberation, Margaret Brown motioned to adjust the land value to \$51,931. Barbara Levine seconded and the motion passed.

Ayes: 3
Noes: 0

Matthew Schofield 270684

The Board had required further staff review of this property and had instructed that it be brought back to them for final decision.

After review and deliberation, Barbara Levine motioned to make no change. Margaret Brown seconded and the motion passed.

Ayes: 3
Noes: 0

David Stickel 704031

The Board had required further staff review of this property and had instructed that it be brought back to them for final decision.

After review and deliberation, Barbara Levine motioned to apply an A-50 to the land. Margaret Brown seconded and the motion passed.

Ayes: 3
Noes: 0

Nelly Andrews 715301

Represented by Susan Halkiotis (daughter)

The daughter presented a recent appraisal with an effective date of 01/01/2009. The house has no running water.

During deliberations the Board considered all information presented by the appellant. Jane Sparks motioned to apply an A-10 adjustment to the land. Barbara Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Nelly Andrews 712417

Represented by Susan Halkiotis (daughter)

The daughter explained this property has been in the family over 100 years and 15 -20% is in the flood plain. Also noted was that the property will only support one septic system. The daughter provided a recent appraisal.

During deliberations the Board considered all information presented by the appellant. Jane Sparks motioned to apply an A-28 adjustment to the land. Margaret Brown seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Weishi Huang 760149

The owner reported his 2003 purchase price of \$420,000 to the Board and provided data comparing his home to area sold properties. Mr. Huang also noted that his house has 3,172 heated square feet.

During deliberations the Board considered all information presented by the appellant. And noted the county has less heated square feet than the reported 3,172. Barbara Levine motioned to have an appraiser re-measure and review the property and bring back to the Board for a decision. Jane Sparks seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Mary Simms Pierson 670934

Jerry Simms represented the property

Mr. Simms presented a 2006 appraisal and informed the Board that the property is still under construction and as of the first of the year the property was not but 75% complete.

During deliberations the Board considered all information presented by the appellant. Jane Sparks motioned to apply the appropriate factor to reflect that the home was only 70% finished as of 01/01/2009. Margaret Brown seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Philip Warren 241421 & 252688

Mr. Warren supplied a 2009 appraisal on each acreage tract.

During deliberations the Board considered all information presented by the appellant. Jane Sparks motioned to change the land adjustment to E-20 on each tract. Barbara Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

David Cecil 370598

Mr. Cecil presented the Board with a comparative market analysis and also spoke of an analysis he had made based on the asking price for a neighborhood home which has not sold. When asked by the Board Mr. Cecil told the Board he had purchased the home in 2005 for \$300,000.

During deliberations the Board considered all information presented by the appellant. Margaret Brown motioned to make no change. Barbara Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Sachin Anchan 708627

Mr. Anchan supplied the Board with sales information of nearby homes.

During deliberations the Board considered all information presented by the appellant. Valuations of other properties in the area and sales were considered. After deliberations Margaret Brown motioned to reduce the grade/market factor to B+05 and to change the physical depreciation to 28%. Barbara Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Glen Reside 758421

Ms. Reside told the Board his home has the second highest per square foot rate in all of his subdivision. Mr. Reside also provided a written report comparing his valuation to

nearby homes. The owner also expressed concern over the land value. When asked the owner explained he originally paid \$738,000.

The Board considered the owners information, looked at area sales, and comparisons to neighboring properties. Jane Sparks motioned to adjust the baths/fixtures to 2.5/8, and to add a fireplace and to reduce the land to approximately \$160,000. Margaret Brown seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Linda Powell-Whitted 302441

Ms. Powell-Whitted compared her value to the properties around her. The owner also informed the Board the home has not been renovated.

The Board considered the owner's concerns. Barbara Levine motioned to make no change. Margaret Brown seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Ann Rauchbach 750850

Ms. Rauchbach was not present for the Board's review but asked that the Board consider the information previously supplied. The owner wrote the value was excessive and a return of 3.75% per year is more appropriate.

The Board reviewed the information along with reviewing area sales. Jane Sparks motioned to make no change. Barbara Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Sheila Mikhail 709942

Ms. Mikhail was not present for the Board's review but asked that the Board consider the information previously supplied. Ms. Mikhail based her appeal on her 2009 purchase price.

The Board reviewed the information along with reviewing area sales and previous transfer data. Margaret Brown motioned to make no change. Barbara Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Richard Roberts 167698

The above did not show for his appointment. Jane Sparks motioned that no change be made and that should this owner call prior to the December adjournment then he would be rescheduled and heard. 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 4:50.

Ayes: 3
Noes: 0

Jane Sparks, Chair

John Smith, Clerk to the Board